



805-256-5519
CHRIS LOWE

President, Inspector

INSPECTION REPORT



Client Name

Address

From the inspection on:

June XX, 2020

Notice to Third Parties

This report was prepared for the Client (noted above) in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is a critical part of this report. If you were not present during the inspection, call 805-205-5519 for a full discussion of the entire report and an overview.

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IMPERIAL HOME INSPECTION
CHRIS LOWE: 805-256-5519

We recommend that any costs for needed repairs be researched by the client before the end of the inspection/contingency period. This includes having qualified appropriate specialists review the systems to determine specific corrective needs, costs and options.

Grounds

- 1-1 **WOOD RETAINING WALLS NEEDS TO BE EVALUATED BY AN ENGINEER:** There are some wood retaining walls that should have further evaluation by a soil and structural engineer to determine whether replacement is needed (for proper support of the foundation of the building) – wood retaining walls can move over time and become damaged. In addition, they tend to lean (improper). These are not an engineered structure (this can often affect house stability)



(left exterior of the main house – outside the laundry area)

- 1-2 **NO RAILING (CHILD SAFETY, etc.):** There is a retaining wall that is a "walk-off hazard" (no guard railing) – correction is recommended. Pedestrians might not realize that there is a drop-off and children can fall



(e.g., near the guest house)

- 1-3 **CHILD SAFETY:** The outdoor balcony or deck railing has wide spacing – this is a child fall hazard (not allowed for a 2000s home)



(guest house)



(main house) (various other locations on the property)

- 1-4 **IMPROPER DRAINAGE TOWARDS THE GUEST BUILDING:** There is some exterior soil/grade slope towards the foundation of the building – correction is recommended to prevent foundation damage, etc. (consult a qualified drainage specialist)



(north exterior of the guest house)



– there is resulting moisture damage to floor framing. Defer to the opinion of a qualified termite inspector

- 1-5 **SITE DRAINAGE IMPROVEMENT RECOMMENDED:** There are one or more areas near the building where the soil and/or hardscaping does not slope away. Drainage should be improved for foundation damage prevention. Consult a drainage specialist for correction



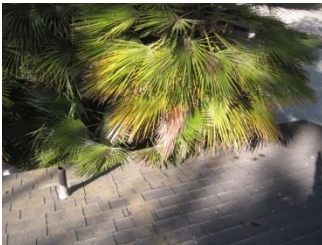
(left side of the main house near the back)

- 1-6 **NOTE:** One or more of the yard drains have a drain pipe that is not the kind that can be "snaked" or hydrojetted if it gets clogged (because it is a thinner material). Schedule-40 drain pipe is much better for buried drain pipe applications and is preferred (often not required) (we are unable to determine the future performance)



(south exterior of the guest house)

- 1-7 One or more trees touch the roof – this should be cut back to avoid damage to the roof surface



(guest house)

- 1 – 8 The exterior staircase does not have a "grippable" handrail – the railing should be replaced with one that is easier to grab in case of emergency (recommended) (contact a licensed contractor for evaluation)



(both houses)

- 1 – 9 **DAMAGED RETAINING WALL FROM TREES:** There is a tree that is growing between some of the blocks of the left retaining wall, and another tree that is pushing this wall over. This wall may be integral for some site stability of this property – this needs correction . The inspector recommends that a soils engineer view this further



(lifting the blocks)



(resulting movement of an

important soil-retaining structure)

- 1 – 10 **DAMAGED RETAINING WALL FROM TREES:** A concrete retaining wall has cracking and displacement near a large tree (further evaluation/correction is recommended) . The inspector recommends that you have a licensed, qualified foundation specialist review this home further



(left side of the guest house)

- 1 – 11 **CREEK – GEOLOGIST REVIEW RECOMMENDED:** There is a creek that runs through this property. The inspector recommends finding out the potential meanings (e.g., expected water flow, any potential flooding concerns) . The inspector recommends that a soils engineer view this further



- 1 – 12 **BALCONY TILE IS LOOSE:** There is a loose stone tile at the primary bedroom balcony/deck – correction is recommended



(near the front-most exit door)

- 1 – 13 **STEEP NEAR THE HOUSE – GEOLOGIST REVIEW RECOMMENDED:** There is a steep hillside directly adjoining this primary structure. The inspector recommends that a soils engineer view this further to (ensure that there are not any site stability issues that can affect the primary structure over time)



- 1 – 14 **SOIL EROSION – SUPPORT MISSING AT A DECK:** The post footings for the left balcony are missing some soil support . The inspector recommends that a soils engineer view this further



side of the main house)

(posts at the left

- 1 – 15 **OLDER METHOD:** There is no ventilation under a cantilevered balcony. If water gets into this balcony it can fail to dry, causing moisture damage (ventilation upgrade under this balcony is recommended as per more recent standards). Contact a qualified licensed contractor for further evaluation



(main house)



OLDER METHOD: The outdoor balcony/deck railing is low by today's standards – possibly built to older standards for safety



There is an outdoor fireplace – the inspector is not aware of building standards for this type of installation and cannot determine, therefore, whether there are any safety concerns. Defer to the opinion of a qualified chimney specialist (recommended)



The inspector is unable to determine whether there could be mandated brush-clearing requirements for this property (further evaluation is recommended)



Note: improper site drainage has been mentioned in this report – it should be corrected. Proper site drainage is important for foundation protection, moisture prevention, exterior siding protection, etc.

Grounds facts

Driveway: concrete. Retaining wall location: left side of the property. Retaining wall drainage and installation methods are not part of this inspection. Main entry porch: concrete. Wood deck: one or more are present. We are unable to determine whether deck fasteners and anchors are adequate for any treated wood use. Post footings/foundations are not fully visible (not fully inspected) . Balcony: one or more are present (we are unable to determine whether the balcony surface, attachment points, etc. could leak – moisture barrier/flashing not visible) (weight capacity not known) (slope is not measured by the inspector) . Slope of site: steep. Hillside stability and engineering properties are outside the scope of today's inspection. Fence type: concrete masonry units (estimated) (not fully visible because of stucco) . There is some wood fencing. There is some chain link fencing. There is some steel fencing (estimated)

Some limitations:

Where pertinent, the inspector views the yard within six feet of the primary structure and garage, and walked a relative sampling of the property. The inspector cannot determine issues not visible today regarding site drainage/moisture, etc. Note: even if mentioned in this report, the inspector does not view any aspect of neighboring properties (outside the scope). Trees and their roots (even if mentioned) are not part of this inspection (outside the scope). Fencing is outside the scope of this inspection but portions may be mentioned. The inspector does not push on fencing. Property lines are not part of this inspection

There is an electric car gate (outside the scope of today's inspection) (not inspected) (we are unable to determine whether there is a child safety hazard, etc.)

The inspector was unable to determine whether some walking surfaces could be a "blind step" or trip/slip/safety concern due to lack of visibility or any other reason

One or more retaining walls are not fully visible today (left side of the house)

Framing under the exterior deck is not visible. Soil, site drainage, and other aspects of the home are not visible under this deck (back left exit porch)

The inspector is unable to determine whether the balcony/decking surface is adequate for moisture prevention (e.g., underlayment and flashing are not visible) (weight capacity is not known for this system)

There is an outdoor fountain (not tested) (not inspected) (outside the scope of today's inspection)

(NOT LOCATED) The inspector was unable to locate a drain outlet where yard/area drains deposit rainwater (unknown)

Site drainage is not fully visible at one or more locations around the home (back of the house)

Even if trees or roots have been mentioned at any time, the inspector is unable to determine whether trees or roots could affect any aspect of this property or structures (outside the scope of today's inspection)

Child play structures/items are outside the scope of today's inspection

NOT KNOWN: There are one or more surface drains at exterior of the house – we cannot determine whether these are effective or proper (not water tested) (inside of drain not visible) (configuration/capacity is outside the scope)

We are unable to determine whether there are any hidden conditions with relation to any improper site drainage (e.g., damage, moisture, etc.) (we are unable to determine whether a mold inspection would be needed)

The inspector does not determine whether there is improper site drainage or underground water flow from other areas/properties onto this one (outside the scope of today's inspection). Fence requirements for this city are not known

There is an outdoor barbecue system (not inspected) (outside the scope of today's inspection). The inspector is unable to determine whether any outdoor countertops (if present) could ever have moisture entry concerns

The exterior fence on the property is not fully visible (plants and/or items block view) (not fully inspected)

There is a flagpole (not inspected) .

The inspector is unable to determine whether rainwater from the street could ever enter the driveway, etc..

Attachment of wood decking to the house is not visible (various locations) .

The inspector was unable to crawl under portions of the left deck (not fully visible) .

