



Prepared For: Jane and Jack Buyer

Property Address: 8320 Vista Monterra, Monterey, CA 93940

Inspector: Robert Vierra
Company: RLV Inspection Services
dba WIN Home Inspection Monterey
(831) 637-2194
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Services Included in this Report:

Full Home Inspection

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NOT A WARRANTY

THE SERVICES PERFORMED, THE AGREEMENT, AND THE REPORT DO NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND, NOR DO THEY SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW.

There are no warranties made against roof leaks, wet basements, or mechanical breakdowns. The report is NOT a listing of repairs that need to be made. Therefore, you agree NOT to hold us responsible for future failure and repair, or for the non-discovery of any patent or latent defects in material, workmanship, or other conditions of the property which may occur or become evident after the date the services were performed; nor for any alleged non-disclosure of condition that are the express responsibility of the seller of the property. You agree to assume all the risk for conditions which are concealed from view or inaccessible to us at the time that the services were performed.

THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.

THIS REPORT IS FOR THE EXCLUSIVE USE OF OUR CLIENT AS NAMED IN THE INSPECTION AGREEMENT. It may not be used or relied upon by any other person unless that person is specifically named by us in the Inspection Agreement as a recipient of this report. Distribution of this report to any third party without the written consent of the inspector and WIN Home Inspection is prohibited. As the client, you agree to maintain the confidentiality of this report and to reasonably protect the report from distribution to any third party. You agree to indemnify, defend and hold us harmless if any third party brings a claim against us relating to the inspection or to this report.

EXPLANATION OF TERMS

This report was prepared and written with the age and type of structure taken into consideration. Below is an explanation of the terms used in the report.

FUNCTIONAL: Items marked Functional appear to be in serviceable condition using normal operating controls. There were no visible indication of failure at the time the services were performed.

SATISFACTORY: Items marked Satisfactory appear to be in serviceable condition using normal operating controls. There were no visible indications of failure at the time the services were performed. Items that need minor service that do not significantly affect an item's use may be classified as satisfactory.

ATTENTION: Items marked Attention appear to be in need of preventive maintenance or service. Attention may also indicate an item that the inspector would recommend gaining further information from a third party immediately in order to provide additional clarification and/or insight into the item's condition.

MAINTENANCE: Items marked Maintenance are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

ACTION REQUIRED: Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, other related items, or present a potential health and/or safety hazard.

PRESENT: Items marked Present were visible at the time the services were performed and were not tested or inspected due to either the type of device or access limitations.

NOT INSPECTED: Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, weather condition or the inspection of the item is not within the scope of the services performed.

N/A: Items marked N/A are not included in the report. The item may not be present, not included, not accessible, not available, not addressed, not applicable, not appropriate, and/or not examined.

WIN Home Inspection

Full Home Inspection

This report contains confidential information and is supplied solely for use by the client(s) of:

RLV Inspection Services dba WIN Home Inspection Monterey
880 Victory Drive, Hollister, California 95023
(831) 637-2194 monterey.wini.com

Work Order Number: 14901023

Service Date: 12/4/2023

Time: 9:30 AM

Site Address:

8320 Vista Monterra, Monterey, CA 93940

For the purpose of this inspection, the Main Entry Door faces: Southeast

Site Information:

Weather: 55 °F - Sunny

Approximate Year Built: 2018

Structure: Single Family - wood frame

Foundation: Concrete Perimeter

Bedrooms: 5

Bathrooms: 5

Floors: 1

Occupied: Yes

Client:

Name: Jane and Jack Buyer

Address:

Work Phone:

Home Phone:

Mobile Phone:

Email Address:

Client Present at Inspection: Yes

Buyer's Agent:

Name:

Company:

Address:

,

Phone:

Email:

Buyer's Agent Present at Inspection: Yes

Seller's Agent:

Name:

Company:

Address:

,

Phone:

Email:

Seller's Agent Present at Inspection: Yes

Inspector: *Robert Vierra*
Robert Vierra

License / Certification: ASHI #250145

Email: rvierra@wini.com

RLV Inspection Services
dba WIN Home Inspection Monterey

Notes:

INSPECTION NOTICE

Your inspection was performed by RLV Inspection Services dba WIN Home Inspection Monterey. The inspector is a certified inspector by American Society of Home Inspectors (ASHI) and/or a member of InterNACHI. WIN Monterey has performed approximately 11,000+ inspections since 1998.

The inspection is to be considered **preliminary in nature** and the inspector may make recommendations for further evaluation by an individual who is an expert or specialist in one or more specific building components or systems. Testing, measuring, or preparing calculations for any system or component to determine adequacy, capacity, or compliance with any standard is outside the scope of this inspection. Not all improvements or deficiencies will be identified during this inspection. **NO INSPECTION CAN WHOLLY ELIMINATE THE UNCERTAINTY REGARDING THE PRESENCE OF PHYSICAL DEFICIENCIES AND THE PERFORMANCE OF THE BUILDING'S SYSTEMS.** The inspection and report are intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed.

All repairs, further evaluations or suggestions noted in this home inspection report should be performed prior to the close of an escrow to minimize any unforeseen issues. **UNEXPECTED REPAIRS SHOULD BE ANTICIPATED.**

Acceptance of this report constitutes agreement to the terms of the Inspection Agreement, whether or not signatures or initials have been obtained. A copy of the Inspection Agreement is provided and attached to your PDF copy of the report. The findings in the report **are solely intended for our direct client listed on this report. We are not liable for the findings to any other party relying on this report**, except for the client listed. If this report is to be used in the sale/purchase of the property by someone not named as the client, we recommend you contact our office to schedule a re-inspection or new inspection of the property in case findings have changed and/or to validate the report. You may also consider contacting another home inspection company for their opinions of the property.

Excluded from this inspection is any system, structure or component of the building that is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of the inspector. **Also excluded but not limited to:** Engineering analysis of any kind including structural integrity, system/component design problems, functional adequacy, operational capacity, cosmetic issues, quality, or suitability for a particular use; building codes, code violations, clearances, etc.; operation of shut-offs, breakers, valves, etc.; cracked heat exchangers in furnaces/boilers; water testing for roof, wall or window leaks due to adverse weather conditions; concealed roofing membrane integrity; concealed floor cracks and all underground components; product recalls or other such notices; detection or identification of pests, Chinese drywall, molds, asbestos, lead, or other hazardous materials; component/system cost estimates or remaining useful life (RUL) estimates; specific components noted in the inspection report as being beyond the scope of the inspection; effects of adjoining/adjacent properties; installation guidelines and manufacturer's specifications.

This inspection will be performed in accordance with the scope and standards of practice of **ASHI** and/or **InterNACHI**, both nationally recognized home inspection associations. A copy of these standards is available through the association websites at www.ashi.org or www.nachi.org.

MOLD DISCLAIMER

The home inspector is not conducting a mold inspection or test, and is not an expert in bio organic growth. We are not inspecting, identifying or giving opinions regarding molds or airborne agents. Specialized testing and/or air samples are typically needed to determine the type of airborne agents at the property. Many times, the presence of mold is not readily visible and can appear in a short time span. If the residence is vacant, leaks have occurred, past or present evidence of sub area moisture/dampness, and/or heat has been turned off to the home, molds may be present. This inspection is limited to visible and accessible areas at the time of the inspection. In order to determine what types of bio organic agents may be located at the property, you can hire an environmental testing company for further evaluations and/or to conduct a thorough inspection prior to closing. **A separate mold test can be done by WIN Home Inspection Monterey for a separate fee and by signing a separate inspection agreement, explaining this type of additional testing and report.**

SUMMARY SECTION

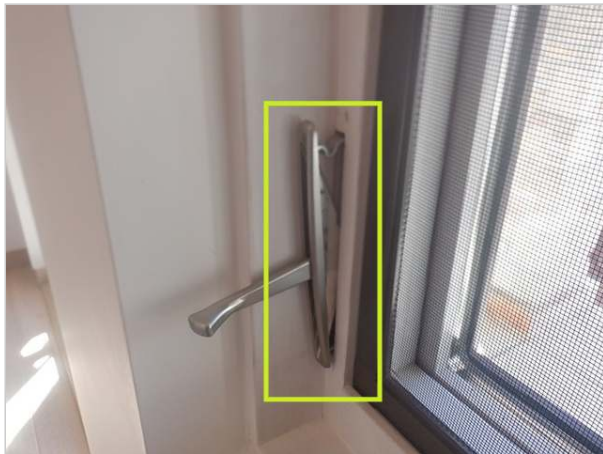
Full Home Inspection Summary Report

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

1. Structure - Windows, Latches/Locks

Attention

The windows in the home were functional; however, the lock handle sleeves were loose from the frame at several windows, and may need preventative repair. Appropriate repairs or modifications are recommended by a qualified trade.



2. Utility Services - Service Shut Off(s)

Exterior of garage

The gas line pipe at the West side of the home is embedded in the concrete walkway along the structure. This installation could cause the pipe to be damaged due to seismic and/or soil movement affecting the concrete. It is recommended the pipe run through a sleeve or other modifications to help prevent mechanical damage to the pipe. Modifications by a qualified trade would be recommended.



3. Patios/Decking/Porches - Natural Gas Service/Equipment

Attention - cap line

There appears to be a gas-line, which should be capped off when not in use, at the exterior West side wall of the garage. Appropriate repairs are recommended to prevent a possible leak if the handle were bumped or turned.

