



Prepared For: Lincoln Cash

Property Address: 1111 Right Lane, Dublin, CA

Inspector:
Company: Chang Manivanh Ventures LLC
dba WIN Home Inspection Tri-Cities
(510) 910-1103

Services Included in this Report:

Standard Full Home Inspection

WIN Home Inspection

Standard Full Home Inspection

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Chang Manivanh Ventures LLC dba WIN Home Inspection Tri-Cities

(510) 910-1103 <https://tri-cities.wini.com/>

Work Order Number: 112422RC

Service Date: 11/24/2022

Time: 8:00 AM

Site Address:

1111 Right Lane, Dublin, CA

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

Site Information:

Weather: 85 °F - Partly Cloudy

Approximate Year Built: 1945

Structure: Single Family Home

Foundation: Concrete Slab / Raised Foundation

Bedrooms: 3

Bathrooms: 2

Floors: 1

Occupied: No

Approximate Square Footage: 1500

Client:

Name: Lincoln Cash

Address:

Work Phone:

Home Phone:

Mobile Phone: (123) 456-7890

Email Address: LincolnCash@gmail.com

Client Present at Inspection: Yes

Buyer's Agent:

Name:

Company:

Address:

,

Phone:

Email:

Buyer's Agent Present at Inspection: No

Seller's Agent:

Name: Rita Sellsalot

Company: Buy Sell Home

Address: 1234 Easy St

Dublin, CA

Phone: (123) 456-7890

Email: Sellsalot@gmail.com

Seller's Agent Present at Inspection: No

Inspector:

Chang Manivanh Ventures LLC
dba WIN Home Inspection Tri-Cities

License / Certification:

Email:

Notes:

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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.

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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.

SUMMARY SECTION

Standard 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 - Smoke Detector(s)

Maintenance

1. There were no smoke detector(s) installed in all the bedrooms. The Inspector recommends installing a smoke detector to provide improved fire protection for sleeping areas.

Generally-accepted current safety standards recommend smoke detectors be installed in the following locations:

- In the immediate vicinity of the bedrooms
- In all bedrooms
- In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.
- In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof.
- Any smoke detector located within 20 feet of a kitchen or bedroom containing a tub or shower must be a photoelectric type.

The 1996 edition of the National Fire Protection Association (NFPA) 72 gives further guidance on the placement of smoke detectors, when required.

All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

2. The hallway smoke detector has been painted over which may affect the functionality of the unit. Replacement is recommended.



Hallway - Smoke Detector painted over

2. Structure - Carbon Monoxide Detector(s)

Maintenance

The home is not equipped with a Carbon Monoxide detector.

The Consumer Product Safety Commission recommends that every home have at least one Carbon Monoxide alarm that meets the requirements of most recent Underwriters Laboratories (UL) 2034 standards or Approval services 6-96 standard. In addition, the California's Carbon Monoxide Poisoning Prevention Act of 2010 requires that all residential property be equipped with a carbon monoxide detector when the property has a fossil fuel burning heater or appliance, fireplace, or an attached garage, as follows:

- Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
- On every occupiable level of a dwelling unit, including basements.

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- In each bedroom where a fuel-burning appliance is located inside (or its attached bathroom)

While the above locations are the minimum required, you can always add them in more locations if you like. Since the risk of death from carbon monoxide poisoning is greatest while you are sleeping, adding additional carbon monoxide alarms in bedrooms is recommended.

3. Exterior Structure - Caulking Structure

Maintenance - Chimney (Deteriorated Mortar)

The mortar line between the chimney and exterior siding has deteriorated and should be sealed. A 10 oz. Quikrete mortar repair tube or similar product can be used. It is an acrylic formula specifically developed for sealing joints in concrete, brick and block surfaces. This will ensure no moisture penetrates between the brick and siding.



Chimney-Siding - Deteriorated caulking

4. Structure Perimeter Exterior - Vegetation Clear from Structure

No

There is vegetation growing up against the exterior surface material. All vegetation should be 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. Trees should not overhang the roof line and should be trimmed at least 3' from structure.



Vegetation growing against structure



Vegetation growing against structure

5. Structure Perimeter Exterior - Clearance From Grade

No - Stucco Clearance

Stucco covering exterior walls of the home had inadequate clearance from grade. Stucco should terminate a minimum of 4 inches above grade. This condition may result in staining and deterioration of the lower portion of the wall stucco from moisture absorption.

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Stucco - Inadequate clearance from grade

6. Roof - Cover Material Condition

Maintenance - Composite Shingles (Protruding Nails)

Some exposed nails were noted in several areas of the roof. It is recommended the protruding areas be repaired/ sealed to prevent moisture penetration.



Roof Shingles - Protruding Nails



Roof Shingles - Protruding Nails

7. Roof - Flashing/Caulking

Maintenance

1. There are curled/lifted flashings that should be sealed to prevent moisture intrusion into the structure. Contact a qualified roofing expert to make the needed repairs.



Roof - Curled/Lifted Flashing

2. There are exposed nails on roof vent flashings that should be sealed to prevent moisture intrusion into the structure. Contact a qualified roofing expert to make the needed repairs.

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Roof Vent Flashing - Exposed nails

3. A wall section at the front edge of the roof had no kick-out flashing installed where a wall extended past the roof edge. This condition may allow moisture intrusion of the exterior wall covering. Moisture intrusion of the wall structure can damage home materials and encourage the growth of mold. Long term moisture intrusion can cause structural damage from wood decay. The Inspector recommends consulting with a qualified roofing contractor to gain an idea of options and costs for kickout flashing installation.



Roof - No Kick-out Flashing

8. Roof - Ridges

Maintenance - (Exposed Nails)

There are areas on the roof ridges with exposed nails that are missing sealant. Exposed nail heads should be limited to a few at the ridge caps and on overlapping flashing. None should be visible on valley flashing, or between the cutouts on the shingles. Exposed nails in acceptable locations should have a sealant. If left exposed too long, many nails will rust, leaving a hole and causing leaks



Roof Ridge - Exposed nails



Roof Ridge - Exposed nails

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Roof Ridge - Exposed nails

9. Attached Garage - Floor/Foundation

Maintenance - Minor Cracks

There are minor cracks on the garage floor. It is recommended that the cracks be sealed with a mortar patch or sealant designed for concrete to prevent moisture penetration in these areas. A qualified handyperson can make this repair.



Garage Floor - Minor cracks

10. Attached Garage - Safety Operation, Opener(s)

Not Tested - (Garage Opener Inoperable)

The automatic-reverse safety sensor at the overhead garage door was not tested. The garage opener mechanism was inoperable at the time of the inspection.

11. Attached Garage - Automatic Opener(s)

Not Tested - (No Power)

The automatic garage door was not tested. There was no power to the door opener unit at the time of the inspection. Re-inspection is recommended when functionality is restored.



Garage Door Opener - Not tested / no power



Garage Door Opener - Not tested / no power

12. Electrical Service - G.F.C.I. Protection

Maintenance - No GFCI / Deficiencies

The electrical outlets in the following areas do not have GFCI protection and have deficiencies:

Standard Full Home Inspection Summary Report

- Garage: Non-GFCI ungrounded outlet(s).
- Master Bathroom: Defective GFCI, No power to the receptacle.
- Hallway Bathroom: Defective GFCI, No power to the receptacle.

Beginning in the 1970's, electrical codes required that Ground Fault Circuit Interrupters (GFCI) be installed in areas where there is a higher potential danger of electrical shock or electrocution hazards. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with GFCI protection. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle (will protect that receptacle and all those downstream).
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle (will protect that receptacle and all those downstream).
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker (will protect all receptacles on that circuit).

The inspector recommends receptacle repair or replacement as needed by a qualified electrical contractor.



