



THE REAL ESTATE  
INSPECTION COMPANY

THE REAL ESTATE INSPECTION COMPANY

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## HOME INSPECTION

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09/10/2024



Inspector

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## **SCOPE OF WORK - HOME INSPECTION REPORT**

**IMPORTANT:** A Home Inspection is NOT intended to reveal minor defects. Please familiarize yourself with the Standards Of Practice for home inspections and read the Inspection agreement for limitations.

You have contracted with The Real Estate Inspection Company to perform a generalist inspection in accordance with the [Standards of Practice of InterNACHI](#). This home inspection is limited to a visual inspection. This means that we can only evaluate what we can see. There may be defects behind walls or under floor coverings, or which have been concealed from view by painting, personal items, or wall coverings.

Inspectors working for The Real Estate Inspection Company inspect properties in accordance with the Standards of Practice of InterNACHI and our Inspection Agreement, which are listed on our website at [www.sdinspect.com](http://www.sdinspect.com). Items that are not listed in this report were not inspected. The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the inspector is only on site for a few hours and will not comment on insignificant deficiencies, but will confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability, or safety of the structure.

A home inspection is limited in scope and is lower in cost than many individual inspections. The client is hereby informed that exhaustive inspections are available from specialists in a multitude of disciplines such as roofing, plumbing, pools, heating and air conditioning, decking, electrical, fenestration (windows and doors), and environmental quality among others. Additional inspections by specialists in a particular field will be more exhaustive and thorough, and likewise cost significantly more than a home inspection. A home inspection is intended to identify evidence of problems that exist. Since home inspections are non-destructive, the home inspector can only report on the evidence that is observable at the time of the inspection. A home inspection is specifically not exhaustive in nature and therefore cannot identify

defects that may be discovered only through more rigorous testing than a home inspection allows. A generalist inspection is essentially visual and does not include the dismantling of any component, or the sampling of air and inert materials. Consequently, a generalist inspection and report will not be as comprehensive or technically exhaustive as that by a specialist, and it is not intended to be.

We are specifically prohibited by state law from commenting on damage caused by termites and other wood-destroying organisms, which is the responsibility of a state-licensed pest control expert and commonly mandated as a condition of sale and usually scheduled and paid for by the sellers. More importantly, a home inspection does not include mold, air, contaminant, radon, asbestos, lead, drug residue, or other sampling unless otherwise agreed to. Mold testing services are available from this company and other companies for an additional fee. **DO NOT RELY ON THIS REPORT FOR THE IDENTIFICATION OF MOLD OR OTHER ALLERGENS UNLESS THE CLIENT AUTHORIZES THE COLLECTION AND TESTING OF AREAS OF CONCERN. THE REAL ESTATE INSPECTION COMPANY SPECIFICALLY DISCLAIMS ANY MOLD-RELATED ISSUES UNLESS SAMPLES AND TESTING ARE AUTHORIZED BY PAYMENT OF ADDITIONAL MOLD SAMPLING FEES.**

Components and systems shall be operated with normal user controls, and be not forced or modified to work. Those components or systems that are found not to work at the time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field.

A Visual Mold Assessment is performed to determine the presence of observable areas of concern, or conditions conducive to mold growth. A Visual Mold Assessment is valid for the date of the inspection and cannot predict future mold growth. Because conditions conducive to mold growth in a building can vary greatly over time, the results of the Visual Mold Assessment can only be relied upon for the point in time at which the inspection was conducted.

The client should obtain estimates for any items noted in the report that require further evaluation or repair.

The inspector cannot know what expense would be considered significant by the client, as everyone's budget is different.

It is the client's responsibility to obtain quotations prior to the end of the contingency period.

**THE CLIENT SHOULD CONSIDER ALL DEFECTS IDENTIFIED IN THE REPORT AS SIGNIFICANT.**

It is the client's responsibility to call a licensed professional immediately and provide them with a copy of this report.

During the course of a home inspection verbal interaction occurs between the parties who are present. It is important to understand that spoken comments cannot be relied upon since there is no transcription of conversations. Therefore, no one relying on the findings of this inspection should consider any oral statements made during the inspection. Only the written comments in this inspection report should be relied upon regardless of any oral comments made during the inspection appointment. If you have any questions about the content in this report or wish to have clarification on any comment, you must contact the inspector within 3 days of the inspection.

## **HOW TO READ THIS REPORT**

**The inspection report has INFORMATION tabs, items listed in the information tabs are:**

**Items Inspected or Inspected** = Inspector visually observed the item, component, or unit and if no other comments were made then it appeared to be functioning as intended, allowing for normal wear and tear.

**This inspection report has LIMITATIONS tabs, click the limitations tabs to read items not inspected, not present, or other limitations:**

**Not Inspected** = Inspector did not inspect this item, component, or unit and made no representations of whether or not it was functioning as intended, and will state a reason for not inspecting.

**Not Present** = This item, component, or unit is not in this home or building.

**This inspection report has STANDARDS tabs. The standards tab describes what is and is not included in this inspection. Please read.**

### **INSPECTION DEFECT CATEGORIES**

**Maintenance Items** - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item.

**Recommendations/Safety** - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

**Action Item Repair** - This category is composed of immediate concerns or items that could represent a significant expense to repair or replace. When this action is indicated, you should consider having a licensed expert in that field further evaluate that entire system BEFORE THE END OF YOUR CONTINGENCY PERIOD.

Numerous digital photographs have been taken of the house to document the flaws noted or defects observed when possible. Sometimes it is not possible to take a photograph of a defect due to location, lighting, or other obstructions. Numerous pictures may be taken of a house but not all photographs will necessarily be included in the report.

If similar defects are found at several locations throughout the house, only a representative number of photos may be shown in the report. Repair should not be limited to only those areas but to all instances of the defect (such as aged angle stop valves, failed GFCI, failed windows, worn rollers, etc.)

**A word about Home Warranties:** You should not regard this inspection and report as being a guarantee or warranty of the property and its components. It is not. It is simply a report on the general condition of the property on the day of inspection. Furthermore, as a homeowner, you should expect problems to occur; roofs will leak, drain pipes will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance/warranty policy current. If you have been provided with a home protection/warranty policy, read it carefully. Such policies usually only cover insignificant costs, such as that of a roofer service,

and the representatives of some insurance/warranty companies are very likely to charge you for a service call and then deny coverage on the grounds that a given condition was pre-existing or not covered because of an alleged code violation or a manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon The Real Estate Inspection Company for any assistance and consultation that you may need.

## SUMMARY

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ITEMS INSPECTED

27

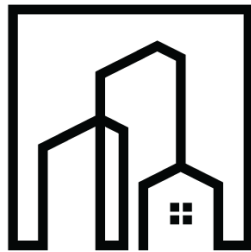
MAINTENANCE ITEM

61

RECOMMENDATION OR  
SAFETY UPGRADE

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ACTION ITEM OR FURTHER  
REVIEW



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**This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.**

- ⊖ 2.3.1 BUILT-IN APPLIANCES - RANGES/COOKTOP: Gas Burner Inoperable
- ⊖ 2.3.2 BUILT-IN APPLIANCES - RANGES/COOKTOP: Controls - Damaged
- ⊖ 2.3.3 BUILT-IN APPLIANCES - RANGES/COOKTOP: Door - Damaged
- 🔧 3.2.1 PLUMBING SYSTEM - INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Metal - Corroded
- ⊖ 3.3.1 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Plumbing fixtures
- 🔧 3.5.1 PLUMBING SYSTEM - HOSE SPIGOT: Spigot - Handle Missing
- ⊖ 3.5.2 PLUMBING SYSTEM - HOSE SPIGOT: Hose Spigot
- ⊖ 3.8.1 PLUMBING SYSTEM - TEMPERATURE AND PRESSURE RELIEF (TPR) VALVE: T&P - No Discharge Pipe
- ⊖ 3.9.1 PLUMBING SYSTEM - TANKLESS WATER HEATER: Tankless- Inadequate clearance

- 3.10.1 PLUMBING SYSTEM - WATER PRESSURE AND REGULATOR: Regulator - None
- 3.11.1 PLUMBING SYSTEM - GAS STORAGE AND DISTRIBUTION SYSTEMS: Sediment Trap / Drip Leg - None
- 3.11.2 PLUMBING SYSTEM - GAS STORAGE AND DISTRIBUTION SYSTEMS: Buried Gas Line - Wrapped Below Ground
- 3.11.3 PLUMBING SYSTEM - GAS STORAGE AND DISTRIBUTION SYSTEMS: Gas Flex - Brass/ Recall
- 3.11.4 PLUMBING SYSTEM - GAS STORAGE AND DISTRIBUTION SYSTEMS: Gas line
- 4.2.1 ELECTRICAL SYSTEMS - MAIN AND DISTRIBUTION PANELS: Bulldog/Pushmatic
- 4.2.2 ELECTRICAL SYSTEMS - MAIN AND DISTRIBUTION PANELS: Panel(s) - Aged - 40+ Years
- 4.2.3 ELECTRICAL SYSTEMS - MAIN AND DISTRIBUTION PANELS: Twist-Out Missing
- 4.2.4 ELECTRICAL SYSTEMS - MAIN AND DISTRIBUTION PANELS: Six or More Breakers
- 4.2.5 ELECTRICAL SYSTEMS - MAIN AND DISTRIBUTION PANELS: Wire Clamp missing in Panel
- 4.2.6 ELECTRICAL SYSTEMS - MAIN AND DISTRIBUTION PANELS: Sub-Panel in Closet
- 4.3.1 ELECTRICAL SYSTEMS - OVERHEAD SERVICE ENTRANCE CONDUCTORS: Drip Loop - None
- 4.3.2 ELECTRICAL SYSTEMS - OVERHEAD SERVICE ENTRANCE CONDUCTORS: Tree Branches
- 4.3.3 ELECTRICAL SYSTEMS - OVERHEAD SERVICE ENTRANCE CONDUCTORS: Overhead service
- 4.4.1 ELECTRICAL SYSTEMS - SYSTEM GROUNDING AND GROUNDING EQUIPMENT: No ground rod
- 4.6.1 ELECTRICAL SYSTEMS - BRANCH CIRCUIT CONDUCTORS: Extension Cords
- 4.6.2 ELECTRICAL SYSTEMS - BRANCH CIRCUIT CONDUCTORS: Open Wire Splices
- 4.7.1 ELECTRICAL SYSTEMS - JUNCTION BOXES (Observable): Open Junction Box
- 4.8.1 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Door Bell Inoperable
- 4.8.2 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Lights - Inoperable
- 4.9.1 ELECTRICAL SYSTEMS - EXTERIOR LIGHTING: Exterior Light Inop
- 4.9.2 ELECTRICAL SYSTEMS - EXTERIOR LIGHTING: Exterior Fixture Damaged
- 4.10.1 ELECTRICAL SYSTEMS - POLARITY AND GROUNDING OF RECEPTACLES: Receptacle - No Power
- 4.10.2 ELECTRICAL SYSTEMS - POLARITY AND GROUNDING OF RECEPTACLES: Receptacles - 2-Prong and 3-Prong - Mixed
- 4.11.1 ELECTRICAL SYSTEMS - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI NONE - KITCHEN
- 4.11.2 ELECTRICAL SYSTEMS - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI - Upgrade 2
- 5.2.1 HEATING EQUIPMENT - HEATING EQUIPMENT: No Heat - Room(s)
- 5.3.1 HEATING EQUIPMENT - FLUES AND VENTS (For heating system): Flue - Transite\*
- 5.4.1 HEATING EQUIPMENT - NORMAL OPERATING CONTROLS (Thermostat): Thermostat - Non-functional
- 5.5.1 HEATING EQUIPMENT - WALL HEATER: Wall Heater - Non Operational
- 7.2.1 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Spark Arrester - None



- 🔧 7.2.2 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Creosote-Clean Chimney
- ⊖ 7.2.3 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Cracks - in Firebox
- ⊖ 7.2.4 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: NO Spark Screen
- ⚠️ 7.3.1 FIREPLACES - DAMPER AND/OR DAMPER CLAMP: Damper - Inop/Damaged
- ⊖ 7.5.1 FIREPLACES - OPERATING CONTROLS: Fireplace
- ⊖ 8.6.1 FIRE/SAFETY - SMOKE DETECTORS: In Hallway(s) only - More needed
- ⊖ 9.3.1 INTERIORS - CEILINGS: Drywall Damaged
- ⊖ 9.3.2 INTERIORS - CEILINGS: Hairline Cracks
- ⊖ 9.3.3 INTERIORS - CEILINGS: Moderate Cracks
- 🔧 9.3.4 INTERIORS - CEILINGS: Patching - Noted DRY
- ⊖ 9.4.1 INTERIORS - WALLS: Drywall Damaged
- ⊖ 9.4.2 INTERIORS - WALLS: Cracks - Hairline
- ⊖ 9.4.3 INTERIORS - WALLS: Stain Dry - Unknown
- 🔧 9.4.4 INTERIORS - WALLS: Base Boards - Missing
- 🔧 9.5.1 INTERIORS - FLOOR COVERINGS: Floors-WORN
- ⊖ 9.5.2 INTERIORS - FLOOR COVERINGS: Poorly installed or incomplete flooring
- ⊖ 9.6.1 INTERIORS - TUB/SHOWER ENCLOSURE: Tub shower enclosure
- 🔧
- 9.7.1 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Stains Dry - Cabinet - Past Leak
- 🔧
- 9.7.2 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Caulking - Counter/backsplash
- ⊖ 9.7.3 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Finish Worn - Cabinets
- ⊖ 9.8.1 INTERIORS - STEPS, STAIRWAYS, BALCONIES AND RAILINGS: Railing - Spacing
- 🔧 9.8.2 INTERIORS - STEPS, STAIRWAYS, BALCONIES AND RAILINGS: Guardrail - Horizontal
- ⊖ 9.9.1 INTERIORS - DOORS (REPRESENTATIVE NUMBER): Hole Damage
- 🔧 9.10.1 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Screens - Missing
- 🔧 9.10.2 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Screen - Torn or Damaged
- ⊖
- 10.2.1 EXTERIOR - GRADING & DRAINAGE (With respect to their effect on the condition of the building): Low Area
- 🔧
- 10.4.1 EXTERIOR - RETAINING WALLS (With respect to their effect on the condition of the building): Retaining Wall -SMALL CRACKS
- ⚠️
- 10.4.2 EXTERIOR - RETAINING WALLS (With respect to their effect on the condition of the building): Retaining Wall - Settled
- ⊖ 10.5.1 EXTERIOR - WALL SIDING FLASHING AND TRIM: Bare wood or peeling paint
- ⊖ 10.5.2 EXTERIOR - WALL SIDING FLASHING AND TRIM: Damaged wood trim
- ⊖ 10.5.3 EXTERIOR - WALL SIDING FLASHING AND TRIM: Siding - Failing
- 🔧 10.5.4 EXTERIOR - WALL SIDING FLASHING AND TRIM: Siding/Trim - Paint failing
- ⊖ 10.5.5 EXTERIOR - WALL SIDING FLASHING AND TRIM: Siding - Hole
- ⊖ 10.6.1 EXTERIOR - DOORS (Exterior): Wood Damage Door(s)/Frame

