

Corey Folsom, a member of
Corey Folsom & Associates

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408-205-5915 (cell)

Commercial & Residential Inspections



Property Inspection Report

**10 Estrada St.
Sunnyvale, CA 94087**

May 30, 2025

Prepared for: Happy Homeowner

Our visual inspection is for performance-based serviceability and not code-compliance.

This confidential report is the property of the Client whose name appears above.

Our Guiding Principles

Uphold the high standards of professionalism of those who refer us.

Continually increase the breadth and depth of our knowledge.

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June 1, 2025

Mr. Homeowner

RE: 10 Estrada St.
Sunnyvale, CA 94087

At your request we conducted a visual inspection of the accessible systems of this property on May 30, 2025. An earnest effort was made on your behalf.

Acceptance of this report by electronic or other means constitutes acceptance with the policies contained herein and the entirety of our Standard Agreement (Contract). **It is imperative that you read our Contract and the entire report, including the text box at the beginning of each section and the Scope / Limitations page.**

Items that we left out of this overview may be very important to you. **Bold and italic type throughout this report highlight suggested repair and maintenance.** A conversation with the owner or their agent is often informative to learn details of past corrective measures. A structural pest inspection will have areas of overlapping conditions. We recommend a complete reading of all other reports provided.

No warranty from us of any type is either expressed or implied. This report is our opinion of the property condition on the day of our visit only. This report is not intended to determine which items may need to be addressed per contractual requirements of a property transfer. **We strongly recommend that qualified contractors promptly evaluate our concerns.** Consider REQUIRING photos or video of work completed in hard-to-reach areas or before covering up work to verify satisfactory completion prior to payment. Make certain that landscape irrigation water use matches the property needs. Do contact me with questions any time.

Respectfully submitted,
Corey Folsom, Certified Property Inspector

SAFETY: (These items may ALSO be advisory concerns, but each can be listed in just one category.)

PLUMBING SYSTEMS

WATER HEATER

A copper wire that connects the cold and hot water pipes, is normally provided at the water heater to reduce the potential for the metal components to acquire an electrical charge. **This bonding wire is present, but not clamped to the water pipe.** We suggest simple correction to this bonding connection in accordance with current municipal requirements.

CONDITION:

This water heater needs improvement to the seismic resistance restraints in accordance with state and local requirements. The strap buckles are incorrectly installed.

ELECTRICAL SYSTEM

SWITCHES, FIXTURES & RECEPTACLE OUTLETS

A Ground Fault Circuit Interrupter (GFCI) is a safety protection incorporated into an electrical receptacle outlet. **None were observed.** For newer construction, remodels and general safety, GFCI receptacle outlets should be present at all exterior, garage, accessory building, finished basement, jetted tub, bathroom, laundry, kitchen and Butler's pantry countertop locations and at tankless water heaters.

Reference: NEC Code 210.8

ADVISORY: (These items may ALSO be safety concerns, but each can be listed in just one category.)

EXTERIOR / FOUNDATION

EXTERIOR TRIM

Damage is present at the sliding wood and window trim (5) - rear of the dwelling. Correction by a qualified tradesperson is suggested to maintain the integrity of the building envelope. For further commentary refer to a current structural pest control report.

While this report is prepared in accordance with industry standards, it is limited by the time spent on site and the scope (page two). If ANYONE from ANY company finds 90% of the reportable conditions they've done an excellent job. There are, therefore, other items that could be added to a report from another competent inspection. We ask that you accept this.

SCOPE / LIMITATIONS

We have been contracted to perform a general visual inspection of readily accessible conditions in accordance with industry standards. In some cases, a signed Contract was not received by us prior to our site visit. In this instance, our report is for informational purposes only and Corey Folsom & Associates is not to be held liable for anything that we write or leave out. We do not use specialized instruments, dismantle equipment, do destructive testing or laboratory analysis. **This inspection and report will not be as comprehensive as that generated by specialists** and is intended only as a general guide to help you, the Client, make your own disclosure/evaluation of the property condition and does not make any representation as to advisability of purchase. **Our examination is also limited by inspector safety considerations, some of which cannot be known prior to the site visit.** For instance, some elevated elements are beyond our ability to view closely in a safe manner.

This report expresses the personal opinions of the inspector, based upon his visual impression of the conditions that existed on the day of the inspection only. This report is not a substitute for any disclosure that may be required by law or a substitute for the Client's independent duty to reasonably evaluate the property prior to the close of a sale. **This report is not technically exhaustive or meant to discover every defect, but is intended only to identify major challenges that were visible to the inspector on the day of the inspection. The scope of our inspection is limited to items mentioned in this report.** No opening of walls, moving of appliances or excavation is performed by us. All components and conditions that are concealed or difficult to discover are excluded from this report. Therefore, all claims for obscure, non-visible, undisclosed or concealed items must be made against the Seller.

The conditions stated in this report are NOT repair requirements. Ownership includes responsibility for maintenance of the grounds, structure and mechanical/electrical/plumbing systems. **Our report may illuminate some risk, but it cannot eliminate it. The most conscientious visual inspection is not capable of determining all conditions that exist in a building.** We make random evaluation of components and cannot move furniture, etc. **Examples of things our inspection cannot determine:** 1. All improper wiring connections 2. Random outlets or switches that don't function 3. Cracks in chimneys and flues 4. Drafty or hard to heat or cool interior space 5. Leaks that only occur under unusual conditions 6. Damage inside enclosed cavities. Measuring or judging floor slope and settlement is outside the scope of a home inspection, although it may sometimes be mentioned as a courtesy.