Full Home Inspection Summary Report



4. Attached Garage - Door(s), Garage - Building

Attention - door closers

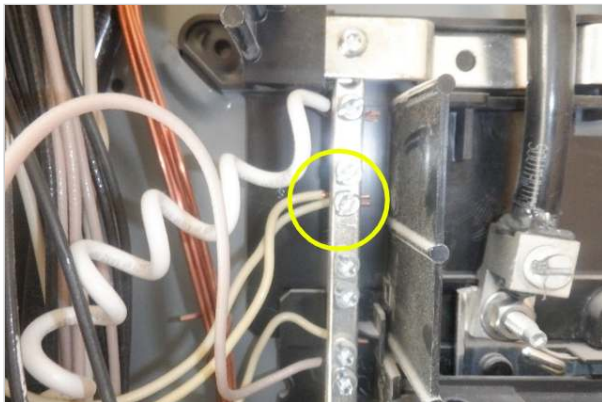
The auto-closing door hinges on the door leading into the house are not functioning properly. Appropriate repairs are recommended so the door completely shuts after being opened. It is suggested the hinges be installed and functioning to help prevent fumes from a vehicle or flames in the garage from entering the home. Appropriate repairs are recommended for proper use.



5. Electrical Service - Panel Cover(s) Removed

Yes - Attention - Double lugged neutral wires

There are neutral wires in the electrical sub panel #1 which are double lugged at the terminal bars. Standard electrical practice calls for single lugging of neutral or ground wires at the terminal bars. The inspector recommends an approved modification to the system. We suggest you call a qualified professional electrician for their recommendations.



Full Home Inspection Summary Report

6. Electrical Service - Breaker Configuration

Action Required- double tap

There is a 15 amp breaker in the main panel which is double-tapped (two wires leading to one breaker). Standard electrical practice calls for single-tapping of individual breakers. The inspector recommends an approved modification to the system. We suggest you call a qualified electrician for recommendations/repairs.

Note: Standard electrical practice calls for single lugging of individual breakers. Double lugging of breakers is not permitted unless a special connector, designed to hold two wires, is provided.



7. Electrical Service - Outlets, Switches, Junction Boxes, Lighting

Action Required

-There are improper wire splice(s) and exposed wires noted beneath several of the bathroom vanities from the under-cabinet lighting. These type of connections can be a potential safety hazard. We recommend you contact a qualified electrician for proper repairs.



-The inspector was able to identify and report on the condition of those outlets, switches and junction boxes which were visible and accessible at the time of the inspection. There was a missing electrical cover plate at the South wall of the garage. Replacing and/or installing a proper cover plate is recommended. We recommend a final walk-through, prior to the close of escrow, to identify the location and operation of all lights, switches and outlets on the property.

Full Home Inspection Summary Report



8. Water Heater - Evidence of Encrustation

Yes - corrosion at fittings

There are encrustations/corrosion at the fitting from the drain valve, near the bottom of the hot water heater tank. These deposits usually indicate past leaks or are the result of other conditions that could lead to leaks in the future. We recommend periodic inspection of the unit.



9. Kitchen(s) - Kitchen Windows

Attention

The left side window would not properly latch at the bottom of the window in the kitchen. Repairs are needed for proper operation. We recommend you contact an appropriate trade for evaluation/repairs.



Full Home Inspection Summary Report

10. Bathroom(s)/Washroom(s) - Sink/Fixtures

Attention - no shut-off valve

There were no shut-off valves accessible beneath several of the bathroom sink basins. Shut-offs valves would be needed in order to perform repairs without turning off water service to the entire home. Contact a qualified plumber for further investigations and/or repairs.



FULL REPORT

Full Home Inspection Details

(Italicized comments also appear in the summary report)

Structure

1. Description

Wood Framed

2. Approximate Year Built

Approximate Year Built 2018

3. Bedroom(s)

Bedroom(s) 5

4. Bathroom(s)

Bathroom(s) 5

5. Other Room(s)

Living Room, Dining Room, Kitchen, Family Room, Laundry Room, Office, Media Room

6. Remodel/Modernization Evident

None

We recommend requesting a list of any or all past remodel work, investigate any/all building permits, if the work completed was performed by a qualified professional trades person to industry standards, and any transferable warranties. If remodel work was done without permits, we recommend contacting a local qualified contractor and/or local municipality to determine if the installations meet current standards, and/or what steps may be necessary to obtain a proper permit.

7. Repairs Evident

No

Note: There may have been items or areas which have been previously repaired, which were not apparent to the inspector. We recommend you further investigate and/or ask the owner to disclose any and all known repairs to this property.

8. Smoke Detector(s)

Yes - hardwired, not tested

Some of the smoke alarms/detectors are hardwired and do not contain a test button on the units. Therefore, the units were not properly tested. The inspector recommends testing the system prior to occupying the structure and every month to identify functional operation. We recommend any new or replaced detectors be 10 year battery life units to meet upcoming or current standards. Any detectors in excess of 10 years old are suggested to be replaced.

Note: Presently, current building standards require a smoke alarm in 1) each bedroom, 2) centrally located outside each sleeping area, and 3) on every floor including the basement regardless of whether there is a sleeping area on the floor, including the basement.

Note: Any smoke alarms newly installed or replaced must be with a 10 year battery life unit to meet upcoming or current standards. Any smoke alarm that was approved at the time of installation may remain, but any newly installed smoke alarm will have to comply with the Local Authority having Jurisdiction stricter requirements. Additionally, where any alterations, repairs, or additions exceeding \$1000 for which a permit is required, the smoke alarms must meet the Local Authority having Jurisdiction standards for the type of smoke alarm. The State Fire Marshall will require battery operated smoke alarms to 1) display the date of manufacture on the device 2) provide a place on the device to insert the date of installation and 3) incorporate a hush feature.

9. Carbon Monoxide Detector(s)

Present - 2 or more

Full Home Inspection Details

(Italicized comments also appear in the summary report)

The inspector noted the presence of carbon monoxide (CO) detectors in the hallway areas. The inspector recommends replacing the batteries in all the units when the buyer takes possession of the property, and replacing any units which are more than 10 years old. Testing the units according to the manufacturers recommendations to identify functional operation is also recommended.

Note: As of January 1, 2013 all residential homes and multi-unit housing now require installation of CO detectors. CO alarms/detectors must be installed **"outside each separate sleeping area in the immediate vicinity and on every level of the home including basements."** The inspector recommends an appropriate amount of CO detectors be installed in the structure according to Local Authority having Jurisdiction and manufacturer recommendations. Replacing a CO detector unit every 10 years is recommended.

10. Alarm/Security System

Yes

The structure appeared to be equipped with a security system which should provide for added safety. The system was not tested/inspected under the scope of the inspection. The inspector recommends questioning the current owner if the system is operational, and on how to operate the system.

11. Insulation

Battens in crawl space

Note: Insulation in the walls and/or other cavities cannot always be determined by this visual examination. Further actions would be necessary in order to determine the existence of any insulation in the enclosed cavities.

12. Insulating Rating Evident

N/A - R-value of insulation not visible

Current recommendations for insulation include R-30 value in the attic space, R-19 value in the sub-structure , and R-13 value in the walls. These are minimum recommendations to provide energy efficiency to the structure. Check with your Local Authority having Jurisdiction for your local requirements. Note: Insulation in the walls cannot be determined by this visual examination. Further invasive actions would be necessary in order to determine the existence of any insulation in the wall cavities.

13. Interior Walls

Smooth wall finish

14. Interior Ventilation Method

Kitchen and Bathrooms

15. Windows, Latches/Locks

Attention

The windows in the home were functional; however, the lock handle sleeves were loose from the frame at several windows, and may need preventative repair. Appropriate repairs or modifications are recommended by a qualified trade.

Note: At the time of the inspection the latches and locks appeared to be functional, except if noted. Most window latches will need periodic adjustment or cleaning of debris in the track areas in order to close properly. This is only a random test and in no way a guarantee that all windows are functional. The inspector recommends testing all windows prior to closing, to identify any issues which may be of concern to the buyer. Most windows will need periodic adjustments or maintenance.

Note: The scope of a home inspection does not include testing or identifying window coverings, unless stated in the report. However, some older window coverings may employ cords for operation. There have been instances of injury or strangulation when pets or children become entangled in window covering cords. If present, we recommend eliminating the cord operated window coverings or installing cord cleats to secure the cords at least 60" above the floor surface as a preventative safety measure.

16. Furniture/Storage

Average

Full Home Inspection Details

(Italicized comments also appear in the summary report)

Furnishings and storage items in this structure are in the opinion of the inspector average for an occupied residence.

Note: Notation is made that furniture, storage and personal items are not moved by the inspector to perform the inspection. We recommend you inspect all areas when vacant, as part of the final walk-through process.

17. Floor Structure

Joists/post & piers

2x8 floor joists, girders, post and piers

18. Ceiling Structure

Not Visible

Due to finished ceilings and no attic space, the ceiling framing is not visible.

19. Roof Structure

Not Visible - cathedral/vaulted ceilings

The area of the roof framing are not accessible due to the type of building design (enclosed cavity/vaulted ceiling). Lack of proper insulation and/or venting can lead to moisture build-up in the cavities. The inspector cannot comment if the area has adequate ventilation or insulation. We recommend you review any available building blueprints or contact a qualified professional trade for further evaluations/opinions.

20. Fire Sprinkler System

Installed

The structure is equipped with a fire sprinkler system which should provide for added safety. One of the sprinkler heads is loose from the ceiling in the garage. Appropriate repairs are recommended to maintain a seal firewall system. The sprinkler system was not tested/inspected under the scope of the inspection. There are several types of sprinkler systems which are associated with past or present recalls. The brand or type of these sprinkler heads is not known. The inspector recommends contacting a fire sprinkler company, and/or the local fire department on any inspections or maintenance procedures needed for the system.



The structure is equipped with a fire sprinkler system which should provide for added safety. The system was not tested/inspected under the scope of the inspection. There are several types of sprinkler systems which are associated with past or present recalls. The brand or type of these sprinkler heads is not known. The inspector recommends contacting a fire sprinkler company, and/or the local fire department on any inspections or maintenance procedures needed for the system.

