

Building Inspection Report

20632 Oak Creek Lane, Saratoga, CA

Inspection Date:
06/15/2009

Prepared For:
Srinivasan & Lata Sekar

Report Number:
200906151

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Prepared By:
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Inspection Agreement

THIS IS A LEGALLY BINDING CONTRACT. PLEASE READ CAREFULLY

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a non-invasive physical examination, performed for the fee set forth below, designed to identify material defects in the systems, structures, and components of the herein-referenced primary building and its associated primary parking structure as they exist at the time of the inspection. A material defect is a condition that significantly affects the value, desirability, habitability or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective. The inspection shall be limited to those specific systems, structures, and components that are present and visually accessible. Components and systems shall be operated with normal user controls only and as conditions permit.

The inspection will be performed in accordance with the Standards of Practice of the American Society of Home Inspectors, Inc. (ASHI) in effect at the time of this inspection. A copy of the ASHI standards is available upon request. This inspection is not intended to be technically exhaustive.

Inspector shall prepare a written inspection report for the sole use and benefit of Client. The inspection report shall describe and identify the inspected systems, structures, and components of the building and shall identify material defects in those systems, structures, and components observed during the inspection. Client agrees to read the entire inspection report when it is received and shall promptly call the Inspector with any questions or concerns Client may have regarding the real estate inspection or the inspection report.

ENVIRONMENTAL CONCERNS: Client acknowledges that what is being contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to detect, identify or disclose any health or environmental concerns regarding this building or property, including but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, mildew, PCBs, or other toxic materials or substances in the water, air, soil or building materials.

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS: Excluded from this real estate inspection is any system, structure, or component of the building which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector, or which Client has agreed is not to be inspected. The following are excluded from the scope of this real estate inspection unless specifically agreed otherwise between Inspector and Client:

- Determining compliance with installation guidelines, manufacturers' specifications, building codes, ordinances, regulations, covenants, or other restrictions, including local interpretations thereof.
- Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, consultants, homeowners or similar associations, attorneys, agents or brokers.
- Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations.
- Examination of conditions related to animals, rodents, insects, wood-destroying insects, organisms, mold, and mildew or the damage caused thereby.
- Certain factors relating to any systems, structures, or components of the building, including, but not limited to: adequacy, efficiency, durability or remaining useful life, cost to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase.
- Environmental hazards or conditions, including, but not limited to toxic, reactive, combustible, corrosive contaminants, wildfire, geologic or flood.
- Dismantling of any system, structure, or component, or perform any intrusive or destructive examination, test or analysis.
- Examining or evaluating fire-resistant qualities of any system, structure or component of the building.
- Systems, structures, or components of the building that are not permanently installed.

- Systems, structures or components not specifically identified in the written inspection report including, but not limited to; sprinkler systems, central vacuum systems, wood and coal stoves, space heaters, gas logs, gas lights, swimming pools, hot tubs, spas, saunas, steam baths, or fountains.
- Common areas, or systems, structures, or components thereof, including, but not limited to, those of a common interest development as defined in California Civil Code section 1351, et seq.
- Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties, or neighborhood.
- Operating or evaluating solar electrical systems, low voltage electrical, antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, photo-electric, motion sensing, landscape lighting or other such similar non-primary electrical power devices, components, or systems.
- Examining or operating any private water, water treatment, or sewage disposal system or component including, but not limited to: septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste.

Services for inspecting or evaluating the excluded items listed above may be available from specialists qualified to inspect or evaluate a particular category or item.

Inspector is a home inspection generalist and is not acting as an expert in any craft or trade. The inspection report may contain recommendations for further evaluation by an individual other than Inspector herein who is qualified as an expert or specialist. If Inspector recommends consulting other specialized experts, Client agrees to do so at their own expense.

It is Client's duty and obligation to exercise reasonable care to protect himself or herself regarding the condition of the subject property, including those facts which are known to or within the diligent attention and observation of Client.

CONTRACT CONTINUES ON NEXT PAGE

CONFIDENTIAL REPORT: The inspection report is to be prepared for Client for the purpose of informing the Client of major deficiencies in the condition of the subject property and is solely and exclusively for Client's own information and may not be relied upon by any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report.

In the event that the inspection report has been prepared for the SELLER of the subject property, an authorized representative of HomeTech Property Inspection Service will return to the property, for a fee, to meet with the BUYER for a consultation to provide a better understanding of the reported conditions and answer any questions or concerns reported under the original report.

SEVERABILITY: Should any provision of this contract be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this contract shall remain in full force and effect, unimpaired by the courts' holding.

ARBITRATION: Any dispute concerning the interpretation of this Agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved between the parties by BINDING ARBITRATION conducted in accordance with the rules of the American Arbitration Association except that the parties shall select an arbitrator who is familiar with the home inspection industry.

The parties hereto shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure. The arbitrator shall apply the substantive and procedural laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and any court having jurisdiction may enter a judgment on it.

ATTORNEY'S FEES: If any legal action is filed by the Client against HomeTech Property Inspection Service and/or its Inspectors, and HomeTech Property Inspection Service and/or its Inspectors successfully defend the claim of the Client, the Client agrees to pay HomeTech Property Inspection Service and/or its Inspectors reasonable attorney's fees and any other costs incurred in defending against such claim.

GENERAL PROVISION: This inspection contract, the real estate inspection, and the inspection report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. The real estate inspection and inspection report are not a substitute disclosure for real estate transactions that may be required by law.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against HomeTech Property Inspection Service, its inspectors, officers, agents or employees more than one year from the date the Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action.

In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

In the event Client discovers a material defect or other deficiency that was not identified and reported by Inspector, Client shall so notify Inspector in writing, within ten business days of discovery, and allow Inspector and/or Inspector's designated representative to re-inspect and document the condition(s) of the material defect or deficiency prior to making any repair, alteration or replacement to said material defect or deficiency. The written report to be prepared by Inspector shall be considered the final exclusive findings of the Inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understanding, or representations shall change, modify, or amend any part of this agreement.

FEES: If inspection and escrow fees are billed to escrow, the fees will become due and payable upon close of escrow. However, if the escrow period exceeds sixty days from the date of the inspection, the inspection and escrow fees will become due and payable on the day after the sixty-day period.

In the event Client fails to make payment promptly under the terms of this Agreement, Client agrees to pay a charge of 18% APR on all overdue amounts.

ACCEPTANCE OF TERMS: Each party signing this contract warrants and represents that he/she has the full capacity and authority to execute this contract on behalf of the named party whether it is a corporation, partnership or other entity. If this contract is executed on behalf of Client by a third party, the person executing this contract expressly represents to Inspector that he/she has the full and complete authority to execute this contract on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions and exclusions of this contract.