—— End of the Grounds section of this report ——

Exterior

- 2-1 **HOLE:** There is a hole in the exterior siding that needs repair (to prevent moisture entry, etc.) (we recommend further evaluation/correction)



(guest house – north side of the building)

- 2-2 **(IMPROPER)** Some wood on the exterior of the building touches the soil/grade. This should be further evaluated as part of a qualified termite inspection/report. Correction is recommended to prevent moisture damage (properly remove soil contact to wood)



(many locations around the guest house)

- 2-3 **(IMPROPER)** Some wood trim/exterior has been partially encased in concrete/masonry (improper) – this can cause moisture damage to the wood over time – correction is recommended (contractor)



(front porch of the main house)

- 2-4 **WOOD CLOSE TO SOIL/GRASS:** A wood door threshold is too close to soil/grass – correction is recommended for damage prevention



(back exterior of the garage)



NOTE: The exterior shower is adjoining stucco and drains to a wood deck (this may be suitable for occasional use not ideal for regular use) – this might not be approved by the Building Department (hot shower outdoors)



NOTE: A termite inspector is present (inspecting) – it is important that you defer to the findings of this specialist



Tip: The inspector performs a limited view of a chimney system, and therefore it is recommended that you have an NFPA Level II chimney inspection (with a chimney camera system) by a qualified certified Level II chimney specialist before the end of the inspection period

Exterior facts

Exterior siding: stucco. There are some noted cracks and some wear. Exterior siding was visually inspected, not pushed on or touched to find loose areas (visual only). Exterior siding: wood. Type of exterior trim: wood. Chimney material: metal (not fully visible)

Some limitations:

There are some items/plants that block some of the view of some of the exterior of the building (various locations at the front exterior of the house)

Mailboxes are not inspected (outside the scope of today's inspection)

The inspector is unable to determine whether any aspect of this property has unpermitted construction or alteration

The inspector was unable to access one or more aspects of the fireplace chimney (not fully inspected) (a Level II chimney inspection is recommended for this home)

The inspector does not have installation instructions for this specialized metal fireplace/chimney system (there are aspects that are unknown)

There is an outdoor shower (outside the scope of today's inspection) .

Adequacy of the structural posts at the guest house porch cover is unknown. Moisture barriers at the guest house exterior are not visible.

The inspector is unable to determine whether hinges at the exterior of windows could be a security concern.

The inspector is unable to determine whether the outdoor shower has caused any moisture damage to the deck (the inspector is unable to determine the future performance) .

—— End of the Exterior section of this report ——

Roof

- 3-1 **WEAR TO THE GUEST HOUSE SHINGLES – SOME CORRECTION IS NEEDED:** The guest house roof shingles are mostly intact, but there is some wear. The inspector believes that some maintenance will be needed . Consult a qualified licensed roofer for further evaluation



(various locations)

NOTE: Because this roof has wear, replacement will be needed at some point. Defer to the opinion of a licensed roofing specialist



NOTE: The inspector was unable to get the roof access panel to open at the top floor wet bar area (because of its configuration) – correction is recommended



(in the upstairs studio)

(this flat roof was accessed instead by ladder today)

Roof facts

The inspector did not find signs of roof leakage (both houses). The inspector viewed the roof by walking on it. Estimated drainage of the roof was observed visually. Roof type: slate. Roof deck: there is roof decking as part of the roofing system for this home (slope is not measured by the inspector) (flashing and waterproof membrane are not visible). Roof rain gutters are installed around the house (not water tested today). Attic entrance: (top floor studio wet bar area)

Some limitations:

Roofing underlayment is outside the scope of this home inspection (not visible). Fastening method of the roofing is not inspected (outside the scope). Roofing material is not pushed/pulled/handled. We are unable to determine whether any roof conditions have caused or led to any moisture intrusion or health issues. The inspector cannot determine whether there are recalls or lawsuits regarding this make/model of roof covering. Any roofing details mentioned that are outside the scope of this inspection are not part of this inspection and are mentioned as a courtesy. Viability of a roof system for solar installation is outside the scope of this inspection

Roof drainage was not fully visible

The roof flashings were generally not visible for this inspection (not inspected)

There is no attic accessible by the home inspector – typically there could be ventilation, electrical, framing, sheathing, and insulation not visible to the inspector

The inspector did not walk on the tile portion of any roof.

The inspector is unable to determine whether the low-slope slate roof has a proper underlayment for this application (not visible).

—— End of the Roof section of this report ——

Foundation

Due to various foundation findings, we recommend that both buildings be reviewed by a qualified licensed foundation specialist and structural engineer before the end of the contingency period, including any items not mentioned here.

NOTE: Most of the foundation concerns are for the guest house (4-1 through 4-8)

- 4-1 **WOOD TOUCHING SOIL (BOTH HOUSES):** Some wood under the main house touches soil (in the crawlspace) – this should be corrected/updated and further evaluated as part of a qualified termite report



(main house crawlspace near the crawl entrance)



(guest house – many locations)

- 4-2 **WOOD FORMS NEED REMOVAL (GUEST HOUSE):** Some wood forms have not been removed where some concrete was poured (in the crawlspace under the house) – this wood should be removed (wood-insect prevention, moisture-damage prevention)



(in the crawlspace under the back of the main house)

- 4-3 **MISSING PORTIONS OF FOUNDATION (GUEST HOUSE):** Much of the guest house does not have a foundation (instead there are only posts and beams). This type of construction can have significant safety and movement issues (e.g., earthquake) – correction is needed. The inspector recommends that a qualified structural engineer and foundation specialist view this further



IMPORTANT: There could be movement of this building during an earthquake (safety concern)

- 4-4 **HEAVY MOISTURE DAMAGE TO WOOD (GUEST HOUSE):** At the guest house, there is heavy moisture damage to a wood beam that is below the soil level – this needs correction (wood replacement). Have this evaluated as part of a proper, qualified full termite inspection to evaluate the extent of damage. The inspector recommends that you have a licensed, qualified foundation specialist review this further as well (it may be difficult to replace this framing)



(north exterior of the guest house)

IMPORTANT: There is wood touching soil at many locations at the perimeter of this building that will need correction (for future wood-damage prevention)

- 4-5 **MISSING SOIL SUPPORT AT PIERS/POSTS (IMPROPER) (GUEST HOUSE):** The guest house and deck have missing soil support for a beam footing (improper) – this needs correction . The inspector recommends that you have a licensed, qualified structural engineer and soil engineer review this building further



(this is building support for the guest house – soil support is very important here)

- 4-6 **TEMPORARY POST IS IMPROPER (GUEST HOUSE):** A temporary post has been added to support the floor framing of the guest house. This post is improper (it does not support a beam) (further evaluation/correction is recommended) . The inspector recommends that you have a licensed, qualified foundation specialist review this home further



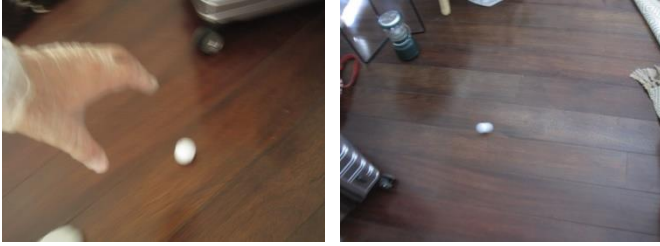
(guest house)

- 4-7 **ANCHOR BOLTS ARE NOT ATTACHED (SAFETY CONCERN) (GUEST HOUSE):** There are some anchor bolts at the guest house foundation that do not connect to anything (improper) (safety concern) – this needs correction . The inspector recommends that a qualified structural engineer view this further



(e.g., north side of the guest house building)

- 4 – 8 **GUEST HOUSE HAS MOVED:** There is significant noted floor slope at the guest house. The inspector recommends that a qualified structural engineer view this further



(floor sloping)

- 4 – 9 **MAIN HOUSE VENTILATION RECOMMENDED:** There is no foundation ventilation near the downstairs furnace room. If this area gets wet for some reason, it could have difficulty drying out. The inspector recommends deferring to the opinion of a qualified foundation specialist before the end of the inspection period (further evaluation is recommended)



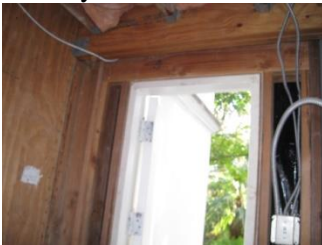
(furnace room)

- 4 – 10 **MAIN HOUSE SOIL SUPPORT CORRECTION IS RECOMMENDED:** The foundation footing seems to be missing some soil support in the crawlspace under the back of the house – correction is recommended for building stability . The inspector recommends that you have a licensed, qualified foundation specialist review this home further



(one area under the back left of the building)

- 4 – 11 **MAIN HOUSE BUILDING SECURITY CONCERN:** The inspector believes that someone could access the home's living space through the crawlspace entrance (this crawlspace is open to the downstairs furnace room, which enters the living space with no locks) – correction is recommended for building security