21. Asbestos Noted

No - built after 1980

The scope of this inspection does not include an asbestos in materials sampling and/or identification inspection. Structures built prior to or near 1978 may contain this material in certain substrates. If this is a concern, we suggest you contact a certified asbestos inspector or lab for testing.

Full Home Inspection Details

(Italicized comments also appear in the summary report)

Note: It should be mentioned that asbestos was often used in structures prior to 1980, and is a health issue if it becomes friable and/or airborne. For more information, contact the EPA or your local health department for brochures.

22. Lead

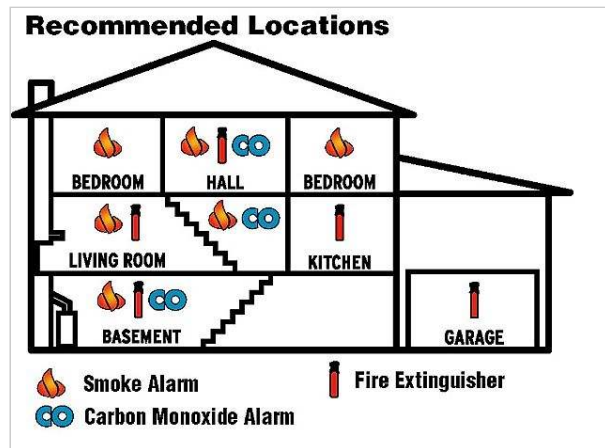
N/A

Note: The scope of this inspection does not include a lead in materials sampling and/or identification inspection. Houses built prior to or near 1978 may contain this material in certain substrates or building materials. If there is a concern, we recommend you contact an appropriate testing facility for further evaluation.

23. Life Safety Equipment

Recommendations

We recommend installing fire extinguishers in kitchens, laundry areas, basements, and garages, as well as one per level of the structure. Extinguishers would be a potential life saving device and aid in the reduction of a fire spread. Also, a ladder escape system is recommended for any upper story living area in order to escape in case of a fire. Extinguishers and ladder escape systems can be purchased at any home repair center or hardware store and would be a potential life saving device.



Exterior Structure

1. Flat Surface Material(s)

Stucco

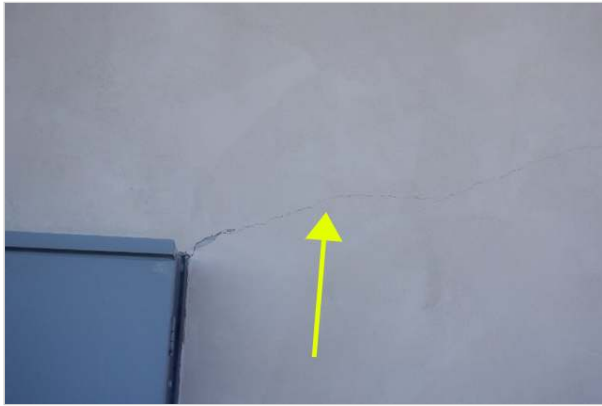
2. Siding Condition

Functional - cracks

The siding is in functional condition; however, there are cracks at the stucco siding material at various areas of the structure. These type of cracks may be due to movement, curing at application, or other issues. We suggest the cracks be properly patched/sealed to prevent moisture intrusion, and to monitor for future movement. Proper care and maintenance such as painting and periodic pressure washing is also recommended.

Full Home Inspection Details

(Italicized comments also appear in the summary report)



3. Painted Surfaces

Functional

4. Caulking Structure

Satisfactory

Note: Touching up the structure caulking around the tops and sides of the window and door trim, and any openings/gaps is often needed in between paintings. Touching up of all voids is recommended in the fall, prior to the rainy season. The caulking keeps rain water from penetrating behind the siding material and causing premature deterioration of the material.

5. Window Glass

Satisfactory

6. Eave/Soffit Areas

Functional

7. Fascia Boards/Trim

Functional - weathered

There are some exposed beams which are weathered or deteriorated, and may require future maintenance.

8. Exterior Columns/Support structures

Functional

9. Double Pane Seals/Insulating Windows

Functional

Note: The visual inspection of the windows may not disclose seals which have lost their seal in between the panes of glass, or other deficiencies with the windows or UV coatings or films. The deficiency is sometimes only visible under certain climatic conditions. It is not always possible to see all windows or seals during a home inspection due to furnishings, obstructions, film, or debris on the glass. If concerned, we suggest all windows be cleaned and/or re-inspected.

10. Window Screens

Functional

11. Display Lights

Yes

This property is equipped with a display lighting system which adds to the effect of the landscaping, in addition to providing a degree of security to the structure. An operational evaluation of the system was not performed. We recommend you ask the owner as to the operation and condition of the system. We recommend the system be tested prior to closing.

Structure Perimeter Exterior

Full Home Inspection Details

(Italicized comments also appear in the summary report)

1. Foundation Material(s)

Concrete Block

2. Visible Cracks

No

3. Evidence of Separation over 1/4"

No

The visual inspection of the exterior of the foundation did not reveal any cracks or separations in the foundation system with openings in excess of 1/4" in separation.

4. Evidence of Movement

No

Note: The inspector is not a soils or structural engineer, but tries to detect any significant movement in the structure such as sloping floors, foundation cracks, etc. This is not an exhaustive inspection using laser levels or calculations to determine any movement with the structure. If concerned, we recommend you contact a qualified specialist to determine any past or present issues of the property and/or structure movement.

5. Site Drainage

Satisfactory

The grading around the perimeter of the foundation was inspected and appears to adequately drain excessive run-off of surface and roof water naturally away from the structure. However, even flat lots may hold water due to the type of soil and/or amount of water from surrounding areas. It is recommended the grade slope away from the structure a minimum 6" for the first 6'-10' from the foundation. We suggest further investigations to determine if there are any areas where water has, or may pond or intrude at the property.

6. Evidence of Erosion

N/A

Note: The inspector is not a licensed soils or geo-technical engineer and is prohibited from rendering an opinion on soil stability or potential soil movement during seismic events, after heavy rains or other acts of nature. If desired, a qualified and licensed specialist in this area should be consulted in these matters.

7. Proper Earth-Wood Clearance

Yes - some areas not visible

Inspection around the perimeter of the structure does not show any contact of earth to wood. However, part of the siding material is blocked by the vegetation, inhibiting the inspection of the foundation area. Further investigations may be needed if there is contact of the soil to the siding. There should be no contact between the earth and the exterior surface material to prevent wood deterioration, and a conducive condition for pest infestation. The inspector recommends always providing at least 4-6 inches of clearance between the earth and wood material as a preventive maintenance measure.

8. Vegetation Clear from Structure

No - Vegetation

There is vegetation growing up against the exterior surface material. This also prevents proper visibility of the foundation and siding materials. We recommend removal of the vegetation to help prevent any adverse conditions to the structure and in able to view the areas.

Note: All vegetation should be kept trimmed at least 6-12 inches away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material. Maintenance of overhanging trees and plants is recommended.

9. Watering System

Yes - rain emitter installed

The property is equipped with a watering system at the property. Testing the system is not within the scope of the inspection. **Also, the current system does have a rain emitter installed.**

Full Home Inspection Details

(Italicized comments also appear in the summary report)

Note: The inspector recommends questioning the seller on the actual condition of the system, availability of operation manuals, and how to operate the system. We recommend the system be monitored, or if needed, adjusted to not spray water against the structure or produce excessive moisture around the foundation area.

10. Retaining wall(s)

Functional

There are retaining walls at the property which appear to be in functional condition. Determining the structural integrity of the wall is not within the scope of this inspection. We recommend you contact an appropriate trade for further evaluation if concerned.

11. Address Identification

Yes

Utility Services

1. Electrical Services

Underground

2. Telephone

Underground

3. Cable TV Service

Underground

4. Water Source

Private/Mutual Water

Note: We recommend you verify the water source for this property. The inspectors utilizes information given and/or knowledge of the area in determining the type of water source; however, the inspector may not be able to verify the source.

5. Water Meter Location

Front of Property

6. Water Shutoff

Not located

We recommend the shut-off be located for the structure.

7. Sewer

City/Public

Note: We recommend you verify the type of sewer system utilized at this property. The inspectors only utilizes information given or knowledge of the area in determining the type of sewer system.

8. Sewer Line Clean-out

Not Located

Verification of an exterior sewer clean-out at the property is recommended. Sewer clean-outs with back-flow protection are required in some areas, and needed to allow a plumber to access the main sewer line in case of back-ups or blockages. If one does not exist, we recommend contacting a qualified plumbing company or an appropriate trade to install a proper clean-out.

9. Gas Service

Natural gas

The gas lines for the property are not tested for gas leaks, unless an adverse condition is detected by the inspector. If corrosion exists on the visible lines, or as part of an annual preventative inspection, we recommend contacting your utility supplier for a thorough inspection. Also, on older homes we recommend upgrading any older gas flex lines and/or shut off valves as a preventative safety measure.