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Report Overview

GENERAL INFORMATION

WEATHER CONDITIONS	•Dry weather conditions prevailed at the time of the inspection.
RECENT WEATHER CONDITIONS	•Weather conditions leading up to the inspection had been relatively dry.
ORIENTATION OF BUILDING	•The building was viewed looking at the front door.
MAIN H2O SHUTOFF LOCATION	•In the front of the garage
MAIN GAS SHUTOFF LOCATION	•On the right side of the garage
ELECTRICAL PANEL LOCATION	•On the right side of the garage
PERSONS IN ATTENDANCE	•Client's Agent

ADDITIONAL CLIENT INFORMATION

Inspection Was Limited to This Unit Only: This inspection included the exposed and accessible elements and systems of the subject dwelling unit only. The exterior "common-areas" of the subject unit and other exterior aspects of the building and the project were not examined in detail, except where specifically noted in the report.

CONVENTIONS USED IN THIS REPORT

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

Further Evaluation: denotes a system or component needing further investigation and/or destructive testing to determine if there is damage or the severity of any existing damage.

Repair: denotes a system or component which is missing, damaged or that needs corrective action to assure proper and reliable function.

Improve: denotes improvements that are recommended but not required. However, ignoring this condition could lead to further damage, deterioration or inconvenience. We recommend attending to it during routine maintenance or budgeting for the services of an appropriate licensed contractor or technician.

Monitor: denotes a system or component in need of monitoring in order to determine if or when repairs are necessary. If the condition becomes worse, then appropriate corrective action should be undertaken immediately.

Please note that those observations listed under "**Discretionary Improvements**" are not essential repairs, but represent logical long term improvements or upgrades that may not have been required at the time the home was built.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

The purpose of a home inspection is to evaluate the home for function, operability and condition of systems and components. Its purpose is not to list or attempt to address cosmetic flaws. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

HomeTech Property Inspection Service cannot control the interpretation and use of this report by third parties and will not assume any legal responsibility of any such use or interpretation as many "on-site" discussions of observed conditions are verbally communicated during the course of our inspection on the date of this report. Therefore, it is requested that buyers and/or sellers, if so authorized by our clients, who enter into a ratified sales contract for purchase and/or sale of this property

This confidential report is prepared exclusively for Srinivasan & Lata Sekar

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call HomeTech Property Inspection Service for a personal “on-site” consultation of the conditions described within this report. Failure to comply with this request will relieve and hold harmless HomeTech Property Inspection Service of any responsibility or legal liability to the buyers in contract due to lack of understanding or possible misinterpretation of the disclosed conditions contained within this report.

The inspector’s observations regarding evidence of pests or wood destroying organisms are not a substitute for inspection by a licensed pest control operator or exterminator. Your inspector reports current visible conditions only and cannot render an opinion regarding their cause or remediation. We recommend that any “Repair” or “Further Evaluation” comments made in this report be addressed prior to the close of escrow.

Photographs of damage or items in need of repair in this report are simply a tool to convey our findings, not to enhance those findings or diminish any findings not photographed. These photographs are taken in areas that are not readily accessible (such as roofs, attics and crawl spaces) or of items that may need additional clarification. Photographs may be used to show examples of damage, but not the extent or all locations of the damage (such as damaged roofing material).

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



Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete	•Crawl Space Configuration
Floor Structure:	•Wood Beam 4x4	•Wood Beam 4x6 •Solid Plank Sheathing
Wall Structure:	•Wood Frame	
Ceiling Structure:	•Wood Joist 2x6	
Roof Structure:	•Wood Rafters 2x6	•Spaced Plank Sheathing •Waferboard Sheathing

STRUCTURE OBSERVATIONS & RECOMMENDATIONS

General Comments On The Structure

The structural elements of a building include foundation, footings, floor framing, posts and beams, joists, bridging and bracing, subflooring, wall framing, roof and ceiling framing. Our visual inspection identifies signs of significant defects, excessive or unusual wear and general state of repair.

Most of the visible structural elements and components in this dwelling were in generally good condition and were performing as expected for a dwelling of this age and type of construction. However, we suggest attention to the items noted in this section.

Concrete Foundation

The concrete foundation is the part of the structure that provides support for exterior (and sometimes interior) walls or other structural parts of the building.

The visible concrete foundation appears to be in generally good condition with no indications of excessive or unusual structural failure.

- **Monitor:** Larger than typical cracking (approximately 1/8" - 1/4") was observed in the foundation walls in the back of the house. The size of the cracks does not suggest a serious problem at present, but this area should be monitored. If additional movement occurs, repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection.



Beams, Girders & Floor Joists

Beams, girders and floor joists are the horizontal members that are used to support the subfloor.

The visible floor beams, girders and/or joists appear to be adequate, properly installed and in generally good condition. However, we suggest attention to the items noted below.

- **Repair:** Evidence of moisture damage was observed on the floor framing at the rim joist on the right side of the house and vent frame in the back of the house. Damaged wood should be repaired or replaced as necessary and the conditions that have promoted the damage should be remedied. A qualified licensed pest control contractor should be consulted for further evaluation and correction.



Piers & Support Posts

The piers and support posts are the members used to support the beams/girders between the exterior foundation walls. The piers and support posts were in generally good condition with no sign of significant movement.

Subflooring

The subfloor is the boards, plywood or fiberboard that is nailed to the sill, joists and/or beams, over which the finished floor is laid.

The subfloor appears to be in generally good condition with no evidence of unusual or severe deterioration.

Seismic Considerations

Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the ability of the framing to move independently on the foundation in the event of seismic activity. Our inspection of the bolts is considered a representative sampling due to the fact that not all bolts may be available for visual inspection.

The visible sections of mudsill, which is the lowest wood member of the wood frame that rests directly on the foundation, were anchored to the foundation.

Crawl Space Moisture

- Repair:** The soil was relatively dry at the time of the inspection; however, silt marks on the foundation and/or other vertical features were indications that standing water had collected in the crawl space in the back of the house. Wet crawl spaces risk building damage from rot and can cause interior mold or mildew and rusting of mechanical component. This condition may vary seasonally and/or with precipitation intensity. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space (see "Exterior"). This condition should then be monitored to determine if additional measures are necessary to protect the dwelling crawl space from water.



Wall Framing

The exterior wall framing was not visible, however, no evidence of non-performance was evident.