(crawlspace door does not lock)
the furnace room through here)



(has access to

4 – 12 FLOOR SLOPE AT THE SLAB: There is some slab floor sloping at the bottom floor



(main house – downstairs hall – near the downstairs family room)



NOTE: The inspector found no signs of building movement in the crawlspace area of the main house



Foundation facts

Crawlspace access location: (left side of the house, outside). Foundation type (all or part): raised foundation, concrete masonry units . Foundation type (all or part): raised/stem wall. Foundation type (all or part): slab on grade. Crawlspace ventilation: present (square footage not calculated). The crawlspace is dry today at locations viewed (unless exceptions are noted in this report). The inspector is unable to determine whether there could be any moisture conditions in the future (we are unable to determine). Foundation: poured concrete. Floor construction: joists. We do not measure nor determine the adequacy of joist spanning (outside the scope of today's inspection). FOUNDATION ANCHORING: PRESENT (verified at one or more locations)

Some limitations:

Ducting/heating components block much of the view of the crawlspace/foundation sub area (not fully inspected) (not fully visible) (some areas not fully accessed)

UNKNOWN: The downstairs of the home is partly under the soil level. We are unable to determine whether moisture has or will enter the walls (unable to determine whether a mold inspection is needed)

The inspector viewed the crawlspace, plumbing, and foundation by crawling the accessible perimeter. Not all areas were viewed at a close range, and some areas/aspects were not visible. The plumbing fixtures were not run for this crawlspace viewing – some waste plumbing leaks may not be visible today

The floor and/or foundation condition are not readily visible because of floor coverings, etc. Wood separation from soil is not determined where not visible or viewed (e.g., at slab foundation areas). The inspector could not determine if there are moisture issues at slab areas where not visible. The slab foundation (poured concrete) is not fully visible due to floor coverings and finish flooring (much foundation and many plumbing lines will not be visible for this inspection). Bolts are mostly/all not visible nor verified (unknown)

Limitation: there is insulation on some/all of the sub floor of the crawlspace. We are unable to fully view floor construction/wood/framing/some plumbing/electrical/anchoring

Adequacy of coverage of foundation anchoring is not determined for this inspection

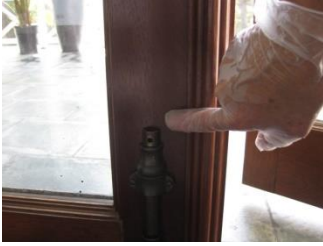
The inspector is unable to determine whether there is any soil above the framing level for this building.

The inspector was unable to crawl under much of the guest house because of limited accessibility (viewed partially – at a distance) (not fully visible) .

— End of the Foundation section of this report —

Interior

- 5-1 An exterior door is missing some hardware – correction is recommended



(dining area – near the kitchen)

- 5-2 RUBS: An exit door rubs on the floor – correction is recommended (door specialist or qualified contractor)



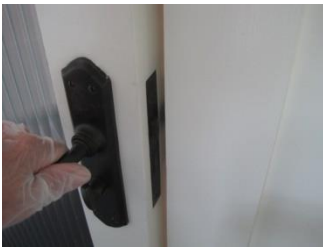
(back left bedroom)

- 5-3 HINGES ON THE OUTSIDE: An exit door has its hinges are on the outside of the building – if someone were to remove pins from these hinges, they could possibly gain access to the home – correction is recommended as needed (defer to a door specialist)



(e.g., bedrooms, dining area, top floor studio unit)

- 5-4 NOT LATCH: One or more interior doors do not latch when closed



(downstairs half bathroom)

- 5-5 **BATHROOM NOT LATCH:** A bathroom door does not latch when closed – correction is recommended (privacy)



(primary bedroom bathroom – toilet room)

- 5-6 The inspector recommends door stoppers where doors bump when opened



(primary bedroom – side exit doors) (back left bedroom – side exit door)
(front left bedroom – side exit door – downstairs)

- 5-7 **HAZY WINDOW:** There is a double-paned window that is slightly hazy in appearance. The inspector believes that this might due to seasonal condensation of moisture (due to a breeched seal) (not verified) Have a qualified, licensed window specialist review this further



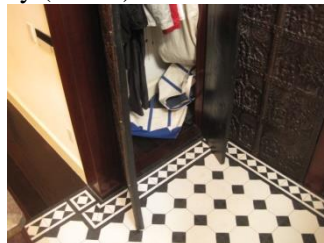
(laundry area office)

- 5-8 Many windows are missing screens

- 5-9 **MOLD INSPECTION:** There is black staining at the interior of this home. The inspector recommends a mold inspection for this home/property (health)



(stains)



(coat closets at the downstairs portion

of the main interior staircase)

IMPORTANT: It will be important to find the source of this moisture to prevent future occurrence

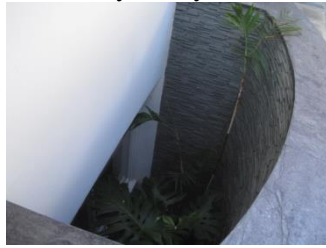
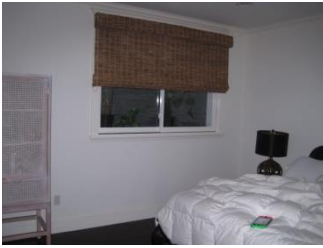
- 5-10 Floor squeaks are noted on some of the home's flooring (kitchen near the primary sink)

- 5 – 11 Some wood finish flooring is "cupped" (curled)



(living room – near the front entryway) – The inspector believes that this is likely related to improper installation and not the sign of any moisture intrusion (not verified) (unknown)

- 5 – 12 **NO FIRE ESCAPE LADDER AT A BEDROOM (HAZARD):** There is a downstairs bedroom with a window well – this is allowed, but it does not have a permanent ladder for adequate egress/fire escape (required) – this needs correction for safety . Contact a qualified licensed contractor for further evaluation of this window well and any safety needs



(bottom floor – right bedroom)

- 5 – 13 **DOOR NOT LOCKING:** The bottom portion of an interior door does not lock



(primary bedroom)

- 5 – 14 **DOOR NOT OPENING:** The inspector was unable to get a door to open



(primary bedroom – center exit door)

- 5 – 15 **CRACKED FIREPLACE:** The fireplace hearth at the primary bedroom is cracked – correction is recommended for safety . Have this fireplace/chimney viewed by a qualified fireplace/chimney specialist



(primary bedroom)

- 5 – 16 **GAS FLAME TOO CLOSE TO THE FRONT:** The primary bedroom fireplace gas flame is too close to the front of the fire box – this needs correction for safety . Have this fireplace/chimney viewed by a qualified fireplace/chimney specialist



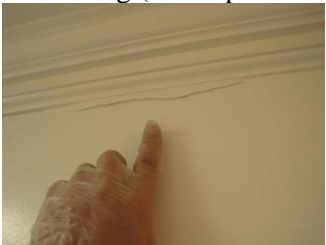
(primary bedroom) (Carbon monoxide concern)

- 5 – 17 **CLOSET DOOR DIFFICULT TO OPEN:** A closet door is difficult to open



(at the bottom of the main interior staircase)

- 5 – 18 **DRYWALL CRACKS:** There are some drywall cracks and separation at the moulding between a wall and ceiling (the inspector is unable to determine the cause)



(top floor studio bathroom)

NOTE: It is possible that the ceiling moulding material has shrunk from shower use (pressed wood in a wet area) (not verified) (unknown)

- 5 – 19 **IS THIS LIVING SPACE?:** The inspector is unable to determine whether the guest house is permitted as living space (it does not have any heat) (further evaluation is recommended)

- 5 – 20 **DOOR RUBS ON THE FLOOR:** An interior door bumps the floor and does not fully open as a result



(guest house – bathroom)

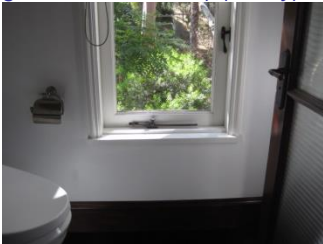
- ☞ *NOTE: There is a gap between some of the wood shiplap ceiling and the center beam of the primary bedroom (no functional issue is suspected – unknown)*



(primary bedroom) (gap)

- ☞ *NOTE: Defer to the chimney specialist regarding the heat rating of stone additions to fireplaces and proximity of wood trim*

- ☞ *LOW WINDOW OPENING – CHILD FALL CONCERN: A window opening (upstairs) is low to the floor, and could be a possible child fall concern. The inspector recommends the addition of some kind of protective measure (e.g., a guard rail or similar) (safety)*



(primary bedroom bathroom – toilet room)