- 🔧 10.6.2 EXTERIOR - DOORS (Exterior): Double Key Locks
- ⊖ 10.6.3 EXTERIOR - DOORS (Exterior): Hardware - Missing/damaged
- ⊖ 10.9.1 EXTERIOR - STOOPS, STEPS, PORCHES AND RAILINGS: ROT @ Railing
- ⊖ 10.9.2 EXTERIOR - STOOPS, STEPS, PORCHES AND RAILINGS: Handrail - None
- ⊖ 10.10.1 EXTERIOR - DRIVEWAYS, PATIOS, WALKWAYS: Patio Cover - Fascia
- ⚠️ 10.10.2 EXTERIOR - DRIVEWAYS, PATIOS, WALKWAYS: PATIO COVER- ROT/FUNGUS/TERMITE
- ⊖ 10.10.3 EXTERIOR - DRIVEWAYS, PATIOS, WALKWAYS: Patio - Tiles - Loose
- ⚠️ 10.10.4 EXTERIOR - DRIVEWAYS, PATIOS, WALKWAYS: Asphalt Deteriorated
- ⊖ 10.10.5 EXTERIOR - DRIVEWAYS, PATIOS, WALKWAYS: Pathway - Trip Hazard
- ⊖ 10.11.1 EXTERIOR - EAVES, SOFFITS AND FASCIAS: FASCIA/EAVES - TERMITES/ROT
- ⊖ 10.12.1 EXTERIOR - FENCE, LANDSCAPE WALLS, BOUNDARY WALLS: Fence Loose
- ⊖ 10.13.1 EXTERIOR - SAFETY GLASS: Older home - no safety glass
- 🔧 11.2.1 ROOF - ROOF COVERINGS (Surface of roofing materials): Debris on Roof
- ⊖ 11.3.1 ROOF - FLASHINGS/ROOF PENETRATIONS: Sealant Cracked - Vents
- 🔧 11.3.2 ROOF - FLASHINGS/ROOF PENETRATIONS: No paint at flashing/vents
- ⚠️ 11.4.1 ROOF - ROOF SHEATHING (As observable from attic): Sheathing - Dry Rot
- 🔧 11.5.1 ROOF - ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers): DNSPOUT ELBOW
- 🔧 11.5.2 ROOF - ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers): Gutters - Debris 1
- ⚠️ 11.6.1 ROOF - FLAT ROOF: ROOF OLD - Replace
- ⊖ 11.6.2 ROOF - FLAT ROOF: ROOF MUMPS
- 🔧 12.3.1 STRUCTURAL COMPONENTS - FOUNDATIONS (Observable Evidence of Structural Defects): EFFLOURESCENCE - STEM WALL
- ⚠️ 12.4.1 STRUCTURAL COMPONENTS - SLAB (Observable Evidence of Structural Defects - Concrete Floors): Crack in perimeter footing
- ⚠️ 12.4.2 STRUCTURAL COMPONENTS - SLAB (Observable Evidence of Structural Defects - Concrete Floors): Vertical Crack at Slab Footing
- ⊖ 12.4.3 STRUCTURAL COMPONENTS - SLAB (Observable Evidence of Structural Defects - Concrete Floors): Slab
- ⊖ 13.3.1 INSULATION AND VENTILATION - VENTILATION OF ATTIC: Vent Screens - Torn
- ⊖ 13.5.1 INSULATION AND VENTILATION - BATHROOM VENTING: Bath Vent - Inoperable
- 🔧 14.1.1 UTILITY SHUT-OFF - MAIN WATER SHUT-OFF DEVICE: Main House Gate Shut off - Old

## 1: INSPECTION DETAILS

### Information

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**General: Style of Home**  
SINGLE FAMILY DETACHED

**General: Year Built**  
1950

**General: Weather**  
Clear

**General: Temperature at Start of Inspection**  
85

**General: Rain in last 3 days**  
No

**General: In Attendance**  
Client's Agent

**General: Photos Of Typical Exterior Elevations**

Photos of elevations and exteriors.

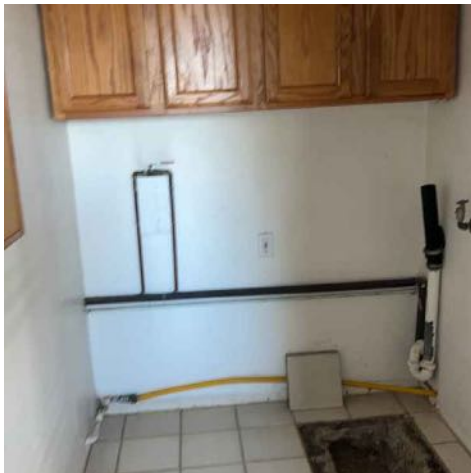
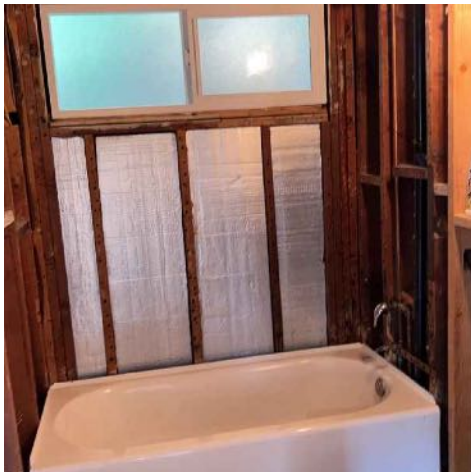


**Limitations**

General  
**VACANT**



This house was vacant at the time of inspection. Vacant houses can develop problems that may not occur if the house was being lived in. Many systems in a house depend on regular use. Without regular use, adverse conditions can occur including but not limited to: Sludge in waste lines can dry out creating a blockage that would otherwise not occur if the plumbing system was being used regularly. Water can evaporate from the dishwasher leaving hard calcium, which can ruin the motor. Air conditioner compressor seals can dry out causing refrigerant leaks. Sediment and scale can accumulate in plumbing lines which would otherwise be flushed out. This debris can become dislodged when the plumbing is used causing valves to become clogged. You should be aware of these issues when buying a home that has been vacant for an extended period of time.



## 2: BUILT-IN APPLIANCES

## Information

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**General: EXHAUST/RANGE HOOD**  
NOT VENTED TO EXTERIOR

**General: RANGE**  
NATURAL GAS

**General: REFRIGERATOR WATER SOURCE**  
None\*

**General: CLOTHES DRYER HEATING SOURCE**  
Natural Gas only

**FOOD WASTE DISPOSER: Disposer - INSPECTED**

The disposer was tested and was functional at the time of inspection.



**FOOD WASTE DISPOSER: Disposer - Aged**

The food waste disposer appears to be beyond its expected service life. The average life of a food waste disposer is 10 years. Some units may last for more or less than 10 years depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.

**RANGE HOOD/VENT: Range Hood - Aged**

Note: The range hood/vent appears to be past its expected service life. The average life of a range hood is 14 years. Some units may last for more or less than 14 years depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.

## Limitations

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DISHWASHER

**NO DISHWASHER**

No dishwasher is installed.

## RANGE HOOD/VENT

**ELECTRICITY OFF**

The range hood could not be tested. The electricity was off at time of inspection.



## MICROWAVE COOKING EQUIPMENT (Built-in)

**MICROWAVE - NONE**

No built-in microwave was present.

## REFRIGERATOR

**ELECTRICITY OFF**

Electricity was off at time of inspection.



## WASHER/DRYER

**NOT PRESENT**

No clothes washer or dryer was present at time of inspection.



## Repair or replace

### 2.3.1 RANGES/COOKTOP

#### **GAS BURNER INOPERABLE**

One or more burners did not work when tested. We recommend repair by a qualified appliance repair company.

Recommendation

Contact a qualified appliance repair professional.



Recommendation or Safety Upgrade



### 2.3.2 RANGES/COOKTOP

#### **CONTROLS - DAMAGED**

The oven controls are damaged or non-functional.



Recommendation or Safety Upgrade



## Recommendation

Contact a qualified appliance repair professional.

## 2.3.3 RANGES/COOKTOP

**DOOR - DAMAGED**

The oven door is damaged.

## Recommendation

Contact a qualified appliance repair professional.



Recommendation or Safety Upgrade



## 3: PLUMBING SYSTEM

### Information

**General: WATER SOURCE**

PUBLIC

**General: PLUMBING****DISTRIBUTION (Observable Only)**

COPPER

**General: GAS DISTRIBUTION**

IRON PIPE, Gas Detector Test - No Leaks Observed\*

**General: WASHER DRAIN SIZE**

2" DIAMETER

**General: PLUMBING WASTE**

DRAIN TEST - YES\*, ABS, CAST IRON

**General: WATER HEATER POWER****SOURCE**

NATURAL GAS

**General: WATER HEATER FLUE MATERIAL**

SINGLE WALL/DOUBLE WALL

**General: CAPACITY**

TANKLESS\*



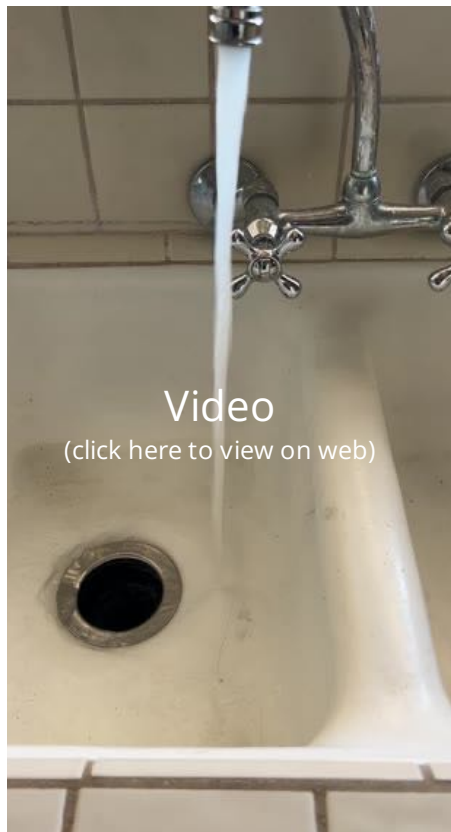
General: YEAR MANUFACTURED

2011\*



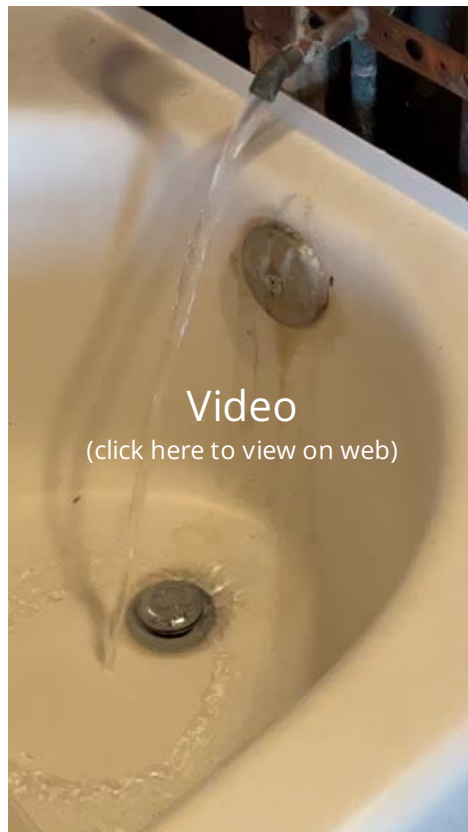
INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Drain Check - Inspected

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow draining. All bathroom and kitchen fixtures were tested for an extended period of time during the inspection. Home inspectors only run clean water through the drains. This is not a conclusive test and flushing toilet paper, human waste, food debris or soap suds may cause drains to clog. Only a video-scan of the drains and main line would confirm its actual condition. We advise having a sewer camera inspection performed by The Real Estate Inspection Company to verify the condition.



Video

(click here to view on web)

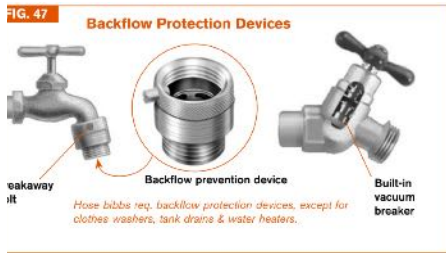


Video

(click here to view on web)

**HOSE SPIGOT: Anti-Siphon - None**

Anti-siphon or anti-backflow valves are not present at the exterior hose spigots. These are safety devices that prevent contaminated water from flowing into the house water supply. Current standards require the installation of anti-siphon valves to keep your drinking water clean. We recommend installation for your health and safety.



**WATER SUPPLY AND DISTRIBUTION SYSTEM: Water Meter Checked - Inspected**

Note: The water meter was observed for an extended period of time with plumbing fixtures, washing machine, dishwasher, sprinkler system, and any other water-using systems, devices and fixtures turned off. No movement of the water meter was observed.



**WATER SUPPLY AND DISTRIBUTION SYSTEM: Copper Pipes - In Slab**

Note: This home appears to have some portions of the plumbing distribution system that run through the concrete slab. Copper pipes in direct contact with concrete have been known to deteriorate and result in "slab leaks". We attempt to determine if slab leaks exist, however they may go undiscovered particularly if the water to the house has been turned off recently. If a leak occurs at pipes running through the slab, plumbing must be re-routed or lined with epoxy.

**TANKLESS WATER HEATER: Tankless - Inspected - Annual Service**

Hot water for the home was supplied by a tankless water heater. Tankless water heaters do not store water in a tank like conventional water heaters. When a hot water fixture is opened in the home, water flows into the water heater where it is heated by gas burners before flowing to the open hot water fixture. Tankless water heaters save energy by avoiding the standby losses associated with conventional water heaters which must constantly maintain water in a tank at a minimum temperature. Due to calcium build-up on components, tankless water heaters typically require service annually. Failure to service the water heater in a timely manner typically results in a reduced hot water flow rate and shortened life span. The water heater was functioning as intended at time of inspection. Notable Exceptions will be listed below.

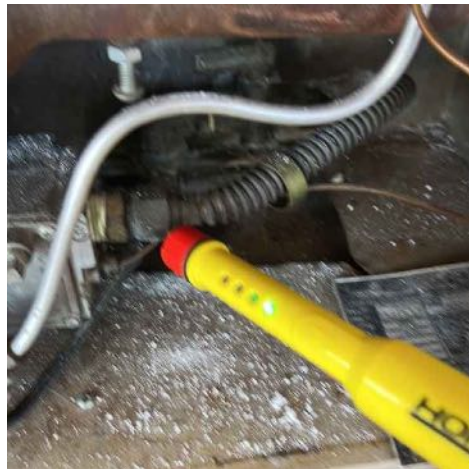


**WATER PRESSURE AND REGULATOR: Regulator - Pressure Test - Inspected**

The water pressure was checked with a pressure gauge and was measured within the normal range. (40-80PSI)

**GAS STORAGE AND DISTRIBUTION SYSTEMS: Gas Leak Test - Inspected**

During the inspection, a gas leak test was performed using a hand-held combustible gas leak detector. Readily accessible gas fittings/appliances were tested. No gas leaks were observed. Note: This is not a guarantee against leaks.