Systems and conditions not within the scope of this inspection include, but are not limited to: lead, radon, fungi, mold, asbestos, electromagnetic radiation, toxic or inflammable materials, insulation efficiency, internal or underground drainage or plumbing, fire sprinklers, playground-type equipment, central vacuum, product recalls; intercoms; security systems and any systems that are shut down or otherwise secured. Comments about these systems or conditions are informational only and do not represent a complete inspection by us. **Opinions expressed regarding adequacy or expected remaining service life of components are estimates and wide variations can be expected between estimates and actual experience.** It is impossible to predict the severity or frequency of moisture penetration on a one-time visit.

Common areas or systems, structures or components including, but not limited to, those of a common interest development as defined in California Civil Code section 1351 do not fall within the scope of this inspection. We may make recommendations that differ from requirements of the local building department. This report should not be construed nor implied as a compliance inspection of governmental codes, regulation, zoning, statute or ordinance (including building setbacks). **Note:** Since statute adoption varies by city and county, determining building code compliance is legally the role of municipal inspectors. Our visual inspection is only meant to identify non-performance and to point out safety and other concerns in the humble opinion of this inspector. **For final determination as to what is permitted in this jurisdiction (and all permit approvals) the local building department should be consulted. OUR LIABILITY IS LIMITED BY THE TERMS ON THIS PAGE AND IN THE CONTRACT THAT WE PROVIDED.** Any dispute or claim arising out of, from or related to this inspection and report and found in favor of the client shall be limited to 5% more than the inspection fee paid to us. We strongly suggest investing in a building warranty policy. **You, the Client, agree to read this entire report and promptly call us with any questions or concerns and to hold harmless Corey Folsom & Associates from third party claims relating to this inspection and report.**

CLIENT AND BUILDING INFORMATION

It is the Client's responsibility to read our Standard Inspection Agreement (Contract) and this report in its entirety in addition to researching all municipal permits that may have been issued / finalized on this property. The Client should perform a diligent visual inspection of the property when full access is made available to insure that no adverse condition was concealed by personal property while occupied or damaged during the occupant's or stager's exit. We do not research product recalls. We encourage interested parties to look for recall information at www.cpsc.gov.

We are not engineers and do not perform calculations or assess the adequacy or installation of engineered hardware or components. Any comments by us of such are included as a courtesy only. The appropriate registered design professional (engineer) would be able to provide you, the Client, with a definitive evaluation and give specific recommendations, if desired. **The local municipality is the appropriate source for code compliance issues or questions.** An examination of building plans or other documents is outside the scope of this inspection.

CLIENT & SITE INFORMATION

DATE OF INSPECTION:

May 30, 2025

CLIENT NAME:

Mr. Homeowner

INSPECTION ADDRESS:

10 Estrada St. Sunnyvale, CA 94087

BUILDING CHARACTERISTICS

BUILDING TYPE:

Single-family residence

UTILITY SERVICES

UTILITIES STATUS:

Electricity and water and gas utilities were on at the time of our inspection.

OTHER INFORMATION

INSPECTOR:

Corey Folsom

BUILDING / UNIT OCCUPIED:

This dwelling was 'staged' for purpose of sale at the time of our visit. We do not move furniture or possessions, but this does restrict access and viewing of issues such as, but not limited to, stains and cracks. A final walk-thru by interested parties is suggested once full viewing is possible.

CLIENT PRESENT:

Yes, the client was present. Our Standard Inspection Agreement (contract) is delivered prior to every inspection and, although this contract may not have been signed, it is understood that use of this report implies the acceptance of the contract and all its terms by the named Client.

ACCESS:

Real estate agent

START TIME:

9:45 am

COMMENTS:

Inspection payment was received in full by Zelle (bank transfer).

SITE

We do not address geological conditions, site stability or condition of underground piping, subsurface drains, water and sewer / septic systems. We recommend researching the history for drainage issues. Drainage conditions that may affect the structure are evaluated only as relevant to the time of our site visit. **We do not inspect or research for compliance with ADU legality, plat plans, lot lines, property line setbacks, eave extensions or similar issues. Fences, gates, sheds and outbuildings have finite service lives and are NOT included in this inspection unless specifically contracted for.** The seller and city may be consulted for property lines, fence ownership and site improvement approvals.

Our inspection of the driveway / grounds is limited to 20 feet from the primary structure. We do not assess deck or balcony weight capacity. Deck and balcony construction requirements (such as span tables and fastener type) have changed significantly in recent years. **Always consult with a qualified contractor for how to improve existing deck and balcony safety, in addition to our evaluation.** A tradesperson may refer to CBC 1402.2 for guidelines concerning deck flashing. (Once built, most flashing details are hidden to view.) Most underfloor and basement water intrusion is the result of insufficient control of stormwater, landscape watering and/or a high groundwater table. The ground should be sloped to encourage water to flow away from the foundation. Do not over-water landscaping and choose plants that require little to no watering. New construction in California is now REQUIRED to utilize native or non-invasive vegetation. Rainwater collection, rain gardens and landscape irrigation are beyond the scope of this inspection, any comments are included as a courtesy only. Consult with your local municipal authority for specific requirements regarding local water-efficient landscape ordinances (MWELO).