Garage - Non-GFCI ungrounded outlet



Ungrounded outlet reading



Garage - Non-GFCI ungrounded outlet



Ungrounded outlet reading

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Master Bathroom - Defective GFCI, no power to outlet



Hallway Bathroom - Defective GFCI, no power to outlet

13. Electrical Service - Receptacle Ground Verify

Maintenance

1. The inspector spot checked visible three pronged electrical outlets and found that several were not grounded (others may be present). The lower, round third prong on the outlet should be connected to a ground wire and grounded back at the electrical panel. This ground wire serves as a "safety escape route" for the electricity in case something goes wrong with the appliance plugged into the outlet or the receptacle malfunctions. There are certain electrical appliances that have three pronged plugs that require a grounded circuit for safe operation. There are a number of ways of addressing this condition. 1) The third prong can be plugged with a special plug to prevent someone from plugging a grounded type of appliance in the outlet 2) an electrician can be hired to ground the outlets back to the panel to provide grounded protection at the outlets 3) a two pronged plug can be re-installed in place of the three pronged outlets 4) or a Ground Fault Circuit Interrupters (GFCI) outlet can be installed in place of the three pronged outlet in order to provide a grounded type of protection. Each of these methods of correction has varying costs associated with each of them. Consideration should be given to correcting the condition as a preventive safety measure.

2. The home is equipped with a mixture of three pronged and ungrounded two pronged outlets. Consideration may need to be given to having an electrician install grounded electrical outlets to accommodate modern electrical appliances and devices.

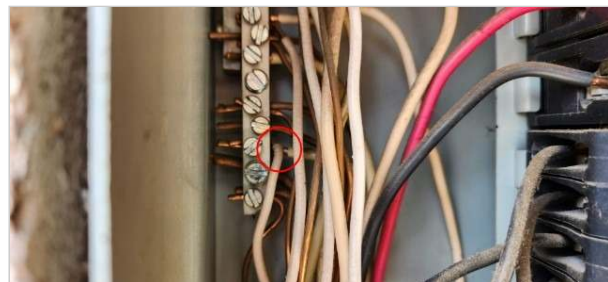
14. Electrical Service - Breaker Configuration

Maintenance

1. There are neutral wires that are double lugged to a same screw on the neutral bus bar. Double tapped neutrals can expand and contract enough to the point where the connection becomes loose. The loose connection could overheat and be a potential fire hazard. Contact a qualified electrician to perform repairs.



Sub-panel - Double lugged neutral wires



Sub-panel - Double lugged neutral wires

2. The amperage rating of the circuit breaker protecting the air-conditioner compressor exceeded the manufacturer recommended amperage rating. The maximum circuit breaker size noted on the A/C ratings plate is 35 amps. The inspector noted in the main service panel the breakers installed for the AC compressor was 50 amps.

Recommend replacing the circuit breakers with an amperage rating that does not exceed the stated size noted on the ratings plate. Contact a qualified electrical or HVAC contractor to perform the repairs.

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A/C Ratings Plate - Max breaker amperage: 35 amps



Main Service Panel - Installed breaker amperage: 50 amps

3. The kitchen stove/oven does not have its own dedicated circuit breaker. At the time of inspection, the stove/oven was plugged into an outlet that was wired to the circuit of an kitchen GFCI outlet. Recommend contacting a qualified electrician to install a new dedicated breaker for the stove/oven.



Kitchen - Stove Oven wired to GFCI outlet circuit.

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

Maintenance - No Power to Outlet(s)

The inspector noted no power at an outlet in the garage. Questioning the seller on their operation is recommended. Consideration should be given to having a qualified handy person or electrician investigate the issue and provide repairs in order to establish functional service.



Garage - Defective outlet, no power

16. Electrical Service - Panel Cover

Maintenance - Blank Covers

The inspector noted that there was a missing blank cover on the panel face. Installing a blank in the open slot is recommended as a preventive safety consideration. Blanks can be purchased at a home improvement center and installed by the homeowner.

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Main Panel - Missing blank cover on unused breaker slot

17. Electrical Service - Panel Cover(s) Removed

Yes

Improperly terminated wires noted near the electrical panel. The ends of spliced wires should be covered with a wire nut and electrical tape should be wrapped over the nut and onto the wires. Note, the inspector does not pull or track the source of terminated wires.



Main Service Panel - Improperly terminated wiring

18. Air Conditioning - Manufacturer Specifications

3 Ton Unit

FYI - The air conditioner is an older unit which uses R22 refrigerant. The use of R22 was banned in the production of refrigeration and AC units by the EPA in 2010. This was replaced by the more environmentally-friendly R410a and other refrigerant blends. R22 refrigerant are not interchangeable with other refrigerant and recharging/repairing A/C units that use R22 can be prohibitively expensive. Replacement of the A/C unit is to be anticipated. For more information, please visit the EPA website (www.epa.gov).



Ratings Plate - R22 refrigerant

19. Air Conditioning - Condensate Drain System

Maintenance

The condensate drain pan had excess water draining into the drain pan and there was visible water pooling which suggests there is a clogged or corroded condensate line. A clogged condensate line, a cracked condensate drain pan or a soggy furnace can lead to many unwanted issues. This includes: Microbiological growth, Safety hazards, low indoor air quality, unpleasant air odors, and water damage to the home. Contact a qualified HVAC technician to further evaluate and service the system.

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Attic - Condensate Drain Line - Evidence of leak



Attic - Condensate Drain Pan - Excess Water / Water pooling

20. Water Heater - Evidence of Encrustation

Yes

There are encrustations on the water connection(s) at the water supply pipes near the water heater. The condition is a result of a small amount of water seeping out along the threaded connections. It is recommended that the connections be removed and cleaned to remove any rust or corrosion and then taped with plumbers tape and reconnected. Contact a qualified repair person to perform this maintenance.



Water Heater - Encrustation on water connection



Water Heater - Encrustation on water connection

21. Water Heater - Installation

Maintenance - Protective Barrier Missing

There was no protective barrier installed in front of the water heater. For safety and to protect against vehicular damage, adequate barriers must be installed (e.g. 4" diameter steel pipe filled with concrete installed in a footing measuring 12" in diameter and 3' deep and extending a minimum of 2'9" above the finished floor).



Water Heater - Protective barrier not installed

22. Heating System - Installation

Maintenance - Sediment Trap

No sediment trap was installed at the furnace. Sediment traps are installed to keep particulates and moisture out of the gas valve and to prevent interference with the unit's burner operation. The Inspector recommends installation of a sediment trap by a qualified HVAC contractor. Check with your local jurisdiction for installation requirements.

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Furnace - No Sediment Trap

23. Laundry Area - Dryer Ventilation System

Maintenance - Lint Debris

The dryer vent duct is disconnected which may inhibit proper ventilation and is allowing lint to accumulate behind the dryer. Dryer lint is very flammable. According to the National Fire Protection Association (NFPA), improper dryer ventilation leads to approx. 14,000 fires per year. Re-securing the vent duct and cleaning any accumulated lint debris is recommended.



Dryer Ventilation - Lint debris



Dryer Ventilation - Disconnected vent duct

24. Attic - Evidence of Undesirable Animals

Yes

There is evidence of rodent activity in the attic area. If rodents are still present, Extermination and control measures may be needed. Contact a qualified professional for further evaluation and estimates.



Attic - Evidence of rodent activity

25. Bathroom(s)/Washroom(s) - Shower/Tub Fixtures

Maintenance

Hallway Bath - The shower fixture exhibited low water pressure. This condition could be excess calcium build-up in the shower head. Recommend contacting a qualified plumber for further evaluation and to recommend repairs.

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Hallway Bathroom - Low water pressure

26. Kitchen(s) - Oven Operational

Unable to Test / Yes

Stove Oven - The stove is plugged into an outlet that is wired to the same circuit as a kitchen GFCI outlet. This condition is improper and as a result, the GFCI trips when the oven is turned on. The inspector was unable to test the oven due to this condition. Recommend contacting a qualified electrician to install a new outlet for the stove.