**Limitations**

CORRECT PLUMBING AT FAUCETS (hot left, cold right)

**WH - OFF**

The water heater pilot was not lit at the time of inspection. Home inspectors are not allowed to light pilots. Due to a lack of hot water, we could not confirm that the faucets were plumbed properly (hot left, cold right). We recommend having the seller confirm proper plumbing prior to the end of your contingency period.



## TANKLESS WATER HEATER

**TANKLESS WATER HEATER**

The tankless water heater was not plugged in at the time of inspection. We recommend having this plugged in in the unit tested for proper function.



## Repair or replace

## 3.2.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS



Maintenance Item

**METAL - CORRODED**

## KITCHEN

Metal drain components are present under the sink which are deteriorating. Although there is currently no leak, there may be one in the future. When replacing the pipes, we recommend replacing with plastic piping by a licensed plumber.

## Recommendation

Contact a qualified plumbing contractor.

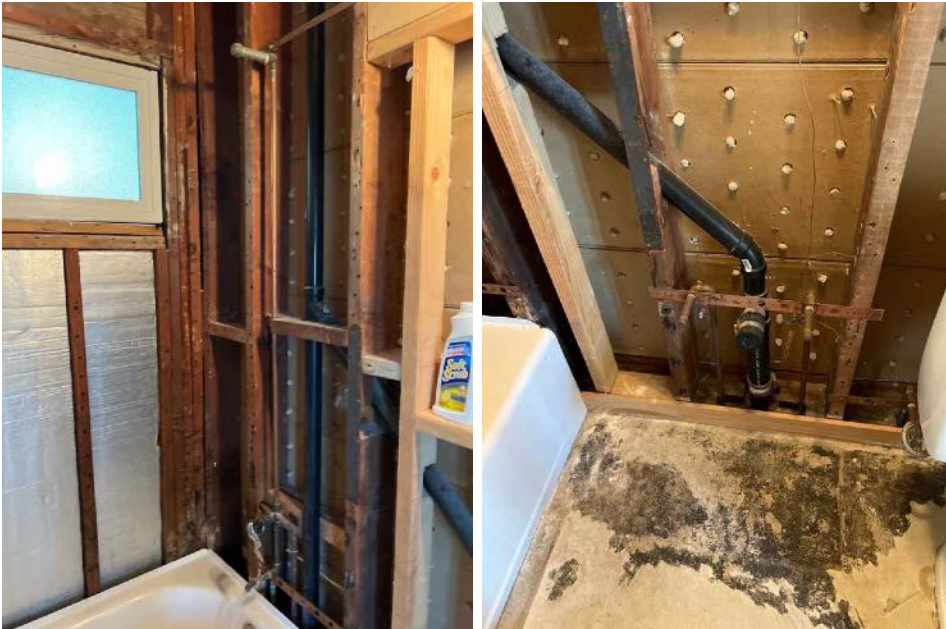


## 3.3.1 FAUCETS, VALVES AND CONNECTED FIXTURES

**PLUMBING FIXTURES**

Recommendation or Safety Upgrade

Plumbing fixtures missing in the hall bathroom. We recommend further review and install installation with a plumbing contractor.



3.5.1 HOSE SPIGOT

**SPIGOT - HANDLE MISSING**

Hose spigot handle was missing.

Recommendation

Contact a qualified professional.

 Maintenance Item



3.5.2 HOSE SPIGOT

**HOSE SPIGOT**

The hose would not turn off due to the valve handle being missing and the valve itself being stuck. We recommend further review and repair with a qualified plumbing contractor.

 Recommendation or Safety Upgrade



### 3.8.1 TEMPERATURE AND PRESSURE RELIEF (TPR) VALVE



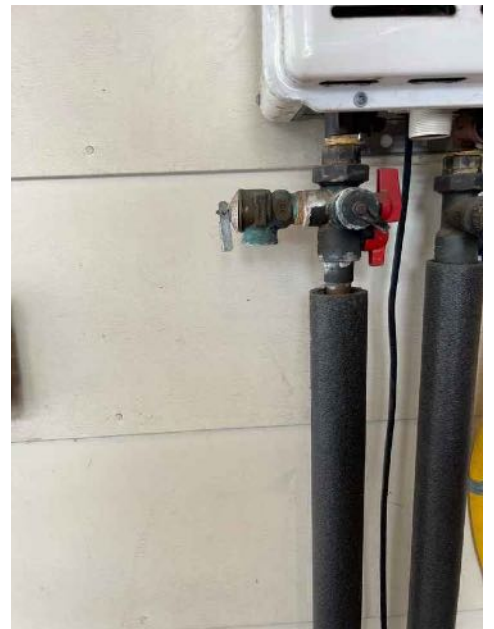
Recommendation or Safety Upgrade

#### **T&P - NO DISCHARGE PIPE**

There is no discharge pipe connected to the Temperature and Pressure (T&P) relief valve on the water heater. This is a scalding hazard. A metal discharge pipe must be installed that drains water to within 6 inches of the ground in the event of an over-heat scenario. We advise installing a metal discharge pipe at the temperature pressure relief valve as per safety standards and regulation.

Recommendation

Contact a qualified plumbing contractor.



### 3.9.1 TANKLESS WATER HEATER



Recommendation or Safety Upgrade

#### **TANKLESS- INADEQUATE CLEARANCE**

Inadequate clearance in front of tankless water heater was observed. There should be a 24" clearance in front of the unit for servicing. We advise further review with a licensed plumber for repair.

Recommendation

Contact a qualified professional.



### 3.10.1 WATER PRESSURE AND REGULATOR

#### **REGULATOR - NONE**



Recommendation or Safety Upgrade

No regulator was found which is common in this area. Installing a pressure regulator is a good safety precaution against a pressure surge in the public water supply, but it is not required.

Recommendation

Contact a qualified plumbing contractor.

### 3.11.1 GAS STORAGE AND DISTRIBUTION SYSTEMS

#### **SEDIMENT TRAP / DRIP LEG - NONE**



Maintenance Item

The gas supply pipe (at the water heater and/or furnace) contained no sediment trap. A sediment trap is generally recommended by the manufacturer. The purpose of a sediment trap is to prevent particulates or moisture from condensation from entering and clogging the water heater/furnace gas valve, which can cause the water heater/furnace to shut down.

Recommendation

Contact a qualified professional.





### 3.11.2 GAS STORAGE AND DISTRIBUTION SYSTEMS



Action Item or Further Review

#### **BURIED GAS LINE - WRAPPED BELOW GROUND**

Exterior gas piping was installed below ground for auxiliary use. The piping appears to be an older installation which may have been acceptable at time of installation, but does not meet current building standards. This installation may be prone to leaking with age. Determining if the below ground portions leak is beyond the scope of a home inspection. If concerned or you wish to test the piping for leaks, we advise further review of this installation with a licensed plumbing contractor. Note: While the inspector attempts to discover gas leaks, some leaks can go unnoticed.

#### Recommendation

Contact a qualified plumbing contractor.



### 3.11.3 GAS STORAGE AND DISTRIBUTION SYSTEMS



Recommendation or Safety Upgrade

#### **GAS FLEX - BRASS/ RECALL**

Brass gas flex lines have been recalled by the Consumer Products Safety Commission. There is a brass gas flex line installed. We recommend having this changed to a new approved gas flex line.

#### Recommendation

Contact a qualified plumbing contractor.



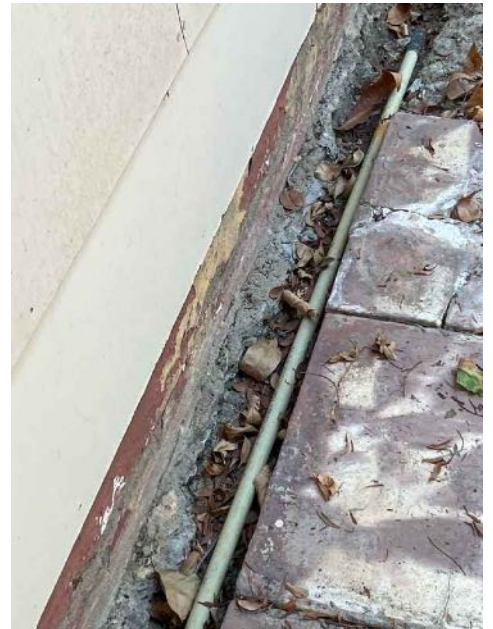
3.11.4 GAS STORAGE AND DISTRIBUTION SYSTEMS



Recommendation or Safety Upgrade

**GAS LINE**

Gas line was abandoned at the rear of the home. We recommend having this removed if not needed.



## 4: ELECTRICAL SYSTEMS

### Information

**General: ELECTRICAL SERVICE CONDUCTORS**

COPPER, OVERHEAD SERVICE, 220 VOLTS

**General: MAIN PANEL CAPACITY**

100 AMP, LESS THAN 100 AMP\*

**General: PANEL TYPE / POWER TYPE**

CIRCUIT BREAKERS

**General: ELEC. PANEL  
MANUFACTURER**  
BULLDOG ELECTRIC\*

**General: BRANCH WIRE 15 and 20  
AMP**  
COPPER

**General: WIRING METHODS**  
BRAIDED CLOTH (TCCW)  
**General: EXTERIOR LIGHTING  
CONTROL**  
STANDARD SWITCHED



**MAIN AND DISTRIBUTION PANELS: Panel(s) - Inspected**

Electrical panels are visually inspected only; the inspector does not perform load calculations to determine service capacity or adequacy.



## **OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE: Inside Panel - Inspected**

The dead front cover was removed and breakers, wiring, and grounding were inspected. Appears to be functioning as intended. Electrical panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Breakers are visually inspected only. The inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly, including AFCI and GFCI breakers (consult an electrician for further evaluation, if this is a concern)



## **BRANCH CIRCUIT CONDUCTORS: Branch Wiring - Inspected**

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall, and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles. At the time of the inspection, the Inspector observed no deficiencies in the condition of visible branch wiring.

## **BRANCH CIRCUIT CONDUCTORS: Pre-1995 Wiring**

Electrical codes have evolved, and continue to evolve each year. Older homes did not have the same requirements as newer homes. This evolution is a response to new electrical conveniences, safety concerns, and modern lifestyles. For example, a house built prior to the 1960s did not have a receptacle for garage door openers, microwaves, dishwashers, and clothes washers for example simply because these items were not available. Houses constructed prior to 1995 have many more circuits, receptacles, and safety features than old homes, but they likely have numerous receptacles on one circuit and do not have as many dedicated circuits as a new electrical system. This is typically the case in kitchens where all receptacles share one circuit (dishwasher, waste disposer, refrigerator, counter receptacles, etc.). This may become a conflict when new appliances are installed such as over-the-range microwaves. Many installation companies insist on current standards before they will install items such as microwaves, ovens, dishwashers, garage door openers, or washers and dryers. As a result, they may not install new items without insisting on some electrical upgrades. Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles are on a particular circuit. Note: older homes are NOT required to be upgraded by the seller. Clients are hereby informed that some electrical upgrades will likely be required by some appliance installers and those costs will be your responsibility.



**EXTERIOR LIGHTING: Exterior Lights - Inspected**

Switch-operated exterior lights were tested and were functional at the time of the inspection.



**POLARITY AND GROUNDING OF RECEPTACLES: Outlets - Inspected**

A representative number of receptacles were tested for power, polarity, and grounding according to standards of practice.



**OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI - INSPECTED**

All accessible GFCI receptacles were tested and were functioning properly unless otherwise noted.

**OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI - Info**

**Definition:** A ground-fault is an unintentional electrical path between a source of electrical current and a grounded surface. Electrical shock can occur if a person comes into contact with an energized part. GFCI's (ground-fault circuit-interrupters) can greatly reduce the risk of shock by immediately shutting off an electrical circuit when that circuit represents a shock hazard (i.e., a person comes in contact with a faulty appliance together with a grounded surface). GFCI's can be installed in a circuit breaker panel board or directly in a receptacle outlet. For a chart listing GFCI installation requirements, please visit our website at [www.sdinspect.com](http://www.sdinspect.com)

## Repair or replace

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### 4.2.1 MAIN AND DISTRIBUTION PANELS



Action Item or Further Review

#### **BULLDOG/PUSHMATIC**

The main panel is a Bulldog brand (PushMatic) panel. These panels use old technology push button circuit breakers that are no longer considered reliable. We recommend upgrading the electric panel to a modern 100 AMP (minimum) panel by a licensed electrician.

#### Recommendation

Contact a qualified electrical contractor.



### 4.2.2 MAIN AND DISTRIBUTION PANELS

#### **PANEL(S) - AGED - 40+ YEARS**



Recommendation or Safety Upgrade

The electrical panel(s) showed general deterioration and may need to be replaced soon. The panel(s) had numerous safety defects. The electrical panel(s) were old/original and considered obsolete. We recommend that before the expiration of your contingency period you consult with a qualified electrical contractor to discuss options and costs for replacement of the panel(s).

#### Recommendation

Contact a qualified electrical contractor.

#### 4.2.3 MAIN AND DISTRIBUTION PANELS

### **TWIST-OUT MISSING**



Maintenance Item

"Twist outs" are missing from the dead-front cover on the main panel. Whenever a twist out is removed and no breaker is present, a cover insert is required to be installed to prevent shocks or rodent intrusion. We advise installing cover insert(s) for safety.

#### Recommendation

Contact a qualified professional.



#### 4.2.4 MAIN AND DISTRIBUTION PANELS



Recommendation or Safety Upgrade

### **SIX OR MORE BREAKERS**

When six or more breakers are located in the main panel, a main disconnect must be installed to comply with current electrical standards and regulations. We recommend further evaluation and having a main disconnect be added by a licensed electrician.

#### Recommendation

Contact a qualified electrical contractor.



#### 4.2.5 MAIN AND DISTRIBUTION PANELS

### **WIRE CLAMP MISSING IN PANEL**



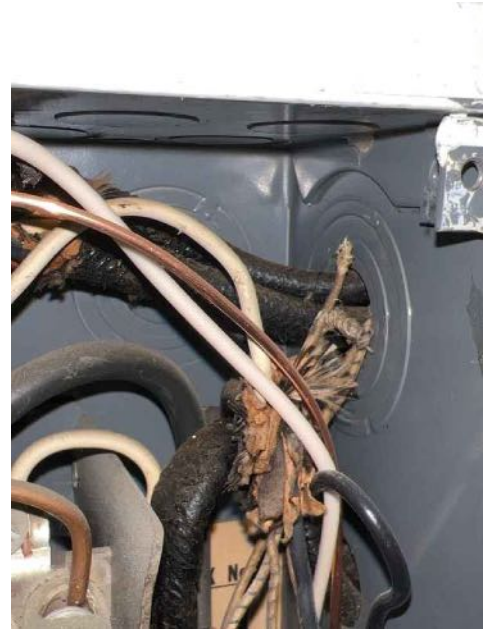
Maintenance Item

Wire clamp(s) was missing at the main panel. A plastic bushing or wire clamp protects and secures the wiring as it enters the electric box. We recommend corrections by a licensed electrician.



## Recommendation

Contact a qualified electrical contractor.