Ceiling Joists & Rafters

Ceiling joists are horizontal supports that sit on top of the walls and are used to support the interior finished ceiling material; and rafters are the support structure for the roof sheathing and roofing material.

The visible joists and rafters were in generally good condition. There is no evidence of unusual or severe deterioration.

Roof Sheathing

The roof sheathing is the boards, plywood or fiberboard that is nailed to the rafters, over which the roofing material is laid.

The roof sheathing, where visible, was in generally good condition.

LIMITATIONS OF STRUCTURE INSPECTION

Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

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



DESCRIPTION OF ROOFING

Roof Covering:	•Composition Shingle
Roof Flashings:	•Metal
Chimneys:	•Metal below siding
Roof Drainage System:	•Gutters •Aluminum •Downspouts discharge above grade
Skylights:	•Curb-Type
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS & RECOMMENDATIONS

General Comments On The Roof

A roofing system consists of the surface, connections and penetrations, and drainage (gutters and downspouts). We evaluate the condition of the roof components by inspecting the surface materials, connections and penetrations, and drainage for damage and deterioration. Our visual inspection identifies signs of significant defects, excessive or unusual wear and general state of repair.

Sloped Roofing

Composition shingles were used as the primary roof covering material.

The roof covering and roof components were in generally good condition with the appearance of having been installed in a professional and workmanlike fashion. No repair to roofing components is necessary at this time. This is a relatively new roof that should have many years of useful life remaining. Routine maintenance will keep it functional and maximize its service life.

Flashings

Flashings are installed to prevent moisture penetration at roof connections such as plumbing and mechanical vents, chimneys, skylights, valleys, sidewalls and at the edge of the roof.

The accessible flashings were properly installed and in acceptable condition.

Plumbing & Appliance Vents

Plumbing and appliance vents penetrate through the roof surface to allow sewage gasses and exhaust fumes to vent to the building exterior.

The plumbing and appliance vents were in acceptable condition.

Skylights

The skylight(s) showed no evidence of past leakage and was functioning as designed and intended.

Chimneys

The chimney(s) appears to be in serviceable condition. However, because of the height, configuration or possible damage to the rain cap, it could not be removed and the condition of the chimney flue liner could not be determined.

Gutters & Downspouts

The gutters and downspouts were in acceptable condition and functioning as intended, with the exceptions listed below.

- **Repair:** The downspout(s) were not properly extended. This condition will allow roof water to pool near the foundation that often leads to excess moisture around the foundation or in the basement and/or underbuilding crawl space. The discharge from all downspouts should be routed sufficiently away from the structure (usually at least 6' to 10') to prevent puddling, pooling, and saturation of the soil around the building.

LIMITATIONS OF ROOFING INSPECTION

This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, etc. Downspouts that terminate in subsurface drains are not visible and not water tested

during the inspection. Thus, we cannot make any representations as to its effectiveness. As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Because of the height, configuration or possible damage to the rain cap of the chimney, it could not be removed for inspection of the chimney flue liner.

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



DESCRIPTION OF EXTERIOR

- | | |
|--------------------------------------|--|
| Surface Drainage: | •Level Grade |
| Entry Driveways: | •Concrete |
| Entry Walkways And Patios: | •Concrete •Pavers |
| Wall Covering: | •Plywood |
| Exterior Doors: | •Metal •Solid Wood w/Glass Panels •Sliding Glass |
| Window Type(s) & Glazing: | •Vinyl Frame |
| Overhead Garage Door(s): | •Aluminum •Automatic Opener Installed |

EXTERIOR OBSERVATIONS & RECOMMENDATIONS

General Comments On The Exterior

The exterior components include grading, drainage, driveways, walkways, patios, porches, decks and retaining walls connected to or directly adjacent to the structure, finished surfaces and siding, windows, doors, flashing, trim, fascia, eaves and soffits. These items are visually examined for proper function, excessive or unusual wear and general state of repair. The exterior of the home is generally in acceptable condition, showing signs of normal wear and tear for a home of this age. However, we suggest attention to the items noted in this section.

Lot Drainage

- **Repair:** The grading in the back of the house should be improved to promote the flow of storm water away from the house. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet (or as much as possible). A drainage system should be installed where proper grading is not possible. At least four (4) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

Driveway

The driveway was in generally good condition.

Walkway

The walkway was in generally good condition.

- **Monitor:** Some typical minor cracking was observed in the walkway in the front of the house. This minor cracking is considered normal and could be repaired during routine maintenance.

Exterior Wall Coverings

The exterior wall coverings were performing as designed and were in generally good condition. However, we suggest attention to the items noted below.

- **Repair:** Evidence of moisture damage was observed in the siding in the front, back and right side of the house. All damaged siding should be repaired or replaced as necessary. A qualified licensed pest control contractor should be consulted for further evaluation and correction.



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- **Repair:** Wood/soil contact at the base of the siding in the back of the house should be eliminated. We recommend elimination of all earth/wood contact to reduce the potential for wood destroying organism infestation and damage to

wooden building elements. A clearance of six inches or more is suggested between wooden building elements and the soil. Any damaged material discovered in the course of this work should be repaired or replaced as necessary.



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- **Repair:** Evidence of moisture damage was observed in the trim in the back and right side of the house. All damaged trim should be repaired or replaced as necessary. A qualified licensed pest control contractor should be consulted for further evaluation and correction.



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- **Improve:** The trim is missing on the right side of the house. For improved appearance and maximum protection of the exterior joints and edges, all missing exterior trim should be replaced.



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Eaves, Soffits & Fascia

The eaves or overhangs are comprised of those portions of the roof that extend beyond the exterior walls. The eaves protect the siding, windows and doors from the deteriorating effects of direct rain or snowfall.

The eaves, soffits and fascia were in generally good condition. However, we suggest attention to the items noted below

- **Repair:** Evidence of moisture damage was observed in the rafter on the right side of the house. The damaged sections of rafter tail should be repaired or replaced as necessary. A qualified licensed pest control contractor should be consulted for further evaluation and correction.



Paint and Stain

The finishes on the exterior walls and trim were in generally good condition.

Exterior Doors

The exterior doors were functioning properly and in generally good condition. However, we suggest attention to the items noted below.

- **Repair:** The exterior door on the right side of the house was damaged, primarily along the bottom, presumably by the weather. Continued deterioration could eventually affect its performance. The damaged door should be repaired or replaced as necessary.

Exterior Windows

The exterior windows appeared to be properly installed and were in generally good condition.

Exterior Deck(s)

The exterior deck(s) and supporting structure were in generally good condition. Preventative maintenance, along with attention to the items noted below, will help to extend to useful life of the deck.