We do not evaluate the function, presence, need or compliance of exterior shading, which may be required in accordance with California Energy Code. Detached structures, patio covers, patio-style heaters, patio enclosures, fire pits, b.b.q's, play structures, automatic gates and retaining walls are not inspected by us - any references are included as a courtesy only. Precast concrete bench, fountain and birdbath-type items are not inspected by us, but often have heavy components that could be easily tipped over by children. They should be secured or removed to prevent injury.

You, the Client, should discover if this property is in a wildland-urban interface (WUI). WUI-sited homes require fire mitigation measures, including, but not limited to, defensible space, vegetation management, soffit eaves, means to prevent accumulation of debris in rain gutters, tempered glass windows, fire-resistant deck materials and installing approved 1/8" mesh screening at all building ventilation openings. Consider hiring a landscaping maintenance service that only uses electric leaf blowers. Electric blowers are quieter and gas-powered blowers exhaust as much harmful emissions in 10 minutes as driving a full-sized pickup truck for approx. 50 miles.

DRIVEWAY

TYPE & CONDITION:

Concrete with a concrete entrance apron (parking area-to-street transition). The driveway is in good condition.

WALKWAY/S

CONDITION:

Concrete. The walkway surfaces are in good condition.

LANDSCAPING

CONDITION:

Make certain that any landscaping irrigation does not spray water onto the building envelope. We always suggest plants that require no supplemental watering where practical to lower water usage.

SURFACE GRADING

SITE:

Basically level site.

PATIO

TYPE & CONDITION:

Custom concrete. The visible portion of the patio surface is in good condition.

EXTERIOR / FOUNDATION

Our report provides a snapshot in time and cannot predict all future issues related to physical construction materials or methods. Engineering information and a full assessment of the probability of future problems (including geological and water movement through soil) can only be provided by an appropriate registered design professional (engineer). Any statement by us regarding an engineered construction method or condition is included as a courtesy and not meant to imply a comprehensive assessment by us. **Note: Since statute adoption varies by city and county, determining building code compliance regarding remodels is legally the role of municipal inspectors.** Our visual inspection is only meant to identify non-performance and to point out safety and other concerns in the humble opinion of this inspector and we do not attempt to determine the date of any remodel. Refer **to the local municipality for permit approvals.**

Cracks are common in foundations and floor slabs, due to curing and common settling and most do not represent a problem. Many slab foundations are mostly hidden to view by floor coverings and exterior cladding. We do not perform a bolt-by-bolt search to verify all foundation bolting. Refer to the builder, city or a registered design professional (engineer) to assess post-tension concrete slabs. Our inspection does not calculate underfloor ventilation adequacy or retaining wall conditions / adequacy. You may retain the services of a registered design professional (engineer) to review the seismic resistance of buildings older than 1990 (especially on hillside locations or with multiple stories). **Even in underfloor areas with 'full' access there are places we cannot see and so cannot be held accountable for. We cannot determine significance of sloping floors or foundation settlement.**

Unless noted, the building exterior was inspected from ground level. An inch-by-inch search of the exterior is not performed by us. The intrusion of moisture into exterior cladding often cannot be determined without destructive testing and specialized equipment. **Exterior walls over 8-feet high and roof eaves over 12-feet high are considered inaccessible for our purpose and any comments of those areas are a courtesy.** Water leakage or other defects related to the exterior building envelope and penetrations (especially with new construction) may not be obvious until the home has been lived in through all seasons. Most flashing and masonry veneer details are concealed from view.

Exterior Insulated Finish Systems (EIFS) or styro-type trim, enclosed patios / sun rooms, bonus rooms, seasonal accessories or awnings are not evaluated by us except for courtesy comments. We may use the term 'stone' to describe cladding that may be stone or faux stone. Fire escape systems are beyond the scope of this inspection. Make certain to follow local and California regulations regarding removal of lead paint as necessary.

COMMENTS

NOTES:

This building was built with high-quality workmanship and it appears to have had good care over time. **Note:** Because we believe this property is a Planned Unit Development, a Homeowners Association (HOA) is assumed by us to be responsible for the upkeep of *the building exterior including the roof, grounds, decks and other exterior components.* *Any statements by us regarding these areas or components are included as a courtesy only and do not constitute a complete inspection of such.* Check with the HOA, if applicable, for specific responsibilities of the property owner.

EXTERIOR WALLS

WALL COVERING:

Concrete stucco over wood framing. Dressed (possibly faux) stone facing is also utilized near the front entry. **Note:** As home inspectors, we cannot effectively judge the presence of reinforcement or other installation details / engineering adequacy or weight-bearing properties of masonry, stone or faux stone/masonry. Interested parties should consult an installation specialist for further information.

CONDITION:

The exterior wall concrete stucco cladding is in overall good condition and shows normal wear.

EXTERIOR TRIM

TYPE & CONDITION:

Wood trim is present. **Damage is present at the sliding wood and window trim (5) - rear of the dwelling.** Correction by a qualified tradesperson is suggested to maintain the integrity of the building envelope. For further commentary refer to a current structural pest control report.