- ☞ *OLDER METHOD: Some windows in the home are single-pane*

- ☞ *NOTE: The inspector is not a mold specialist and cannot determine the presence of mold issues (or moisture in a wall, ceiling, or many areas), and therefore recommends a mold inspection for every property purchase (recommended for this property)*

- ☞ *NOTE (UNKNOWN): If aspects of the property/building have been unpermitted, there could be serious issues not discovered in this home inspection (we are unable to determine)*

- ☞ *NOTE: One or more cracks are noted at interior walls/ceilings of this home (the inspector is unable to determine the cause), e.g.: (top floor studio bathroom)*

Interior facts

Main entry door type: wood. There are french exit doors – inspected today where accessible. There are french exit doors – inspected today where accessible. There are wood-framed windows in the home. There are vinyl-framed windows in the home. There are aluminum-framed windows in the home (not water tested – we are unable to determine whether these could leak) . Windows have tempered glass where required (unless possible exceptions are noted). Ceiling/wall material: wood . Ceiling framing: wood joists, rafter; Wall framing: wood studs (studs estimated) (not verified). Ceiling/wall material: drywall (estimated not verified). Finish flooring: wood (may not be fully visible if there are other floor coverings). There is some tile flooring (the inspector is unable to fully see installation effectiveness/method (not visible). Unable to determine whether slippery when wet (not water tested) (we are unable to determine whether grout is sealed) . Fireplace type: metal factory-built, capable of wood burning (method of installation not visible, manufacturer's instructions not available) (not smoke tested, drafting unknown) (flue not fully visible). A fireplace with a gas/gas log system has a damper clamp verified. The flue damper seems capable of opening/closing (it moved when tested briefly). A fireplace hearth extension is present (thickness is not determined). The interior stairs were inspected. SMOKE ALARM(S): Present at bedrooms (unless exceptions are noted). SMOKE ALARM(S): Present at hallways/areas adjoining bedrooms (unless exceptions are noted). SMOKE ALARM: Present downstairs. CARBON MONOXIDE DETECTOR: Present at proper locations

Some limitations:

Some items that are outside the scope of this inspection include: telephone lines/low-voltage, fastening of mirrors, lead paint, asbestos, radon, mold, mildew, window flashings (not visible), leak testing, window treatments, attached television systems and related components, in-house computer systems, in-house sound systems. The inspector is unable to determine whether any engineered flooring could be a recalled brand. The inspector tests a representative sampling of built-in drawers, if present. The inspector does not test gas valves at fireplaces (unless specifically mentioned in this report). The inspector does not test fireplace gas lines (if present)

An exterior door was locked and not tested (primary bedroom bathroom)

An exterior door was blocked and not fully viewed/tested (living room) (top floor studio unit)

Various upper door locks were not accessible (out of reach) (not tested)

A closet door was blocked (not fully tested) (front left bedroom – closet)

The inspector is unable to determine whether there have been or could be any deck leakage (rainwater, etc.)

One or more windows were blocked – not tested/not fully visible (secondary window – dining area and kitchen) (top floor studio unit) (front left bedroom)

Some windows have dirt build-up (we are unable to determine whether there has been condensation between panes)

There are "double-pane" windows and/or doors on the home. We are unable to determine whether these windows could ever develop moisture/condensation between the panes (future performance not determined)

Water-tightness of older windows is not known (not water tested). We are unable to determine whether these older windows could be drafty in winter or leak during rains. Often, older windows can develop disconnection issues, etc. (we are unable to determine the future performance)

One or more skylights show no visible staining or visible signs of leakage today (not water tested) (flashing/method of installation not visible)

The inspector does not fully remove (nor inspect behind) built-in drawer systems

The inspector is unable to determine if any acoustic spray ceiling has been removed (outside the scope of this inspection)

IMPORTANT: Even though use of a moisture meter was attempted at a location, use and results of any moisture meter attempt are specifically excluded from today's inspection – tested at a representative sampling of any area mentioned here: (various walls facing the right side of the house at the bottom floor)

The inspector is unable to determine if there are hidden conditions from improper exterior site drainage issues (e.g., mold, water entry, structure damage, etc.)

No moisture, drips or leaks were located by the home inspector. We are unable to determine whether there could be a hidden moisture condition or resulting issues

Mirror paneling is covering some walls in the house – unable to fully inspect the wall underneath nor determine whether properly fastened

This is a visual inspection. The inspector does not step on every square foot of floor area. There could be defective or springy areas that might not be detected by sight. Bearing walls are not determined by the inspector

The inspector is not ever able to determine if any acoustic spray ceiling has been removed (outside the scope of this inspection)

Furnishings/items prevent full inspection of the interior walls, floors, some electrical, plumbing, and other areas of the home. This is a visual inspection only of what is readily visible (personal belongings are not moved for this inspection)

The inspector is unable to determine whether any aspect of this home has unpermitted construction or alteration

There is a wine refrigerator (outside the scope of today's inspection)

We do not test for bio organic growth and are not growth experts. You should purchase a mold inspection if your home has moisture staining of any kind especially with drywall/flooring (recommended). This is not an environmental inspection

There is wood or engineered flooring on the slab foundation/floor – we are unable to determine whether there could ever be a future moisture or expansion issue with this installation (unknown) (unable to determine if there are hidden conditions/issues)

The inspector was unable to determine whether some walking surfaces could be a "blind step" or trip/slip/safety concern due to lack of visibility or any other reason

The presence of smoke alarms is verified for this inspection, but they are not tested by the inspector. We recommend that all smoke alarms be tested (test button) to ensure functionality

The inspector does not determine whether smoke detectors are hard-wired or whether they need to be (outside the scope of today's inspection)

There is a burglar alarm/electronic security system – not part of this home inspection

There is a fire sprinkler system for the home (outside the scope of today's inspection) – we recommend that you have this system evaluated by a fire sprinkler service company, as many aspects (e.g., shut-off procedure) are not known

The inspector is unable to determine whether certain safety alarms are combo or smoke only .

The inspector is unable to determine whether customized windows could ever leak.

All aspects of media equipment are not inspected.

The inspector is unable to determine whether any low windows in this home could be a child-fall hazard.

There is heavy storage at the top floor studio near the wet bar area (not fully inspected) .

There is a sauna (outside the scope of today's inspection) .

—— End of the Interior section of this report ——

Plumbing

- 6-1 **CORROSION AT ANGLE STOP:** There is some plumbing corrosion at a water shut-off valve (an angle stop) – correction is recommended to prevent future leakage – flex lines should also be reviewed and replaced as needed (plumber)



(top floor studio bathroom toilet)



(right bedroom bathroom – downstairs)

- 6-2 **PLASTIC PIPE NEEDS PAINT (OUTDOORS):** There is some ABS plastic waste plumbing outdoors that is not painted (for sun protection) – correction is recommended



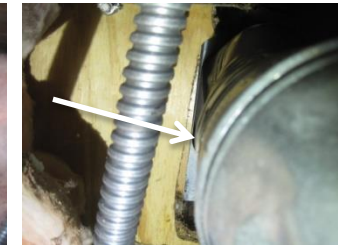
(north exterior of the guest house)

- 6-3 **SEPTIC EVALUATION RECOMMENDED:** There is reportedly a septic system or similar. The inspector recommends that you have this evaluated by a septic-system specialist to determine the condition and viability, and any possible expenses needed. In addition, we recommend that you find out further information (e.g. what is the estimated remaining lifespan for the system, and what is the estimated needed annual maintenance? What are best practices for proper performance?). The inspector recommends a specialized checkup of this system to determine if there are any issues since it was last inspected

- 6-4 **FIRE HAZARD:** the water heater vent pipe does not have the proper clearance from wood (safety concern) – this vent pipe requires at least one inch of clearance from combustibles (correction is recommended). This should be further evaluated by a qualified plumber



(this pipe)



(in the

downstairs heater room accessed from the laundry storage room)

- 6-5 **OFFSET VENT PIPE (HAZARD):** The water heater draft diverter is offset/loose. This is a venting hazard and needs correction. Consult a licensed plumber for further evaluation



(furnace room accessed from the laundry storage room)

NOTE: This draft hood may be the wrong draft hood for this unit. The inspector believes that it is under-sized (hazard)

- 6-6 **NOTE:** The water heater for this guest house is at the end of its expected life span (functional today) (the inspector is unable to determine the actual remaining life span) (guest house)

- 6-7 **(IMPROPER)** A water heater is missing an earthquake strap (required). Contact a licensed contractor for correction (safety)



(bottom strap – in the furnace room accessed from the laundry storage room)

- 6-8 **NO CATCH PAN (IMPROPER):** The water heater has no water-catch pan (improper) (required) – this needs correction to prevent moisture damage or moisture entry. Consult a qualified licensed plumber for further evaluation



(at the garage)



(furnace/heater room accessed from the storage room near the laundry)