- **Repair:** Portions of the deck in the back of the house shows evidence of moisture damage. All damaged materials should be removed and replaced with material treated to resist wood destroying organisms. A qualified licensed pest control contractor should be consulted for further evaluation and correction.



Garage Structure

The garage framing was not visible, however, no evidence of non-performance was evident.

- **Repair:** Wall and ceiling finishes of attached garages should be repaired where they abut the interior of the house. Any damaged or missing sections of wall or ceiling, including openings around pipes, vents or any other wall or ceiling penetrations, should be repaired or replaced as necessary and all seams between sections of drywall should be properly covered with tape and texture. These walls and ceilings serve as a firebreak and reduce the potential of toxic automobile gasses entering the house.



Garage Vehicle Doors And Openers

The garage door(s) was performing as designed and was in generally good condition. The garage door's opener(s) operated properly to raise and lower the door, including the auto-reverse mechanism, which stopped and reversed the direction of the door when striking an object in its path or when the light beam was disrupted.

Garage Passage Door

The door between the garage and the living space was of fire resistive construction as required by today's building standards. However, we suggest attention to the items noted in this section.

- **Repair:** The size of the stairway "treads" at the garage passage door are non-standard and may make the stairway difficult to negotiate. The stairs should be modified for maximum safety.

DISCRETIONARY IMPROVEMENTS & GENERAL INFORMATION REGARDING THE EXTERIOR

- **Caution About Overloading The Garage Loft:** The loft installed in the garage was not designed or constructed to support heavy loads. Storage of light items would be appropriate, but the storage of heavy objects is discouraged. Transferring the weight from the loft to the rafters by installing bracing from the joists to the rafters is not recommended. The additional load on the rafters can cause them and the ridge to sag.

LIMITATIONS OF EXTERIOR INSPECTION

The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected. Drainage systems are not visible and not water tested during the inspection. Thus, we cannot make any representations as to their effectiveness. As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Access below deck and/or porch on the right side and back of the house was not possible; therefore, the supporting structure of the deck and/or porch was not inspected.

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



DESCRIPTION OF ELECTRICAL

- Service Entrance Conductors:** •Underground
- Size of Electrical Service:** •110/220 Volt Main Service •Panel Rating: Unknown – Data Card Missing
- Main Disconnect:** •Main Service Rating: 100 Amps
- Service Grounding:** •Copper •Water Pipe Connection
- Main Distribution Panel:** •Located: Right Side Of The Garage •Breakers
- Auxiliary Panel:** •Located: Garage •Breakers •Number of 110 Circuits: 10 •Number of 220 Circuits: 2
- Distribution Wiring:** •Copper •Aluminum-Multi-Strand
- Wiring Method:** •Non-Metallic Cable "Romex"
- Switches & Receptacles:** •Grounded
- Ground Fault Circuit Interrupters:** •Kitchen •Bathroom(s) •Electrical Panel

ELECTRICAL OBSERVATIONS & RECOMMENDATIONS

General Comments On The Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices and a random sampling of convenience outlets. We look for adverse conditions such as improper installation of aluminum wiring, lack of grounding, overfusing, exposed wiring, exposed splices and reverse polarity.

The electrical system was generally in acceptable condition with the electrical components properly installed, for the most part, and in generally good condition. The size of the electrical service is sufficient for typical single family needs. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of protection against shock. All general 110 circuit wiring within the home is copper. This is a good quality electrical conductor. The inspection of the electrical system revealed the need for repairs. Although these are not especially costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended in this section.

The Main Distribution Panel

The main distribution panel is usually located on the exterior of the building by the point of entrance of the supply conductors to the dwelling. The panel contains the main disconnecting means (overcurrent device) and an approved grounding means, and many times also contain the circuit breakers/fuses for the distribution wiring to the rest of the dwelling.

The main distribution panel was generally in acceptable condition. The panel is well arranged and all breakers are properly sized, for the most part. However, we suggest attention to the items noted below.

- **Improve:** Screw(s) were missing from the panel cover. Special blunt-end screw(s), made especially for this purpose, should be installed to secure the cover and ensure that no damage is done to wiring in the panel when the screw is installed.
- **Improve:** The main panel is obstructed and not easily accessible, if at all. There should be at least three (3) feet of working space in front of the panel. Landscaping or other obstructions should be kept clear of this area.



The Auxiliary Panel(s)

The auxiliary panel, or sub-panel, contains the circuit breakers/fuses for the distribution wiring to the dwelling or other equipment requiring electrical power. The source of power for the auxiliary panel can be from either the main distribution panel or other auxiliary panels.

The auxiliary panel was in acceptable condition. The panel is well arranged and all fuses/breakers are properly sized.

Distribution Wiring

Accessible distribution wiring was examined and found to be properly installed and in acceptable condition, with the exceptions noted below.

- **Improve:** The conduit under the kitchen cooktop had parted at a joint, leaving wiring exposed to damage. This conduit should be repaired to reduce any potential hazards.



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Receptacles

The distribution of electricity within the home is good. Based upon the inspection of a representative number, the receptacles were properly grounded, in acceptable condition and operating properly, with the exception of the items noted below.

- **Repair:** Ungrounded 3-prong receptacle(s) in the back of the house should be repaired. Grounded outlets were provided in the rest of the dwelling. In this case, a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present, "repair" can be as simple as installing 2-prong outlets. Ideally, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. The electrical code allows the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided.

General Lighting

The light fixtures were in working order and in generally good condition.

DISCRETIONARY IMPROVEMENTS & GENERAL INFORMATION REGARDING THE ELECTRICAL SYSTEM

- **Federal-Pacific Brand Electrical Panels:** The Federal Pacific Company manufactured the main distribution panel. Federal Pacific panels and circuit breakers have not been manufactured for some time, and some Federal Pacific circuit breakers have been known to fail to trip at their rated amperage. A recommendation to replace the main panel should be anticipated, if significant remodeling or updating is contemplated.
- **Upgrade GFCI Protection:** We recommend upgrading of unprotected receptacles in areas where GFCI protection is presently required (including receptacles in bathrooms, kitchens, garages, basements, crawl spaces, Jacuzzi, whirlpool and pool equipment, and on the exterior). GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to help prevent shock, particularly in wet locations. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when the potential for a shock exists. GFCI protection is inexpensive and can provide a substantially increased margin of safety:

LIMITATIONS OF ELECTRICAL INSPECTION

The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components that are not part of the primary electrical power distribution system. Only a representative sampling of outlets and light fixtures were tested. As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

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



DESCRIPTION OF HEATING

Heater Information:	•Located: Garage •Manufacturer: Rheem •BTU's: 64,000 •Age: 30 years
Heating System Type:	•Forced Air Furnace
Energy Source:	•Gas
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS & RECOMMENDATIONS

General Comments On The Heating System

A heating system consists of the heating equipment, operating and safety controls, venting and means of distribution. Our visual inspection identifies signs of significant defects, excessive or unusual wear and general state of repair.