EAVES

CONDITION:

This building has large eaves which help protect the walls, considerably reducing exposure to the elements and to wall / window maintenance.

Localized damage is noted to the eave in one place at the rear - see photo. We suggest simple repair by a qualified tradesperson. For further commentary refer to a current structural pest control report.



SLAB ON GRADE

CONDITION:

The foundation is a poured concrete slab construction. No readily visible problems were noted by us.



ATTIC / ROOF

We cannot offer a conclusive opinion or warranty as to whether the roof is free of leaks or how long it will resist water in the future. Leaks can develop any time and may depend on rain intensity, wind direction, debris buildup, etc. We do not attempt to determine fire rating class or the heat-reflective requirement roof coverings, nor do we attempt to determine the exact insulation product or any associated recall. We do not inspect for proper exposure of lap and fastener or caulking appropriateness as this varies with the manufacturer. Non-original roof coverings may exceed the structure's capacity to support added weight, the assessment of which is beyond our scope and expertise.

Patio roofs and patio covers are not included in this inspection, but may receive courtesy comment. Openable skylights are not operated nor do we examine every skylight opening for adequate support. Chimney cowlings may affect draft characteristics and no evaluation of them is offered by us. The condition of interior chimney chases and flues is not covered by this inspection. We do not comment on chimney cleanouts. **We advise having chimneys and flues evaluated by a qualified specialist for structural integrity and fire safety prior to use.**

All roof coverings require periodic maintenance, such as checking penetrations, flashings and drains to avoid water problems. Downspouts should drain the water at least six feet from the foundation. The discharge location of underground roof drainage systems is not located by us. **No conclusions can be made by us on the condition / function of any underground system** and we suggest that interested parties have all raingutter systems checked for performance prior to the next significant rain event. **Even attics with 'full' access there are places we cannot see and so cannot be held accountable for.** Most attics have staining from rain intrusion of a past condition or during original construction, but we are usually unable to determine their exact nature during a one-time visit. We do not offer a definitive assessment of attic fire separation wall adequacy. Areas without an attic cannot be judged by us for the presence of insulation. Estimates of insulation thickness and 'R-value' by us are approximate.

Truss disclaimer: Only a registered design professional (engineer) or qualified municipal inspector can fully assess the proper installation details of truss construction. Trusses are engineered members and are not intended to be altered without plan approval by a certified architect or registered design professional. **Interested parties should consult the local fire department or authority having jurisdiction for guidance and regulations concerning WUI status and the latest fire prevention standards and best practices.** This may include fire-resistant roofing materials and raingutter guards, enclosed soffits and 1/8" galvanized mesh at all screened openings at the building envelope in addition to defensible space and other sensible measures.

ATTIC & INSULATION

ACCESS:

The (2) attic access panels are located in a bedroom closet and in an interior hallway. *Our access / viewing was limited to observing from the area near the access opening and HVAC due to the depth of the insulation.*

STRUCTURE:

Truss framing is observed. Trusses have good structural stability and strength.

CONDITION:

The visible attic and roof support structure appears to be in satisfactory condition and performing as intended. Adequate attic ventilation is provided.

INSULATION:

Fiberglass loose-fill insulation. The insulation is serviceable and functioning as designed.

R-FACTOR:

The blown ceiling insulation is approximately 12 inches thick giving it an insulating value of about R-30. *Insulation is compacted / not uniformly distributed and the true R-factor at this point in time is less than when originally installed.* Consider re-distributing the ceiling insulation in the attic (or simply adding more) for a more even coverage and greater home energy efficiency. Of course, keeping insulation clear of vents and all exhaust flues (and any non-IC-rated recessed lighting).

ROOF COVERING

TYPE:

Intersecting gable style roof.

COVERING:

Cement tile.

ACCESS:

The inspector viewed the roof from the ground with binoculars, due to height, type and slope. We also examined accessible portions of the attic structure. Because of the nature of the roofing material, common sense dictates that this roof should not be walked on except as strictly necessary and only by an experienced professional roofer.

ROOF COVERING STATUS:

The field of the sloped roof covering that we could see is in good condition and well within the expected useful service life.

EXPOSED FLASHING

TYPE:

The visible flashing sections are metal.

CHIMNEY

MATERIAL:

Metal enclosed in a wood chase that is covered with stucco. **We were unable to view this chimney closely.** A careful examination by a qualified chimney specialist would be more informative.

HEATING / AIR CONDITIONING SYSTEM

This inspector performed a conscientious visual inspection, but is a generalist and not an HVAC specialist. Further evaluation by an HVAC specialist will often reveal issues that went un-noted in a home inspection. We do not light pilot lights or check thermostats for calibration or timed functions. Adequacy, efficiency or the even distribution of conditioned air cannot be addressed nor can a judgment of system capacity be offered by us. Calculation of appliance combustion air requirements is not judged by us. Heat exchangers, which are a critical component, cannot be adequately checked during a visual inspection. Maintenance of heating and cooling systems is recommended on an annual basis. Window and wall-mounted AC units are not inspected by us. It's prudent to assume that all buildings built prior to 1980 contain some amount of asbestos at the ducting unless completely replaced.