- 6-9 **Because of various findings on the water heater(s), the inspector recommends further full evaluation of these systems for any/all other corrective needs/costs, etc.**

- 6 – 10 NOTE: A waste plumbing pipe has some beginning wear/corrosion in the crawlspace near the return air for the heating systems – it is functional today and has no leakage – a plumber may recommend correction now (preventive maintenance). Consult a qualified licensed plumber for further evaluation



(downstairs heating closet near the entry to the laundry room)

This can be accessed from the bottom floor heating closet near the laundry storage room



The main water shut-off valve was not located. Ask the sellers for more information on this (further evaluation is recommended)



Tip: we recommend that all hose bibs on this property have a proper anti-siphon valve added to prevent any "back-flow" into the potable water (very simple installation) (recommended)



(NOT LOCATED) The inspector did not locate the gas shut-off valve for this home. Ask the sellers for more information on this. Otherwise, the gas service provider or a qualified plumber will typically be able to locate and verify the shut-off (recommended)



NOT LOCATED: The inspector was unable to find the gas meter (further evaluation is recommended)

Plumbing facts

Where possible, the inspector runs water at faucets/fixtures (plumbing valves are not tested). COPPER PLUMBING: The home has some copper water lines where viewed . PEX PLUMBING: The home has some PEX (plastic) water lines. The waste lines are galvanized and cast iron. Waste plumbing drained at a normal rate when tested (functional drainage), with possible exceptions (if noted in this report). Water heater location: (three units in the crawlspace/furnace room – accessed from the laundry area storage room) (one unit in the garage). Water heater location: (garage). Water heater type: gas fuel. Water heater type: electric. The water heater flame was verified/viewed. TPR valve: verified. Water heater combustion air is available

Some limitations:

The inspector is absolutely unable to determine whether there are concealed current or future plumbing leaks/defects/issues (concealed plumbing is absolutely outside the scope of this inspection). Future leaks (hard pipes, flex lines) can happen (could likely happen in any home) and cannot be predicted. Grade/diameter of piping is outside this inspection scope. We do not test for/look for mold (a recommended additional inspection for any home). Sizing of water heaters is outside the scope of today's inspection. The inspector cannot determine the lifespan for plumbing pipes. Future performance of flexible water lines cannot be determined. Manufacturer and municipality requirements for sediment traps vary and are not determined (outside the scope for this inspection). (UNKNOWN) With any mentioned plumbing finding, there is a potential of resulting hidden moisture or mold, but the inspector cannot determine (outside the scope of today's inspection). The inspector is not required to test any plumbing shut-off valves. In any home, the plumbing waste lines have the possibility (even a good chance at some point) of developing a leak/blockage condition (unknown). We can only report on current visible conditions in the plumbing system. Unseen issues related to any current conditions cannot be determined (unknown). The inspector does not test overflow devices for leakage. The "fall" of waste plumbing is not measured at horizontal runs and sometimes cannot be determined. Measuring Water pressure is outside the scope of this inspection. Closed water systems are not determined

The main water supply line is not visible (not inspected)

Much of the plumbing supply and/or waste lines, if present at the slab portion of the building, are not fully visible (due to the type of construction). The plumbing in this inspection is largely checked based on observation of functional flow and functional drainage

We are unable to determine whether PEX plumbing is any of the defective makes or whether there are known issues with this brand/year (we are unable to determine)

We are unable to determine whether there is a private waste system (e.g., septic) for this property. If one is present, it should be evaluated by a specialist (to determine condition)

Presence or adequacy of plumbing "clean-outs" is not part of this inspection. The inspector might mention presence or absence as a courtesy, but doing so does not change the scope of today's inspection

Note: yard sprinkler systems (if present/pertinent) are not run (outside the scope of today's inspection). Note: irrigation systems typically require ongoing maintenance (issues/leaks, etc. are common for irrigation)

For any property, plumbing (waste, supply, fuel) is not 100% visible (there are areas not inspected, and there could sometimes be concealed defects not discovered). Valves are not tested by the inspector. Proper sizing of gas pipes and flexible connectors is outside the scope of today's inspection

Requirements for sediment traps at gas lines are not determined (manufacturer's instructions and local jurisdiction enforcement is outside the scope of today's inspection)

Gas fuel lines in the building are largely not visible/accessible (not inspected)

We are unable to determine whether the water heater bonding wire is adequate (not fully visible)

We are unable to determine whether this type of water heater strap is supposed to encircle the water heater completely (some straps do not require encircling) (unknown)

The water heater circulation pump was either on or off. We are unable to determine whether the hot water will perform differently when the hot pump has been on/off for a length of time (tested briefly, in one condition only) – there could be aspects relating to temperature not discovered with today's limited testing

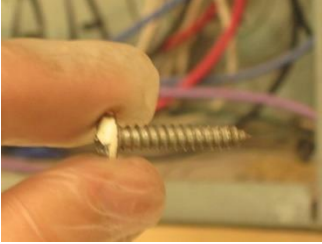
A plumbing access was blocked (not inspected) .

The top floor studio wet bar faucet was not fully tested because of storage.

—— End of the Plumbing section of this report ——

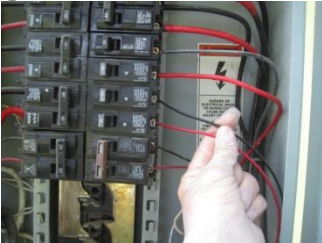
Electrical

- 7-1 (SAFETY CONCERN) An electric panel cover is attached with improper "sharp" screws. Blunt-tip screws are required for electric panels (to prevent damage to wires)

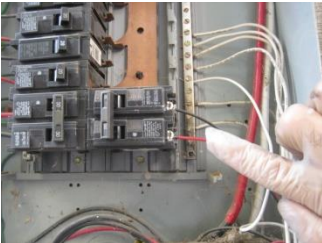


(sub panels at the laundry area)

- 7-2 MIS-SIZED BREAKER (SAFETY CONCERN): There is an electrical breaker in the panel that is improperly sized for the wire it serves (further evaluation/correction is needed for safety). Consult a qualified licensed electrician for further evaluation



(20 amp breaker to a small gauge wire) (main panel – two or more locations)



(also at the guest house sub panel)

- 7-3 COVER MISSING: There is an electrical junction box missing a cover. There are exposed splices. This should be further evaluated by a qualified electrician and corrected as necessary



(crawlspace near the crawl entrance)

- 7-4 (IMPROPER) There is an electrical wire resting on the ground (in the crawlspace under the house) – this needs correction. Consult a licensed electrician to determine corrective needs



(guest house – crawlspace under the north side of the house)

- 7-5 A GFCI outlet did not "trip" when the test button is pressed – this is improper and likely needs replacement (electrician)



(many locations) (e.g., two outlets at the front walkway -- outside, one outlet at the front of the garage – outside, left deck upstairs, left patio near the barbecue)

- 7-6 GFCI electrical protection is needed for receptacles in potential wet areas (safety concern) (electrician)



(example of a GFCI outlet)



(downstairs furnace room near the laundry area)

- 7-7 GFCI NOT RESETTING: An electrical receptacle with GFCI protection seems to be "tripped" but will not reset (the outlet is not functioning) – correction is recommended (electrician)



(front of the garage – to the left of the vehicle door)

- 7-8 GFCI RECOMMENDED: Kitchen counter electrical receptacles should be "GFCI protected" (outlets with a "trip feature" to prevent electric shock, especially near water) (recommended for safety) (electrician)



(three outlets to the left of the sink)

- 7-9 (SAFETY CONCERN – MISWIRED): There is a miswired electrical receptacle – "reverse polarity" (the hot and neutral wires seem to have been reversed) – this needs correction for safety and proper operation (electrician)



(laundry room near the dryer vents)

- 7-10 SAFETY CONCERN: An electrical outlet is has a loose electrical connection (this is a safety concern) – it functions intermittently – this needs correction (to prevent "arcing"). Consult a licensed electrician for further evaluation



(dining area – near the side exit door)



(downstairs hall near the front stairwell) (downstairs hall – near the sauna)

- 7-11 BULBS OUT? Some light bulbs are not lighting (further evaluation recommended) (primary bedroom – closet) (primary bedroom bathroom – over the right sink) (primary bedroom) (top floor studio bathroom) (top floor studio) (closet at the bottom of the front stairwell) (downstairs closet near the half bath) (jack-and-jill bathroom) (front left bedroom – closet – downstairs) (right bedroom bathroom)

- 7-12 LOOSE BOX IN A PANEL (IMPROPER): There is a loose "appliance control box" inside the main electrical panel. This should be secured for safety (electrician) – there should be no loose components in an electrical panel for safety



(right side of the house -- outside) – this box can fall (hazard)



NOTE: The inspector was unable to find a switch for the front porch light



NOTE – TWO FULL PANELS: The electrical sub panels (inside the home) are both full. If additional electrical will be needed inside this building, panel upgrades will likely be needed here