Forced Air Heating System

Forced air furnaces operate by heating a stream of air over a gas-fired heat exchanger that is moved by a blower through a system of ducts.

The heating system is old and may be approaching the end of its useful life. Annual inspections and ongoing maintenance will be critical to the performance of the heating system. The inspection of the heating system revealed the need for repairs. A licensed heating technician should be consulted to undertake the repairs recommended in this section.

Heating System Recommendations

- **Repair:** Soot build up and debris were observed on or around the burner of the heater. Cleaning and servicing by a qualified heating technician are needed for safe reliable heating system operation.

Air Filter

- **Improve:** The filter for the heater had accumulated debris that decreased its effectiveness and blocked airflow. This can dramatically decrease the efficiency of the system. A properly sized air filter should be installed to filter out dust, preventing its re-entry into the occupied interior, and helping keep the blower and ductwork clean.

Heater Gas Supply

The gas supply piping installation included a 90-degree shutoff valve in the vicinity of the heating plant for service personnel and emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and generally trouble free.

The gas connector was an approved flexible type in acceptable condition.

Combustion Air Supply

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation for the heating system is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, modern standards call for combustion air to come from the outside, only.

The combustion air supply was adequate.

Exhaust Venting System

The venting system is the vent or chimney and its connectors assembled to form a continuous passageway from the heater to the outside for remove products of combustion. Proper venting of any appliance is vital to the system for the safety of the occupants in the dwelling.

The visible sections of the heater's venting system were functioning as designed and in generally good condition.

Thermostat/System Controls

The unit responded to the operation of the user controls on the thermostat.

Supply And Return Air Ductwork

The supply and return air ductwork was properly installed and was generally in acceptable condition. However, we suggest attention to the items noted below.

- **Improve:** The ductwork was in contact with the ground in the back of the crawl space. This is conducive to corrosion and damage and may affect the performance of the heating and cooling system. A minimum of 4" of clearance from the soil should be created and maintained by adding additional supports where needed.



DISCRETIONARY IMPROVEMENTS & GENERAL INFORMATION REGARDING THE HEATING SYSTEM

- **Install A Set Back Thermostat:** The installation of a "set back" thermostat for the heater may help to reduce heating costs.
- **Flexible Gas Connector Passes Through The Cabinet Wall:** The flexible gas connector that supplied the heating unit passed through a hole in the cabinet itself. With this configuration, the metal of the cabinet could cut the section of the connector passing through the hole, should the connector be bumped or jostled. To protect the flexible connector, we recommend installing a rigid pipe, approved for this application, from the appliance inside the cabinet out through the hole, so that the connector can remain entirely on the outside of the cabinet.
- **Tape On Vent Connector Joints May Have Asbestos:** The vent connector was sealed with a type of tape whose appearance made it suspect for asbestos. However, the presence of asbestos can never be confirmed visually. A qualified laboratory can only make confirmation through analysis of samples.

LIMITATIONS OF HEATING INSPECTION

The inspection of the heating system is general and not technically exhaustive. An evaluation of the furnace heat exchanger is beyond the scope of this inspection. The adequacy of heat supply or distribution balance is not inspected. As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

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



Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R19 •Fiberglass
Exterior Wall Insulation:	•R11 •Fiberglass
Crawl Space Insulation:	•None Visible
Roof Ventilation:	•Gable Vents •Eave Vents •Ridge Vents
Crawl Space Ventilation:	•Exterior Wall Vents

INSULATION / VENTILATION OBSERVATIONS & RECOMMENDATIONS

General Comments On Energy Conservation

Insulation, weather-stripping, double-glazed windows and doors, and setback thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Today’s standards would suggest that attic insulation levels be at R30, wall insulation at R11 (2x4 framing) or R19 (2x6 framing), and floor insulation at R19. Attic and crawl space ventilation help keep the house cooler in warm weather, help control humidity and reduce the potential for rot, and extend the life of roofing materials. Our visual inspection includes a review to determine if these features are present in representative locations, and we may offer suggestions for upgrading.

The glass in all of the exterior doors in this dwelling was double-pane or insulated glass. All of the windows in this dwelling were glazed with double-pane or insulated glass units. The doors in this dwelling were equipped with functional weather-stripping. The thermostat(s) in this dwelling was not a programmable set-back type device. The insulation levels are typical for a home of this age and construction; however, some energy conservation improvements (such as double-glazed doors and windows, door weather-stripping and setback thermostats) have been added to the home. Adding insulation, installing energy saving features and improving general conservation could make the home more comfortable and help reduce utility costs.

Attic/Roof Insulation

Insulation placed above the living spaces in this dwelling had been properly installed and was functioning as intended.

- **Improve:** The depth of insulation above the living spaces was inadequate by present building standards. Adding insulation to increase the thermal resistance of this area would be a very cost-effective step in enhancing the energy efficiency of the dwelling.
- **Improve:** The skylight well was not insulated. Adding insulation to the skylight well would increase the thermal resistance of this area.
- **Improve:** The cold air return duct was not insulated. This can decrease energy efficiency and increase energy costs. As an upgrade, insulating the ducts in accordance with present standards could be considered.



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Wall Insulation

The walls (based on a representative sample) are insulated and would meet today’s standards.

Crawl Space Insulation

- **Improve:** As is common in homes of this age, insulation had not been installed beneath the floors. As an upgrade, installing insulation under the floors would reduce cold air infiltration and make the home more comfortable as well as reducing energy bills.

Attic Ventilation

The space between the ceilings and the roof was adequately vented.

Crawl Space Ventilation

- **Repair:** The level of crawl space ventilation is insufficient. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of crawl space. The vents should be spaced evenly and provided on all sides of the dwelling, if possible, to provide adequate cross ventilation and promote air movement. Proper ventilation will help to control humidity and reduce the potential for rot. We recommend that vents be added on the right side of the house.
- **Repair:** Obstructed crawl space wall vents in the back of the house should be cleared or opened to ensure adequate ventilation of the critical underbuilding area.