#### 4.2.6 MAIN AND DISTRIBUTION PANELS



Recommendation or Safety Upgrade

#### **SUB-PANEL IN CLOSET**

Note: Sub-panel was located in a closet. Because of the combustible nature of clothing and inadequate clearances, sub-panels are no longer allowed to be installed in closets. While this installation was acceptable years ago, you may wish to consult a qualified electrical contractor to discuss options and costs for moving this sub-panel to a proper location.

## Recommendation

Contact a qualified electrical contractor.



#### 4.3.1 OVERHEAD SERVICE ENTRANCE CONDUCTORS



Recommendation or Safety Upgrade

#### **DRIP LOOP - NONE**

The Service wires were installed without a drip loop. A drip loop is installed to prevent rain water from running down mast head into panel. We recommend correction.

## Recommendation

Contact a qualified electrical contractor.

#### 4.3.2 OVERHEAD SERVICE ENTRANCE CONDUCTORS



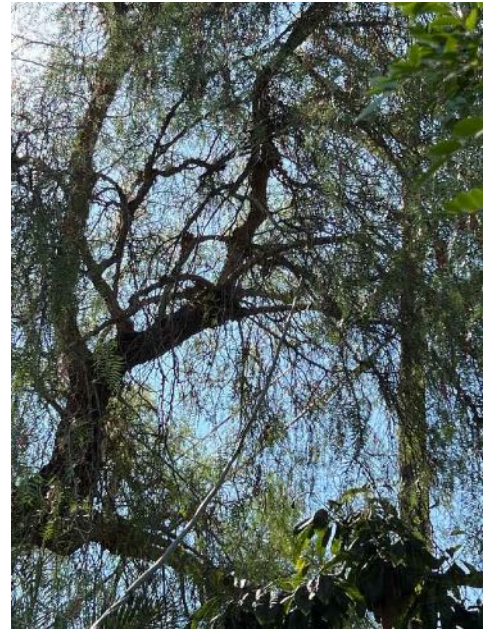
Recommendation or Safety Upgrade

#### **TREE BRANCHES**

The service entrance conductors are in contact with tree branches. This can damage the wires, or cause power outage in high wind. We recommend trimming trees away from service entrance conductors.

Recommendation

Contact a qualified landscaping contractor



#### 4.3.3 OVERHEAD SERVICE ENTRANCE CONDUCTORS



Recommendation or Safety Upgrade

#### **OVERHEAD SERVICE**

The anchor for the overhead service was damaged. We recommend further review and repair with a qualified electrical contractor.



#### 4.4.1 SYSTEM GROUNDING AND GROUNDING EQUIPMENT



Recommendation or Safety Upgrade

#### **NO GROUND ROD**

System appears to be grounded through the plumbing system only which was standard at time of construction. Newer homes have a separate ground rod which improves grounding. We advise having a ground rod and wire installed to improve grounding and safety.

Recommendation

Contact a qualified electrical contractor.

#### 4.6.1 BRANCH CIRCUIT CONDUCTORS



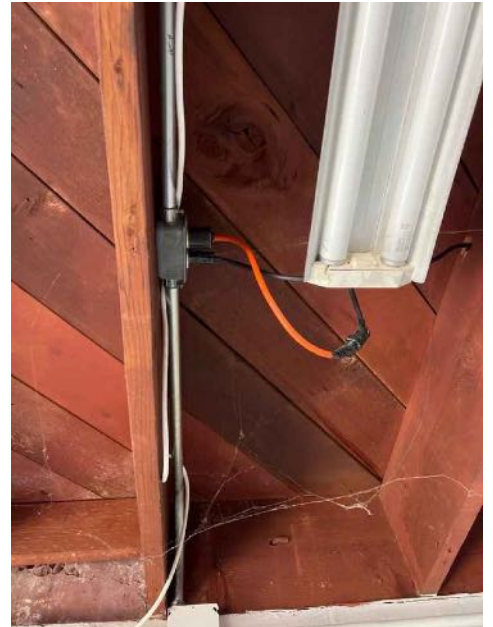
Recommendation or Safety Upgrade

#### **EXTENSION CORDS**

Extension cords are being used as permanent wiring. Extension cords are considered temporary. We advise removing the extension cords and replacing with proper wiring by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



4.6.2 BRANCH CIRCUIT CONDUCTORS



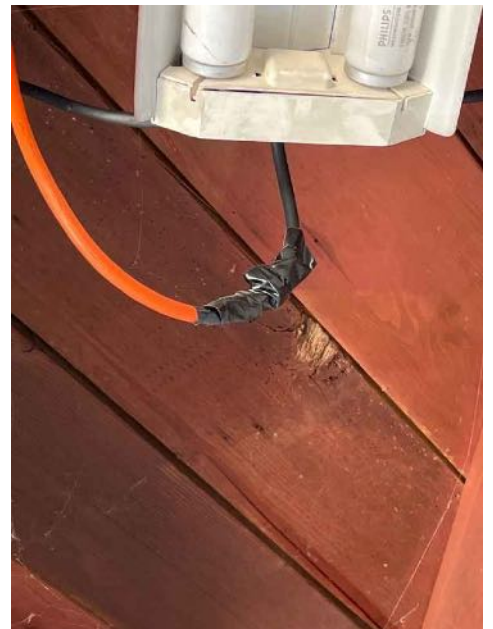
Action Item or Further Review

**OPEN WIRE SPLICES**

Open wire splices were noted. All splices must be enclosed inside a junction box with a cover. We advise correction by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



4.7.1 JUNCTION BOXES

(Observable)



Recommendation or Safety Upgrade

**OPEN JUNCTION BOX**

Open junction box noted. Whenever wires are joined together the junction box must have a cover for safety. We advise installing an approved cover plate for safety.

Recommendation

Contact a qualified electrical contractor.



4.8.1 CONNECTED DEVICES  
AND FIXTURES (Representative  
number, excluding low-voltage items)



Recommendation or Safety Upgrade

**DOOR BELL INOPERABLE**

The doorbell was inoperable.

Recommendation

Contact a qualified professional.



4.8.2 CONNECTED DEVICES AND FIXTURES  
(Representative number, excluding low-voltage  
items)



Maintenance Item

**LIGHTS - INOPERABLE**

The lights did not function possibly due to bad bulb. Occasionally there is something wrong with the fixture which cannot be determined without working bulbs. We recommend asking the seller to demonstrate that the light is working prior to the end of the inspection contingency period, or changing the bulb and testing again.

Recommendation

Contact a qualified professional.





4.9.1 EXTERIOR LIGHTING

**EXTERIOR LIGHT INOP**

Recommendation or Safety Upgrade

The exterior light fixture(s) did not function when tested. This may be due to a bad bulb or possible electrical problems. Advise changing the bulb and testing. If light fails to work, further repairs may be required by an electrician.

Recommendation

Contact a qualified professional.



4.9.2 EXTERIOR LIGHTING

**EXTERIOR FIXTURE DAMAGED**

Recommendation or Safety Upgrade

Damaged exterior light fixture observed. We recommend replacement for safety.

Recommendation

Contact a qualified professional.



4.10.1 POLARITY AND GROUNDING OF RECEPTACLES

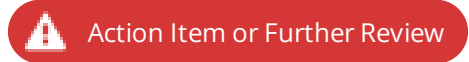
**RECEPTACLE - NO POWER**

SEVERAL LOCATIONS GARAGE

A receptacle was not energized at the time of the inspection. We recommend further evaluation and necessary repairs.

Recommendation

Contact a qualified electrical contractor.



4.10.2 POLARITY AND GROUNDING OF RECEPTACLES

**RECEPTACLES - 2-PRONG AND 3-PRONG - MIXED**



Some of the original two-pronged outlets are still present, and some have been upgraded to three-prong outlets. Most houses built before 1963 will not have 3 prong receptacles in all locations. Appliances/electronics with 3-prong cords are designed to be used only with grounded 3-hole receptacles. A GFCI can provide shock hazard protection for 2-conductor circuits, however, without a ground it may not protect sensitive electronic equipment. You may wish to consult a licensed electrician for an estimate to upgrade the electrical system.

Recommendation

Contact a qualified electrical contractor.



#### 4.11.1 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)



##### **GFCI NONE - KITCHEN**

We recommend upgrading all non-fixed appliance receptacles in the kitchen to GFCI-protected receptacles by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



#### 4.11.2 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)



##### **GFCI - UPGRADE 2**



This house was built prior to the requirement for the installation of GFCI receptacles in certain locations in the house. The locations where GFCI receptacles are required have increased, but it is not required to retrofit older homes unless a remodel takes place. For safety, it is advisable to upgrade all receptacles within 6 feet of a plumbing fixture, in the garage, kitchen, and exterior, to GFCI-protected outlets by a licensed electrician. A complete list of GFCI installation requirements and the dates that they were first required can be viewed at [www.sdinspect.com](http://www.sdinspect.com)

#### Recommendation

Contact a qualified electrical contractor.



## 5: HEATING EQUIPMENT

### Information

**General: HEAT TYPE**

WALL HEATER(S)

**General: ENERGY SOURCE**

NATURAL GAS

**General: NUMBER OF HEAT SYSTEMS (excluding wood)**

ONE

**General: DUCTWORK**

N/A

**General: FLUE MATERIAL**

DOUBLE WALL METAL



## General: AGE OF HEATING EQUIPMENT

GAS - OVER 35 YEARS\*



## General: THERMOSTAT LOCATION HALLWAY

## Repair or replace

### 5.2.1 HEATING EQUIPMENT

#### NO HEAT - ROOM(S)

Recommendation or Safety Upgrade

No permanent heat source was present. We advise consulting a licensed HVAC contractor for repair options.

Recommendation

Contact a qualified professional.

### 5.3.1 FLUES AND VENTS (For heating system)

#### FLUE - TRANSITE\*

Recommendation or Safety Upgrade

The flue for the furnace may contain asbestos. It is beyond the scope of a home inspection to test for the presence or absence of asbestos. If the flue contains asbestos, there may be additional costs to remove the flue if you upgrade the flue to metal. Inspecting the Transite flue should be part of an annual furnace servicing until it is replaced. We recommend replacement of the Transite flue upon replacement of the furnace, replacement of the roof, or if you are concerned about asbestos.

Recommendation

Contact a qualified professional.



#### 5.4.1 NORMAL OPERATING CONTROLS (Thermostat)



Action Item or Further Review

### THERMOSTAT - NON-FUNCTIONAL

The thermostat was not usable at time of inspection. Due to the inoperability of the thermostat, the HVAC system could not be tested. We recommend repair or replacement.

#### Recommendation

Contact a qualified heating and cooling contractor



#### 5.5.1 WALL HEATER



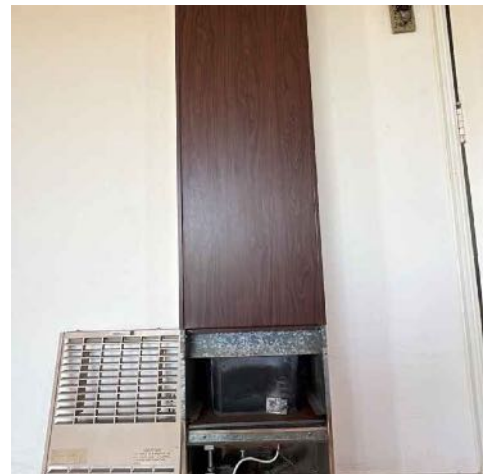
Recommendation or Safety Upgrade

### WALL HEATER - NON OPERATIONAL

The wall heater did not operate when tested at the time of the inspection. We recommend further evaluation and necessary repair or replacement by a licensed HVAC contractor prior to the end of your contingency period.

#### Recommendation

Contact a qualified professional.



## 6: COOLING EQUIPMENT

### Information

#### General: NUMBER OF A/C UNITS

NONE\*

## 7: FIREPLACES

### Information

**General: TYPES OF FIREPLACES**  
MASONRY BLOCK

**General: NUMBER OF FIREPLACES**  
ONE

### **FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: GENERAL INFORMATION**

Our inspection of chimneys is that of a generalist and not a specialist. It is described by specialists as less than a phase-one inspection, as distinct from phase-one- and phase-two inspections conducted by fireplace specialists. Please note that significant areas of chimney flues cannot be adequately viewed during a home inspection. Phase-one inspections have been documented by the Chimney Safety Institute of America which reported in 1992 "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend a phase-two inspection by a specialist within the contingency period to fully document the condition of the flue in its entirety.



## **Repair or replace**

7.2.1 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS



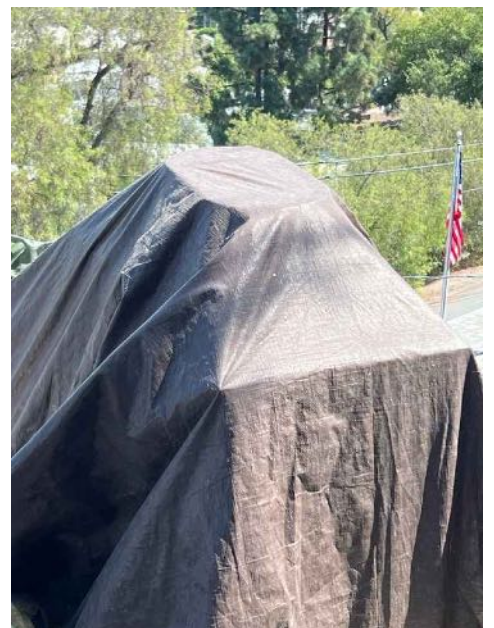
Maintenance Item

### **SPARK ARRESTER - NONE**

No spark arrester/ rain cap was present. Spark arresters prevent cinders from falling onto the roof which is a fire hazard. The rain cap prevents water from entering the chimney flue. We recommend installing a spark arrester/ rain cap by a qualified person.

Recommendation

Contact a qualified professional.



7.2.2 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS



Maintenance Item

### CREOSOTE-CLEAN CHIMNEY

Creosote/soot build-up was noted at the chimney. We advise obtaining professional cleaning.

Recommendation

Contact a qualified chimney sweep.



7.2.3 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS



Recommendation or Safety Upgrade

### CRACKS - IN FIREBOX

Cracks were observed in the bricks inside the fireplace. We recommend having these cracks sealed for safety.

Recommendation

Contact a qualified chimney sweep.



7.2.4 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS



Recommendation or Safety Upgrade

### NO SPARK SCREEN

The wood-burning fireplace lacked a spark barrier (screen). This condition is a potential fire hazard as it may allow hot sparks to be deposited on the combustible floor-covering material. We recommend providing a means for containing fireplace sparks such as a screen.

Recommendation

Contact a qualified professional.