Wall Oven - Functional



Stove Oven - GFCI outlet trips when oven is turned on



Wall Oven - Functional

27. Kitchen(s) - Built-in Microwave Operational

Maintenance

There is no handle for the microwave door. Repair is recommended in order to provide intended service.



Microwave - Handle missing

28. Kitchen(s) - Dishwasher

Maintenance - Draining through Air Gap

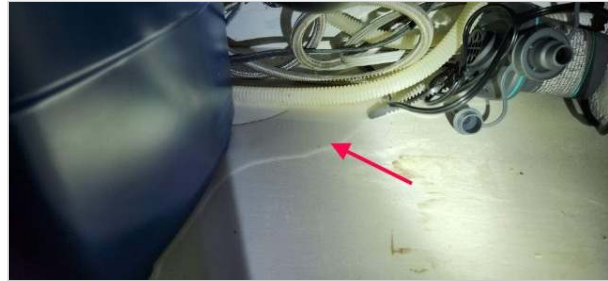
There is a minor leak at the drain line connection to the air gap when the dishwasher drains, indicating that there is most likely debris in the drain system. It is recommended that a qualified plumber be contacted to make needed repairs.

Dishwasher air gaps are usually required by code. The dishwasher air gap/cap usually gets installed next to your faucet, and hoses lead from it to your dishwasher and garbage disposal. The purpose of the air gap is to create a vacuum and prevent contaminated water from draining back into your dishwasher or entering the water supply.

Standard Full Home Inspection Summary Report



Dishwasher Drain Line - Minor leak at air gap connection



Evidence of Leak

29. Main Entry Door - Door Fit

Maintenance

The main entry deadbolt lock is missing a strike plate. Installing the strike plate is recommended in order to protect the door jamb and allow the door to properly latch. Contact a qualified handyperson to make the repairs.



Main Entry Door - Missing strike plate

30. Living Room / Main Hall - Doors/Closet Doors

Maintenance

The hallway closet door is off its guides. Repair is recommended in order provide intended service. Contact a qualified handy person to make the repairs.



Hallway Closet - Closet door off guides

31. Raised Foundation - Deteriorated Wood

Stains Only - Past Leak

There are moisture stains visible under the master bath likely from past leak(s). There are no signs of wood deterioration and no evidence of an active leak. The stains in the area should be brushed and treated with chemicals such as "borates" which are well suited for both fungi and wood-destroying insects.

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Crawlspace (Under Master Bathroom) - Moisture stains



Crawlspace (Under Master Bathroom) - Moisture stains

32. Raised Foundation - Moisture/Dampness

Maintenance

1. There is a minor drip/leak at the pipe fitting under the Master Bathroom tub. Recommended contacting a qualified plumber to evaluate and make the repairs.



Crawlspace (Under Master Bathroom Tub) - Leak at drain pipe fitting



Evidence of Leak

2. There is efflorescence (white chalky substance) on the inside of the concrete foundation walls in some areas that indicate a small amount of moisture has migrated from the outside through the concrete. This is common for structures of this age and does not necessarily indicate an excessive moisture condition that has allowed water to build up in the basement. There were no visible signs of water stains that would indicate excessive moisture build up has occurred in the recent past. Installing a concrete sealer on the inside of the foundation may help prevent future build up and reduce the build up of moisture.



Crawlspace - Efflorescence on stem walls

33. Raised Foundation - Evidence of Undesirable Animals

Yes - Animals

- There is evidence of past animal activity in the crawlspace area. Cleaning the area and sealing entry points is recommended to prevent small animals and rodents from entering the crawlspace. Contact a qualified professional for further evaluation and estimates

Standard Full Home Inspection Summary Report



Crawlspace - Evidence of past rodent activity



Crawlspace - Evidence of past rodent activity

34. Raised Foundation - Evidence of Insects

Yes - Refer to Separate Termite Inspection Report

A visual inspection has revealed evidence of apparent wood destroying organisms (WDOs) activity in the crawlspace. Refer to separate report from the termite company for additional information and recommendation for treatment.

Note: - Any observation which the inspector may make in this report regarding the evidence (or lack of) pests or wood destroying organisms are not a substitute for inspection by a licensed pest control operator or exterminator. Your inspector may only report on a portion of the currently visible conditions regarding their cause or remediation.

FULL REPORT

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

Structure

1. Approximate Year Built

Approximate Year Built 1945

2. Description

Wood Framed

3. Bedroom(s)

Bedroom(s) 3

The inspector entered and inspected all accessible areas in each bedroom.

4. Bathroom(s)

Bathroom(s) 2

The inspector entered and inspected all bathrooms. Any damage, maintenance and or attention items are listed in this report.

5. Other Room(s)

LR, DR, FR

6. Smoke Detector(s)

Maintenance

1. There were no smoke detector(s) installed in all the bedrooms. The Inspector recommends installing a smoke detector to provide improved fire protection for sleeping areas.

Generally-accepted current safety standards recommend smoke detectors be installed in the following locations:

- In the immediate vicinity of the bedrooms*
- In all bedrooms*
- In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.*
- In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof.*
- Any smoke detector located within 20 feet of a kitchen or bedroom containing a tub or shower must be a photoelectric type.*

The 1996 edition of the National Fire Protection Association (NFPA) 72 gives further guidance on the placement of smoke detectors, when required.

All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

2. The hallway smoke detector has been painted over which may affect the functionality of the unit. Replacement is recommended.

7. Carbon Monoxide Detector(s)

Maintenance

The home is not equipped with a Carbon Monoxide detector.

The Consumer Product Safety Commission recommends that every home have at least one Carbon Monoxide alarm that meets the requirements of most recent Underwriters Laboratories (UL) 2034 standards or Approval services 6-96 standard. In addition, the California's Carbon Monoxide Poisoning Prevention Act of 2010 requires that all residential property be equipped with a carbon monoxide detector when the property has a fossil fuel burning heater or appliance, fireplace, or an attached garage, as follows:

- Outside of each separate sleeping area in the immediate vicinity of the bedrooms.*

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

- *On every occupiable level of a dwelling unit, including basements.*
- *In each bedroom where a fuel-burning appliance is located inside (or its attached bathroom)*

While the above locations are the minimum required, you can always add them in more locations if you like. Since the risk of death from carbon monoxide poisoning is greatest while you are sleeping, adding additional carbon monoxide alarms in bedrooms is recommended.

8. Floor Structure

Wood Joists / Concrete Slab

9. Remodel/Modernization Evident

Yes - Life

It appears that updates and modifications have been made to the home at sometime during the life of the structure.

10. Furniture/Storage

Staged

The home is staged with furniture and accessories.

11. Lead

Noted - Possibility

The scope of this inspection does not include lead materials sampling. The federal government banned lead-based paint from housing in 1978. Due to the date of construction of this structure, there is a possibility that it could contain lead based paint under any top coats of paint that have been installed in the recent past. Further information regarding lead based paint and testing can be found in the Environmental Protection Agency website at <http://www.epa.gov/lead/>,

12. Insulation

Not Visible in Walls - May be Present

Insulation may be present within the structure's exterior walls. Exterior walls were commonly insulated after the 1970's. Verification is not possible without invasive methods which are outside the scope of this inspection. The inspector recommends that the seller provide this information to the perspective buyer if known.

13. Fire Sprinkler System

Not Present

14. Alarm/Security System

None

Homeowner Insurance companies offer discounts up to 20% when an alarm system is installed. .