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

An analysis of indoor air quality is not part of our inspection. Potentially hazardous materials such as Asbestos, Urea Formaldehyde Foam Insulation (UFFI) and toxic mold and mildew cannot be positively identified without a detailed inspection and laboratory analysis and is beyond the scope of the inspection. Any estimates of insulation R values or depths are rough average values. Exterior wall insulation types and levels were spot checked only. Attic fans that are on timers or heat sensors are not inspected. As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

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



DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Not Visible
Water Pressure (Measured At Hose Bib):	•PSI: 90
Main Water Valve Location:	•In the front of the garage
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•ABS Plastic
Fuel Storage & Distribution:	•Public Gas Supply
Fuel Shut-Off Valve Location:	•On the right side of the garage

PLUMBING OBSERVATIONS & RECOMMENDATIONS

General Comments About The Plumbing System

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines, gas lines, bathroom, kitchen and laundry room fixtures. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

The plumbing system was functioning as designed and intended, for the most part, and was in generally good condition. All functional plumbing fixtures were operated at one time or another during the inspection. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. The drains from all functional fixtures were tested at one time or another during this inspection, and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously. The piping system within the home, for both supply and waste, is a good quality system that should supply many years of useful service. The plumbing system requires some typical minor improvements.

Main Water Shut Off

The main shut-off valve was located, but testing the operation of this valve is not within the scope of a home inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

- **Improve:** As the static water pressure of the supply plumbing system exceeds 80 pounds per square inch (psi), it would be wise to adjust the pressure regulator. Excessive pressure can result in damage to valves, seals and washers in fixtures and appliances.

Water Supply Lines

The exposed and accessible portions of the supply piping were in generally good condition. However, we suggest attention to the items noted below.

- **Improve:** Water hammer in the supply piping was observed when operating plumbing fixtures at the master bathroom sink. Over time, this condition can influence the integrity of pipe connections. Closing valves and faucets slowly is one approach to avoiding water hammer. Better securing pipes (where possible) and installing air chambers (shock absorbers) at the risers to fixtures would be another solution.

Drain, Waste & Vent Lines

The exposed and accessible portions of the drain, waste and vent piping were in generally good condition.

Gas Piping

The exposed and accessible portions of the gas piping were in generally good condition. No evidence of leakage was detected at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure would be considered beyond the scope of a home inspection.

DISCRETIONARY IMPROVEMENTS & GENERAL INFORMATION REGARDING THE PLUMBING SYSTEM

- **Provide A Wrench At The Gas Meter:** A meter wrench could not be located in the vicinity of the gas meter as recommended in areas subject to seismic activity. A proper wrench should be chained to the meter to provide a

convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.

LIMITATIONS OF PLUMBING INSPECTION

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. Water quantity and water quality are not tested unless prior plans were arranged. Water conditioning systems, fire and lawn sprinkler systems, and private waste disposal systems are not inspected. Water shutoff valves, other than fixture faucets and hose bibs attached to the building, are not tested. Testing water pressure is beyond the scope of a home inspection and is given as a courtesy for your information. The water pressure range will vary depending on the time of day and amount of usage at the home on that day. As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

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



Water Heater

DESCRIPTION OF WATER HEATER

Water Heater Location:	•In the garage
Energy Source:	•Gas
Water Heater Capacity:	•Capacity: 40 Gallon •Age: 14 years

WATER HEATER OBSERVATIONS & RECOMMENDATIONS

General Comments On The Water Heater

A water heater consists of the heating equipment and storage tank, operating and safety controls and venting. Our visual inspection identifies signs of significant defects, excessive or unusual wear and general state of repair. The water heater was in generally good condition. However, we suggest attention to the items noted below. The water heater is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

Water Connections

The water heater was equipped with a cold water supply shut-off valve. The valve was not operated during this inspection, however, it should be “exercised” periodically so that it will remain functional when the need arises.

- **Monitor:** The water connections on the water heater were corroded but no leakage was apparent. These connections should be monitored for leakage and repaired or replaced if necessary.



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Temperature and Pressure Relief Valve

The water heater installation included a temperature and pressure relief valve. This device is an important safety feature and should not be altered or tampered with. The TPR valve and discharge pipe were installed, but testing the operation of this valve is not within the scope of a home inspection. No adverse conditions were observed.

Water Heater Gas Supply

The gas supply piping included a 90-degree shutoff valve in the vicinity of the water heater for service personnel and emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and generally trouble free.

Combustion Air Supply

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation for the water heating system is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, modern standards call for combustion air to come from the outside, only.

The combustion air supply was adequate.

Exhaust Venting System

The venting system is the vent or chimney and its connectors assembled to form a continuous passageway from the water heater to the outside for remove products of combustion. Proper venting of any appliance is vital to the system for the safety of the occupants in the dwelling.

The visible sections of the water heater’s venting system were generally in acceptable condition.

Seismic Restraint & Other Considerations For The Water Heater

- **Repair:** The seismic restraint for the water heater tank was either minimal or improperly installed. It should be upgraded to meet current industry standards for real estate sales so as to adequately secure the tank. A proper upgrade should help limit damage and provide a source of usable domestic water in the event of a major earthquake. The California Office of the Division of the State Architect has published standards with which all gas fired water heater installations in the state must comply when dwellings are sold or transferred. ([Guidelines for Earthquake Bracing of Residential Water Heaters](#)). These standards require at least two restraints on every tank provided by either approved metal strap, minimum 3/4" x 24 gauge plumbers tape or electrical conduit (installed under blanket insulation) that is secured by 1/4" x 3" lag bolts and washers directly into wood studs or bracing. According to these standards, the upper strap shall be located 9" down from the top and the lower strap approximately 4" above the gas control valve and the tank should be properly supported against the wall. If the heater is larger than 52 gallons, then additional straps are required. We recommend immediate installation of proper restraint in accordance with current industry standards, local trade practice and the requirements stated above.

Present standards require that the water heater be elevated to provide a minimum of eighteen inches of clearance between any open flame and any level, or floor where combustibles or their fumes could be stored, or might collect. This configuration helps prevent ignition of fumes from spilled flammable liquids.

The water heater had been elevated above the floor in accordance with present standards. This is a beneficial configuration, which helps prevent the ignition of fumes from spilled flammable liquids.