In California, HVAC ducts **must** be blower-tested for air leakage when a central air conditioner or furnace is installed or replaced or when replacing a 40' or longer section of the heating ducts, unless asbestos is present (*California Energy Code*). In addition, when replacing 50% or more of a sloped roof covering, any heating ducts in the attic must be sealed and insulated. **Replacing older heating ducts is often the best bang for the buck for increasing home energy efficiency and indoor air quality.** In California, at the time of building remodel or alteration, all unitary heating or cooling systems not controlled by a central management control system (EMCS) must have a setback thermostat. Interested parties should consult the relevant municipal authority for final determination regarding proper installation of HVAC appliances, including requirements for sprinklering, firestopping and high-efficiency exhaust flues.

HVAC DESCRIPTION

LOCATION:

This appliance is located in the attic, controlled by a wall thermostat.



HVAC view

SYSTEM TYPE:

Forced air. Natural gas This appliance was manufactured by 'Carrier' (a good-quality manufacturer of heating and cooling equipment).

SIZE & AGE:

This appliance is rated at 88,000 BTU input capacity. This appliance was manufactured in 2018. **Note:** HVAC appliances are often installed and operational two years or so after leaving the manufacturing facility. Inquiry with the seller may be informative regarding the date of installation.

HVAC CONDITION

CONDITION:

The system responded to normal controls and functioned as intended.

COMBUSTION AIR:

The supply of combustion air appears to be adequate.

VENTING / FLUE:

The visible sections of the flue vent appear to be installed properly.

AIR FILTER:

The air filter is dirty. HVAC air filters are typically replaced every 6 months of service and they have a significant effect on indoor air quality and appliance efficiency.

BLOWER/FAN:

The blower operated as expected.

CONTROLS:

A modern, electronic setback control is noted, which is a very nice property feature.

AIR CONDITIONING

TYPE:

Central cooling, which is accomplished by electrically-powered refrigerant compression, with the evaporator coil integral to the interior appliance and the condensing unit at the exterior of the building.

POWER SOURCE:

Electrical in-sight disconnect is present at the AC condensing unit.

CONDITION:

The unit responded to normal controls. We cannot verify how well any AC system will work in the hottest periods. We cycled the unit by adjusting the thermostat control and returned the thermostat to the original setting. The temperature drop is dependent on numerous variables, which affect the reading at the room registers and so the temperature drop was not tested by us.

CONDENSATE LINE:

Rust was noted inside the furnace cabinet and catchment pan. Since this pan was dry during our site visit, we believe that this pan was from the original HVAC appliance. Inquiry with the owner by interested parties regarding the service history may be informative.



DUCTWORK

CONDITION:

The visible portion consists of flexible metal ducts (attic). The visible sections appear to be in good condition and functioning as designed - see text at the top of this section.

PLUMBING SYSTEMS

Water quality testing is not performed by us. The assessment of on-demand (tankless) water heaters, re-circulation pumps, backflow prevention devices, water meters, water softeners & filtration, water discoloration, underground plumbing leaks, dual-plumbing greywater or future greywater setups are beyond the scope of this inspection, any comments are included as a courtesy and do not represent a complete inspection. **A specialist's video inspection of the waste pipes will be a more definitive assessment than we can provide.**

All water heaters require a building permit to install and we do not evaluate compatability for space placement. Consider researching permits for all water heaters, especially at interior locations, including requirements for combustion air, sprinklering and firestopping. There are often hidden elements that we cannot judge (such as lag screw length and attachment to hidden wall elements). The municipal building department makes the final installation approval. We cannot judge adequacy of water temperature and water catchment pans drains and the hidden portions of clothes dryer vents. We are not always able to determine if gas appliances are rated for natural gas or propane. We do not attempt to determine if all gas lines are of the proper type (black pipe vs. galvanized pipe). We do not examine TPR valve ratings. Installation of modern, 1/4-turn valve stops in any home where not present is a prudent investment. We do not operate water or gas shutoff valves. Solar water heating systems and waste ejection systems are not inspected by us and should be examined by a specialist.

Automatic seismic shutoff valves are often required at natural gas meters in new construction, some remodels and change of ownership - inquire with the municipality. Since 2017, at the time of sale, homes have been required to convert to or disclose water-conserving plumbing fixtures as is required with new construction and remodels (1.28 gpf toilets, 2.0 gpm showerheads, 1.5 gpm kitchen faucets, 0.5 gpm bathroom sink faucets). We cannot determine flow rate of plumbing fixtures. Interested parties are encouraged to confirm if all of the fixtures and appliances are compliant with current Title 24 California Energy Code. We suggest insulating hot water supply pipes in accessible underfloor and attic areas to conserve energy as required in California since 2012.

COMMENTS

NOTES:

The potable water supply pressure was tested by us at exterior faucet. The potable supply water pressure is good (approx. 64 psi). The generally accepted range for residential water pressure is 40-80 psi. A water pressure regulator was noted for the domestic water supply, but not tested by us. This is a nice feature to protect the fixtures and fittings from too high water pressure.



MAIN WATER SUPPLY LINE

MATERIAL:

The pipe that we believe to be the main water supply entrance is copper and 1 inch in diameter.