(laundry room – both sub panels)



NOTE: There are electrical circuits without AFCI protection – possibly due to the era of installation (not verified) (older method)

Electrical facts

Main breaker size (at the main panel): (400 amps). Electrical service location: underground (not visible, not part of this inspection). Volts: 120/240 volts. Subpanel location: (two panels at the laundry room) (at the garage) (guest house). The electric panel(s) were opened to view wiring, breakers, and bus bars where visible . OLDER STANDARDS: One or more aspects of the electrical system are to older standards (e.g., no AFCI protection) . Type of electrical overcurrent protection – breakers. Breakers do not get tripped or shut on/off for this inspection. The inspector is not required to determine wire gauges to these breakers. One or more panels have room for future circuits/breakers. Branch wire metal type: copper where visible (not fully visible) (often verified only at the panel breakers). The general condition of the house wiring was inspected (what is visible – it is not fully visible). The inspector tested switches, light fixtures, and a representative sampling of receptacles per the CREIA and ASHI Standards . There is some Romex wiring. There is some metal shielded wiring. There is some plastic conduit branch wiring

Some limitations:

Besides tested outlets/plugs, electrical components are inspected by sight only. Outlet covers, junction boxes, and light fixtures are not opened. Service wire type/size is not determined. Presence of anti-oxidants is not determined. Low-voltage wiring/systems/components are not inspected (outside the scope of today's inspection). Determining adequacy of sizing of the main electrical breaker, service, or any circuit is outside the scope of this inspection

Unknown: the electrical ground for the home was not located/verified by the inspector – not determined or verified today. An electrician can verify adequacy if desired

The inspector tests a representative sampling of electrical outlets throughout the home (not all tested)

Some electrical receptacles were blocked by storage and/or used by devices and were not inspected (not accessible today)

GFCI receptacles were not tested at one or more locations because the house is occupied and some may be in-use (under the guest house deck)

The inspector was unable to determine the function of one or more light/electrical switches: (right interior stairwell – motor switch) (two light switches at the right patio near the fountain) (primary bedroom) (near the pantry) (guest house)

One or more outdoor lights were not tested (switch not located)

— End of the Electrical section of this report —

Heat

- 8-1 **ONE FURNACE NEEDS REPLACEMENT NOW:** The top-floor studio HVAC system is nonfunctional and needs replacement. Defer to the opinion of a qualified heating specialist



(areas of heavy damage) (not functional)

- 8-2 The insulation is missing on some furnace heating ducts (in the attic) – correction is recommended. Consult a licensed heating/AC specialist



(portions of two heating ducts in the downstairs furnace room near a furnace)

- 8-3 **DAMAGED HEATING DUCT:** There is a torn heating return-air duct at the bottom floor return-air grill – this needs correction . Consult a qualified licensed heating/AC specialist to view this further



(torn)



(inside this return air grill –near the laundry room entrance from the hall)

- 8-4 **NOTE:** There is no heat in the guest house. It is possible that this building is not intended or permitted to be living space (unknown) (further evaluation is recommended)



- 8 – 5 NOT IDEAL: The return air grill for the primary bedroom HVAC system not inside the bedroom (it is downstairs). The inspector believes that with the bedroom door closed, it will be difficult for the airflow to flow from the bedroom to this system, creating uneven pressures in the home (not ideal). Defer to the opinion of a qualified heating specialist



(the return air is outside the bedroom)



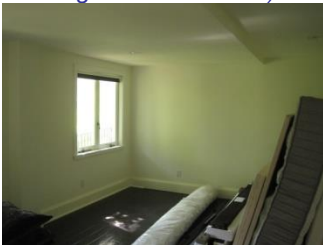
FURNACE TESTED IN COOLING MODE: Because of hot outdoor temperatures, the inspector tested the heat pump in cooling mode only – it cooled effectively, and therefore the heating mode will typically function (not verified)



Note: the heating system for this conditioned space is electric (not gas)



NOTE: There is no heating found at the storage room entered from the laundry room (possibly not required if this is a storage room or similar)



Heat facts

Furnace location: (furnace closet downstairs). Number of heating systems: four. Heater energy type: electric. Type of heater: forced air furnace (air quality from the furnace registers is not part of this inspection) (the heat exchanger is not visible) (sizing of the return air is outside the scope of today's inspection). Type of heater: heat pump (electric), forced air system (this is a limited inspection -- the inspector verifies heating (or cooling), views coolant lines, looks for visible signs of physical damage and wear - many aspects are specialized or not visible for this limited inspection) . The heater filter was inspected (replace this regularly during normal use). Heating distribution: ducts

Some limitations:

The inspector cannot determine whether heating ducts need cleaning (if present) (outside the scope of today's inspection). The furnace heat exchangers is not readily visible (outside the scope of today's inspection).

For any heating system, we are unable to view the heat exchanger nor hidden components of any furnace. We undertake a limited visual inspection based on the CREIA standards of practice (available upon request)

The inspector is unable to determine the BTUs for all/part of the home's heating. Adequacy of sizing of the heating system(s) is not known

Ongoing energy requirements for California/U.S. are not part of this inspection (any heater or AC) (outside the scope of today's inspection) -- this is a limited visual inspection based on the CREIA Standards of Practice

Most of the heat exchanger/burner chamber was not visible

The inspector was unable to find a heating duct register in the downstairs right bedroom because of furniture

A duct register was blocked from access (not tested) (downstairs play room)

There are aspects of heating ducts that are not fully visible (e.g., due to location/insulation, interior portions, etc.). Proper sizing/configuration of ducting is outside the scope of today's inspection. The inspector is unable to determine whether some areas will heat/cool as effectively as other areas (outside the scope of today's inspection)

There is a specialized method for heating ducting of which the inspector is not familiar (narrow-diameter ducting) (outside the scope of today's inspection) .

—— End of the Heating section of this report ——

Cooling

- 9-1 THE AIR CONDITIONER SYSTEMS COOLED TODAY – the temperature at supply-duct registers was generally 50 degrees, vs. 75 degrees at the return-air registers
- 9-2 STUDIO AC NEEDS REPLACEMENT: As mentioned in the “heating” section of this document, the HVAC unit needs full replacement
- 9-3 WEAR TO ONE OF THE AC CONDENSERS (BUT IT IS FUNCTIONAL TODAY): An air conditioning condenser has some rust/wear at the left exterior of the house (the inspector is unable to determine remaining life span) . Defer to the opinion of a qualified heating specialist



– The fins and fan seem to be in-tact today

- 9-4 ALL THREE AC SYSTEMS NEED DRIP PANS: If the HVAC systems (in the downstairs heating room/closet) ever leak water, it would cause moisture to enter the interior of the home. These systems each need a proper drip pan (for mold prevention in case of leakage) (required). Defer to the opinion of a qualified heating specialist



(three units in the furnace room – no drip pans) – this needs correction

Cooling facts

Number of cooling units: four. AC type: split system, electric (air quality from ducts is not tested). The condensate line is installed (not fully visible). We do not determine the proper angle of condensate drainage nor the manufacturer's specs for this type of installation. Much of a condensate drain pipe is not visible (visually inspected only) . The air conditioner condensate has a mechanical pump (not tested) (outside the scope). The air conditioner has an electrical disconnect

Some limitations:

SEER requirements and air conditioner efficiency are not part of today's inspection (outside the scope of today's inspection) (this is a limited inspection -- the inspector verifies cooling (in appropriate conditions), views any external coolant lines, looks for visible signs of physical damage and wear - many aspects are specialized or not visible for this limited inspection). Sizing of any HVAC system is outside the scope of today's inspection

The inspector is unable to determine whether the system is sized properly for the area served (outside the scope of today's inspection). Adequacy of location of any component per the City is not known

Note: the inspector did not fully inspect the upstairs studio HVAC system because it needs full replacement

--- End of the Cooling section of this report ---

Garage

10 – 1 **LOOSE WEATHER STRIPPING:** A window at the back of the garage has loose weather-stripping



(at the back of the garage)

Garage facts

Type: attached garage. The door to the living space appears to be a proper solid door. Vehicle door type: sliding (weight capacity of hardware is outside the scope of today's inspection – e.g., install instructions are not part of this inspection)

Items block view of the garage, including the floor, walls, and possibly some electrical (these areas not fully viewed today) – it is recommended that items be removed and these areas reviewed before the end of the inspection period

Because of storage of items in the garage, the inspector is unable to determine whether there is garage ventilation available

The garage floor has been painted. We are unable to determine the condition underneath

Heavy storage of items block view of the garage, including the floor, walls, and possibly some electrical (these areas not fully viewed) – it is recommended that items be removed and these areas reviewed before the end of the inspection period

The garage roof/ceiling framing is not visible

A garage vehicle door is partly blocked – unable to view it fully or test (not fully inspected) (both vehicle doors)

The inspector is unable to determine whether the garage automatic opener arm is properly attached to the vehicle door for damage prevention

The inspector is unable to determine whether the light fixtures at the garage ceiling are properly rated for fire separation between a garage and living space .