LIMITATIONS OF WATER HEATER INSPECTION

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

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



DESCRIPTION OF INTERIOR

Wall Materials:	•Drywall
Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Ceramic Tile •Hardwood
Window Type(s) & Glazing:	•Sliders •Fixed Pane •Double Glazed
Doors:	•Wood – Hollow Core
Fireplaces/Wood Stove:	•Factory-Built Fireplace

INTERIOR OBSERVATIONS & RECOMMENDATIONS

General Comments About the Interior

The interior components include walls, ceilings, floors, doors, windows, fireplaces, smoke detectors, stairways and railings. These features are visually examined for proper function, excessive wear and general state of repair. The interior surfaces, hardware, fixtures, doors and windows were professionally installed and were in generally good condition. Typical minor flaws were observed in some areas.

Floors

The floors were in generally good condition.

Interior Walls

The interior walls were in generally good condition.

Interior Ceilings

The interior ceilings were in generally good condition.

- **Monitor:** Water staining was visible on the ceiling above the bottom of the stairway; however, there was no evidence of an active leak. If additional staining develops, the source of the leakage should be identified and necessary repairs should be performed. The existing stained surface should be refinished to restore its appearance.

Smoke Detectors

Testing smoke detectors is beyond the scope of a home inspection; therefore, they were not tested. We did note that smoke detector(s) had been installed in the kitchen, upper floor hallway and bedrooms. Smoke detectors are reliable, inexpensive, and are recommended by all local fire districts. We recommend installation of smoke detectors on all levels of the house, including basements, and in all bedrooms. Newer construction should have hard-wired smoke detectors operating on the household electrical current. They should be interconnected so that every smoke detector sounds regardless of the fire's location. Smoke detectors that are hard-wired should have battery backups in case of a power outage. We recommend that a schedule of maintenance and testing of the smoke detectors be arranged.

Windows

We operated a representative sample of the windows, but did not open, close, and latch *every* window. The windows tested were functional and in generally good condition. However, we suggest attention to the items noted below.

- **Repair:** Because it is harder to break and less likely to cause injury if broken, safety glass is now required in certain specified locations. These include, but are not limited to, all door glass, fixed and operable glass adjacent to doors and stair landings; enclosures for showers, hot tubs, saunas, steam rooms and bathtubs; most large windows, and windows near doors and floors. Safety glass etchings, which indicate tempered safety glass, were not observed in the glass of the window in the stairway. For improved safety, we recommend the installation of tempered glass.

Interior Doors

The interior doors were properly installed and in generally good condition. However, we suggest attention to the items noted below.

- **Improve:** The closet doors in the upper front/right bedroom did not operate properly. Modifications, repair and/or replacement to the track, door or hardware will be necessary to return these doors to acceptable condition.

Factory Built Fireplace(s)

Components shared by most types of fireplaces include the interior, exterior and a fire burning area. Individual fireplaces may have a firebox, flue, damper, lintel, mantel, hearth, gas log and/or gas log lighter. There is a wide variety, and a number of different manufacturers of factory built fireplaces. We inspect the readily accessible fireplace components for signs of significant malfunction, excessive or unusual wear and general state of repair, but we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. Portions of a fireplace are inaccessible for a home inspection. The visible components of the fireplace were properly installed and in generally good condition.

- **Monitor:** There is a flexible gas line located inside the factory built fireplace. Under these conditions, the fireplace can only be used as a gas fireplace. In order to be used as a wood burning fireplace, as originally designed, the flexible gas line will need to be removed from the inside the fireplace and replaced with gas piping approved for this application.



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Interior Stairways

The stairs were used several times during the inspection. The various components were properly installed and no deficiencies were noted during use.

Bathrooms

Sinks

The sink(s) were in generally good condition. However, we suggest attention to the items noted below.

- **Monitor:** The sink in the downstairs bathroom had minor cracking, but was not currently leaking. It should be monitored for leaks and replaced when necessary.
- **Improve:** The drain stopper for the sink in the master bathroom was not functioning properly or was missing. The drain stop should be repaired or replaced as necessary to restore full function to the sink.

Cabinets & Countertops

The cabinets and countertops were in generally good condition, displaying normal wear and tear for their age. However, we suggest attention to the items noted below.

- **Repair:** The floor under the cabinet sink in the downstairs bathroom had been noticeably damaged by water. The water damaged sections of the cabinet floor should be replaced to restore full function to the cabinet.

Bathtub(s)

The bathtub(s) were in generally good condition.

Shower and Shower Enclosure

The showers, fixtures and enclosures, were in generally good condition. However, we suggest attention to the items noted below.

- **Improve:** No type of enclosure was installed at the shower in the upstairs hall bathroom. To protect the floor and other areas around the shower, the shower should not be used until a curtain or door is installed.

Toilets

The toilet(s) were functioning as intended and in generally good condition. However, we suggest attention to the items noted below.

- **Improve:** The toilet tank in the downstairs bathroom is loose. It should be carefully tightened so as not to crack the porcelain base.

Bathroom Vent(s)

The ventilation for the bathrooms was adequate and the vent(s) that were tested were operational.

DISCRETIONARY IMPROVEMENTS & GENERAL INFORMATION REGARDING THE INTERIOR

- **Stairway/Landing Railing Openings Too Wide:** The railing openings for the stairway and/or landing are large enough to allow a child to fall through. We recommend modification of the railings to conform to current standard trade practices to eliminate safety hazards, especially for children and pets.

LIMITATIONS OF INTERIOR INSPECTION

Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. Testing smoke detectors is beyond the scope of a home inspection; therefore, they were not tested. As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

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



Kitchen/Appliances

DESCRIPTION OF KITCHEN/APPLIANCES

Appliances Tested:

- Electric Cooktop •Built-in Electric Oven •Dishwasher •Waste Disposer
- Kitchen Exhaust Hood

KITCHEN/APPLIANCES OBSERVATIONS & RECOMMENDATIONS

General Comments On The Kitchen & Appliances

Our inspection of the kitchen and appliances include the cabinets, counters, sinks and all built-in appliances. The appliances are inspected for proper function using normal operating controls, excessive wear and general state of repair. The cabinets, counters and sinks were in generally good condition. The appliances are showing signs of aging. As such, they are more prone to breakdowns. A few years of serviceable life should still remain. Most of the appliances that were tested were found to be in satisfactory working condition. Some minor improvements to the appliances are needed.

Sinks

The sink(s) were properly installed, fully functional and in generally good condition.

Cabinets & Countertops

The cabinets and countertops were properly installed and in generally good condition.

Cooktop

The cooktop was turned on with the normal operating controls and was in satisfactory working condition.

Oven(s)

The oven was turned on with the normal operating controls and was in satisfactory working condition.

Dishwasher

The dishwasher was turned on with the normal operating controls and was run through a cycle. The dishwasher was operational with no evidence of leaking present during operation.