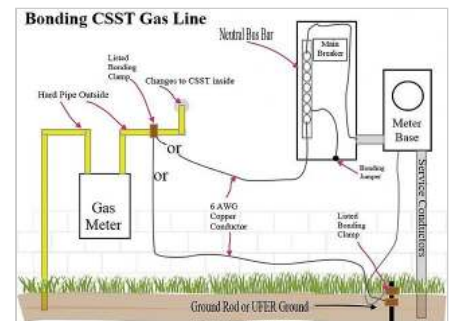
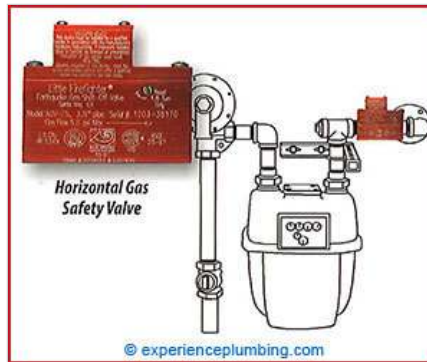
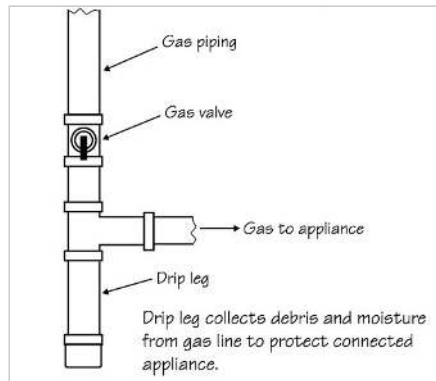
Full Home Inspection Details

(Italicized comments also appear in the summary report)

Note 1: The gas appliances, such as the water heater and/or heating system, may be installed without the benefit of a "Sediment Trap". Sediment traps are installed in the natural gas service lines to catch and protect systems from debris and/or moisture. In addition to manufacturers installation guidelines, a sediment trap shall be installed downstream of the appliance shut off valve as close to the inlet of the appliance as practical at the time of appliance installation. Although the age of the structure may predate the requirement, installation of sediment traps is recommended by a qualified tradesperson in a timely manner or upon replacement of the appliance.

Note 2: On newer homes or remodels, some municipalities may recommend the installation of automatic gas shut-off devices which may include excess flow and/or earthquake actuated shut-off valves. Check with the local authority having jurisdiction, municipality and/or PG&E for current installation recommendations and requirements. An automatic shut-off valve does currently exist on gas service line.

Note 3: Direct bonding is required as of 2019, for gas piping systems incorporating standard (yellow) or uncoated CSST whether or not the connected gas equipment is electrically powered. The inspector did visually identify CSST piping at areas of the property. Improperly bonded or non-bonded CSST piping can present a potential safety hazard. The home inspector cannot verify if the piping has not been properly bonded. If CSST piping is present, we recommend you contact a qualified electrician to determine if proper bonding is present.



10. Gas Odors

None Noted

Note: No noticeable gas odors were detected during the time of the inspection. Annual inspections are recommended to provide a safe living environment. Check with your utility supplier to schedule an inspection. A no-cost inspection of the gas appliances in the home may be provided.

11. Carbon Monoxide

Not Tested

Note: Testing for Carbon Monoxide (CO) is NOT within the scope of a home inspection, according to the national standards of ASHI. This inspector did NOT conduct a test for CO at this time. However, the inspector may note in the report if any adverse conditions exist which may present this type of health and safety issue. We recommend CO detectors be purchased and installed in the structure(s) according to manufacturer's instructions, and all fuel-fired appliances be serviced and inspected per manufacturer's directions. For more information on carbon monoxide (CO), see also:

<http://www.epa.gov/air/urbanair/co/index.html>
<http://www.carbon-monoxide-poisoning.com>

12. Vents/Exhaust

Functional

13. Service Shut Off(s)

Exterior of garage

Full Home Inspection Details

(Italicized comments also appear in the summary report)

The gas line pipe at the West side of the home is embedded in the concrete walkway along the structure. This installation could cause the pipe to be damaged due to seismic and/or soil movement affecting the concrete. It is recommended the pipe run through a sleeve or other modifications to help prevent mechanical damage to the pipe. Modifications by a qualified trade would be recommended.

Site Concrete and Paving

1. Driveway(s)/Parking

Functional

The concrete surfaces is in good condition, and add a positive appeal to the property.

2. Walkways

Functional - cracks

There are cracks in the concrete walkways of the property. We recommend the cracks be sealed to prevent further deterioration. We recommend you contact an appropriate trade for evaluation/repairs. Also, applying a masonry sealer to the surface on a periodic basis, may help prevent future surface deterioration.

3. Steps

Functional - cracks

There are cracks at the front steps. It is advisable to restore or patch the surface before progressive deterioration takes place.

Patios/Decking/Porches

1. Surface(s)

N/A - No attached wood decking

Note: When present, attached porches, decks, steps, patio covers, balconies, handrails, guardrails, etc., are inspected. No inspection is made of detached components, as well as sheds, barns, workshops, detached garages, storage units, fencing, etc., unless otherwise stated herein.

2. Concrete Slab

Satisfactory

3. Electrical Service

Yes

4. Weather Protected Outlet(s)

Yes

5. Natural Gas Service/Equipment

Attention - cap line

There appears to be a gas-line, which should be capped off when not in use, at the exterior West side wall of the garage. Appropriate repairs are recommended to prevent a possible leak if the handle were bumped or turned.

Note: Outdoor gas appliances are not operated or tested. Gas service to the patio area allows the use of a gas-fired barbecue - without the bother and expense of bottled propane. Propane gas grills can be converted to natural gas at a very low cost.

6. Lights

Functional

Attached Garage

1. Attached Garage General Statement(s)

Attached Garage General Statement(s)

Full Home Inspection Details

(Italicized comments also appear in the summary report)

Note: There was an electric vehicle (EV) charger located in the garage. The inspector does not test this system. In some instances the system **may not** transfer with the sale of the property. We recommend you consult with the owner as to its operation and/or if the system is to remain with the structure.

2. Size

Five car

3. Garage Door(s)

Functional

4. Automatic Opener(s)

Functional

The automatic garage door openers were identified to be in working order at the time of the inspection. The system is operated using normal manufacturer's procedures. We recommend you investigate the actual age and condition of the unit.

Note: Periodic inspections, greasing, and adjustments and tightening of brackets are suggested as part of normal preventative maintenance. Check with the manufacturer or an overhead door company for proper installation and maintenance questions.

Note: Beginning July 1, 2019, California requires an automatic garage door opener that is manufactured for sale, sold, offered for sale, or installed in a residence to have a battery backup function that is designed to operate when activated because of an electrical outage.

5. Springs/Mount

Functional

Note: Periodic inspections of the spring(s), attachments and hardware is necessary for continued safe use of the garage door.

6. Safety Operation, Opener(s)

Functional - safety beams tested

The garage door openers have an electric eye system which reverses the garage door opener when an obstacle passes under the door. This feature was functional when tested.

Note: The garage door systems were not tested to see if it would stop if hitting an obstruction. This can cause mechanical damage to the door if the opener is not properly adjusted. We recommend you contact an overhead door service company for further testing and periodic maintenance.

7. Door Seal

Functional

The seal on the bottom of the garage door(s) appears to be in functional condition and should provide for intended service.

8. Door(s), Garage - Building

Attention - door closers

The auto-closing door hinges on the door leading into the house are not functioning properly. Appropriate repairs are recommended so the door completely shuts after being opened. It is suggested the hinges be installed and functioning to help prevent fumes from a vehicle or flames in the garage from entering the home. Appropriate repairs are recommended for proper use.

9. Fire Wall/Ceiling Board

Functional

10. Floor/Foundation

Satisfactory

11. Window(s)

Functional

Full Home Inspection Details

(Italicized comments also appear in the summary report)

12. Lighting

Functional

13. Evidence of Moisture Penetration

No

Roof

1. Roof Cover Material(s)

Tile

Tile Roof

Spanish Tile roofing systems have a life expectancy of 35-50+ years. Periodic inspections of the material and roof flashing/caulking, will be necessary in order to prevent leaks and deterioration.

Note: This is a general condition report on the roof condition and material, and is not intended to be a leak-tight warranty or certification. This is a visual examination of the cover, based on the inspectors experience. For a detailed inspection of the surface, we recommend contacting a qualified professional roofing contractor.

2. Roof Type

Pitched

A pitched roof is typically greater than 4/12. **Roof pitch** is the steepness of a roof expressed as a ratio of inch(es) rise per horizontal foot (or their metric equivalent), or as the angle in degrees its surface deviates from the horizontal. A flat roof has a pitch of zero in either instance; all other roofs are pitched.

3. Moss/Mildew

None

4. Debris on Roof

Satisfactory

There is some debris on the roof. Leaves, branches, and/or other material that should be removed at some time in the near future. The debris can clog gutters, down spouts, flashings, and/or drains. Debris can hold moisture that can cause damage to the roof system if large accumulations develop.

Note: Debris build up should be cleaned off the roof surface on an annual basis as a proper care and maintenance recommendation.

5. Apparent Number of Layers

1 Layer

There is one layer of roofing material. Note: This inspection reports on the roof condition, and is not intended to be a leak-tight warranty or roof certification. This is not a compliance inspection or certification of compliance with past or present governmental codes or regulations of any kind. For further evaluations, we recommend contacting a qualified professional roofing contractor.

6. Cover Material Condition

Functional - Tile

Spanish Tile

The tile roof cover on this structure appears to be in functional condition. The material used on this roof has a life expectancy of 50+ years from the date of installation. This inspection may have been limited due to lack of access onto all areas of the roof cover. These type of roof covers can be expensive to repair if issues exist or due to lack of preventative maintenance. Contact a qualified roofing contractor for further evaluations of the roof system.

Full Home Inspection Details

(Italicized comments also appear in the summary report)

Note: This is not a leak-tight or roof warranty, and defects may exist. The inspector is not a qualified roof inspector, and only provides a general condition report on the visible surface areas. If the roof cover system is near or over the expected life span, replacing or consideration into saving for replacement should be considered. For a more detailed inspection of the installation and remaining service life of the roof cover, we recommend you contact a qualified professional roofing contractor for further evaluations.

7. Ridges

Functional

8. Valleys

Functional - closed valley

The closed valleys are susceptible to debris build-up, which could create moisture intrusion, re-routing of rain water, or leaks around the flashing. If debris build-up becomes an issue, we recommend considerations to increasing the spacing to at least 3" in the valley areas. Contact a qualified professional roofing contractor for further evaluation if necessary.

Note: Any debris build-up the valleys should be removed as needed, as preventative maintenance to allow water to flow to the gutters and/or from the roof as intended.