15. Interior Ventilation Method

Combination

16. Party or Lot Line Wall

No

17. Insulating Rating Evident

No

18. Asbestos

Not Tested

The scope of this inspection does not include an asbestos in materials screening inspection. This type of material was commonly used up until the 1970's. They can be found in older homes in items such as siding material, floor coverings, gas appliance flues/ducts and insulation. For further information regarding asbestos, lead, and other possible hazardous materials, consult with the environmental testing and abatement professionals, the local municipality, the EPA and/or the Consumer Product Safety Commission.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

EPA - <http://www.epa.gov/asbestos/>

19. Ceiling Structure

Wood Framing

20. Interior Walls

Textured Drywall

Exterior Structure

1. Flat Surface Material(s)

Stucco

There are portions of the exterior cladding that are conventional stucco. Certain fine or smooth textures accentuate cracks in stucco, while heavier textures tend to hide stucco cracks. Although not all cracks are objectionable, cracks in stucco acceptable to one person might be unacceptable to another person. Cracks can occur in stucco regardless of texture.

2. Eave/Soffit Areas

Functional

3. Fascia Boards/Trim

Functional

Trim boards, especially at the end-grains, should be kept sealed and painted to prevent moisture related deterioration

4. Siding Condition

Functional

The siding material appears to be in functional condition. A program of regular maintenance is recommended to maintain the integrity of the caulking around the windows, doors and gaps between the siding boards as well as painting to provide long term protection.

5. Caulking Structure

Maintenance - Chimney (Deteriorated Mortar)

The mortar line between the chimney and exterior siding has deteriorated and should be sealed. A 10 oz. Quikrete mortar repair tube or similar product can be used. It is an acrylic formula specifically developed for sealing joints in concrete, brick and block surfaces. This will ensure no moisture penetrates between the brick and siding.

6. Double Pane Seals/Insulating Windows

Functional

The double pane insulating window seals were inspected and appeared to be in functional condition. The visual inspection of the windows may not disclose seals that have lost their vacuum seal in between the panes of glass. The deficiency is sometimes only visible under certain climatic conditions.

7. Window Glass

Functional

8. Window Screens

Functional

9. Security Lights

Yes

This property is equipped with an exterior lighting system, adding to the safety and security of the residence.

10. Water Feature/Fountain

Present

There is a water feature present at the property. Inspection of this feature is outside the scope of the inspection. We recommend contacting a qualified contractor to evaluate and make any needed repairs.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)



Structure Perimeter Exterior

1. Address Identification

Satisfactory

The residence number identification must always be visible for safety reasons because it is much easier for police or fire crews to locate the house in case of an emergency.

2. Foundation Material(s)

Concrete Slab and Stem Walls

3. Vegetation Clear from Structure

No

There is vegetation growing up against the exterior surface material. All vegetation should be 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. Trees should not overhang the roof line and should be trimmed at least 3' from structure.

4. Clearance From Grade

No - Stucco Clearance

Stucco covering exterior walls of the home had inadequate clearance from grade. Stucco should terminate a minimum of 4 inches above grade. This condition may result in staining and deterioration of the lower portion of the wall stucco from moisture absorption.

5. Vent Covers/Screens

Functional

Debris and vegetation growth should be kept clear of all vent openings to ensure intended ventilation of the area.

6. Retaining wall(s)

None

Retaining walls are used for stabilizing and controlling erosion of steeply sloped areas of the lot.

7. Visible Cracks

No

Small cracks are commonly found on foundations of this type and age and typically do not represent a structural issue of concern. There were no cracks visible on the exposed areas of the foundation.

8. Site Drainage

Satisfactory

The grading around the exterior of the structure is sloping away from the foundation which should prevent rain water from draining toward the foundation.

9. Watering System

Yes

The property is equipped with an automatic watering system. Testing the system is not within the scope of the inspection. Having the system inspected by a qualified irrigation contractor is recommended.

10. Evidence of Erosion

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

No

11. Evidence of Movement

No

The structure does not show any significant amount of settlement on the exterior. Small amounts of settlement are common for structures of this type and age.

12. Mail Box

Functional

There is a mailbox present which appears to comply with USPS guidelines.

13. Evidence of Insects

No

14. Evidence of Animal Infestation

No

Patios/Decking/Porches

1. Surface(s)

Satisfactory

2. Foundation/Framing

Satisfactory

3. Cover/Enclosure

None

4. Electrical Service

Yes

5. Weather Protected Outlet(s)

Yes

All electrical outlets to the exterior of the structure should be equipped with weather-protective covers.

Fence/Gates

1. Fences

Satisfactory

2. Gates

Functional

3. Locks/Latches

Functional

Site Concrete and Paving

1. Driveway(s)/Parking

Functional

As part of preventive maintenance, small cracks can be filled with foam cord and caulking to help prevent moisture penetration that can lead to further settlement and deterioration

2. Steps

N/A

3. Walkways

Functional

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

Small cracks can be filled with foam cord and caulking to help prevent moisture penetration that can lead to further settlement and deterioration.

Roof

1. Separate Certification Required

No

2. Roof Evaluated From

Walked Surface

The Inspector inspected the roof and its components by walking the roof.

3. Roof Cover Material(s)

Composition Shingle

There are a wide variety of composite shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. These roofs are warranted by the manufacturer to last up to 20-30 years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear is when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service.

4. Cover Material Condition

Maintenance - Composite Shingles (Protruding Nails)

Some exposed nails were noted in several areas of the roof. It is recommended the protruding areas be repaired/sealed to prevent moisture penetration.

5. Apparent Number of Layers

1 Layer

The roof appears to have only one layer of roofing material present.

6. Gutters/Down Spouts

Functional

The inspector recommends inspecting and cleaning the gutter system and roof surface on an annual basis. There is gutter screen material that can be installed over the gutter system to help keep debris out of the gutters. The screen material can be purchased at a local home improvement center. The screen helps keep leaves and other debris out of the gutter system to prevent clogging of the gutters, down spouts, and drain system.

7. Flashing/Caulking

Maintenance

1. There are curled/lifted flashings that should be sealed to prevent moisture intrusion into the structure. Contact a qualified roofing expert to make the needed repairs.

2. There are exposed nails on roof vent flashings that should be sealed to prevent moisture intrusion into the structure. Contact a qualified roofing expert to make the needed repairs.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

3. A wall section at the front edge of the roof had no kick-out flashing installed where a wall extended past the roof edge. This condition may allow moisture intrusion of the exterior wall covering. Moisture intrusion of the wall structure can damage home materials and encourage the growth of mold. Long term moisture intrusion can cause structural damage from wood decay. The Inspector recommends consulting with a qualified roofing contractor to gain an idea of options and costs for kickout flashing installation.

8. Vents/Chimneys/Covers

Functional

9. Ridges

Maintenance - (Exposed Nails)

There are areas on the roof ridges with exposed nails that are missing sealant. Exposed nail heads should be limited to a few at the ridge caps and on overlapping flashing. None should be visible on valley flashing, or between the cutouts on the shingles. Exposed nails in acceptable locations should have a sealant. If left exposed too long, many nails will rust, leaving a hole and causing leaks

10. Valleys

Functional

11. Soft Spots

No

12. Debris on Roof

None

If debris accumulates on the roof it will need to be removed. Debris and other plant material on the roof will clog gutters, down spouts and hold moisture which can cause damage to the roofing material and/or cause leaks to develop. The debris should be blown off when it occurs. Annual inspection and cleaning may be necessary as large accumulations may occur.

13. Skylight(s)

None

14. Indications of Leaking

No

At the time of the inspection, the inspector found no evidence that the roof system is currently leaking. Roof leaks are often seasonal and a condition may exist that was not readily apparent at the time of the inspection. The inspector would recommend questioning the home seller to identify if they are aware of the history of any leaks that may have occurred during or prior to their ownership. In addition, reinspecting these areas during rainy periods is recommended to ensure that the roof system is providing its intended service.

15. Moss/Mildew

None

16. Roof Type

Pitched

17. Exterior Chimney(s) Condition

Functional

Inspection of the exterior of the chimney did not reveal any conditions that would require immediate repair or service at this time. A program of regular inspection by a chimney professional is recommended to ensure continued safe operation of the system.

18. Rain Cap/Spark Arrestor

Functional

There is a rain-cap over the chimney.