- **Improve:** The dishwasher was not securely attached to the cabinets. Brackets are usually provided on the dishwasher that can be used to secure the unit to the cabinets.

Waste Disposer

The waste disposer was turned on with normal user controls and was in satisfactory working condition.

Kitchen Hood Exhaust

The kitchen exhaust was provided by a hood and/or fan installed over the cooking surface and venting to the exterior. The system was functioning as intended and was in satisfactory condition.

LIMITATIONS OF KITCHEN/APPLIANCES INSPECTION

The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection. As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The house was vacant at the time of the inspection and there was no container, glass or cups available to test the microwave oven, therefore, it was not tested.

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



Recommendation Highlights

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. *These highlights are not a “summary” of the inspection report.* We urge you to read the entire inspection report before you review this section. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. Items underlined in the body of the report are items found in the “Recommendation Highlights” section of the report.

1. **Repair:** Evidence of moisture damage was observed on the floor framing at the rim joist on the right side of the house and vent frame in the back of the house. Damaged wood should be repaired or replaced as necessary and the conditions that have promoted the damage should be remedied. A qualified licensed pest control contractor should be consulted for further evaluation and correction.
2. **Repair:** The soil was relatively dry at the time of the inspection; however, silt marks on the foundation and/or other vertical features were indications that standing water had collected in the crawl space in the back of the house. Wet crawl spaces risk building damage from rot and can cause interior mold or mildew and rusting of mechanical component. This condition may vary seasonally and/or with precipitation intensity. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space (see “Exterior”). This condition should then be monitored to determine if additional measures are necessary to protect the dwelling crawl space from water.
3. **Repair:** The downspout(s) were not properly extended. This condition will allow roof water to pool near the foundation that often leads to excess moisture around the foundation or in the basement and/or underbuilding crawl space. The discharge from all downspouts should be routed sufficiently away from the structure (usually at least 6’ to 10’) to prevent puddling, pooling, and saturation of the soil around the building.
4. **Repair:** The grading in the back of the house should be improved to promote the flow of storm water away from the house. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet (or as much as possible). A drainage system should be installed where proper grading is not possible. At least four (4) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
5. **Repair:** Evidence of moisture damage was observed in the siding in the front, back and right side of the house. All damaged siding should be repaired or replaced as necessary. A qualified licensed pest control contractor should be consulted for further evaluation and correction.
6. **Repair:** Wood/soil contact at the base of the siding in the back of the house should be eliminated. We recommend elimination of all earth/wood contact to reduce the potential for wood destroying organism infestation and damage to wooden building elements. A clearance of six inches or more is suggested between wooden building elements and the soil. Any damaged material discovered in the course of this work should be repaired or replaced as necessary.
7. **Repair:** Evidence of moisture damage was observed in the trim in the back and right side of the house. All damaged trim should be repaired or replaced as necessary. A qualified licensed pest control contractor should be consulted for further evaluation and correction.
8. **Repair:** Evidence of moisture damage was observed in the rafter on the right side of the house. The damaged sections of rafter tail should be repaired or replaced as necessary. A qualified licensed pest control contractor should be consulted for further evaluation and correction.
9. **Repair:** The exterior door on the right side of the house was damaged, primarily along the bottom, presumably by the weather. Continued deterioration could eventually affect its performance. The damaged door should be repaired or replaced as necessary.
10. **Repair:** Portions of the deck in the back of the house shows evidence of moisture damage. All damaged materials should be removed and replaced with material treated to resist wood destroying organisms. A qualified licensed pest control contractor should be consulted for further evaluation and correction.
11. **Repair:** Wall and ceiling finishes of attached garages should be repaired where they abut the interior of the house. Any damaged or missing sections of wall or ceiling, including openings around pipes, vents or any other wall or ceiling penetrations, should be repaired or replaced as necessary and all seams between sections of drywall should be properly covered with tape and texture. These walls and ceilings serve as a firebreak and reduce the potential of toxic automobile gasses entering the house.
12. **Repair:** The size of the stairway “treads” at the garage passage door are non-standard and may make the stairway difficult to negotiate. The stairs should be modified for maximum safety.

13. **Repair:** Ungrounded 3-prong receptacle(s) in the back of the house should be repaired. Grounded outlets were provided in the rest of the dwelling. In this case, a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present, "repair" can be as simple as installing 2-prong outlets. Ideally, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. The electrical code allows the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided.
14. **Repair:** Soot build up and debris were observed on or around the burner of the heater. Cleaning and servicing by a qualified heating technician are needed for safe reliable heating system operation.
15. **Repair:** The level of crawl space ventilation is insufficient. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of crawl space. The vents should be spaced evenly and provided on all sides of the dwelling, if possible, to provide adequate cross ventilation and promote air movement. Proper ventilation will help to control humidity and reduce the potential for rot. We recommend that vents be added on the right side of the house.
16. **Repair:** Obstructed crawl space wall vents in the back of the house should be cleared or opened to ensure adequate ventilation of the critical underbuilding area.
17. **Repair:** The seismic restraint for the water heater tank was either minimal or improperly installed. It should be upgraded to meet current industry standards for real estate sales so as to adequately secure the tank. A proper upgrade should help limit damage and provide a source of usable domestic water in the event of a major earthquake. The California Office of the Division of the State Architect has published standards with which all gas fired water heater installations in the state must comply when dwellings are sold or transferred. ([Guidelines for Earthquake Bracing of Residential Water Heaters](#)). These standards require at least two restraints on every tank provided by either approved metal strap, minimum 3/4" x 24 gauge plumbers tape or electrical conduit (installed under blanket insulation) that is secured by 1/4" x 3" lag bolts and washers directly into wood studs or bracing. According to these standards, the upper strap shall be located 9" down from the top and the lower strap approximately 4" above the gas control valve and the tank should be properly supported against the wall. If the heater is larger than 52 gallons, then additional straps are required. We recommend immediate installation of proper restraint in accordance with current industry standards, local trade practice and the requirements stated above.
18. **Repair:** Because it is harder to break and less likely to cause injury if broken, safety glass is now required in certain specified locations. These include, but are not limited to, all door glass, fixed and operable glass adjacent to doors and stair landings; enclosures for showers, hot tubs, saunas, steam rooms and bathtubs; most large windows, and windows near doors and floors. Safety glass etchings, which indicate tempered safety glass, were not observed in the glass of the window in the stairway. For improved safety, we recommend the installation of tempered glass.
19. **Repair:** The floor under the cabinet sink in the downstairs bathroom had been noticeably damaged by water. The water damaged sections of the cabinet floor should be replaced to restore full function to the cabinet.