### 7.3.1 DAMPER AND/OR DAMPER CLAMP



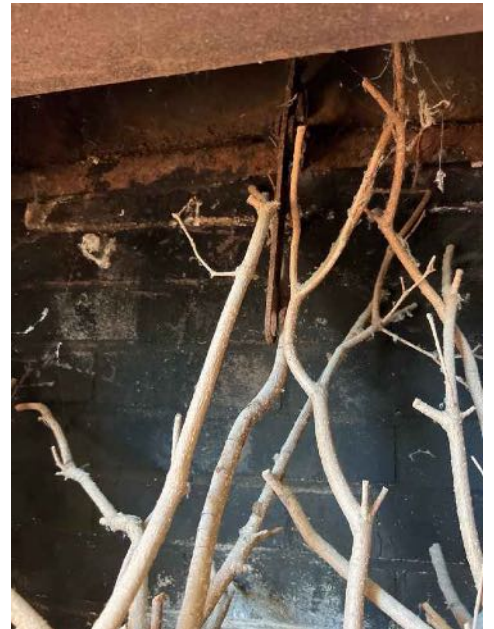
Action Item or Further Review

#### **DAMPER - INOP/DAMAGED**

The damper was inoperable or damaged. We recommend repair by a licensed or Chimney contractor.

#### Recommendation

Contact a qualified fireplace contractor.



### 7.5.1 OPERATING CONTROLS

#### **FIREPLACE**



Recommendation or Safety Upgrade

The gas valve for the fireplace has been removed. We recommend repair as needed with a qualified plumbing contractor.



## 8: FIRE/SAFETY

### Information

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**General: FIRE SPRINKLERS**

None Present

**General: SECURITY SYSTEM**

None Present

**CARBON MONOXIDE DETECTOR(S): CO Detector - Enough Present**

Carbon Monoxide detectors are required in homes with any gas-burning appliances (furnace, range, water heater), fireplaces, or wood-burning stoves and/or an attached garage. Please see the new law regarding Carbon Monoxide detectors. This house has CO detector(s) installed as required.



### Repair or replace

---

## 8.6.1 SMOKE DETECTORS

 Recommendation or Safety Upgrade
**IN HALLWAY(S) ONLY - MORE NEEDED**

One smoke detector was present in the common hallway. California State Law SB 745 requires additional smoke detectors to be installed in all bedrooms and on each level in the common hallways in multi-story homes when modifications have been performed including alterations, repairs, or additions exceeding \$1,000 in value. Additional smoke detectors are also required in all dwellings intended to be used as rentals regardless of modifications.

Additional smoke detectors are needed to comply with current fire and safety standards and regulations. To see the requirements, please visit our website at [Smoke Detector Requirements](#).

## Recommendation

Contact a qualified professional.



## 9: INTERIORS

### Information

**General: CEILING & WALL****MATERIALS**

PLASTER

**General: WINDOW TYPES**

RETROFIT\*, DOUBLE PANE

VINYL\*, SINGLE PANE ALUMINUM

**WINDOWS (REPRESENTATIVE NUMBER): Window - Representative**

Only a representative number of accessible windows are checked for operation during this inspection in accordance with the standards of practice of a home inspection. In some instances, the inspector may not be able to disclose the exact condition of every window. This includes reporting on the condition of the locks, springs, counter-balance mechanisms, or evidence of leaking if furniture, personal items or window coverings prevent access to windows and surrounding areas.

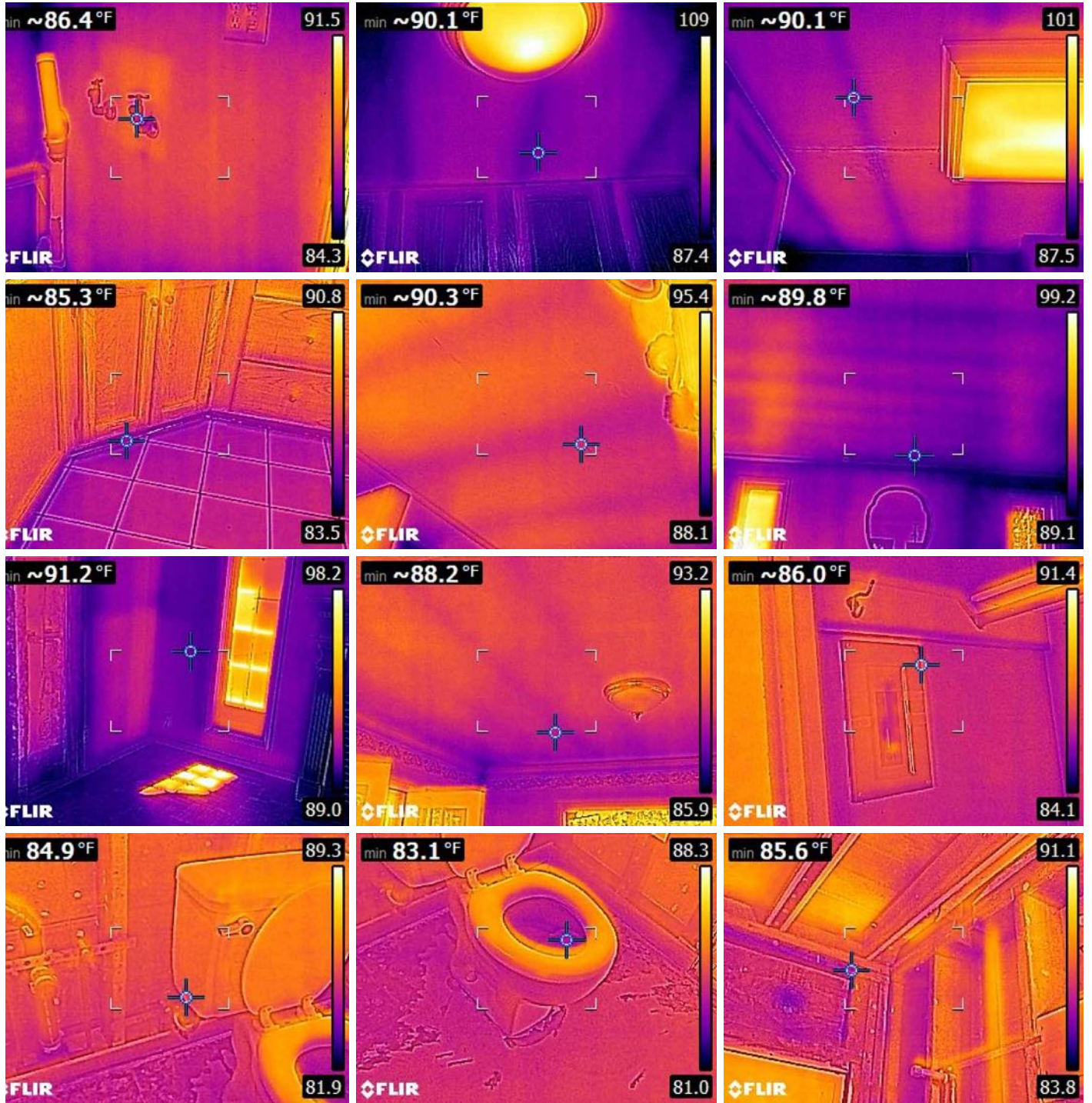
**ATTIC: Attic - Limitations**

Due to the structure of the roof/framing, some areas of the attic could not be inspected.



### INFRARED INSPECTION FINDINGS: Thermal Camera Scan - Images

An infrared scan was performed in the house. No anomalies were found unless otherwise noted in the defect summary below.





### INFRARED INSPECTION FINDINGS: IR - Breakers normal

A thermal scan was performed on the electrical panel(s). The panel, circuit breakers, and wiring were found to be operating within normal temperature range which indicates the system was functioning as intended with the conditions present at the time of inspection.



### INFRARED INSPECTION FINDINGS: IR Limitations

#### IMPORTANT INFORMATION ABOUT THERMAL IMAGING

The Real Estate Inspection Company has chosen to exceed the Standards of Practice by using Infrared Thermal Imaging cameras (IR Cameras) on all home inspections (except for some limited scope inspections). This technology is not required by the industry standards for home inspectors. We feel that by implementing the use of IR Cameras, we can detect defects that may go unnoticed otherwise. For example, it is not practical to inspect every inch of a freshly painted ceiling with a moisture meter to find evidence of moisture. This would require substantial time with the use of a ladder or scaffolding in some cases. There may not be any observable evidence of a leak by looking at the ceiling with the naked eye. By using an IR camera, the whole ceiling can be scanned for evidence of a leak or other anomalies.

#### Limitations of Thermal Imaging

IR Cameras do not "see" moisture, and they are not x-ray vision cameras. An IR camera only sees the surface temperature. It cannot help to determine where an old leak existed if the area has dried. It also cannot predict or help us find leaks that may happen in the future, or under conditions that are different than the time of inspection. For example, we cannot find roof leaks in the middle of summer. We cannot find small leaks that are present under normal use but have not been leaking due to the house being vacant. An example may be a small leak under a toilet that has not been used. We may not find this leak, but it may show up after the toilet is flushed regularly. And we may not be able to determine leaking windows unless rain and wind conditions are causing a leak at the time of inspection.

In the end, IR Cameras are just another tool in our tool bag which we use to provide you with as much information as possible. While we go above and beyond the industry standards, we still cannot see hidden defects or predict events. We can only report on the evidence present at the time of inspection.

## Limitations

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INTERIORS - General and Visual Mold Assessment

### **ELEVATOR - NOT INSPECTED**

The elevator and its equipment was not inspected or tested. We advise having the system checked by a qualified elevator specialist before the close of your contingency period.



## INTERIORS - General and Visual Mold Assessment

### WOOD PANELING/WALL PAPER

Note: Several areas of interior walls were covered in wood paneling or wallpaper, therefore much of the drywall was not observable for stains, water damage, water intrusion, mold, cracks or other hidden defects that may warrant a further evaluation. Do to the concealed nature of the walls, much of the drywall and surrounding areas were not visible.



## ATTIC

### ATTIC- NO ACCESS

There is no attic access present and this area could not be inspected.

## Repair or replace

### 9.3.1 CEILINGS

#### DRYWALL DAMAGED

Drywall was damaged. We advise repair with qualified person.

#### Recommendation

Contact a qualified drywall contractor.



Recommendation or Safety Upgrade



### 9.3.2 CEILINGS

#### HAIRLINE CRACKS



Recommendation or Safety Upgrade

Hairline cracking was observed on the ceiling. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend patching and painting with qualified person.

#### Recommendation

Contact a qualified professional.



### 9.3.3 CEILINGS

#### MODERATE CRACKS



Recommendation or Safety Upgrade

Cracking was noted in the house that measured between 1/16" and 1/8". Cracks that are less than 1/8" in width are typically considered hairline and are generally attributed to material shrinkage and settlement. Cracks that are 1/8" or greater are cause for further evaluation, and may indicate that movement of the foundation has occurred. These measurements are approximate and not conclusive as cracks may also simply be the result of poor workmanship.

Determining the presence of cracks in the slab or foundation is not possible due to the limited scope of a home inspection. Checking for cracks often requires removal of the floor covering which home inspectors do not do. If these cracks concern you, then you should have a licensed structural engineer perform a more invasive evaluation of the structure.

#### Recommendation

Contact a qualified professional.



#### 9.3.4 CEILINGS

### **PATCHING - NOTED DRY**

Patching was noted at the ceiling. The area was tested for moisture and found to be dry at time of inspection. We recommend asking seller if they have knowledge of the repair or cause.

#### Recommendation

Contact the seller for more info



#### 9.4.1 WALLS

### **DRYWALL DAMAGED**

Drywall was damaged. We advise repair with qualified person.

#### Recommendation

Contact a qualified drywall contractor.







## 9.4.2 WALLS

**CRACKS - HAIRLINE**

Recommendation or Safety Upgrade

Hairline cracking was observed on the wall(s). These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend patching and painting with a qualified person.

Recommendation

Contact a qualified professional.



## 9.4.3 WALLS

**STAIN DRY - UNKNOWN**

Recommendation or Safety Upgrade

HALL BATHROOM

Staining was noted on the wall. The staining was tested for moisture and found to be dry at the time of the inspection. The inspector was unable to determine the cause.

Recommendation

Contact a qualified professional.



#### 9.4.4 WALLS

### BASE BOARDS - MISSING

Baseboards are missing in several areas throughout the house. We recommend replacing where needed by a qualified person.

#### Recommendation

Contact a qualified professional.



Maintenance Item



#### 9.5.1 FLOOR COVERINGS

### FLOORS-WORN

Wood floors in the home exhibited severe surface wear along major paths of travel. We recommend that before the expiration of your contingency period you consult with a qualified flooring contractor to discuss repair and costs for replacement.

#### Recommendation

Contact a qualified flooring contractor



Maintenance Item



9.5.2 FLOOR COVERINGS

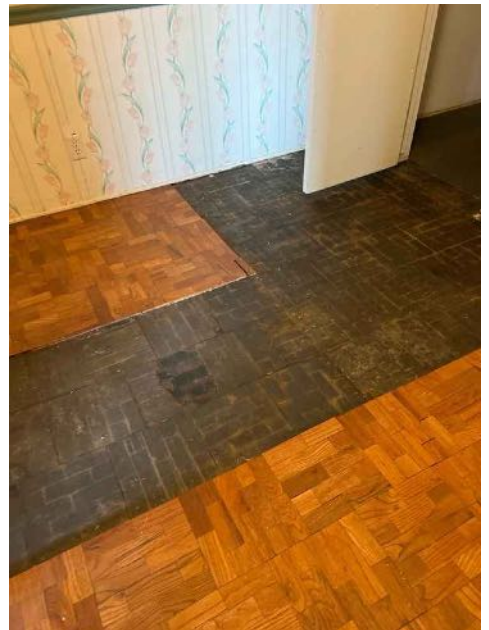
**POORLY INSTALLED OR INCOMPLETE FLOORING**

 Recommendation or Safety Upgrade

Flooring in several locations has gaps and missing thresholds. This is typically caused by a poor or incomplete installation of the floor. We recommend correction or replacement by a licensed flooring contractor.

Recommendation

Contact a qualified flooring contractor



9.6.1 TUB/SHOWER ENCLOSURE

 Recommendation or Safety Upgrade

**TUB SHOWER ENCLOSURE**

HALL BATHROOM

The tub/shower enclosure was incomplete at the time of inspection.



9.7.1 COUNTERS AND A REPRESENTATIVE  
NUMBER OF CABINETS



Maintenance Item

**STAINS DRY - CABINET - PAST LEAK**

KITCHEN

Staining was noted in the cabinet below the sink. The staining was tested for moisture and found to be dry at the time of the inspection. Appears to be caused by a past leak. Under certain conditions or regular use, the leak may become active. We advise reviewing with the seller for repair history.

Recommendation

Contact the seller for more info



9.7.2 COUNTERS AND A REPRESENTATIVE  
NUMBER OF CABINETS



Maintenance Item

**CAULKING - COUNTER/BACKSPLASH**

We recommend caulking along the counter and back splash.

Recommendation

Contact a handyman or DIY project





9.7.3 COUNTERS AND A  
REPRESENTATIVE NUMBER OF  
CABINETS



Recommendation or Safety Upgrade

**FINISH WORN - CABINETS**

The cabinets are worn, delaminating or show signs of water damage. Recommend review by a qualified cabinet professional.

Recommendation

Contact a qualified cabinet contractor.