CONDITION:

The visible section appears to be in good condition. The valve that is believed to shut off the water to the building is located at the exterior of the garage. Shutoff valves are not tested by us.

WATER SUPPLY PIPING

MATERIAL:

The visible portion viewed by us was copper.

CONDITION:

The accessible and visible sections appear to be performing as intended.

WASTE PIPING

MATERIAL:

The visible portion viewed by us was ABS. **Unpainted exterior ABS plumbing cleanouts were noted.** Most jurisdictions require painting of all exterior ABS pipes to reduce degradation of the piping from sunlight (UV rays). We suggest simple correction with the appropriate paint.

CONDITION:

The accessible and visible sections of the waste piping appear to be performing as intended. **On EVERY building constructed before 2004, we recommend an evaluation of the waste drainage system interior (sewer lateral) by a qualified plumber.** This is the section of the waste plumbing that travels from the structure to the HOA-responsible portion. A specialist's video inspection of the waste plumbing system would be a more definitive assessment of condition and remaining service life than our review.

HOSE FAUCETS

OPERATION:

A representative sample of the hose faucets at the exterior of the building were operated by us and they performed as expected.

WATER HEATER

TYPE:

Natural gas.

Note: Yellow corrugated stainless-steel tubing (CSST) is present and so we offer this following disclaimer (as now required by state law with every home inspection): *Manufacturers of yellow corrugated stainless-steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.*

A copper wire that connects the cold and hot water pipes, is normally provided at the water heater to reduce the potential for the metal components to acquire an electrical charge. **This bonding wire is present, but not clamped to the water pipe.** We suggest simple correction to this bonding connection in accordance with current municipal requirements.

SIZE & AGE:

50 gallon tank capacity. This water heater was manufactured in 2021.

Note: Water heater appliances are often installed and operational one or more years after leaving the manufacturing facility. Inquiry with the seller may be informative regarding the date of installation.



LOCATION:

This appliance is located in the garage. The first 5 feet of (both cold and hot) piping at any water heater in an unheated area should be fully insulated for energy efficiency, in accordance with current California Energy Standards. **Pipe insulation improvement is suggested here.** (This pipe insulation must have mitered elbows, notched tees and sealed seams.)

Current standards require the installation of a functional water catchment pan that drains to the exterior under a water heater tank when replacing a water heater. This standard has been in place for many years. **We advise installation of a new water catchment pan with a drain to the exterior of the dwelling.** (Along with an inexpensive water sensor alarm that would alert occupants to any future water leak).

VENTING / FLUE:

The visible sections of the flue vent are in good condition.



CONDITION:

A water shutoff valve is installed. The important temperature and/or pressure relief valve is present. This valve is intended to relieve excessive pressure within the water heater if needed.

This water heater needs improvement to the seismic resistance restraints in accordance with state and local requirements. The strap buckles are incorrectly installed. Strap buckles should be held tightly against the tank so that excess strapping doesn't "pop" out during stress or strain.

LAUNDRY

LOCATION:

The laundry is located in the garage. 240v service is operational at the laundry area.

CLOTHES WASHER AND DRYER

CLOTHES DRYER:

Electric appliance, 240 volt. Dryer exhaust ducting is provided. Periodically inspect and clean the dryer exhaust vent interior for clogged lint for enhanced personal safety. This task should not be neglected.

GAS FUEL SYSTEM

METER / TANK LOCATION:

The gas meter is located at the side of the garage. The valve at the base of the meter pipe can be turned with a wrench 90 degrees in either direction to shut the gas supply off. System appears serviceable and in good condition. *We suggest keeping a properly sized wrench in the vicinity of the gas meter for a convenient means of emergency shutoff.*



CONDITION

Rust is noted at the gas piping connections at the rear exterior - see photo. No gas smell was detected, but we did not test with any specialized equipment. For enhanced safety / peace of mind we suggest review of this gas pipe section by a gas company representative.



**rust at gas pipe /
unpainted cleanout**

ELECTRICAL SYSTEM

Electrical repairs should be given priority as a safety item even if not placed in our report summary. This inspection does not certify or warrant the electrical system to be free of risk of fire, electrocution, personal injury or death. Power to the entire building should be turned off prior to ANY electrical repair effort. **Most electrical professionals recommend that breaker panels be replaced after 50 years and sometimes sooner.** We use the terms 120v and 240v as this is the nominal value of the designated voltage class. **Actual voltage can vary within a range that includes 110v, 125v, 208v and 220v.** A licensed electrician could determine the exact system voltage. 208-volt systems are common in, but not limited to, condominiums. No repair is needed with 208v systems, but future electrical appliances (such as water heaters, rangetops, heat pumps, air conditioners or clothes dryers) should be compatible with a 208v system, if present.

We cannot always accurately judge the appropriate sizing of a given electrical service for current or future occupancy nor can we judge proper overcurrent capacity for any given circuit. Grounding and bonding connections are often obscure and not always found by us. With a mix of metallic and non-metallic water piping, sections of this piping may not be properly grounded. Correct subpanel (and water pipe) grounding and bonding depends on several factors and this should be included in an electrician's review. **We cannot verify the accuracy of circuit labeling.**

We do not determine if GFCI or AFCI circuit breakers are controlling all appropriate circuits. GFCI and AFCI receptacles are not reset by us because it can be a significant inconvenience if they fail. **AFCI circuit protection is now REQUIRED to be installed on living area branch circuits when remodeling or removing ANY drywall or when ANY electrical receptacle in a living area is replaced.** Dual-function AFCI-GFCI receptacles are required during remodeling if the relevant circuit is ungrounded. Our receptacle tester should not be considered an exhaustive analysis of receptacle outlet wiring configuration.