Advantages:

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

1. Keeps animals, especially raccoons and birds, from setting up home in your chimney or fireplace.
2. Keeps rain and moisture from building up inside chimney. This can help reduce the chimney smell that often invades homes in the warmer weather.
3. Sheds ice and rain from the chimney crown, which is the cement cover on the top of the chimney structure. This will extend the life of the crown and eliminate some causes of cracking of the flue tile.
4. Increase draft of chimney, especially in areas with constant wind.
5. Prolongs the life of the flue damper.
6. Help protect the roof-covering materials from potential chimney-source ignition.

Attached Garage

1. Size

Two Car

2. Floor/Foundation

Maintenance - Minor Cracks

There are minor cracks on the garage floor. It is recommended that the cracks be sealed with a mortar patch or sealant designed for concrete to prevent moisture penetration in these areas. A qualified handyperson can make this repair.

3. Door(s), Garage - Building

Functional

The door to from the house to the garage is serviceable and appears to be fire rated to maintain adequate fire separation. It also has a spring loaded hinge as an automatic door closing device.

4. Safety Operation, Opener(s)

Not Tested - (Garage Opener Inoperable)

The automatic-reverse safety sensor at the overhead garage door was not tested. The garage opener mechanism was inoperable at the time of the inspection.

5. Garage Door(s)

Functional

6. Automatic Opener(s)

Not Tested - (No Power)

The automatic garage door was not tested. There was no power to the door opener unit at the time of the inspection. Re-inspection is recommended when functionality is restored.

7. Fire Wall/Ceiling Board

Functional

The common walls/ceiling between the garage and the living areas of the structure appeared to be sheet rocked and fire taped for increased fire protection. Attached garages should be adequately sealed from living areas to restrict the potential spread of fire long enough to allow the occupants time to escape the home or building.

8. Door Seal

Functional

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

9. Springs/Mount

Functional

Greasing the tracks will improve the travel of the door and reduce mechanical noise during operation.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

10. Heat

No

Garage areas are not normally heated. A garage is not considered a living area.

11. Lighting

Functional

12. Insulation

N/A

The inspector was unable to verify the presence or absence of insulation in the garage walls and ceiling.

13. Evidence of Moisture Penetration

No

14. Evidence of Insects

No

A visual inspection has revealed no evidence of wood destroying organisms (WDOs) in the garage. The inspector recommends inspecting for WDOs on a regular basis during the spring and summer months for active presence as a preventive measure as some undesirable insects are active on a seasonal basis. Inadequate earth to wood separation can hide an active condition.

Note: Any observation which the inspector may make in this report regarding the evidence (or lack of) pests or wood destroying organisms are not a substitute for inspection by a licensed pest control operator or exterminator. Your inspector may only report on a portion of the currently visible conditions regarding their cause or remediation.

15. Evidence of Undesirable Animal

No

Utility Services

1. Electrical Services

Overhead

2. Telephone

Overhead

3. Electrical Service Condition

Functional

4. Service Shut Off(s)

Meters and Appliances

5. Sewer Line Clean-out

Exterior

6. Sewer

City

7. Gas Odors

No

8. Gas Service

Natural

Some municipalities require the installation of automatic gas shutoff devices which may include excess flow and /or earthquake actuated shut-off valves. Check with the local building department or PG&E for current installation recommendations and requirements.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

9. Water Meter Location

At Street

10. Water Shutoff

At Meter

At meter and front of home.

11. Water Source

City

12. Carbon Monoxide

Not Tested

Carbon monoxide testing lies beyond the scope of the general home inspection.

Electrical Service

1. Panel/Sub-Panel Location(s)

Exterior / Exterior

Main electric service entrance location: Exterior

Sub-Panel location: No sub-panel present inside the home. Breakers at main service panel.



Exterior - Main Service Panel



Main Service Shut-off - 200 Amp Service



Main Service Panel cover removed

2. Service Size (Amps)/(Volts)

200 Amps - 240 Volts

The inspector's observation of the electrical system is limited to the visible components, the entrance cable, meter box, service panel, outlets, switches and the visible portion of the wiring. A large portion of the electrical system is hidden behind walls and ceilings.

3. Service to Panel

Copper

4. Panel to Structure

Copper

Visible single strand distribution wiring is copper.

5. Over Current Devices

Breakers

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

6. G.F.C.I. Protection

Maintenance - No GFCI / Deficiencies

The electrical outlets in the following areas do not have GFCI protection and have deficiencies:

- Garage: Non-GFCI ungrounded outlet(s).
- Master Bathroom: Defective GFCI, No power to the receptacle.
- Hallway Bathroom: Defective GFCI, No power to the receptacle.

Beginning in the 1970's, electrical codes required that Ground Fault Circuit Interrupters (GFCI) be installed in areas where there is a higher potential danger of electrical shock or electrocution hazards. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with GFCI protection. This can be achieved relatively inexpensively by:

- 1. Replacing an individual standard receptacle with a GFCI receptacle (will protect that receptacle and all those downstream).*
- 2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle (will protect that receptacle and all those downstream).*
- 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker (will protect all receptacles on that circuit).*

The inspector recommends receptacle repair or replacement as needed by a qualified electrical contractor.

7. Receptacle Ground Verify

Maintenance

- 1. The inspector spot checked visible three pronged electrical outlets and found that several were not grounded (others may be present). The lower, round third prong on the outlet should be connected to a ground wire and grounded back at the electrical panel. This ground wire serves as a "safety escape route" for the electricity in case something goes wrong with the appliance plugged into the outlet or the receptacle malfunctions. There are certain electrical appliances that have three pronged plugs that require a grounded circuit for safe operation. There are a number of ways of addressing this condition. 1) The third prong can be plugged with a special plug to prevent someone from plugging a grounded type of appliance in the outlet 2) an electrician can be hired to ground the outlets back to the panel to provide grounded protection at the outlets 3) a two pronged plug can be re-installed in place of the three pronged outlets 4) or a Ground Fault Circuit Interrupters (GFCI) outlet can be installed in place of the three pronged outlet in order to provide a grounded type of protection. Each of these methods of correction has varying costs associated with each of them. Consideration should be given to correcting the condition as a preventive safety measure.*
- 2. The home is equipped with a mixture of three pronged and ungrounded two pronged outlets. Consideration may need to be given to having an electrician install grounded electrical outlets to accommodate modern electrical appliances and devices.*

8. Wire-Over Current Compatibility

Functional

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

The visible wires appeared to be properly sized to the breaker over-current rating, however not all the wire ends were visible where they connected to the breakers. An over-current incompatibility condition may exist in the panel. The only way to find out is to turn off the breakers and remove the wires for inspection. This however is well outside the scope of the national home inspection standards of practice and is considered invasive.

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

Not Present

Arc Fault Circuit Interrupter (AFCI) is a residential circuit breaker with an integrated processor which recognizes the unique current and/or voltage signatures associated with arcing faults, and acts to interrupt the circuit to reduce the likelihood of an electrical fire. They have been required in new construction since 2014. The age of the structure predates the time period where the code was adopted for one or more of the areas where there are no AFCI's present.

10. Breaker Configuration

Maintenance

1. There are neutral wires that are double lugged to a same screw on the neutral bus bar. Double tapped neutrals can expand and contract enough to the point where the connection becomes loose. The loose connection could overheat and be a potential fire hazard. Contact a qualified electrician to perform repairs.

2. The amperage rating of the circuit breaker protecting the air-conditioner compressor exceeded the manufacturer recommended amperage rating. The maximum circuit breaker size noted on the A/C ratings plate is 35 amps. The inspector noted in the main service panel the breakers installed for the AC compressor was 50 amps.

Recommend replacing the circuit breakers with an amperage rating that does not exceed the stated size noted on the ratings plate. Contact a qualified electrical or HVAC contractor to perform the repairs.