9.8.1 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**RAILING - SPACING**



Recommendation or Safety Upgrade

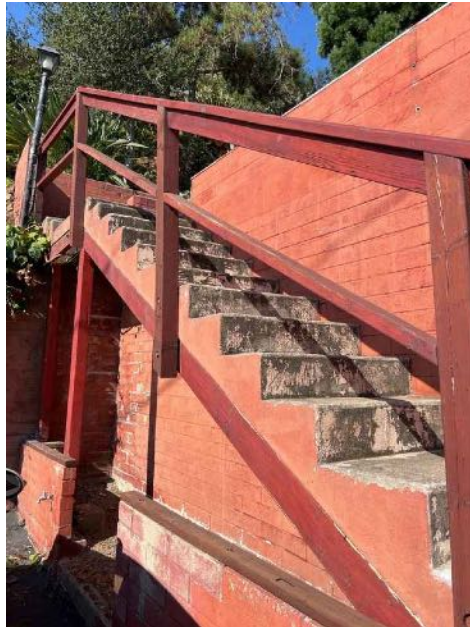
While the railing/baluster spacing may have been standard at time of construction, it does not comply with current safety standards. The large openings can allow pets or children to fall through, or become entrapped. We recommend installing additional balusters, or other form of barrier to prevent injuries.

Recommendation

Contact a qualified professional.



4" Sphere



9.8.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**GUARDRAIL - HORIZONTAL**

Horizontal guardrail components make the guardrail assembly climbable. Generally-accepted modern safety standards mandate that the guardrails should not be climbable. This condition may be hazardous to small children. We recommend further review and correction by a qualified contractor.

Recommendation

Contact a qualified professional.

 Maintenance Item



9.9.1 DOORS (REPRESENTATIVE NUMBER)

**HOLE DAMAGE**

2ND BEDROOM

A hole or damage was noted in door. We advise replacing.

Recommendation

Contact a qualified professional.

 Recommendation or Safety Upgrade



2nd Bedroom

9.10.1 WINDOWS (REPRESENTATIVE NUMBER)

**SCREENS - MISSING**

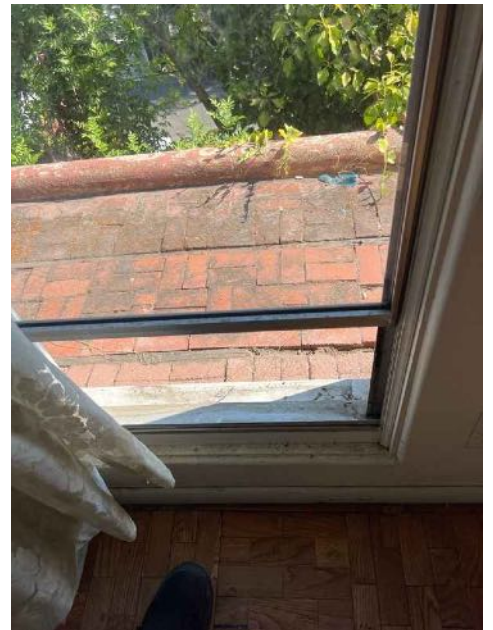
**Video Maintenance Tip - Screen Repair**

Several screens are missing or damaged. We recommend repair or replace as needed by a qualified person.

Recommendation

Contact a qualified professional.

 Maintenance Item



9.10.2 WINDOWS (REPRESENTATIVE NUMBER)

**SCREEN - TORN OR DAMAGED**

The window screen was observed torn or damaged. We recommend repairs or replacement

Recommendation

Contact a qualified professional.

 Maintenance Item



## 10: EXTERIOR

### Information

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**General: SIDING MATERIAL**  
WOOD TRIM, WOOD, BRICK

**General: GARAGE DOOR STYLE**  
METAL - PANEL DOOR

**General: GARAGE DOOR TYPE**  
ONE DOOR - MANUAL

**General: DRIVEWAY**  
ASPHALT

**General: LOT DRAINAGE**  
GRADED

**General: EAVE CONFIGURATION**  
ENCLOSED

**GARAGE VEHICLE DOORS: Garage Door/Hardware - Inspected**

The garage door hardware including the door, track, and springs appear to be functioning as intended.





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**DRIVEWAYS, PATIOS, WALKWAYS: SSCN-Less 1/8" -Patio, Driveway, Walkway**

Typical shrinkage cracks in concrete were observed. Shrinkage cracks can appear as part of the concrete's natural curing process and are not a structural concern. Cracks in concrete appear for a wide variety of reasons, some of which may not be apparent at the time of the inspection. Cracks less than 1/8-inch that do not exhibit displacement are typically not considered to be an issue unless they appear in conjunction with another condition.

**OUTDOOR AREA: OUTDOOR HAZARDS**

Unsecured items in the yard may be hazardous to people, especially small children. These items include large pots, bird baths, fountains, statues, benches, tables, etc. which can fall over and cause injury or death. Inspecting these items for proper installation is beyond the scope of a general home inspection. These items should be checked by you to ensure proper installation and securing, or removed for safety.

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**Limitations**

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## GARAGE DOOR OPERATORS

**OPENER - NONE**

No garage door opener was installed.

## IRRIGATION

**IRRIGATION EXEMPT**

Note: Although the inspector may make comments on obvious deficiencies of the irrigation system, such as having an effect on the structure, an adequate inspection lies beyond the scope of the Home Inspection. We do not evaluate landscape sprinklers or irrigation systems and they should be demonstrated to be functional prior to the end of your contingency period.

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**Repair or replace**

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10.2.1 GRADING & DRAINAGE (With respect to their effect on the condition of the building)



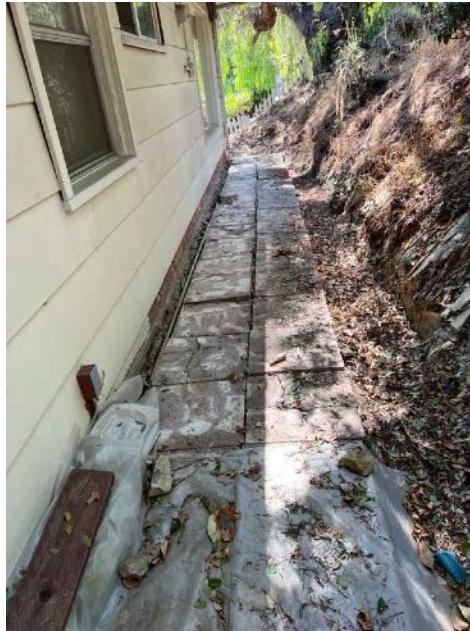
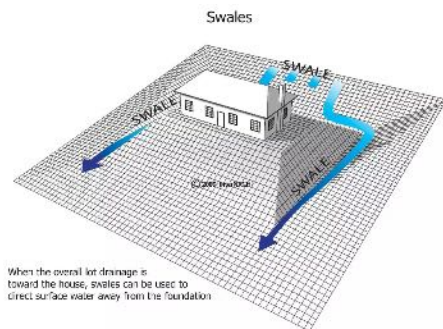
Recommendation or Safety Upgrade

## LOW AREA

Low areas were observed at the grading which will cause water to pond during rain or extended irrigation. Standing water can be detrimental to the integrity of the foundation of the house. It is important to prevent or minimize standing water around the house. This can be accomplished by properly sloping the ground away from the house, or adding yard drains to carry water away from the low-lying areas. Rain gutters should also be installed and drained away from the house. We recommend further evaluation by a qualified landscape contractor.

Recommendation

Contact a qualified landscaping contractor



10.4.1 RETAINING WALLS (With respect to their effect on the condition of the building)



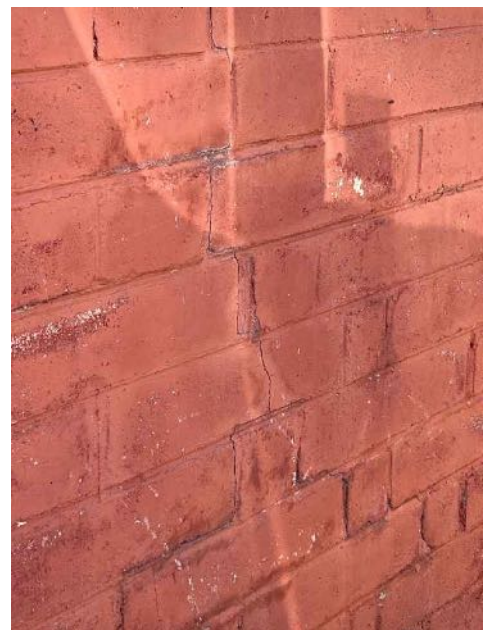
Maintenance Item

## RETAINING WALL -SMALL CRACKS

Typical shrinkage/settlement crack(s) was observed at the retaining wall. Cracks can appear in a retaining wall for a wide variety of reasons, some of which may not be apparent at the time of the inspection. Cracks less than 1/8-inch that do not exhibit displacement are typically not considered to be an issue unless they appear in conjunction with another condition. Note: The inspector can not observe the footings and is unable to determine if the wall is properly constructed/permitted or determine the potential for future movement.

Recommendation

Recommend monitoring.



10.4.2 RETAINING WALLS (With respect to their effect on the condition of the building)

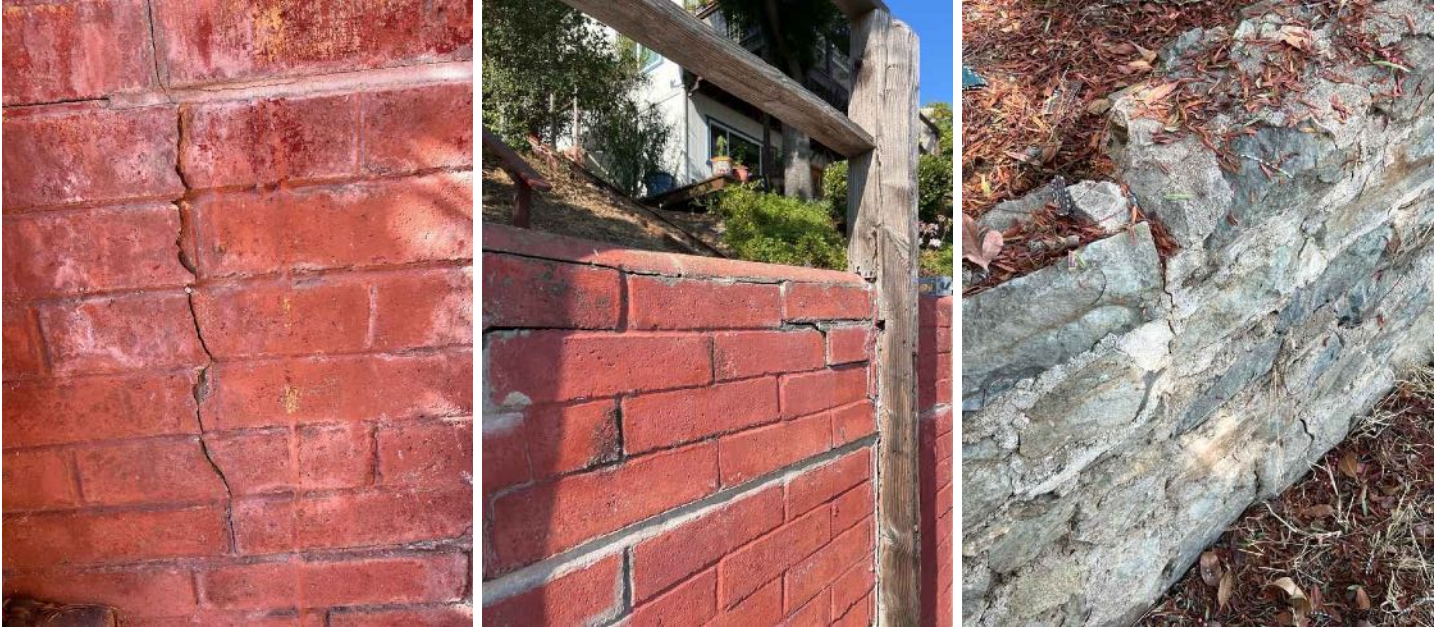
 Action Item or Further Review

### RETAINING WALL - SETTLED

The retaining wall shows some settlement cracks. Cracks in a retaining wall can be caused by many reasons which may include improper design or ground movement. Determining the cause of the settlement cracks is beyond the scope of a home inspection. We recommend further evaluation by a qualified contractor or a structural engineer prior to the end of your contingency period.

Recommendation

Contact a qualified professional.



10.5.1 WALL SIDING FLASHING AND TRIM

### BARE WOOD OR PEELING PAINT

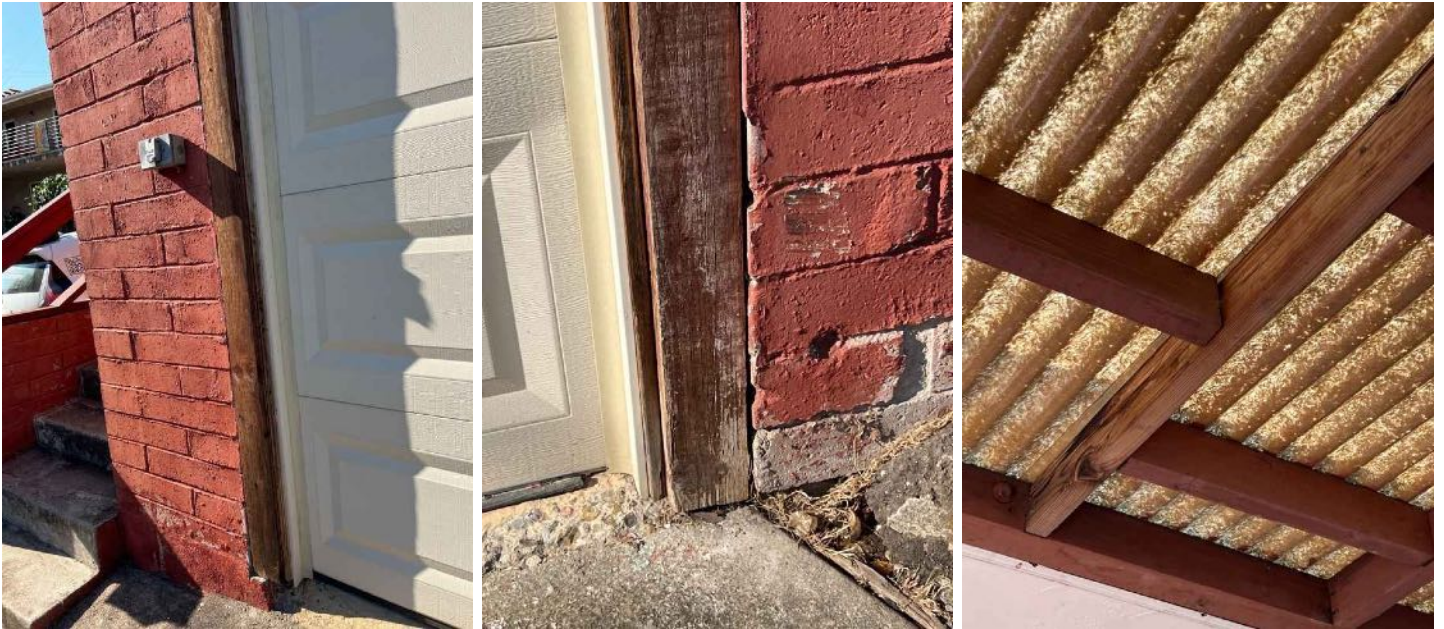
 Recommendation or Safety Upgrade

Bare wood or peeling paint was observed and needs primer and paint. Maintaining paint is essential to preventing the wood from damage.