—- End of the Garage section of this report —-

Laundry

- 11 - 1 **IMPROPER DRYER VENT PIPES (HAZARD):** The dryer vents are ribbed metal (and foil) under the house – this is not allowed (for safety) and needs correction now. This should be further evaluated by a qualified plumber/heating specialist and corrected with a proper smooth metal vent as required (for blockage and damage prevention)



(this is for both of the dryer vent pipes in the downstairs furnace room and surrounding crawlspaces)
IMPORTANT: These vents are also attached with duct tape and over-spanned (also hazardous)



General note: the laundry set-up is for a gas dryer

Laundry facts

Laundry location: service area. We do not determine whether the space is large enough for your machines (outside the scope of today's inspection). The 120v laundry outlet tested properly (as grounded) – only one laundry plug at the outlet was tested. DRYER FUEL: A laundry gas supply pipe is present . Dryer gas valve: present

Some limitations:

Any laundry plumbing (if present) is not tested, not run, and valves are not turned for this inspection – the laundry area (minus any laundry machines) is visually inspected only (unable to determine the future performance). Future performance of flexible water lines cannot be determined. There could be a leak condition or blockage condition, etc. that would not be discovered in this limited visual inspection (not determined)

The laundry waste piping is not accessible (not fully inspected) (e.g., P-trap)

Laundry machines are present – view of some of the laundry area and the laundry connections is limited

—- End of the Laundry section of this report —-

Kitchen

- 12 - 1 A kitchen cabinet door does not stay fully closed
(kitchen cabinet under the sink)

- 12 - 2 **LOW FLOW TO A SINK FAUCET:** The primary kitchen sink faucet has low water volume – correction is recommended (plumber)



- 12 - 3 **DAMAGED FAN VENT PIPE:** The kitchen cooktop fan vent pipe is bent in the cabinet under the cooktop. This flexible vent pipe should be replaced with the proper rigid metal vent pipe for damage prevention (qualified specialist)



(kitchen cabinet under the cooktop)

- 12 - 4 **PAST LEAKAGE SUSPECTED:** There is some wood finish floor cracking and wear in the kitchen. The inspector found no current moisture or leakage/causes for this damage today



(kitchen – near the dishwasher) (it is dry to the touch today)



(corresponding wear to a cabinet). Defer to the opinion of a qualified mold inspector/specialist

Kitchen facts

The garbage disposal was operated/reviewed as part of this inspection. The Miele dishwasher typically will have its own built-in air gap device (this is not verified – not visible). The dishwasher was tested by running part of a cleaning cycle, then set to "drain" (drained completely by the inspector). Actual cleaning ability of the dishwasher is not verified (outside the scope of today's inspection). Some dishwasher plumbing/electrical is not visible. Dishwasher drain type: air gap device (plumbing not fully visible) . Countertop: (metal). Kitchen countertop type: stone. COOK-TOP SOURCE: GAS FUEL. The stove burners heated when tested. OVEN ENERGY SOURCE: ELECTRIC. The oven heated at the "bake" setting. There is a kitchen vent fan – it operated as part of today's inspection

Some limitations:

For kitchen countertops, sinks and cabinets, the installation method is often not completely visible. Proper slope of the counter is not determined. Flexible refrigerator water lines (if present) are outside the scope of today's inspection – the inspector cannot determine whether connections or flex lines can develop leak conditions. Broiler systems are not tested/not fully inspected

RESTRICTED VIEW: Under the kitchen sink, items block some view of the cabinet, wall, electrical and plumbing. Per CREIA and ASHI Standards, THE INSPECTOR DOES NOT MOVE PERSONAL BELONGINGS to view these areas

Items block the view of some of the counter area

Items block some of the view of the inside of the cabinets, drawers, etc.

The gas line for the stove/oven is not visible (not inspected) (location not determined) (unable to determine if there is a proper shut-off valve)

The inspector was unable to fully view around or behind the refrigerator (e.g., the electrical outlet is not accessible (not tested)). The refrigerator is not inspected (outside the scope of today's inspection)

The kitchen stove vent pipe is not visible or is not fully visible (not fully inspected) (we are unable to verify the adequacy or full presence)

There is a subzero or built-in refrigerator (outside the scope of today's inspection) (not inspected)

There is a wine refrigerator (outside the scope of today's inspection) (not inspected)

—- End of the Kitchen section of this report —-

Bathrooms

- 13 - 1 There is a loose sink faucet handle – correction is recommended



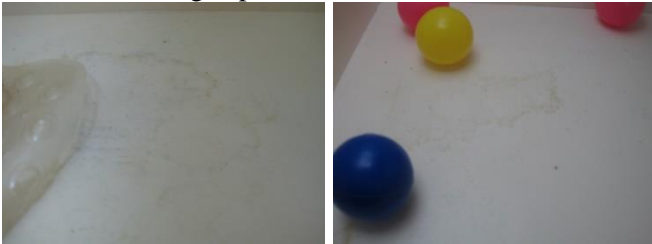
(jack-and-jill bathroom – left sink)
(downstairs half bathroom)

- 13 - 2 There is low water volume to a bathroom sink – correction is recommended. Consult a licensed plumber for further evaluation



(jack-and-jill bathroom – downstairs)

- 13 - 3 **STAINS IN A CABINET -- DRY TO THE TOUCH TODAY:** There are moisture stains in the cabinet under a bathroom sink. This area is dry to the touch at this time, however we cannot determine whether there could be a growth condition or active moisture inside the wall, etc. The only way to determine for certain is to obtain a mold inspection and a plumbing review of this area (always recommended when moisture staining is present)



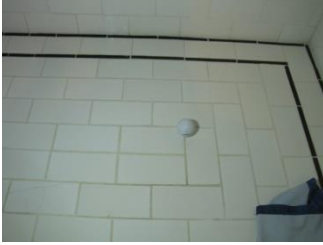
(jack-and-jill bathroom – under both sinks)

- 13 - 4 There are one or more cracked tiles at a shower. Often this will not affect the performance of the system (not verified). A tile specialist will often recommend some kind of corrective action (to prevent the possibility of an issue). Defer to the opinion of a qualified specialist



(right bathroom downstairs)

- 13 - 5 **SHOWER FLOOR WITH NO SLOPE AT ONE AREA (IMPROPER)** The shower floor does not properly slope toward the drain – correction is recommended to prevent water ponding. Contact a licensed contractor for further evaluation of this shower system (recommended)



(right bathroom downstairs) – this golf ball did not roll here

- 13 - 6 **A shower faucet leaks at the handle.** (consult a licensed plumber for correction to prevent moisture in the wall) (we are unable to determine whether there is a moisture condition)



(top floor studio bathroom)

- 13 - 7 **WARM, NOT HOT:** A shower does not get as hot as other hot water fixtures in the home (the hottest temperature is warm, not very hot) – the "mixing valve" may need adjustment (not verified). Defer to the opinion of a qualified plumber



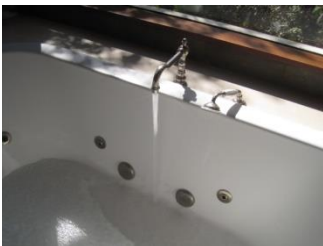
(top floor studio bathroom)

- 13 - 8 **CHIP AT A SHOWER BENCH:** There is a chip to some stone/tile in the shower – correction is recommended . Contact a qualified licensed contractor for further evaluation



(primary bedroom bathroom) – this can lead to wear to the moisture barrier underneath

- 13 - 9 **WATER SPLASHES AT A BATHTUB:** Water from the tub spout splashes while it is running – correction is recommended



(primary bedroom bathroom)

- 13 – 10 **LOOSE TILES (AND CRACKS):** There are some tile cracks and some hollow-sounding tiles at the top floor studio bathroom – correction is recommended . Have a qualified shower specialist review this further



(hollow sounding tiles, cracks)

NOTE: The inspector does not suspect a leakage concern (not verified), but recommends tile correction and further evaluation



NOTE: A faucet handle is partly missing (functional today)



(downstairs hall bathroom)



UPGRADE: the inspector recommends installing an exhaust fan at one or more bathrooms (where showers are present) – to help remove shower air moisture



(guest house)



(NOT LOCATED): The inspector could not find an access panel for the spa tub system's equipment (required). This access should be found or installed and the equipment inspected before the end of the inspection period (equipment and electrical safety were not inspected)