3. The kitchen stove/oven does not have its own dedicated circuit breaker. At the time of inspection, the stove/oven was plugged into an outlet that was wired to the circuit of an kitchen GFCI outlet. Recommend contacting a qualified electrician to install a new dedicated breaker for the stove/oven.

11. Outlets, Switches, Junction Boxes, Lighting

Maintenance - No Power to Outlet(s)

The inspector noted no power at an outlet in the garage. Questioning the seller on their operation is recommended. Consideration should be given to having a qualified handy person or electrician investigate the issue and provide repairs in order to establish functional service.

12. Panel Cover

Maintenance - Blank Covers

The inspector noted that there was a missing blank cover on the panel face. Installing a blank in the open slot is recommended as a preventive safety consideration. Blanks can be purchased at a home improvement center and installed by the homeowner.

13. Panel Cover(s) Removed

Yes

Improperly terminated wires noted near the electrical panel. The ends of spliced wires should be covered with a wire nut and electrical tape should be wrapped over the nut and onto the wires. Note, the inspector does not pull or track the source of terminated wires.

14. Service Ground Verified

Not visible

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

Bonding of the hot and cold plumbing pipes and gas piping is necessary to prevent metal piping from becoming energized in the event of an electrical short. The inspector was not able to visually verify the electrical system main ground as well as the bonding of all metal piping inside the structure. The inspector was unable to verify if all of the metal piping inside the structure has been bonded to the electrical service ground. As a preventive safety consideration, contacting a qualified electrical expert to investigate proper bonding of all of the metal piping inside the structure is recommended

15. Wire Method

Romex

Plumbing

1. Size Service to Structure

3/4 Inch

2. Waste Pipe Material

Cast Iron, Plastic and Galvanized Steel

The inspector ran water throughout the interior drain system and unless otherwise noted, all drained adequately. Periodic invasive inspection of waste piping is recommended to detect potential damage or obstruction. Consulting with plumbing professionals for preventive care and or invasive inspection is recommended.



Galvanized Steel / ABS Plastic



Cast Iron

3. Structure Pipe Material

Galvanized Steel

Galvanized steel piping has an average life expectancy of fifty to seventy years. When the pipes wear out, rust accumulates inside the pipe and restricts the diameter of the pipe, resulting in reduced water pressure and flow. Cleaning debris out of shower heads, faucet strainers and valves may improve flow for the short term. Replacing the supply piping in sections is a common practice for the readily accessible sections of piping in basements or crawl spaces. Consideration will need to be given to upgrading the galvanized supply water pipes when the flow is reduced to a level that does not provide the intended service.



Galvanized Steel

4. Water Pipe Insulation

No

Insulating the cold pipes to help prevent freezing is typically not done in our area because of our temperate climate..

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

5. Pipe Rumble Noise

No

6. Surge Bangs

No

7. Encrustations Evident

No

8. Mineral Deposits

No

9. Interior Water Flow

Functional

The interior water flow at the faucets is at a functional level. The State of California has implemented water conservation rules which are the toughest in the country. Toilets cannot use more than 1.28 gallons per flush (Federal standards are 1.6 gallons per flush). Residential bathroom faucets cannot exceed a 1.2 gallons-per-minute flow rate and kitchen faucets must use just 1.8 gallons per minute. Beginning 2017 all plumbing fixtures sold in California must meet these standards.

Note: **These water conservation measures are not a point of sale requirement.** The seller, however, is to disclose to potential buyers if they comply with these requirements. Buyers/sellers should obtain additional clarification from their Real Estate Agent.

10. Exterior Water Flow

Functional

11. Pressure Readings Interior/Exterior

Exterior Only

70 PSI at exterior hose bib.

The water pressure at the structure was noted to be satisfactory. Water pressure is recommended to be around 40-80 psi to prevent surging, banging and other conditions from occurring that can damage piping.

Pressure reducing valves are frequently installed to adjust the water pressure when too high.

12. Soft Water System

Present

There is a soft-water system in this structure, adding to the overall livability of the structure. Some of the many benefits of this type of system may be increased service life of the water heating system, possible elimination of mineral deposits, etc.



Garage - Water Softener

13. Filter System

None

14. Drainage and Sump Pumps

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

N/A

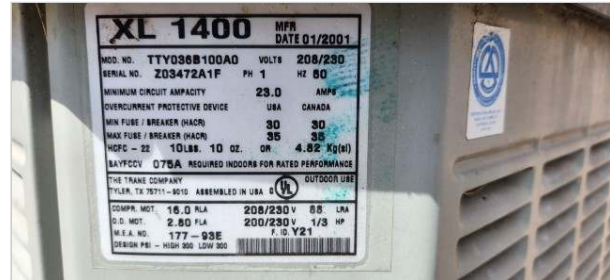
Air Conditioning

1. Location of Units

Side Yard



Rear Yard - A/C Compressor Unit



Ratings Plate

2. Type of Units

Split A/C

3. Manufacturer Specifications

3 Ton Unit

Brand:	Trane
Date of Manufacture:	January 2001

FYI - The air conditioner is an older unit which uses R22 refrigerant. The use of R22 was banned in the production of refrigeration and AC units by the EPA in 2010. This was replaced by the more environmentally-friendly R410a and other refrigerant blends. R22 refrigerant are not interchangeable with other refrigerant and recharging/repairing A/C units that use R22 can be prohibitively expensive. Replacement of the A/C unit is to be anticipated. For more information, please visit the EPA website (www.epa.gov).

4. Systems Operation

Functional

5. Supply/Return Temperature Difference

Supply/Return Temperature Difference Satisfactory

The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.

6. Energy Source

Electrical - 240 Volts

7. Condensing Coil Condition

Satisfactory

As part of preventive maintenance, remember to clean leaf debris from cover and condensing coil for proper functionality

8. Condensate Drain System

Maintenance

The condensate drain pan had excess water draining into the drain pan and there was visible water pooling which suggests there is a clogged or corroded condensate line. A clogged condensate line, a cracked condensate drain pan or a soggy furnace can lead to many unwanted issues. This includes: Microbiological growth, Safety hazards, low indoor air quality, unpleasant air odors, and water damage to the home. Contact a qualified HVAC technician to further evaluate and service the system.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

9. Power Disconnect Location

At or Near the Unit

10. Service Records/Last Service

Not Available

The inspector was unable to locate an apparent service record which would indicate the air conditioner has had a complete, technically exhaustive evaluation and service within the last year. Complete servicing by a professional is recommended annually prior to each cooling season. If no service records are available within the last year showing a complete evaluation and service, the inspector would recommend that a qualified heating/air conditioning contractor provide a complete service on the system in order to ensure long term function is provided.

Water Heater

1. Location(s)

Garage



Garage - Electric Water Heater



Ratings Plate

2. Type

Electric

Brand:	Whirlpool
Date of Manufacture:	December 2015

The life expectancy of a water heater is typically 8-12 years from the date of installation, although there are exceptions on both sides. It is not unusual for one of the two heating elements in electric water heaters to burn out as the water heater ages. Replacing an element is not expensive and the elements are available at a local home improvement center. Depending on which element fails, there may be some hot water, or none. Budgeting for replacement of water heaters that are over 8 years is recommended as failure could occur at any time due to their age.

3. Size Main/Aux (Gal)

Approximately 50 US Gallons

4. Safety Valve

Functional

There is a temperature/pressure relief valve installed on the water heater that lets water escape if the temperature or pressure is too high. It was not tested as these devices often do not reset themselves.

5. Discharge Pipe

Functional

There is a discharge tube connected to the temperature/ pressure relief valve. The tube is installed to prevent someone from being sprayed with hot water in the event that the valve discharges. Discharging of the valves is uncommon and usually indicates that the water heater is in need of service or the relief valve is in need of replacing.

6. Evidence of Leaks

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

No

7. Evidence of Encrustation

Yes

There are encrustations on the water connection(s) at the water supply pipes near the water heater. The condition is a result of a small amount of water seeping out along the threaded connections. It is recommended that the connections be removed and cleaned to remove any rust or corrosion and then taped with plumbers tape and reconnected. Contact a qualified repair person to perform this maintenance.