New homes in California are required to have an EV charging circuit or raceway. **We do not inspect EV charging, metering or labeling or on-site power generation.** During remodel or alteration, installed luminaires must be high-efficacy in accordance with California Energy Code. We cannot verify that kitchen appliances are on dedicated circuits (which they should be). We cannot judge if non-working light fixtures are associated with a problem related to a photocell, bad bulb or the circuit. **We recommend review by a qualified electrician if replacement bulbs do not solve the issue of non-working fixtures.** Electrical panels and receptacle outlets that are not attached to the structure are not examined by us (any comment is included as a courtesy and does not represent a complete inspection of such). Low-voltage systems (including sound) are not inspected by us. We do not evaluate occupancy or vacancy sensors other than to note on/off function. Aluminum wiring at 240v residential circuits is acceptable and will not be noted by us.

COMMENTS

NOTES:

The electrical service panel / meter is located at the exterior of the dwelling. The electrical service panel / meter is located at the exterior of the garage. *Power company anti-tamper seal is needed at the utility side of the meter.* We suggest notifying the power company so they can install a new seal.



MAIN ELECTRICAL SERVICE

TYPE:

Underground, 120/240 volt, metered 90-ampere (plus a 40-ampere service for the AC) electrical service with circuit breakers - determined by the rating on the main disconnect.

SERVICE PANEL:

The main electrical disconnect is located at the service entrance. The power to this dwelling can be turned off by flipping the main circuit breaker to the "off" position.

ELECTRICAL PANEL

EQUIPMENT PANEL:

This electrical equipment panel is located in the garage. Circuits are completely and clearly labeled. Our inspection does not verify the accuracy of this legend.



PANEL NOTES:

Circuit and wire sizing correct so far as visible. We believe that the panel enclosure components are correctly bonded.

ELECTRICAL CONDUCTORS

BRANCH ELECTRICAL WIRING:

The visible 120v portions are copper sheathed cable (Romex). The visible portions of the branch circuit wiring appear to be performing as designed.

SWITCHES, FIXTURES & RECEPTACLE OUTLETS

CONDITION:

A Ground Fault Circuit Interrupter (GFCI) is a safety protection incorporated into an electrical receptacle outlet. **None were observed.** For newer construction, remodels and general safety, GFCI receptacle outlets should be present at all exterior, garage, accessory building, finished basement, jetted tub, bathroom, laundry, kitchen and Butler's pantry countertop locations and at tankless water heaters. **Reference:** NEC Code 210.8

GARAGE

The walls and ceilings of garages which abut interior space and walls between units of a multi-unit dwelling must be constructed to form a fire-resistive separation. These separation walls should extend from the foundation to the roof and be sealed to gas entry to prevent combustion fumes from entering the home. Determining the specific heat resistance rating of firewalls is beyond the scope of this inspection. When stored items and/or finished surfaces restrict viewing of the fire separation walls and floor slab we suggest a careful examination by interested parties once full viewing is possible.

Overhead storage is not judged by us for its ability to hold weight. When there is living space above a garage, the garage door opening is usually reinforced, the assessment of which is beyond the scope of our inspection. A registered design professional (engineer or architect) is the person to judge this construction. **We recommend including house-to-detached-garage electrical distribution arrangement in any electrical review.** A garage that is closer than 10 feet to the main dwelling should prompt interested parties to check for relevant municipal permits as well.

We do not comment on the absence of garage ceiling insulation. **Battery-backup is now required for all new automatic overhead garage door openers.** Codes vary regarding self-closing garage-to-house entry doors so we do not comment on such. We suggest review of garage ceiling light support to ensure that they will remain secure during a significant seismic event (in addition to having covers that will protect and contain the bulbs).

GARAGE TYPE

LOCATION:

Built-in, two-car garage (oversized, which is a very nice feature).

GARAGE FLOOR

CONDITION:

The visible portion of the garage slab-on-grade floor is in good condition. **Stored items prevent full inspection of the garage floor.** We suggest a careful examination by interested parties once full viewing is possible.

GARAGE FIREWALL

CONDITION:

Garage-to-living space walls and ceilings must be of fire-resistive construction (usually 1/2" or 5/8" drywall). The visible part of the garage firewall appeared to be complete, intact and free of visible voids and openings. *Personal items or other obstructions may have hidden some openings from view.* We suggest a careful visual examination by interested parties once full viewing is possible. The garage-to-house door is weatherstripped and appears to be of fire-rated construction.

GARAGE BAY DOOR

CONDITION:

The overhead garage door automatic opener was tested by us and is operational.

INTERIOR

This report is NOT a complete list of every house flaw and the Client should arrive at their own conclusion regarding cosmetic and other defects. **A final walkthrough by interested parties is critical.** We do not inspect solarium / atrium windows, fire suppression systems, elevators or lifts nor do we verify safety-compliant tempered glsas or the integrity of window thermoseals. Interested parties should check operation and seal of all doors, windows and window screens. **The condition of "fogged" windows is often not be visible in every light condition or angle.** We do not attempt to determine if glass block windows are a non-glass assembly.