9. Flashing/Caulking

Functional - not fully visible

Due to the visual type of examination performed, most of the flashing is not visible. Water intrusion from wind-driven rain is possible due to certain installations, which may not be visible. Contact a qualified professional roofing contractor for further details/inspections.

Proper Care and Maintenance Recommendation

The inspector recommends the roof vents and flashing material be inspected and touched up on a periodic basis. **Cleaning and repairs are typically recommended every 5-10 years in order to inspect and removed any debris.** Removing any rust and corrosion is also recommended to prevent deterioration and damage. All exposed nails at roof vents/flashing, should be caulked/sealed. Rain water leaking into the main structure from the roof is a common and avoidable condition of deteriorated flashing and caulking. The cost and time involved in upkeep is minimal as long as it is maintained on an annual basis. Contact a qualified roofing company for periodic maintenance.

10. Vents/Chimneys/Covers

Functional

11. Gutters/Down Spouts

Functional

There are stains at the gutter seams indicating past leaks. We recommend the areas be cleaned and patched to prevent further deterioration. Appropriate repairs or maintenance is recommended.

Note: Cleaning the gutters, downspouts and drains on an annual basis, or as needed, is recommended for proper care and maintenance of the gutter system.

12. Drains/Splash Blocks

Functional - not tested

The inspection of the downspout drains did not show visible evidence that they may be plugged with debris; however, they were not tested. We recommend you ask the current owner about their knowledge of an past or present drainage issues. It is important to keep the drains and/or splash blocks clear and functional so that they do not overflow next to the foundations perimeter. The inspector recommends inspecting the drains and/or splash blocks after a heavy rain to identify if they are providing their intended service.

13. Indications of Leaking

No - no current stains noted

Full Home Inspection Details

(Italicized comments also appear in the summary report)

At the time of the inspection, the inspector did not find evidence the roof system is currently leaking. This is a visual examination of the accessible areas of the ceiling and/or attic space. This is not a warranty against leaks which have occurred or may in the future. We recommend you further investigate the current condition of the roof surface(s), as well as investigation if there are or have been any portions of the roof which have leaked in the past. For further examinations and certifications/warranties, we recommend contacting a qualified professional roofing company for further inspection.

Note: This is not a leak-tight or roof warranty, and the inspector can only rely on conditions visible at the time of the inspection. We recommend you question the current owner as to their knowledge of current conditions with the roof and/or contact a qualified professional roofing contractor for further evaluations.

14. Soft Spots

N/A - roof surface not walked

The inspector did not walk the surface due to the chance of causing mechanical damage to the roof surface. Observations of the roof surface were done from the roof edge and/or adjacent surfaces and the ground.

15. Separate Certification Required

No

16. Roof Evaluated From

Roof Edge / Ground

The roof cover was evaluated from the roof edge and the ground. It is not recommended to walk on a tile roof due to possible mechanical damage. These type of roof covers can be expensive to repair if issues exist or due to lack of preventative maintenance. For a more detailed inspection, we recommend you contact a qualified professional roofing contractor.

Electrical Service

1. Panel/Sub-Panel Location(s)

Main and Sub Panels

Main panel - exterior of garage

Sub panel #1 - bedroom #4

Sub panel #2 - office

2. Service Size (Amps)/(Volts)

Panel Rating - 400 Amps - 120/240 volts

3. Over Current Devices

Breakers

4. Service to Panel

Copper

5. Service Ground Verified

Not Located

The inspector was not able to visually verify the electrical system main ground connection after it exited the main panel. Many times the ground wire is attached to a ground rod or UFER rod, which is not readily visible. We recommend asking the owner if they are aware of the main grounding wire for the main electrical panel, or contact a qualified electrician for verification.

6. Panel Cover

Functional

7. Panel Cover(s) Removed

Yes - Attention - Double lugged neutral wires

Full Home Inspection Details

(Italicized comments also appear in the summary report)

There are neutral wires in the electrical sub panel #1 which are double lugged at the terminal bars. Standard electrical practice calls for single lugging of neutral or ground wires at the terminal bars. The inspector recommends an approved modification to the system. We suggest you call a qualified professional electrician for their recommendations.

8. Panel to Structure

Copper/Stranded Aluminum

Note: Aluminum wiring is an adequate conductor, but is prone to mechanical issues, particularly in connections to breakers, lugs, etc. We suggest periodic inspection of the wiring as a preventative maintenance item. We recommend an anti-oxidant paste be applied to all aluminum stranded wiring at the terminals, to prevent oxidation.

9. Breaker Configuration

Action Required- double tap

There is a 15 amp breaker in the main panel which is double-tapped (two wires leading to one breaker). Standard electrical practice calls for single-tapping of individual breakers. The inspector recommends an approved modification to the system. We suggest you call a qualified electrician for recommendations/repairs.

Note: Standard electrical practice calls for single lugging of individual breakers. Double lugging of breakers is not permitted unless a special connector, designed to hold two wires, is provided.

10. Wire-Over Current Compatibility

Functional

11. Receptacle Ground Verify

Functional

The inspector has checked the accessible three-prong female 120 volt electrical outlets throughout the structure, and did not identify any outlets which were not correctly grounded. NOTE! This is not a warranty and an undiscovered condition may exist. If the structure was built pre-1975, we recommend all outlets be checked when vacant or accessible. Also, all outlets feeding mechanical systems are recommended to be grounded as a preventative safety measure.

12. G.F.C.I. Protection

Test OK

The G.F.C.I. outlets/breakers which have been installed were manually tested and appear to function properly. GFCI's should be tested per manufacturer recommendation due to failure rate and age related issues. We suggest you install G.F.C.I. outlets at all areas susceptible to moisture, as a preventative safety measure.

Note: Current electrical standards require ground fault circuit interrupters (G.F.C.I.) be located in areas where there is a potential danger of electrical shock. Areas such as kitchens, bathrooms, laundry room, garages, exterior outlets, etc. The year the requirement was adopted for G.F.C.I. outlet installation varied for the specific areas of the structure. The G.F.C.I. outlets/breakers which have been installed were manually tested and appear to function properly. We suggest you install G.F.C.I. outlets at all areas susceptible to moisture, as a preventative safety measure.

13. Outlets, Switches, Junction Boxes, Lighting

Action Required

-There are improper wire splice(s) and exposed wires noted beneath several of the bathroom vanities from the under-cabinet lighting. These type of connections can be a potential safety hazard. We recommend you contact a qualified electrician for proper repairs.

-The inspector was able to identify and report on the condition of those outlets, switches and junction boxes which were visible and accessible at the time of the inspection. There was a missing electrical cover plate at the South wall of the garage. Replacing and/or installing a proper cover plate is recommended. We recommend a final walk-through, prior to the close of escrow, to identify the location and operation of all lights, switches and outlets on the property.

Full Home Inspection Details

(Italicized comments also appear in the summary report)

Note: The inspector was able to identify and report on the condition of those outlets, switches and junction boxes that were visible and accessible at the time of the inspection. Electric outlets are recommended to be replaced if cracked/damaged or older than 10 years to prevent arcs which might be caused by a worn outlet. In occupied homes, often have furniture and stored items covering electrical outlets, switches and junction boxes which limit their accessibility for inspection. We recommend a final walk-through, prior to the close of escrow, to identify the location and operation of all lights, switches and outlets on the property.

14. Wire Method

Non-metallic sheathed

15. Arc Fault Breakers (A.F.C.I.)

Installed - not tested

There are AFCI (Arc Fault Circuit Interrupters) breakers located in the panel(s) of this structure. This is a newer electrical standard (2002), which protects the living space/bedroom areas from a short in an outlet from various issues related to plug-in electrical devices and at light fixtures. The breakers were not tested at the time of the inspection.

16. Service Bonding

Functional

The bonding wire from the main panel was not located at the gas meter.

Heating System

1. System Type(s)/Info

Radiant Floor Heat

HTP Gas Boiler

The radiant heating system was inspected utilizing an infrared thermal imaging camera to determine if the unit was operating properly. Photo-images were taken of the plumbing lines in the floor areas to determine if they were functioning in each zone. This is a simple on/off test of the system. The inspector does not service or identify the operation of any pumps, actuators, specific components of the system for operation. This scan is to identify operation of the system, but may not identify small leaks. Also, some conditions may inhibit the scanning process such as the type of flooring or substrate, temperature/weather, and/or direct sunlight on surfaces. For further evaluation of the system and maintenance/service, we recommend you contact a qualified professional heating contractor.



Main Hall



Master bedroom



Master bathroom



Office



Hall bathroom



Media Room



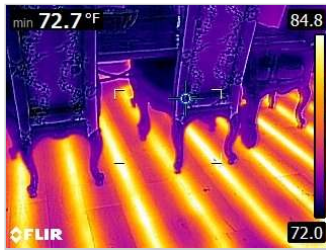
Living Room



Living Room

Full Home Inspection Details

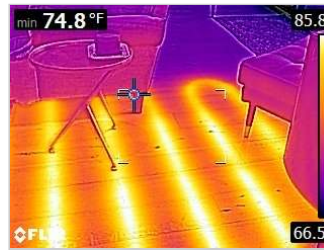
(Italicized comments also appear in the summary report)



Dining Room



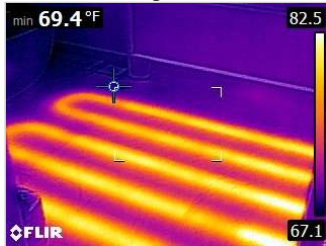
Kitchen



Family Room



Guest Bedroom #2



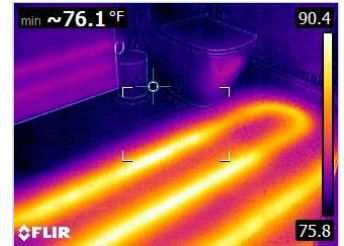
Guest Bathroom #2



Laundry Room



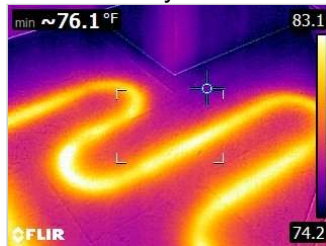
Guest Bedroom #3



Guest Bathroom #3



Guest Bedroom #4



Guest Bathroom #4

2. Radiant Heating

All Areas - Zones Operating

The radiant heating system was inspected utilizing an infrared thermal imaging camera to determine if the unit was operating properly. Photo-images were taken of the plumbing lines in the floor areas to determine if they were functioning in each zone. This is a simple on/off test of the system. The inspector does not service or identify the operation of any pumps, actuators, specific components of the system for operation. For further evaluation of the system and maintenance/service, we recommend you contact a qualified professional heating contractor.