8. Safety Tie Down(s)

Satisfactory

The water heater is equipped with a tie-down system that helps to prevent the tank from tipping over.

9. Insulation Blanket

None

Hot water heaters are sometimes insulated to slow the heat loss from the tank. Newer, more energy efficient tanks have better internal insulation properties. Installing a fiberglass insulation blanket over the water heater can often reduce cost of operating the unit. Fiberglass blankets or wrapping can be inexpensively purchased at a local hardware or home improvement center.

10. Insulation Rating(s)

No Visible Rating

11. Installation

Maintenance - Protective Barrier Missing

There was no protective barrier installed in front of the water heater. For safety and to protect against vehicular damage, adequate barriers must be installed (e.g. 4" diameter steel pipe filled with concrete installed in a footing measuring 12" in diameter and 3' deep and extending a minimum of 2'9" above the finished floor).

Heating System

1. Location(s)

Garage



Attic - Furnace



Ratings Plate

2. System Type(s)/Info

Gas Fired Furnace

Brand:	Trane
Date of Manufacture:	November 2000
BTU:	80,000

A conventional gas fired forced air furnace contains a heat exchanger which has an average life expectancy of twenty to twenty-five years from the date of installation. However, there have been exceptions on both sides. When a heat exchanger develops a crack, small hole, or fails, carbon monoxide will leak into the heating air stream creating an unsafe condition. As a preventive safety consideration, the inspector recommends having the furnace professionally serviced per the manufacturer's specifications.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

PG&E offers free furnace safety inspections and gas pilot relight appointments. Customers can schedule these free services with PG&E online by using the "My Account" feature on www.pge.com to select a convenient date and time. Customers can also schedule an appointment by calling PG&E's customer service line at 1-800-PGE-5000.

3. Thermostat Location(s)

Hallway

4. Thermostat Type

Electronic Programmable

5. Thermostat Condition

Functional

6. On/Off Check

Tested - Functional

The heating system was on/off tested and found to be operational under normal operating procedures. The inspector recommends an annual inspection and service of the system by PG&E and/or a an HVAC professional to ensure safe & maximum efficiency of the unit.

7. Operation Noise

Functional

8. Energy Saving Unit

Yes

The heating system is controlled by an energy saving thermostat that should provide a higher degree of functionality to the furnace that should result in lower heating costs.

9. Filter Size/Condition

Maintenance

The inspector recommends changing or cleaning the filter when settling into a new home and on a bi-monthly basis during the heating season.

10. Electronic Filter System

No

11. Vents/Flues

Functional

12. Ducts/Returns/Radiators

Functional

The inspector checked each register for airflow and confirmed that heated air was flowing out of each of them when the heating system was operating. The scope of the inspection does not include airflow.

13. Non-Heated Area(s)

None

14. Service Notes

None Visible

The inspector was unable to locate an apparent service record which would indicate the heating system has had a complete, technically exhaustive evaluation since installation. Complete servicing by a professional is recommended annually prior to each heating season. If no service records are available within the last year showing a complete evaluation and service, the inspector would recommend that a qualified heating contractor provide a complete service on the system in order to ensure long term function is provided.

15. Installation

Maintenance - Sediment Trap

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

No sediment trap was installed at the furnace. Sediment traps are installed to keep particulates and moisture out of the gas valve and to prevent interference with the unit's burner operation. The Inspector recommends installation of a sediment trap by a qualified HVAC contractor. Check with your local jurisdiction for installation requirements.

Laundry Area

1. Location

Garage

2. Gas Service

No

3. Laundry Basin

None

4. Window(s)

N/A

5. Area Ventilation

None

6. Dryer Ventilation System

Maintenance - Lint Debris

The dryer vent duct is disconnected which may inhibit proper ventilation and is allowing lint to accumulate behind the dryer. Dryer lint is very flammable. According to the National Fire Protection Association (NFPA), improper dryer ventilation leads to approx. 14,000 fires per year. Re-securing the vent duct and cleaning any accumulated lint debris is recommended.

7. Dryer Electrical Service 240V

Yes

8. Dryer Hookup(s)

Yes

9. Drain(s)

Functional

10. Washer Hookup(s)

Yes

11. Floor Condition

Satisfactory

12. Lighting

Satisfactory

13. Ceiling/Walls/Doors

Satisfactory

Attic

1. Access

Functional

2. Access Location/Type

Hallway

3. Attic Evaluated By

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

Entered

The inspector entered the attic and inspected the accessible areas.

4. Roof Structure

Rafters

5. Insulation

Fiberglass Batts

The inspector noted insulation in the attic area of the structure which will help reduce heat loss during cold periods and reduce heat build up inside the structure during warmer periods, thus helping to reduce heating and cooling costs.

6. Roof Inspect from Underside

Functional

The underside of the visible/accessible areas of the roof were inspected.

7. Duct Work Piping

Functional

8. Framing condition

Functional

Roof framing in visible areas was acceptable at time of inspection based on a visual review. This report does not include calculations for determining the adequacy of the design of the roof structure.

9. Exposed Rafters/Sheathing

Yes

The roof rafters and sheathing in visible areas of the attic appear to be providing functional service at this time.

10. Inaccessible Areas

Yes

There are areas in the attic that were not accessible to the Inspector due to reduced clearance of roof framing members. A condition may exist in these inaccessible areas.

11. Light Thru

No

The inspection of the attic space found no evidence of gaps in flashing or structure members that would allow rain water penetration into the attic.

12. Ventilation

Functional

The vent openings appear to provide the intended ventilation of the attic area in order to keep moisture levels down.

13. Evidence of Undesirable Animals

Yes

There is evidence of rodent activity in the attic area. If rodents are still present, Extermination and control measures may be needed. Contact a qualified professional for further evaluation and estimates.

Bathroom(s)/Washroom(s)

1. Location(s)

Master and Hallway

2. Ventilation

Functional

3. Window(s)

N/A

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

4. Water Resist Cover Wall Cover

Functional

The water resistant wall covering in the shower/bathtub area is in functional condition and appears to be providing adequate protection to the wall surface. The wall covering should be periodically inspected for cracks. Cracks may allow water to penetrate behind the surface material if left unattended.

5. Caulking - Water Exposed Area

Functional

The caulking along water exposed areas in the bathroom appears to provide adequate protection. Periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected. Areas which should be examined periodically are vertical corners, horizontal grout lines at walls near floor areas, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas specifically mentioned in this report. Silicone acrylic latex caulk is the product of choice, as it has long life and easy clean-up.

6. Toilet(s)

Functional

The toilet(s) were inspected for cracks and serviceability. Toilets should be inspected periodically for indications of cracking in the toilet box, tank or base. Cracks are an indication that the toilet has reached the end of its useful life and should be replaced before it leaks.

7. Sink/Fixtures

Functional

The bathroom basin fixtures were serviceable at the time of the inspection.

8. Sink Drain

Functional

The basin drain(s) appear serviceable at the time of the inspection with no leaks detected.

9. Shower/Tub Fixtures

Maintenance

Hallway Bath - The shower fixture exhibited low water pressure . This condition could be excess calcium build-up in the shower head. Recommend contacting a qualified plumber for further evaluation and to recommend repairs.

10. Shower/Tub Enclosure(s)

Functional

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

11. Shower/Tub Drain(s)

Functional

12. Tub(s)

Functional

If tub/shower doors are not present or if they are removed in the future, installing a splash guard along the front corner of the tub is recommended as a preventive measure to keep water from getting out when the shower is in use. Splash guards can be purchased at a local hardware store and installed by a novice.

13. Heat

Functional

14. Medicine Cabinet/Vanity

Functional

Periodically looking beneath the bathroom sink(s) is recommended as a precaution to ensure there have not been any leaks which have developed.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

15. Floor Cover

Functional

There were no apparent issues with the bathroom floor covering at time of inspection. Rugs are typically not moved for inspection purposes.