Bathroom facts

GFCI protection is present (with possible exceptions noted). Type of bathroom ventilation: exhaust fan (air exchange effectiveness is not tested). Type of bathroom ventilation: window. Shower type: tile (1 or more locations). We are unable to determine whether the installation of this tile is proper (e.g., proper backing is not visible, grout seal not determined)

Some limitations:

The inspector is unable to view behind shower tile/fiberglass, etc. Method/adequacy of shower wall/pan installation is not determined. Shower pans/liners/hot mops are outside the scope of today's inspection. The inspector does not lift shower drain grills. Drain attachment is not determined

There are one or more bidet-plus (special feature toilet) systems (estimated) in the home (outside the scope of today's inspection) (not inspected)

RESTRICTED VIEW: Storage of items block view of the plumbing and/or cabinet under the bathroom sink(s). Per CREIA and ASHI Standards, THE INSPECTOR DOES NOT MOVE PERSONAL BELONGINGS to view these areas

The inspector is unable to determine where bathroom vents terminate

(NOT INSPECTED) There is a steam unit for one or more bathrooms (outside the scope of today's inspection) (not inspected) (primary bedroom bathroom)

One or more showers have tile. We are unable to determine whether the installation of this tile is proper (e.g., proper backing is not visible, grout seal not determined) (proper drain attachment not known)

The inspector was unable to determine whether a shower glass/door is tempered

(UNKNOWN): The inspector is unable to determine the age of one or more shower systems in this home (we are unable to determine whether there are any hidden conditions related to age, wear, or improper new construction that could be a problem at a later time)

The inspector is unable to determine whether a shower window is tempered (primary bedroom bathroom – tub area).

—- End of the Bathroom section of this report —-

OVERVIEW FOR THIS INSPECTION

- ☝ *Any further review of deficient conditions should be conducted by a licensed/qualified specialist in the appropriate trade or specialty, before the removal of purchase contingencies*
- ☝ *We always recommend that the client research building permits for the property (e.g., there should typically be no outstanding open permits. If any aspect of the property has not been permitted, there could be issues not found in this inspection (unknown). The inspector also recommends a termite inspection for any building/property*
- ☝ *For any property, plan on having future maintenance costs. There will be components that will need maintenance and possible eventual replacement*

Inspector – Chris Lowe . Reported interior square footage: 8305 (not verified). Reported year of primary construction: 2002 (not verified). Type of construction: single-family residence with a guest building. Approximate temperature: 75 degrees F. Today's weather: sunny. Status: occupied with belongings. Furniture, window dressings and belongings limit the visibility of walls, closets, some electrical, plumbing and floors for this inspection. There may be defects that are concealed from view. The inspector does not move personal items (outside the scope of today's inspection)

The client is not present for all/part of this inspection. The inspector recommends strongly that the client or a qualified representative for the client please contact the inspector, Chris Lowe, for a discussion of the inspection findings before the end of the inspection period. Any brief discussion done with the agent representing the client is not a complete discussion of inspection findings and is not a proper representation of the items in this document

Agents are present . The seller/occupant is present for part of the inspection. Present for part of today's inspection: home inspection assistant. Present for all/part of today's inspection: Swimming pool inspector, mold inspector, chimney inspector, HVAC specialist, septic specialist (estimated), termite inspector, interior designer (estimated)

NOTE: There are structural aspects for this building/property that have likely been engineered. An engineering analysis is not part of this inspection (outside the scope of today's inspection) (the inspector is not an engineer)

IMPORTANT TO NOTE -- THERE IS A LIKELIHOOD OR POSSIBILITY OF CONCEALED DEFECTS: As with any property, there are typically areas that are concealed from view. There could be hidden defects (e.g., structure, moisture, plumbing, electrical, etc.) that could not be discovered in this limited visual inspection. Many systems/components are only partially visible to the inspector, and the inspector does not push/pull items nor touch many areas in the primary structure and/or property

MOLD UNKNOWN: The inspector is not a moisture/leak detection specialist, and cannot determine the presence of mold, whether staining is present or not. The only way to find out is to have a mold inspection. For this reason, a mold inspection is recommended for any property purchase (recommended). PERMITS UNKNOWN: Building permits are outside the scope of today's inspection. The inspector recommends researching all building permits to ensure that all work done has been permitted and finalized - unpermitted work can significant issues with insurance, safety, and possibly with the building department at some point (permit review is very important). Please note: if there is unpermitted work done, there could be improper aspects to this home/property of which the inspector is not aware

Some limitations:

The inspector is not an expert on FHA inspections. The inspector is not an expert on product recalls. The inspector physically probes only structural components, and only where required by ASHI Standards (available at ASHI.org)

Standards for this inspection: The CREIA "Standards of Practices" and "Code of Ethics" (free for review at www.creia.org). The ASHI "Standards of Practices" and "Code of Ethics" (free for review at www.ashi.org).

Aspects outside the scope of today's inspection include (but are not limited to): animals/pests, engineering aspects, defects hidden from view, any environmental hazards (including molds), and others as defined in this document and the CREIA Standards of Practice. The inspector may mention a finding incidentally in your report or on-site which may be outside the scope of the inspection -- the inspector specifically assumes no responsibility for this type of finding, and recommends strongly that any findings outside the scope of today's inspection should be reviewed by a specialist

It might be possible that additional defects could be discovered during a more intrusive and exhaustive evaluation by a specialist (e.g., electrician, plumber, engineer, contractor). Other defects may only be visible during normal use over time. Often, potential areas of moisture intrusion are not noticeable until there has been significant rain over time

Note: sometimes a home warranty company will cite conditions outside the scope of this inspector's findings (causing denial of service). Warranty standards often differ from an inspector's scope

Energy efficiency requirements are not known or determined (outside the scope of today's inspection). The inspector is unable to determine whether corrosion-resistant fasteners are used where needed (outside the scope)

Please note: this inspection is not a guarantee against future failure of systems and components. Hidden defects do present themselves over time with normal use. Newer construction, painting or remodeling can sometimes conceal defects. In addition, the inspector often cannot determine what construction, if any, has been altered or added. The inspector is unable to determine whether any alteration has been done with or without a permit (outside the scope of today's inspection)

Any findings mentioned in this report that are outside the scope of the CREIA Standards of Practice are mentioned only as a courtesy, and are not intended to alter the scope of this inspection (the scope is the CREIA Standards)

Permits and disclosures are specifically outside the scope of today's inspection – this is not a permit inspection, etc. (UNKNOWN): We are unable to determine whether there is any unpermitted construction or alteration on this property – permits are extremely important to ensure that construction/alteration is correct. NOTE: If anything on the property is an unpermitted installation, there is a high probability that there could be SIGNIFICANT (EVEN SERIOUS) DEFECTS in installation not mentioned in this report

OUTSIDE THE SCOPE: Even if mentioned as a courtesy, the following items are absolutely outside the scope of this inspection: manufacturer's installation instructions, building permits, any disclosures, blueprints, local building department regulations, pests. There are other items outside the scope, as listed in the CREIA and ASHI Standards, as well as in this document. Visually hidden conditions are specifically excluded from the scope of this inspection

NOTE: The inspector is not a design specialist - engineering aspects of any building are outside the scope of this inspection

NOT KNOWN: Any odors, whether present or not, are not part of this property inspection – it is a visual inspection only (outside the scope of today's inspection)

We are unable to determine whether proper fasteners/anchors are used where there is pressure-treated construction (outside the scope of today's inspection). Future performance of paint or adequacy of application is unknown

Building code is outside the scope of today's inspection – even though the inspector may cite building code, he is not a code-specialist and this is not a code inspection. There could likely be code-related and/or code enforcement aspects of this property unknown to the inspector (this is specifically not a code inspection). The inspector does not inspect for ADA compliance

The inspector does not give consent for audio recordings of any discussion on-site. NOTE: For any item that is described in this report as "outside the scope of today's inspection," the inspector intends no further evaluation for this item (or any aspect thereof) -- such a mention is made as a courtesy only

——- End of the Entire Inspection Report ——-

End of the inspection document

IF THERE IS ANYTHING IN THIS REPORT THAT YOU DO NOT UNDERSTAND, OR IF YOU ARE UNSURE OF STEPS YOU CAN TAKE REGARDING ANY FINDINGS, PLEASE CONTACT CHRIS, YOUR INSPECTOR, RIGHT AWAY.

IMPORTANT: We recommend that all repairs/further evaluation be performed by a licensed specialist in the related trade (e.g., plumber, electrician, framer). Request paperwork for the work done to ensure that it was completed properly (a signed document by a licensed specialist, qualified to perform the work).

The scope and limitations of today's home inspection are outlined in the corresponding contract and the CREIA Standards of Practice (available upon request). Some additional limitations have been listed in this report.

**Questions and answers are a normal part of your property inspection.
If there is anything you would like to discuss, please call.**

CHRIS LOWE,
OWNER, MASTER INSPECTOR

805-256-5519