Recommendation

Contact a qualified painting contractor.





10.5.2 WALL SIDING FLASHING AND TRIM

**DAMAGED WOOD TRIM**

 Recommendation or Safety Upgrade

Some damaged wood was observed at the exterior. We recommend referring to the pest inspection report for a detailed evaluation of the wood and repair with qualified contractor.

Recommendation

Contact a qualified pest control specialist.



10.5.3 WALL SIDING FLASHING AND TRIM

**SIDING - FAILING**

 Recommendation or Safety Upgrade



Siding is failing at nail heads and end cuts. Water absorption is present and blisters and deterioration are observed. We recommend repair or replacement as necessary.

Recommendation

Contact a qualified siding specialist.



#### 10.5.4 WALL SIDING FLASHING AND TRIM

##### **SIDING/TRIM - PAINT FAILING**



Paint is worn and failing on siding/trim. We recommend prep and paint as needed to protect the siding by a qualified paint contractor.

Recommendation

Contact a qualified painting contractor.



#### 10.5.5 WALL SIDING FLASHING AND TRIM

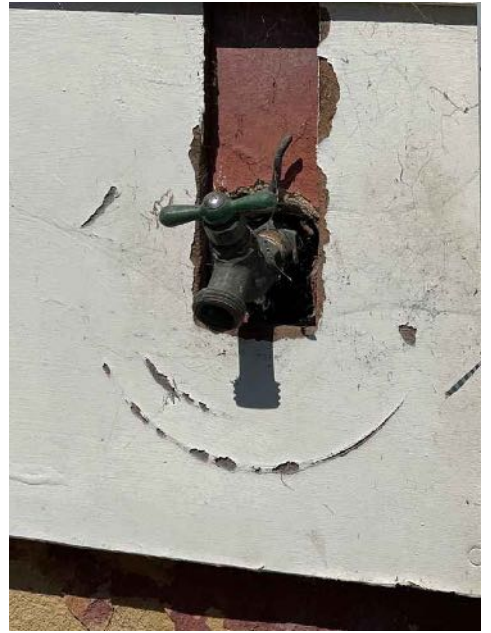
##### **SIDING - HOLE**



A hole or gap was observed in the siding. We recommend sealing the hole(s) to prevent rodent or water intrusion.

Recommendation

Contact a qualified professional.



10.6.1 DOORS (Exterior)

**WOOD DAMAGE  
DOOR(S)/FRAME**



Recommendation or Safety Upgrade

Some damaged wood was observed at the exterior door(s)/frames. We recommend referring to the pest inspection report for a detailed evaluation of the wood.

Recommendation

Contact a qualified pest control specialist.





Garage

## 10.6.2 DOORS (Exterior)

**DOUBLE KEY LOCKS**

There is a double key lock installed on entry door(s). This is a fire-safety concern if locked. We advise upgrading to a thumb lock by a qualified person.

Recommendation

Contact a qualified locksmith



## 10.6.3 DOORS (Exterior)

**HARDWARE - MISSING/DAMAGED**

Main entry door hardware is missing or damaged. We recommend replacement for safety.

Recommendation

Contact a qualified professional.



Garage

10.9.1 STOOPS, STEPS, PORCHES AND RAILINGS

 Recommendation or Safety Upgrade

**ROT @ RAILING**

Wood damage was observed. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. However, we recommend repair by a qualified licensed contractor for safety.

Recommendation

Contact a qualified professional.



10.9.2 STOOPS, STEPS, PORCHES AND RAILINGS

 Recommendation or Safety Upgrade

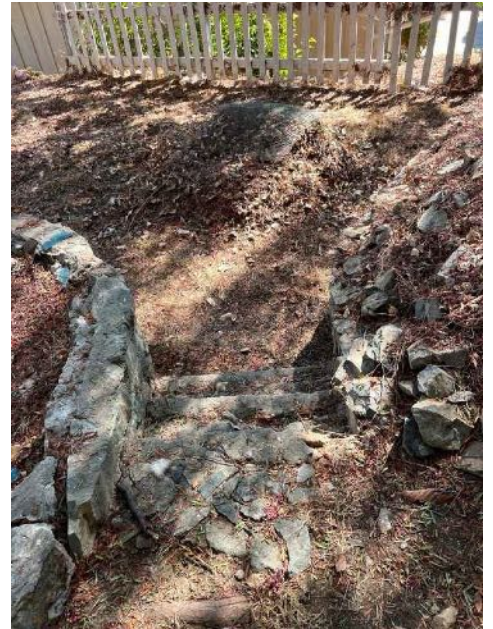
**HANDRAIL - NONE**



This exterior staircase had no handrail. Generally-accepted modern safety standards dictate that stairs with 4 or more risers should have a handrail. You should consult with a qualified contractor before the expiration of your contingency period to discuss options and costs for handrail installation.

Recommendation

Contact a qualified professional.



10.10.1 DRIVEWAYS, PATIOS,  
WALKWAYS



Recommendation or Safety Upgrade

### **PATIO COVER - FASCIA**

Patio cover rafters may not be solely supported by the existing rafter tails or fascia of the house. This is a non-standard installation. When patio covers are attached to the house, they must be attached to the exterior wall of the house. Advise necessary corrections by a licensed contractor.

Recommendation

Contact a qualified professional.



10.10.2 DRIVEWAYS, PATIOS, WALKWAYS

### **PATIO COVER- ROT/FUNGUS/TERMITE**



Action Item or Further Review

Dry rot/wood damage or fungus-like growth was observed at the wood patio cover. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. However, we recommend further review and repair by a qualified licensed contractor for safety. An estimate of repair should be obtained before the close of your contingency period.

Recommendation

Contact a qualified pest control specialist.



10.10.3 DRIVEWAYS, PATIOS,  
WALKWAYS

 Recommendation or Safety Upgrade

**PATIO - TILES - LOOSE**

Tiles on the patio are loose and/or deteriorated. Loose tiles can be a tripping hazard. We recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



10.10.4 DRIVEWAYS, PATIOS,  
WALKWAYS

 Action Item or Further Review

**ASPHALT DETERIORATED**

The asphalt driveway is cracked and deteriorated. We recommend that you obtain a quotation for repair prior to the end of your contingency period.

Recommendation

Contact a qualified professional.





10.10.5 DRIVEWAYS, PATIOS,  
WALKWAYS



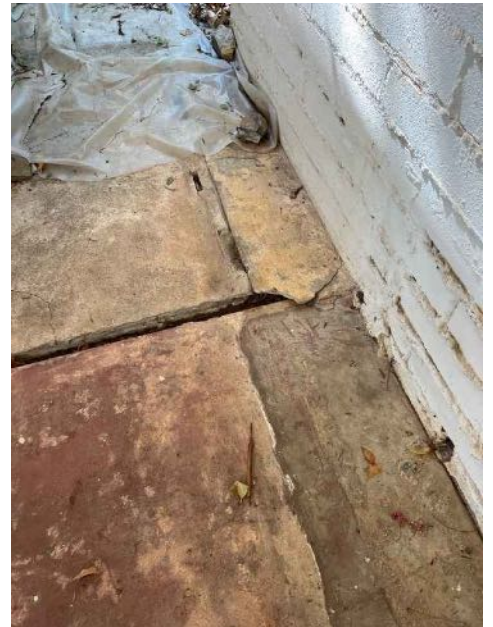
Recommendation or Safety Upgrade

### **PATHWAY - TRIP HAZARD**

Tripping hazard exists at the pathway. We recommend repair to avoid injuries.

Recommendation

Contact a qualified professional.



10.11.1 EAVES, SOFFITS AND FASCIAS



Recommendation or Safety Upgrade

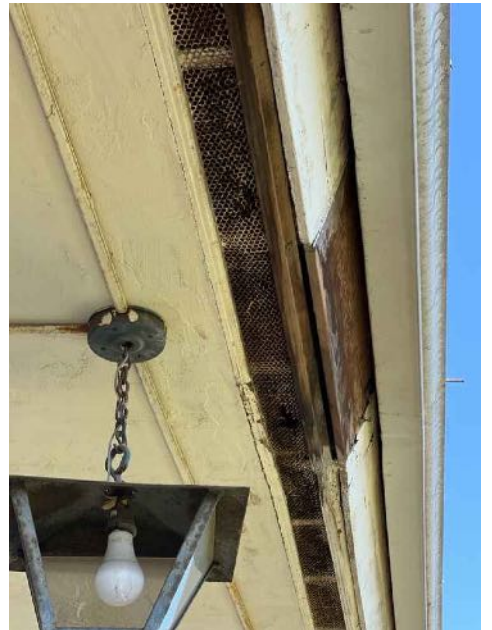
### **FASCIA/EAVES - TERMITES/ROT**

Some damaged wood was observed at the eaves or fascia boards. Determining if this damage was caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state-licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.

Recommendation

Contact a qualified pest control specialist.





10.12.1 FENCE, LANDSCAPE WALLS, BOUNDARY WALLS



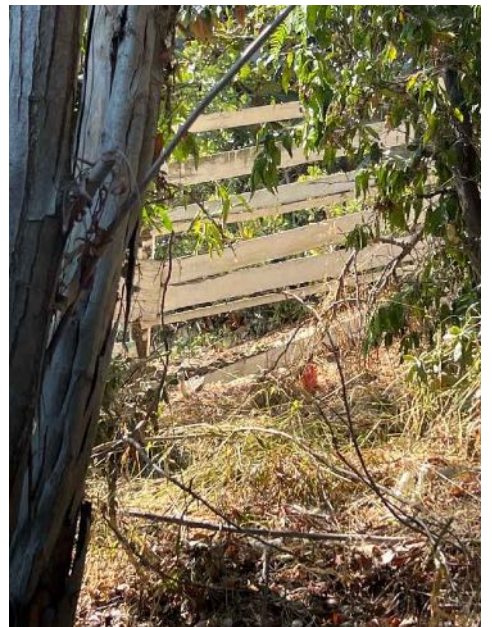
Recommendation or Safety Upgrade

**FENCE LOOSE**

The fence is loose, leaning, and deteriorated in several areas. We advise necessary repairs or replacing as needed by a licensed contractor.

Recommendation

Contact a qualified fencing contractor





## 10.13.1 SAFETY GLASS

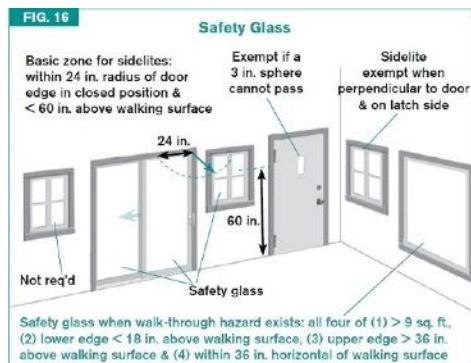
 Recommendation or Safety Upgrade
**OLDER HOME - NO SAFETY GLASS**

Homes built before 1979 may not have safety glazing (glass) where it is required in newer homes. Regular plate glass that is subject to human impact can cause injuries. Locations that have a higher probability of human impact are now required to have safety or tempered glass. These areas include sliding glass doors, windows or glass doors around tubs and showers, windows at stairwell landings, windows low to the ground, and windows that may be damaged either by a swinging door or by someone being pushed into the glass by a swinging door. Therefore glass inserts at doors and adjacent to doors should be safety glass.

Since plate glass was acceptable at time of construction, home inspectors can only recommend upgrades for safety, but sellers do not have to bring an old house up to today's building code. Also some safety glass cannot be identified without specialty testing equipment which home inspectors do not use. We recommend that you read "[Safety Glazing](#)" by Douglas Hansen for more information, and upgrade windows as needed for safety.

## Recommendation

Contact a qualified window repair/installation contractor.



## 11: ROOF

**Information**

**General: ROOF COVERING TYPE**  
MODIFIED BITUMEN

**General: VIEWED ROOF COVERING FROM**  
WALKED ROOF, GROUND

**FLASHINGS/ROOF PENETRATIONS: Flashing - Inspected**

The inspector observed no deficiencies in roof flashing.

**ROOF SHEATHING (As observable from attic): No Solid Sheathing**

No roof sheathing was present. For a future re-roof one major cost may be the need to re-sheet your entire roof deck with plywood, so that it is a solid wood deck, which is currently required by building standards. The original roof was installed over what's called an open-spaced deck. Typically it's composed of 1×6 deck boards spaced about 4-5 inches apart. These gaps don't work with some more modern materials, such as concrete tiles.



**FLAT ROOF: Flat Roof - Inspected**

The flat roof shows normal wear for its age and type; appears to be in serviceable condition.

**Repair or replace**

11.2.1 ROOF COVERINGS (Surface of roofing materials)

**DEBRIS ON ROOF**

Excessive leaves and debris were noted on the roof. Leaves and debris can hold unwanted moisture on the roof. We advise professional cleaning.

Recommendation

Contact a qualified professional.





### 11.3.1 FLASHINGS/ROOF PENETRATIONS



Recommendation or Safety Upgrade

#### SEALANT CRACKED - VENTS

The sealant around flashings is cracked. We advise further corrections by a licensed roofer.

Recommendation

Contact a qualified roofing professional.



### 11.3.2 FLASHINGS/ROOF PENETRATIONS



Maintenance Item

#### NO PAINT AT FLASHING/VENTS

Sheet metal flashings and ABS plumbing vents were not painted. Paint is required at the ABS vents and recommended at exterior sheet metal. We advise corrections with qualified painter.

Recommendation

Contact a qualified painting contractor.



### 11.4.1 ROOF SHEATHING (As observable from attic)



Action Item or Further Review

#### SHEATHING - DRY ROT

Damaged wood was noted at the roof sheathing in the attic. This may indicate that a leak did or still does exist. We recommend evaluating the pest inspection report for a detailed evaluation of the wood, and also having a licensed roof contractor inspect the roof to determine the integrity of the roof prior to the end of your contingency period.

Recommendation

Contact a qualified roofing professional.





### 11.5.1 ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers)

#### **DNSPOUT ELBOW**

Downspouts need elbows and splash blocks to carry rainwater away from the home.

Recommendation

Contact a qualified professional.



Maintenance Item



### 11.5.2 ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers)

#### **GUTTERS - DEBRIS 1**

Gutters are full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration, or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. We recommend having them cleaned and checked by a qualified person.

Recommendation

Contact a qualified professional.



Maintenance Item



11.6.1 FLAT ROOF

**ROOF OLD - REPLACE**

 Action Item or Further Review

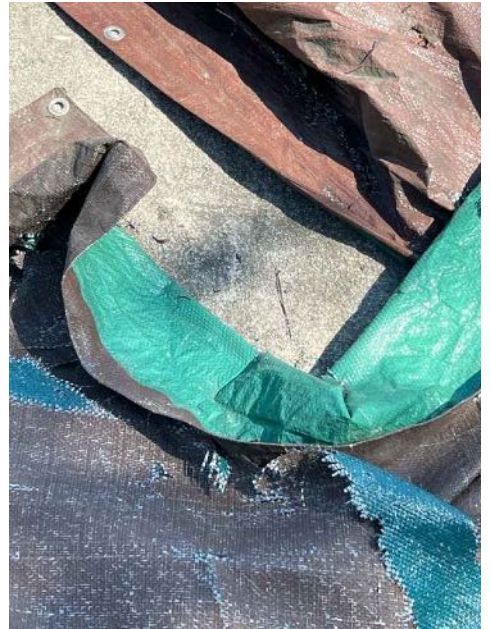
The roof covering is old, and the life of the covering has expired. The covering does need to be replaced.