3. Location(s)

Garage

Note: There is a rigid gas line leading to the boiler. This may have been allowed when the structure was built; however, we recommend updating. We recommend an approved flexible gas pipe be installed as a preventative safety measure. Contact an appropriate trade for evaluation/repairs.

4. Thermostat Location(s)

Multiple Locations

There are various thermostats located in the structure. Zone heating is more efficient in that various areas can be heated at different temperatures.

5. Thermostat Type

Electronic Programmable

6. Thermostat Condition

Functional

7. Energy Saving Unit

Yes

Full Home Inspection Details

(Italicized comments also appear in the summary report)

The boiler in this structure is labeled as an "energy efficient" model, which is designed to save energy when operating properly. The inspector is not qualified to determine the efficiency of the current system. We recommend regularly scheduled servicing, as part of your preventative maintenance program.

8. On/Off Check

Satisfactory

The boiler appeared to be working properly at the time of the inspection. If the unit has not been serviced within the last year, we recommend a qualified heating service company inspect the unit, as well as every year thereafter, as part of general preventative maintenance. Contact a qualified heating company for further evaluations and servicing.

Note: Average life expectancy of a boiler is 15-20 years. If the system is near or over this life span, consideration into saving for a replacement or a more efficient model, should be considered. The inspector is also not required to remove flame guards or view/identify the condition of the heat exchanger. This inspection checks on the general function of the heating system and in no way guarantees any mechanical components for useful life, serviceability or efficiency. It is also recommended that you call and have your local utility company come in annually, or as needed, and perform a safety check for you on all appliances. This service is generally at no cost to the resident.

9. Operation Noise

Functional

10. Vents/Flues

Functional

11. Non-Heated Area(s)

None

A heat source was located in each living and sleeping area. Some vents may have been obstructed from view due to furnishings. Depending on the age of a structure or any additions, a heat source is generally required in habitable rooms such as areas used for living or sleeping. These would include bedrooms, living room, family room, den, etc. Some newer requirements may also include rooms used for eating and cooking. If an additional room(s) has been added onto the structure without a heat source, we recommend you verify proper building permits.

Plumbing

1. Plumbing General Statement(s)

Plumbing General Statement(s)

Note: Older components of the plumbing system do require periodic maintenance and/or replacement. Items such as shut-off valves, appliance or fixture supply lines, sink/tub fixtures, etc., do fail with age and need periodic replacement. Some of these items are not tested during a home inspection; however, if the home is older or the fixtures appear to be older or original, budgeting for replacement is suggested.

Note: As of January 1, 2017 all CA single-family residences built prior to January 1, 1994 must comply with these requirements (permit or no permit) and homeowners are required to install water saving fixtures, and/or disclose if current fixtures are out of compliance. This law will not affect commercial or multi-family properties until January 1, 2019.

Here are the rules:

- ***If a toilet is greater than 1.6 gpf, a 1.28 gpf toilet is required. (1.28 gpf required in the MPWMD district and Santa Cruz County.)**
- ***If a shower head flows more than 2.5 gpm, a 2.0 gpm shower head is required. (2.0 gpm required in the MPWMD district and Santa Cruz County.)**
- ***If a bathroom faucet flows more than 2.2 gpm, a 1.2 gpm faucet is required. (1.2 gpm required in the MPWMD district and Santa Cruz County.)**

Full Home Inspection Details

(Italicized comments also appear in the summary report)

- ***If a kitchen sink faucet flows more than 2.2 gpm, a 1.8 gpm faucet is required. (1.8 gpm required in the MPWMD district and Santa Cruz County.)**

These are minimum state requirements and some areas, such as areas of Monterey Peninsula (MPWMD), Santa Cruz County and Morgan Hill, may be more stringent. The inspector is not responsible for identifying or testing the fixtures for flow rate. Refer to the seller regarding the flow of the current fixtures.

2. Size Service to Structure

1 inch

3. Structure Pipe Material

Copper and Pex

There is copper and pex tubing installed in the structure, which are quality structural plumbing systems. We suggest you contact a qualified professional plumber for further investigations into the installation of the plumbing system.

4. Water Pipe Insulation

Yes - on portions

Some of the hot water piping is insulated; however, insulation wrapping is recommended on the remainder of the hot water pipes to increase efficiency of the distribution.

Insulating the hot water piping for this structure is recommended in order to add to the efficiency of the hot water system.

5. Waste Pipe Material

ABS Plastic

There appears to be ABS plastic waste lines installed for the structure. We recommend you further investigate any past or present issues with the waste lines.

Note: This is a visual examination of the exterior piping which is visible at the time of the inspection. We recommend further investigating and/or asking the current owner about slow draining sinks/tubs/showers or back-ups in toilets. Also, depending on the age of the structure and location, video investigation/sewer lateral inspection of your waste system is recommended to determine if any obstructions or damage exists inside the waste line. Relining or replacing a sewer line is approximately \$150 - \$350 per foot. Structures over 20 years old and/or on a property with expansive soil or with trees or vegetation, are recommended to conduct a sewer lateral inspection. These can often be requested from this inspection company, or a plumbing contractor who offers this service.

6. Evidence of Leaks

No

An inspection of the readily accessible sections of the plumbing water supply, waste pipes, faucets and fixtures identified no visible leaks at the time of the inspection, unless noted in a specific section of the report. We recommend all visible pipes, fixtures, and plumbing systems be re-examined for any changes. A program of regular inspection by the owner should be considered in order to identify any visible leaks prior to causing any substantial damage.

7. Pipe Rumble Noise

No

8. Surge Bangs

No

9. Encrustations Evident

No

Encrustations (readily visible deposits at the pipes and connections) are an early indication of a developing leak. There were no adverse conditions visible that would indicate a developing leak. Periodic evaluations of the plumbing lines are recommended as a preventative maintenance measure.

10. Mineral Deposits

Full Home Inspection Details

(Italicized comments also appear in the summary report)

No

11. Interior Water Flow

Functional

12. Exterior Water Flow

Functional - add anti-back flow devices

The accessible exterior hose bibs were tested at the structure, and found to be functional. The exterior faucet(s) at the structure do not have a backflow device installed. Back flow devices prevent contaminated water from a hose from siphoning back into the supply lines of the structure. This may or may not have been required when the structure was built. Installing these devices is recommended.

13. Pressure Readings Interior/Exterior

P.S.I. at exterior faucet

50 psi

Recommended pressure is 40-70 psi.

Note: Water pressure readings may fluctuate during certain periods of the day. The water pressure at this structure was tested at the main water line connection to the building or nearest location. Actual water pressure may vary from time to time. Periodic checks of the water pressure is recommended.

14. Soft Water System

None

15. Filter System

Yes

There is a water filtering system for the kitchen area; however, this inspection does not cover the adequacy or extent of the system. We recommend you ask the owner about the condition and maintenance on this item. We recommend you contact an appropriate trade for maintenance of the system.



Water Heater

1. Location(s)

Garage

2. Type

Indirect Fired Water Heater

HTP Indirect Fired Water Heater

Full Home Inspection Details

(Italicized comments also appear in the summary report)

Note: A water heaters service life is approximately 8-12 years from the date of installation. If the system is near or over this life span, consideration into saving for a replacement or a more efficient model, should be considered. A home inspection checks on the general function of the water heater system, but we recommend a qualified water heater service company inspect the unit and anode rod on an periodic basis (3-4 years). Also, it is recommended that water heaters be drained periodically to remove sediment buildup in the tank.

3. Size Main/Aux (Gal)

Approximately 119 Gallons

4. Installation

Functional - Recirculation pump installed

There is a hot water circulating pump installed on the water heater. This item is installed to provide hot water to the fixtures immediately, in order to conserve on water usage. Testing the unit is not within the scope of this inspection; however, it appeared to be functioning.

5. Evidence of Encrustation

Yes - corrosion at fittings

There are encrustations/corrosion at the fitting from the drain valve, near the bottom of the hot water heater tank. These deposits usually indicate past leaks or are the result of other conditions that could lead to leaks in the future. We recommend periodic inspection of the unit.

6. Evidence of Leaks

No

There were no visible leaks at fittings or at the tank during the inspection. Average life expectancy is 8-12 years depending on the water quality of the area. We suggest periodic inspections and servicing of the unit by a qualified trade.

7. Safety Valve

Visual Check - not tested

There is a safety valve (TPR valve) on the water heater tank. However, it could not be tested because once it has been opened, the valves tend to leak.

Note: Safety relief valves should be re-inspected AT LEAST ONCE EVERY THREE YEARS, by a qualified professional plumbing contractor or authorized trade, to ensure the product has not been affected by corrosive water conditions and to ensure that the valve and discharge line have not been altered or tampered with illegally. Certain naturally occurring conditions may corrode the valve or its components over time, rendering the valve inoperative. Such conditions are not detectable unless the valve and its components are physically removed and inspected. This inspection must only be conducted by a plumbing contractor or authorized trade - not by the owner. Failure to re-inspect the relief valve as directed could result in unsafe pressure buildup, which can result in severe personal injury, substantial property damage, etc.