16. Mildew Noted

No

Mildew in the bathroom area can be a health hazard, in addition to contributing to odor problems. In the event that such a condition develops in the future, chemical cleaning will be necessary and additional ventilation in this area should be considered.

17. Ceiling/Walls/Doors

Functional

Kitchen(s)

1. Cook top, Burners/Elements

Functional



Gas Stove - Functional

2. Stove/Cook Top

Gas

3. Oven

Electric

4. Oven Operational

Unable to Test / Yes

Stove Oven - The stove is plugged into an outlet that is wired to the same circuit as a kitchen GFCI outlet. This condition is improper and as a result, the GFCI trips when the oven is turned on. The inspector was unable to test the oven due to this condition. Recommend contacting a qualified electrician to install a new outlet for the stove.

Wall Oven - Functional

5. Oven Appearance/Condition

Functional

6. Built-in Microwave Operational

Maintenance

There is no handle for the microwave door. Repair is recommended in order to provide intended service.

7. Dishwasher

Maintenance - Draining through Air Gap

There is a minor leak at the drain line connection to the air gap when the dishwasher drains, indicating that there is most likely debris in the drain system. It is recommended that a qualified plumber be contacted to make needed repairs.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

Dishwasher air gaps are usually required by code. The dishwasher air gap/cap usually gets installed next to your faucet, and hoses lead from it to your dishwasher and garbage disposal. The purpose of the air gap is to create a vacuum and prevent contaminated water from draining back into your dishwasher or entering the water supply.

8. Water For Refrigerator

Yes

There is a water connection in the area of the refrigerator. This water supply is used and required for automatic ice machines. Pulling out the refrigerator to inspect the water connection and clean the area is recommended on a regular basis.

9. Stove Exhaust Fan

Functional - Exterior

The kitchen ventilation fan is functional and vents to the exterior

10. Stove Exhaust Filter

Functional

The cook top grease trap can be cleaned in the dishwasher periodically.

11. Under Sink Inspection

Satisfactory

12. Counter Tops

Satisfactory

13. Garbage Disposal

Functional

14. Sink/Faucet

Functional

15. Drains Appear Clear

Yes

16. Kitchen Fixtures

Functional

17. Drawers/Doors

Satisfactory

18. Floor Cover Material

Functional

19. Kitchen Windows

Satisfactory

20. Ceiling/Walls/Doors

Satisfactory

21. Lighting

Functional

22. Trash Compactor

None

Fireplace/Wood Stove

1. Location

Living Room

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

2. Solid Fuel/Gas Logs/Gas Appliance

Satisfactory

3. Firebox

Functional

4. Flue Dampers

Functional

The flue damper functions as intended.

5. Flue Condition

Functional

The visible portions of the chimney flue(s) appear to be without visible flaws and excessive build up that would justify cleaning at this time. If the fireplace(s) are used heavily, the inspector recommends having them professionally cleaned in 1-2 years as a preventive maintenance measure.

Main Entry Door

1. Correct Application

Yes

The main entry door appears to be of proper construction and application.

2. Door Fit

Maintenance

The main entry deadbolt lock is missing a strike plate. Installing the strike plate is recommended in order to protect the door jamb and allow the door to properly latch. Contact a qualified handyperson to make the repairs.

3. Weather Strip

Functional

4. Finish

Functional

5. Locks

Yes

6. Security/Caller Visibility

Yes

It is possible to see who is at the door from inside the building.

7. Storm/Screen/Doors

N/A

8. Door Chime

Functional

9. Lighting

Satisfactory

Other Ext. Entry Doors

1. Correct Application

Yes

2. Location(s)

Family Room

3. Storm/Screen Door(s)

Functional

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

4. Door Glass/Safety

Satisfactory

It appears that the door glass is properly identified as tempered safety glass.

5. Door Fit

Functional

6. Locks

Functional

7. Finish

Satisfactory

8. Weather Stripping

Functional

Living Room / Main Hall

1. Window(s)

Satisfactory

2. Floor

Satisfactory

3. Ceiling/Walls/Doors

Satisfactory

Small cracks in the ceiling and walls will sometimes appear as result of normal settlement and are common for structures of this type and age. These type of cracks, when present, do not typically represent a structural condition that is in need of attention.

4. Doors/Closet Doors

Maintenance

The hallway closet door is off its guides. Repair is recommended in order provide intended service. Contact a qualified handy person to make the repairs.

Bedroom

1. Location(s)

Main Level

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

Functional

3. Ceiling/Walls/Doors

Functional

4. Window(s)

Functional

5. Floor

Functional

Raised Foundation

1. Method of Inspection

Entered

2. Access Location

Master Bedroom Closet

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

3. Inaccessible Areas

None

4. Access Size

Satisfactory

5. Clearance

Satisfactory

6. Deteriorated Wood

Stains Only - Past Leak

There are moisture stains visible under the master bath likely from past leak(s). There are no signs of wood deterioration and no evidence of an active leak. The stains in the area should be brushed and treated with chemicals such as "borates" which are well suited for both fungi and wood-destroying insects.

7. Moisture/Dampness

Maintenance

1. There is a minor drip/leak at the pipe fitting under the Master Bathroom tub. Recommended contacting a qualified plumber to evaluate and make the repairs.

2. There is efflorescence (white chalky substance) on the inside of the concrete foundation walls in some areas that indicate a small amount of moisture has migrated from the outside through the concrete. This is common for structures of this age and does not necessarily indicate an excessive moisture condition that has allowed water to build up in the basement. There were no visible signs of water stains that would indicate excessive moisture build up has occurred in the recent past. Installing a concrete sealer on the inside of the foundation may help prevent future build up and reduce the build up of moisture.

8. Insulation

None Visible

9. Wood Members

Satisfactory

10. Pipe/Ducts

Satisfactory

11. Debris/Trash

None

12. Evidence of Cracks - Stem Walls

No

The visible portions of the concrete stem walls appeared to be in serviceable condition. No significant cracks, damage or other reportable deficiencies were visible at the time of inspection.



Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)



13. Evidence of Undesirable Animals

Yes - Animals

There is evidence of past animal activity in the crawlspace area. Cleaning the area and sealing entry points is recommended to prevent small animals and rodents from entering the crawlspace. Contact a qualified professional for further evaluation and estimates

14. Evidence of Insects

Yes - Refer to Separate Termite Inspection Report

A visual inspection has revealed evidence of apparent wood destroying organisms (WDOs) activity in the crawlspace. Refer to separate report from the termite company for additional information and recommendation for treatment.

Note: - Any observation which the inspector may make in this report regarding the evidence (or lack of) pests or wood destroying organisms are not a substitute for inspection by a licensed pest control operator or exterminator. Your inspector may only report on a portion of the currently visible conditions regarding their cause or remediation.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

15. Pier Type and Condition

Concrete Piers / Wood Posts

The undercarriage assembly of the floor system includes; concrete pier blocks, posts, and wood beams or girders. Where visible, the components appeared to be installed in an adequate manner and have performed as intended since their installation.

16. Proper Earth-Wood Clearance

Yes

Inspection of the crawlspace does not show any contact of earth to wood. There should be no contact between the earth and the exterior surface material to prevent wood deterioration. The inspector recommends keeping at least 4-6 inches of clearance between the earth and wood siding material as a preventive maintenance measure.

17. Separation Over 1/4"

No

18. Sill Plate Anchors

Verified

Sill plate anchors are typically found in homes built after the mid 1950's when the building code was implemented.

19. Vapor Barrier

N/A

20. Ventilation

Satisfactory

The installation of vent openings to the exterior helps keep moisture levels down. The crawl space areas should have 1 square foot of vent opening for every 150 square feet of area. Covering the vent openings with a 1/4" wire mesh is recommended to prevent small animals from gaining access to the area.