Recommendation

Contact a qualified roofing professional.







11.6.2 FLAT ROOF

**ROOF MUMPS**

Roof covering shows a mump-like appearance indicating a possible manufacturer defect. These areas will eventually blister and roof will need replacing.

Recommendation

Contact a qualified roofing professional.



Recommendation or Safety Upgrade



## 12: STRUCTURAL COMPONENTS

### Information

**General: FOUNDATION**  
POURED CONCRETE

**General: 1ST LEVEL FLOOR**  
**STRUCTURE**  
SLAB

**General: FOUNDATION BOLTS**  
NOT OBSERVABLE\*

**General: WALL STRUCTURE**  
WOOD STUDS

**General: ROOF STRUCTURE**

2 X 12 RAFTERS

**General: METHOD USED TO****OBSERVE ATTIC**

INACCESSIBLE

**General: ATTIC ACCESS INFO**

NONE FOUND

**General: LOT TYPE**

HILLSIDE SETTING (Greater; 15 deg.)

**STRUCTURE (Informational): STRUCTURE - Inspected**

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home's structure. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, such as anchor bolts, shear walls and seismic hardware. In the absence of any major defects, the home inspector may not recommend that you consult with a foundation contractor, structural engineer, or geologist, but this should not deter you from seeking the opinion of any such expert. Our inspection of foundations conforms to InterNACHI standards which is that of a generalist and not a specialist, and we do not use any specialized instruments to determine if the floors are level. Floors are rarely perfectly level and it is generally agreed that a slope of one inch or less in twenty feet is commonplace and a difference that is usually observable. If you suspect that your floors are out of level or if you want to determine if they are, you can employ a specialist to conduct a manometer survey.

**STRUCTURE (Informational): Hillside Setting - Slope**

This house is located within a slope or hill setting. Geological evaluations are beyond the scope of our inspection. We advise consulting with a geotechnical engineer if concerned by conditions listed in this report or which you have seen.

**SLAB (Observable Evidence of Structural Defects - Concrete Floors): Slab Not Visible**

Due to floor coverings throughout the house, the slab was not visible.

## Limitations

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FOUNDATION BOLTS (Foundation bolts present)

**NOT VISIBLE**

Foundation anchor bolts were not observable due to finished wall material.

ROOF STRUCTURE AND ATTIC

**ATTIC INACCESSIBLE**

Due to the configuration of the roof, the attic could not be inspected.

## Repair or replace

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12.3.1 FOUNDATIONS (Observable Evidence of Structural Defects)



Maintenance Item

**EFFLOURESCENCE - STEM WALL**

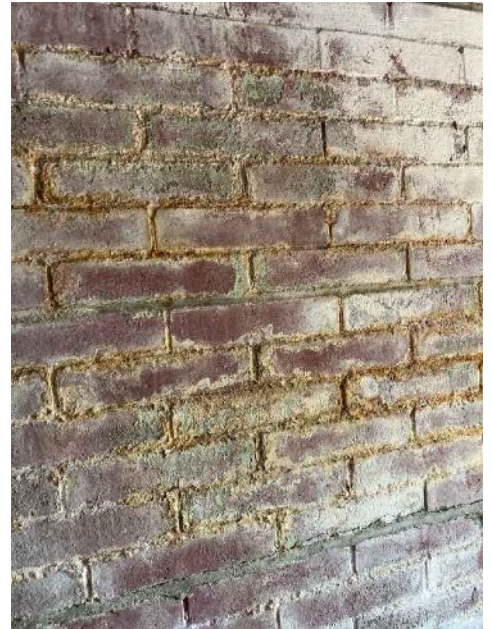
GARAGE



White efflorescence (powder substance) on the foundation wall indicates moisture is in contact with the masonry. This does not necessarily mean that intrusion will occur. This condition can be related to negative grade or irrigation located to the exterior of the affected portions of the foundation walls. We recommend correction of any negative grade, over-irrigation, or downspouts discharging around the home. We also recommend checking any drain lines for proper operation. Efflorescence is found in many homes without water intrusion occurring inside the home/crawlspace. But, it should alert you to the possibility that future steps may be needed.

Recommendation

Recommend monitoring.



12.4.1 SLAB (Observable Evidence of Structural Defects - Concrete Floors)



Action Item or Further Review

### **CRACK IN PERIMETER FOOTING**

A crack was noted in the foundation perimeter. It is undeterminable if this crack goes into the slab because the slab is not visible.

However, cracks are common in concrete slabs. Due to the floor coverings, the slab was not visible. A conclusive evaluation can only be obtained by performing an invasive inspection, or an engineering study, both of which are beyond the scope of a general home inspection. A qualified contractor or engineer should perform further evaluation prior to the end of your contingency period.

Recommendation

Contact a foundation contractor.



12.4.2 SLAB (Observable Evidence of Structural Defects - Concrete Floors)



Action Item or Further Review

### **VERTICAL CRACK AT SLAB FOOTING**

There are vertical cracks in the stem walls of the slab foundation, and although they are relatively small and there is no offset they are larger than shrinkage cracks, and it is likely that they extend beyond the stem wall and into the slab, which could permit moisture to intrusion. For this reason, we recommend that they be evaluated by a foundation contractor and be sealed or serviced as necessary.

Recommendation

Contact a foundation contractor.



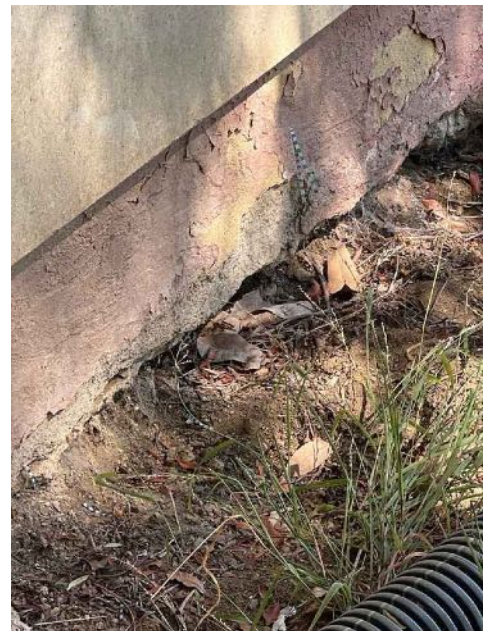
12.4.3 SLAB (Observable Evidence of Structural Defects - Concrete Floors)



Recommendation or Safety Upgrade

**SLAB**

Slab of the home was being undermined. We recommend further review and repair with a qualified structural contractor.



## 13: INSULATION AND VENTILATION

### Information

**General: ATTIC INSULATION**  
NOT VISIBLE

**General: R- VALUE**  
NOT ACCESSIBLE

**General: DRYER VENT**  
NONE

**General: ATTIC VENTILATION**  
PASSIVE SOFFIT AND GABLE VENTS

## Limitations

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### CLOTHES DRYER VENTING SYSTEM

#### **NO CLOTHES DRYER VENT**

No clothes dryer vent connection was present.

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### GARAGE VENTS

#### **GARAGE VENT - NONE**

Garage vents are not present. Garage vents are needed to allow chemical and gas vapors to dissipate, and allow fresh combustion air into the garage for gas-burning appliances. We recommend having vents installed by a qualified contractor.

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## Repair or replace

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### 13.3.1 VENTILATION OF ATTIC

#### **VENT SCREENS - TORN**



Recommendation or Safety Upgrade

Torn vent screens are noted. We advise repair to prevent pest intrusion.

Recommendation

Contact a qualified professional.



### 13.5.1 BATHROOM VENTING

#### **BATH VENT - INOPERABLE**



Recommendation or Safety Upgrade

The bathroom vent/fan did not work when tested. It is important to have a functional vent to remove humid air. We recommend replacement.

Recommendation

Contact a qualified professional.

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## 14: UTILITY SHUT-OFF

### Information

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#### **MAIN WATER SHUT-OFF DEVICE: Location - Front**

The main water shut-off valve is located at the front exterior wall of the house.



**MAIN PANEL AND DISTRIBUTION PANELS: Sub-Panel - In Bedroom Closet**

Master Bedroom

Sub-panel located in the bedroom closet.

**MAIN GAS SHUT OFF VALVE: Gas Shut Off - Front**

The main gas shut-off valve is located at the gas meter at the front of the house.

**Repair or replace**

## 14.1.1 MAIN WATER SHUT-OFF DEVICE

**MAIN HOUSE GATE SHUT OFF - OLD**

This house has a "gate" valve type main water shut off. The valve appears to be original and aged. Gate valves that are aged are prone to leaking or breakage. Often times the valve has not been turned for an extended period of time, this can cause the valve to fail. The valve was not tested during the inspection in accordance with our Standards of Practice. We advise installing a new "ball" valve type shut-off with a licensed plumber as preventative maintenance.

Recommendation

Contact a qualified plumbing contractor.



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# STANDARDS OF PRACTICE

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## **BUILT-IN APPLIANCES**

All appliances have an expected life span and will eventually wear out. To determine the life span of appliances and other components in your house, see the [Table of Life Expectancy](#).

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## **PLUMBING SYSTEM**

Home inspectors check for functional flow at fixtures and drains by running water at all fixtures for an extended period of time. The test is to operate each serviceable fixture (faucets, toilets, and a representative number of hose spigots) and observe the associated drains, and allow adequate water to run to determine adequate flow rate, adequacy of the drain, and the draw of the drain (absence of blockage). However, inasmuch as significant portions of drainpipes are concealed, inspectors can only infer their condition by observing the draw at drains. Nonetheless, blockages and leaks will occur in the life of any system. Regardless, blockages and leaks in main sewer pipes are common and are costly to repair or replace, and for this reason, we sensibly disclaim responsibility for evaluating the concealed portions and strongly recommend that buyers arrange to have the main sewer pipe video-scanned by The Real Estate Inspection Company or accept the risk of any damage that might occur.

Home inspectors do not operate (turn) any water supply shut-off valves such as angle stops (the type under sinks), laundry hose spigots, water heater supply valves, or main water shut-off valves at the meter. Home inspectors do not test clothes washer drains or stand pipes, or flood test the over-flow drains at tubs and sinks in accordance with industry standards of practice. If you have questions about these exclusions, please contact your home inspector.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## **ELECTRICAL SYSTEMS**

The electrical system is evaluated for proper installation, functionality of fixtures, and polarity of accessible receptacles. This is not an exhaustive test, and home inspectors do not determine the proper distribution of receptacles per circuit or the effectiveness of each breaker. This takes specialized tools that are outside the scope of a home inspection.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## **HEATING EQUIPMENT**

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## **COOLING EQUIPMENT**

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## **FIREPLACES**

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## **FIRE/SAFETY**

Smoke detector should be tested upon moving into home, and every six months. We recommend replacing all smoke detectors when they become 10 years old. Smoke detectors that are 10 years old or older may have a failure rate as high as 30%, and smoke detectors that are 15 years old or older may have a failure rate as high as 50% according to the National Fire Protection Association [www.nfpa.org](http://www.nfpa.org). We also recommend that a smoke alarm be installed in each bedroom, and at least one on each level outside of bedrooms. It is further recommended that all smoke detectors be inter-connected with a signal wire to sound all alarms if one is activated. Wireless smoke detectors are available.

**Important Smoke Alarm Law SB 745:** A law took effect which will impact every homeowner in California. These are the new requirements that you should be aware of. For more details, please see our article "When and Where are Smoke Alarms Required?"

July 1, 2014 - Any smoke alarm installed that is solely powered by a battery MUST be a sealed unit with a 10-year non-removable battery. You must write the date of installation on the unit.

July 1, 2015 ALL old smoke alarms that are solely powered by batteries MUST be replaced with those that contain a sealed battery that is rated to last 10 years.

July 1, 2015 ALL smoke alarms powered by 120 VAC and/or battery must comply with the provisions of having a 10-year non-removable battery.

From now on, any repairs, alterations or additions greater than \$1,000 or requiring a permit will require upgrading (and installing additional alarms) that meet the new requirements.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## INTERIORS

**Note:** reported items on the interior surfaces can be evidence of more significant defects. Stains on ceilings may be evidence of roof or plumbing leaks. Stains on walls may be evidence that windows or doors are leaking. Determining the exact cause of staining based on evidence that is only observable at the interior surface is beyond the scope of a home inspection due to its concealed nature.

Stains that are reported may require more destructive testing to determine the exact source of the stain. It is the client's responsibility to arrange for additional testing which may be required by a specialist (fenestration, plumbing, roof, etc).

Determining the presence of RODENTS or the extent of a rodent infestation is NOT part of a home inspection. Level II pest inspectors must be licensed by the State of California. Home inspectors are not licensed pest inspectors, and do not lift insulation or investigate possible rodent infestation.

Home inspectors do NOT comment on cosmetic items such as wall, window, and floor coverings, stains on counters, etc.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## EXTERIOR

**Note:** reported items at the exterior can be evidence of more significant defects. A home inspection is a cursory evaluation of these systems, not an exhaustive test. A home inspector is not a fenestration (waterproofing) expert. A home inspection cannot predict the functionality or adequacy of the exterior siding and flashing under all circumstances or weather conditions. A home inspector cannot confirm the proper installation of windows, flashings, or condition of vapor barriers due to their concealed nature. Exhaustive testing of windows, doors, decks, or other penetrations is available from fenestration specialists. It is the client's responsibility to arrange for additional evaluation by a siding or fenestration specialist if the client has concerns about defects indicated in this report.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## ROOF

What remains true of all roofs is that, in so far as their condition can be evaluated within the scope of a home inspection, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of a home inspection. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be concealed. Consequently, we cannot and do not give any guarantees. We will examine the roof, and evaluate it, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. We also cannot predict the integrity of the roof during unforeseen severe weather conditions such as wind-driven rain or monsoonal rains. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history.

**NOTE:** ITEMS IDENTIFIED IN THIS SECTION CAN BE EVIDENCE OF MORE SIGNIFICANT ROOF DEFECTS. A HOME INSPECTION IS A CURSORY EVALUATION OF THE ROOF SYSTEM, NOT AN EXHAUSTIVE TEST. A HOME INSPECTION CAN NOT PREDICT THE INTEGRITY OF THE ROOF UNDER ALL CIRCUMSTANCES SUCH AS VARIOUS WEATHER CONDITIONS. IT IS THE CLIENT'S RESPONSIBILITY TO ARRANGE FOR ADDITIONAL EVALUATION BY A LICENSED ROOF CONTRACTOR IF THE CLIENT HAS CONCERNS ABOUT ADEQUACY, OR WANTS TO KNOW THE ESTIMATED LIFE REMAINING OF THE ROOF.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## STRUCTURAL COMPONENTS

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## INSULATION AND VENTILATION

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)