8. Expansion Tank

Functional

Note: An expansion tank was installed on the hot water boiler system. A **standard tank water heater** can stress your plumbing pipes by the normal thermal expansion that happens during the heating process. A safety device known as a **water heater expansion tank** (sometimes called a **thermal expansion tank**) can help minimize the risk of pressure damage to the plumbing system. The **expansion tank** is designed to handle the thermal **expansion of water** as it heats up in the **water heater**, preventing excessive **water** pressure. If **water** pressure gets to high it can damage valves in plumbing fixtures, joints in supply pipes and the **water heater** itself. We recommend you check with the authority having jurisdiction if this is required installation upon water heater replacement in your area.

9. Discharge Pipe

Functional

Full Home Inspection Details

(Italicized comments also appear in the summary report)

The inspector recommends modifications to the discharge pipe from the water heater. The pipe is joined with the discharge piping from the boiler for the radiant heating system. These pipes should be separate from one another. We recommend you contact an appropriate trade for evaluations/repairs.



10. Safety Tie Down(s)

Attention - additional strap(s) due to size of tank

Water heater tanks greater than 52 gallons are recommended to have additional straps. Due to the size of the current water heater tank (100+ gallons), a third and possibly fourth strap may be required to be installed between the current straps. Check with the Local Authority having Jurisdiction for required strapping in this area.

Note: All water heaters up to 52 gallons must be strapped in at least two locations; the upper one-third of the unit and the lower one-third. The lower strap must be a minimum of 4" above the water heater control unit. It is recommended to have three straps on tanks between 53 and 75 gallons, and the number of straps on tanks more than 75 gallons is determined by your Local Authority having Jurisdiction. Check with your Local Authority having Jurisdiction for local requirements. Lag screws not less than 1/4" in diameter must be used to anchor the restraints to the wall and each lag screw must have at least 1-1/2" thread penetration into wall stud. A large flat washer must be installed between each lag screw and strap for reinforcement.

11. Insulation Rating(s)

No Visible Rating

Main Entry Door

1. Correct Application

Yes

2. Door Glass/Safety

Satisfactory

3. Door Fit

Functional

4. Weather Strip

Functional

5. Finish

Functional

6. Locks

Yes

Note: We recommend all key locks be changed or re-keyed at the property prior to the change of ownership as a preventative safety measure.

7. Door Chime

Full Home Inspection Details

(Italicized comments also appear in the summary report)

Functional

8. Lighting

Satisfactory

9. Security/Caller Visibility

Yes

Other Ext. Entry Doors

1. Location(s)

Multiple Locations

2. Correct Application

Yes

3. Finish

Satisfactory

4. Door Fit

Functional

5. Weather Stripping

Functional

6. Storm/Screen Door(s)

Functional

7. Locks

Functional

8. Door Glass/Safety

Satisfactory

Living Room / Main Hall

1. Doors/Closet Doors

Functional

2. Ceiling/Walls/Doors

Satisfactory

3. Window(s)

Attention

The window in the main hallway area was functional; however, the lock handle sleeve was loose from the frame and may need repair. Appropriate repairs or modifications are recommended by a qualified trade.

Full Home Inspection Details

(Italicized comments also appear in the summary report)



4. Floor

Satisfactory - area rug

There is an area rug over the flooring in the living room. The rug would have to be removed for further examination.

Other Room(s)

1. Location/Type

Multiple Rooms

Dining Room, Family Room, Office, Media Room

2. Ceiling/Walls/Doors

Satisfactory

3. Window(s)

Attention

The window in the dining room area was functional; however, the lock handle sleeve was loose from the frame and may need repair. Appropriate repairs or modifications are recommended by a qualified trade.



4. Floors

Functional

Fireplace/Wood Stove

1. Fireplace/Wood Stove General Statement(s)

Fireplace/Wood Stove General Statement(s)

Full Home Inspection Details

(Italicized comments also appear in the summary report)

Note: Only the firebox, damper and visible portions of the chimney system are checked for obvious defects. This inspection is in no way qualifies as a certification or determines the chimney system as being safe and/or functional. We recommend the system be thoroughly inspected by a licensed chimney inspector qualified to do Level 2 and/or Level 3 inspections prior to use. NFPA 211 recommends a minimum Level 2 inspection when a chimney is inspected during the sale of a home.

2. Location

Multiple Locations

Master Bedroom, Living Room, and Family Room

3. Solid Fuel/Gas Logs/Gas Appliance

Gas Log System

There are gas-log fireplaces in the home which appear to be in satisfactory condition. The sealed units were ignited/tested at the time of the inspection. The gas valve system at the living room was turned and did supply gas; however, it was not ignited. We recommend you verify or further investigate the current condition and any potential issues or disclosure items. Contact a qualified chimney inspection company for a detailed inspection prior to use.



Note: This inspection does not cover code clearances and improper installation. Also, any pre-fabricated or manufactured fireplace systems may require additional inspections by a certified chimney inspection company. For additional information and certification is desired, contact a qualified professional chimney inspection service.

4. Flue Dampers

Functional

5. Firebox

Functional

6. Flue Condition

Attention - Not fully visible

Most of the flue conditions were not fully visible during the inspection. We recommend you further investigate or inquire to the owner for the last time the fireplace system has been cleaned or inspected. If the chimney has not been cleaned or inspected in the last 1-2 years, we recommend you contact a chimney inspection company for service.

Note: The inspector recommends having chimney systems professionally cleaned and inspected every 1-2 years, depending on use, as a preventive maintenance and safety measure.

7. Exterior Chimney(s) Condition

Attention - top/rear of chimney not visible

Full Home Inspection Details

(Italicized comments also appear in the summary report)

The rear and top of the chimneys were not visible due to the lack of access onto the roof. We recommend you contact an appropriate trade for further evaluations. A program of regular inspections and periodical maintenance is necessary for the continued safe operation of the system.

8. Rain Cap/Spark Arrestor

Attention - not visible/no access

Due to height of the chimneys, weather covers installed, and/or lack of access on the roof, the condition of the spark arrestor and/or vent cover could not be seen. Further investigations is needed to determine the actual condition of this system.

Kitchen(s)

1. Kitchen(s) General Statement(s)

Kitchen(s) General Statement(s)

Note: Average life expectancy of most kitchen appliances is approximately 7-10 years. Increased failure, general wear, and reduced energy efficiency can occur as the appliance ages. If the system is near or over this life span, consideration into saving for a replacement or a more efficient model should be considered. A home inspection checks on the general function of the built-in appliances and in no way guarantees any mechanical components for useful life, serviceability or efficiency.

2. Floor Cover Material

Functional

3. Under Sink Inspection

Satisfactory - storage

Note: There were storage items under the sink, at the time of the inspection, which may have hindered complete visual inspection of this area. Monitoring the area is recommended.

4. Ceiling/Walls/Doors

Satisfactory

5. Kitchen Windows

Attention

The left side window would not properly latch at the bottom of the window in the kitchen. Repairs are needed for proper operation. We recommend you contact an appropriate trade for evaluation/repairs.

The windows in the breakfast nook area were functional; however, two of the lock handle sleeves were loose from the frame and may need repair. Appropriate repairs or modifications are recommended by a qualified trade.



6. Sink/Faucet

Functional

Full Home Inspection Details

(Italicized comments also appear in the summary report)

7. Drains Appear Clear

Yes

8. Stove/Cook Top

Gas

9. Cook top, Burners/Elements

Functional - tested

An "on-off" test was performed to determine if the stove top burners were functioning. Periodic cleaning and maintenance of the burners are needed.



10. Controls

Functional

Note: Timers and clocks are not checked as part of this home inspection.

11. Oven

Gas (2 ovens)

12. Oven Operational

Yes

The bake and broil cycles were functional at the time of the inspection. This is an "on/off" test conducted on the oven. We suggest you ask the owner as to the current condition of the unit. Note: Timer, clocks, convection fans, and self-cleaning systems are not tested.



13. Oven Appearance/Condition

Functional

14. Built-in Microwave Operational

Yes

This is an "on/off" test conducted on the microwave oven. Typically, the inspector will warm up water, wet paper towel, special microwave block, or sponge to test the unit. We suggest you ask the owner as to the current condition of the unit. **Note:** Timer, clocks, fans, etc., are not tested.

Full Home Inspection Details

(Italicized comments also appear in the summary report)



15. Built-in Microwave Door Appearance

Functional

16. Water For Refrigerator

Yes - functional

There is a water line connection for the refrigerator. This water supply is used and required for automatic ice machines. Also, the interior of the refrigerator and freezer were cold when opened; however, a thorough inspection/test of this system is not conducted. If the unit is to remain as part of the transaction, we recommend you further investigate the actual condition and/or ask the current owner as to the actual condition of the appliance. **Note:** Inspecting refrigerators is **NOT** within the scope of a home inspection, and are typically **NOT** covered by most standard home warranty policies. If the unit is built-in unit, we recommend verifying the age and current condition of the unit.



17. Garbage Disposal

Functional

Note: The garbage disposal turned on and off as tested; however, the inspector does not test the unit to determine if it can grind food. Normal life expectancy of a disposal is 7-15 years.

18. Counter Tops

Satisfactory

19. Dishwasher

Functional - high loop/check valve

Full Home Inspection Details

(Italicized comments also appear in the summary report)

The dishwasher appears to be working. An on/off check of the dishwasher was performed to determine if it is operational. A full cycle check is often not possible in the time of this inspection; therefore, we cannot comment on the full extent of its functions or its ability to clean.

Note: A high loop has been installed along the dishwasher drain line instead of an air gap vent.

20. Kitchen Fixtures

Satisfactory - wine cooler/refrigerator

-There were two wine/bar refrigerators located in the kitchen area. The items appeared to be operating at the time of the inspection. We recommend you further investigate the actual condition and operation of the unit, as well as testing prior to closing.



21. Lighting

Functional

22. Woodwork Finishes

Satisfactory

23. Drawers/Doors

Satisfactory

24. Water Temperature - At Fixture

Acceptable

The generally **accepted safe temperature** from fixtures produced by the water heating system should not exceed 120 degrees. Water heater manufacturers recommend this temperature to reduce potential for burns and scalds. The structures temperature at the time of inspection at a fixture was reading approximately 118°.



Full Home Inspection Details

(Italicized comments also appear in the summary report)

Laundry Area

1. Laundry Area General Statement(s)

Laundry Area General Statement(s)

Note: If present, the clothes washer and/or dryer are typically not tested during part of a home inspection, unless otherwise noted in this report. The inspector is not able to wash or dry clothes in order to actually test the appliances. If the appliances are to remain as part of a transaction, we recommend you ask the current owner/occupant as to their condition and operation.

2. Location

Hallway

3. Ceiling/Walls/Doors

Satisfactory

4. Floor Condition

Satisfactory

5. Washer Hookup(s)

Yes

6. Drain(s)

Not tested

Note: Testing the washer drain is not within the scope of a home inspection. The inspector does not run the clothes washer or drain water. We recommend you ask the current owner if the drain is working properly, or if any past or present issues exist.

7. Laundry Basin

Functional

8. Dryer Hookup(s)

Yes

9. Gas Service

Not visible

The area behind the washer and dryer is not visible. A gas line may exist; however, it cannot be seen by the inspector. Check with the current owner to see if a gas line for a dryer exists.

10. Dryer Electrical Service 240V

Yes

Note: Proper wiring or power to the 240v outlet cannot always be detected without removal of the cover plate. The inspector will try using a voltage detector if the outlet is easily accessible. We recommend further investigating this issue, or refer to any past reports, or disclosures.

11. Dryer Ventilation System

Satisfactory

The entire vent system is often not completely visible for examination. We recommend the dryer ventilation system be cleaned on a periodic basis. Build up of debris can be a safety hazard if left unchecked.

12. Area Ventilation

None

13. Lighting

Satisfactory

Bedroom

1. Location(s)

Full Home Inspection Details

(Italicized comments also appear in the summary report)

Main Floor (5 bedrooms)

Master BR#1 - NE corner

Guest BR#2 - NW corner

Guest BR#3 - SE corner facing

Guest BR#4 - East facing

BR#5 - North Side Office

2. Entry Door(s)/Closet Door(s)

Functional

3. Ceiling/Walls/Doors

Functional

4. Window(s)

Attention

The window in the guest bedroom #4 was functional; however, the lock handle sleeve was missing from the frame and may need repair. Appropriate repairs or modifications are recommended by a qualified trade.



5. Floor

Functional

Bathroom(s)/Washroom(s)

1. Bathroom(s)/Washroom(s) General Statement(s)

Bathroom(s)/Washroom(s) General Statement(s)

Note: Due to current drought and/or water consumption restrictions, WIN Home Inspection is restricting the amount of water used during the inspection process. Instead of flushing toilets three times, we are now flushing toilets once or twice. Sinks and faucets are turned on for a brief amount of time (approx. 1-2 minutes). Also, we will not fill up jetted tubs in order to test the jets. The motor will be turned on dry for this test. This restriction may not allow us to find leaks which may only happen after a heavy load or flow.

2. Location(s)

5 Full Bathrooms

Master bathroom, guest bathroom #2, guest bathroom #3, guest bathroom #4 and main hall bathroom.

3. Ceiling/Walls/Doors

Functional

Full Home Inspection Details

(Italicized comments also appear in the summary report)

4. Mildew Noted

None Visible (not inspected or tested)

Note: There may be areas which are susceptible to microbial growth or mold at this property. Microbial growth may be in areas which cannot be seen through a visual examination of the property. Some molds are known to produce toxins. Testing or identifying these organisms is **NOT** within the scope of this inspection. Due to recent health issues associated with mold, we recommend that interested parties consider contacting **WIN Home Inspection Monterey for Mold Testing**, or an environmental testing company for further evaluations or sampling prior to the close of escrow.

5. Sink/Fixtures

Attention - no shut-off valve

There were no shut-off valves accessible beneath several of the bathroom sink basins. Shut-offs valves would be needed in order to perform repairs without turning off water service to the entire home. Contact a qualified plumber for further investigations and/or repairs.

6. Sink Drain

Functional

Note: The water was run for 1-3 minutes and the drain appears to be clear at this time. The inspector does not provide a warranty for an undiscovered or undisclosed clogs in the drain/waste system.

7. Shower Fixtures

Functional

8. Shower Head(s)

Functional - (MPWMD)

This property appeared to have low flow shower heads (2.0 gpm or less) at the time of the inspection, to meet current local recommendations for water conservation. We suggest you consult with your real estate professional for further information.

9. Shower/Tub Enclosure(s)

Functional

10. Water Resist Cover Wall Cover

Satisfactory

11. Caulking - Water Exposed Area

Functional

Note: Periodic touch-up of the grout/caulking in the moisture areas is needed. Water leaking through non-sealed areas can cause structural damage. Caulking should be maintained to continue protection.

12. Tub(s)

Functional

13. Tub Fixtures

Functional

14. Tub/Shower Drain(s)

Functional

Note: The water was run for 1-3 minutes and the drain appears to be clear at this time. The inspector does not provide a warranty for an undiscovered or undisclosed clogs in the drain/waste system.

Note: Plugging and testing a shower pan is not within the scope of this inspection. The shower was tested for leaks and conditions using normal operating procedures. We recommend you refer to the most recent pest and dry rot report for shower pan test results, if applicable.

15. Toilet(s)

Functional-Low Flow (MPWMD)

Full Home Inspection Details

(Italicized comments also appear in the summary report)

This property did have 1.6/0.8 gpf (dual flush) toilets or less, which were functional at the time of the inspection. These toilets are required to help to reduce the consumption of water.

Note: The toilet was flushed a minimum of 2-3 times and inspected for cracks, leaks and serviceability. As part of preventative owner maintenance, we recommend toilets be inspected periodically for indications of cracking in the toilet bowl, tank or base. Cracks are an indication the toilet has reached the end of its useful life and should be replaced before it leaks. Also, periodic replacement of flapper valves and water towers should be expected as typical owner maintenance.

16. Heat

Functional

17. Ventilation

Functional

18. Window(s)

Attention

The windows in the master bathroom area and guest bathroom #2 were functional; however, the lock handle sleeves were loose from the frame at some of the windows and may need repair. Appropriate repairs or modifications are recommended by a qualified trade.



There are windows in the tub and shower areas which would be susceptible to water intrusion. Water leaking through non-sealed areas can cause structural damage. Routine touch-up of the grout/caulking at the area is recommended.

19. Medicine Cabinet/Vanity

Functional

20. Floor Cover

Satisfactory

Raised Foundation

1. Access Location

Multiple locations

Hall Closet and Master bedroom closet

2. Access Size

Satisfactory

3. Clearance

Satisfactory

4. Inaccessible Areas

Noted - insulation between flooring

There are areas under the flooring of the structure which are inaccessible due to the insulation between the floor framing. Insulation battens are not removed to provide visual access.

Full Home Inspection Details

(Italicized comments also appear in the summary report)

5. Debris/Trash

Yes - general debris

There is debris under the structure which should be removed. There should be no storage of trash or debris, such as wood scraps or paper products in the structure crawl space in order to eliminate a source of food for pests and/or mold.

6. Moisture/Dampness

Attention - stains/efflorescence

There was efflorescence in areas of the crawl space at the time of the inspection. This is evidence of past moisture in this area. At the time of the inspection, it was noted there was no standing water or dampness under this structure. During the rainy season, occasional moisture in the crawl space area is possible. We suggest you monitor the area on an annual basis, to determine if there are periods of standing water. If further information is needed, the inspector recommends contacting a drainage contractor.



7. Ventilation

Satisfactory - vent fans

There were several low voltage ventilation fans located in the sub area. This will increase air flow and eliminate/minimize sub-area humidity. We recommend you ask the current owner about the operation of these fans, or refer to any past reports and disclosures.

8. Vapor Barrier

None - concrete floor surface

Note: The sub-area has concrete applied on the entire floor surface area. This helps to prevent pests as well as an added degree of humidity control. We recommend periodic inspections for moisture intrusion or any other adverse conditions.

9. Proper Earth-Wood Clearance

Yes

10. Wood Members

Satisfactory - staining

There is staining in the sub flooring, beneath the main hallway area or bedroom areas. No leaks or visible damage was detected at the time of the inspection. Monitoring the area for any further changes is recommended. Refer to the pest and dry rot inspection report for further details or recommendations.

Full Home Inspection Details

(Italicized comments also appear in the summary report)



11. Pipe/Ducts

Satisfactory

12. Evidence of Cracks - Stem Walls

No

13. Separation Over 1/4"

No

14. Sill Plate Anchors

Verified

Anchor bolts are fasteners which connect wood framing to the concrete foundation. They limit the framings ability to move independently on the foundation in the event of an earthquake. The sill-plate anchors were located and verified to be in place at the time of the inspection. We recommend you contact an appropriate trade for evaluations or current seismic upgrades.

15. Method of Inspection

Entrance

16. Insulation

Batten insulation - damaged/fallen

There are fiberglass battens in the sub area which have fallen. It is common for some battens to fall onto the soil over time. We recommend re-installing them as needed. If they have become wet or damaged they should be replaced with a like product.

17. Pier Type and Condition

Concrete piers and posts

There were no visible or significant issues visible to the concrete support piers or wood posts in the sub-structure. This inspection in no way is meant to evaluate the integrity of the structure. For a detailed evaluation of the structure, we recommend you contact an appropriate structure/soils specialist.

18. Seismic Components Installed

Yes

The structure is currently bolted to the foundation, as well as other modifications (shear walls, ties between girders and posts) are installed to protect the building from damage from a large earthquake.