Fireplaces are not operated nor are mantles or hearths researched for sufficient clearance to combustibles. **Any fireplace, woodstove or built-in barbeque requires the services of a specialist to verify safe operation. We do not determined if smoke alarms and carbon monoxide (CO) detectors are hard-wired or interconnected. We do NOT test the functionality of smoke alarms and CO alarms or verify battery type.** We offer NO guarantee that smoke alarms will function in an actual fire event. These devices should be tested upon move-in and at manufacturer's recommended intervals (and replaced if painted). Any smoke alarm older than 10 years and carbon monoxide detector older than 5 years should be replaced. Smoke and carbon monoxide alarms are required in finished basements.

We may use the term wood to describe flooring that may be a wood-laminate or engineered product and the term laminate may also refer to other composite-type floor covering. We do not determine the exact nature or relevance of uneven or squeaky floors or wall and ceiling cracks. We do not verify proper sealing of finished interior surfaces and grout or the presence of wall insulation. Engineered hardware and construction is the responsibility of the designer with the approval of the local building department. Proper mounting of ceiling fans is usually concealed and cannot be determined by us. Ceiling fans do not always remain with the property and are not addressed in this inspection. Interested parties should verify ceiling fan operation during final walk-through.

Interested parties should verify finaled municipal building permits. It's prudent to assume that buildings built prior to 1980 contain lead paint and asbestos unless they've been completely remodeled. Any comment regarding asbestos or lead is included as a courtesy only. Indoor air quality testing is a prudent investment in health. We do not attempt to determine the source or relevance of odors. We advise removal of glue-on wall mirrors as they can pop off during a seismic event, causing injury. You should become familiar with manufacturer's guidelines prior to use of any whole house fan as they're not evaluated by us. Areas of assembly are not evaluated for fire code conformance. **Note:** When windows are replaced, the occupancy must comply with Title 24 - California Energy Code with regards to luminaires and water fixtures, etc. We do not determine Title 24 compliance.

ENTRY

MAIN ENTRY DOOR:

The main entry door is in good condition. Deadbolt is operational. Locking hardware was tested by us with manual controls only and not with keys.

OTHER EXTERIOR DOORS:

Sliding glass door. Single pedestrian door is present at the garage. These exterior doors are in good condition and functioning as designed. *Weatherstripping could be improved to reduce air exchange and pest entry at the garage side door as a simple property upgrade.* (The striker plate may need to be adjusted after weatherstripping installation in order to operate the lock easily.)

WINDOWS

WINDOW TYPE:

The window frames are clad-vinyl. Fixed type, sliding type, single-hung type.

WINDOW CONDITION:

Openable and accessible windows were opened and closed by us and are in good working condition, **except for one window to the right of the front entry, which would not remain in the open position. This is possibly due to worn spring assemblies.** We suggest correction by a qualified tradesperson.

FLOORS

FLOOR COVERING:

Floor covering is high-quality wood laminate, custom grouted tile and carpet. The flooring in this dwelling is in good condition. Stored items or furnishings prevent full inspection. We suggest a careful examination by interested parties

once full viewing is possible.

WALLS & CEILINGS

TYPE:

Drywall.

CONDITION:

The visible portions of the walls and ceilings are in generally good condition. Stored items or furnishings prevented full inspection. We suggest a careful examination by interested parties once full viewing is possible. **Repair is noted to primary suite bedroom ceiling.** Inquiry with the seller may be informative as to the history / reason for repair.

INTERIOR STAIRS & HANDRAILS

CONDITION:

The interior stairs are functioning as designed. The interior stair handrails appear to be properly installed.

SMOKE & CO ALARMS

COMMENTS:

Smoke alarms are noted in all expected and appropriate locations. A carbon monoxide alarm is noted on each level of the home and adjacent to sleeping areas as is appropriate. **Reference:** CA Building Code, Section 310.9.1.4



FIREPLACE

TYPE:

This fireplace is located in the family room. Prefabricated metal - gas-burning.



CONDITION:

Note: Fireplaces are examined for obvious issues, but not operated by us. In addition to relying on our comments, a qualified fireplace service should conduct a NFPA chimney inspection prior to use that should include a careful review of firestopping, insulation shields, pass-through assemblies, make-up air, hearth dimensions, etc. as well as an inspection / cleaning of the chimney / flue interior.

Damper shuts completely which is not desirable because it is a gas-burning appliance (or has a gas lighter). For enhanced safety the damper should be modified with a simple clip so that it cannot close completely (easy to accomplish).

Sooty deposits are seen in the combustion chamber and/or throat opening, which often indicates the need for a flame adjustment or other maintenance service.

Pull the attic insulation away from the exhaust flue to maintain at least 2" of clearance (6" is even better) prior to next use. Ensure that clear space will be maintained around the flue by use of a retainer that is 3" higher than the surrounding insulation.

KITCHEN

We recommend that any homeowner invest in a warranty for mechanical and appliance failures. Appliance testing that we perform is not technically exhaustive and we do not attempt to evaluate settings, cycles, water temperature, appliance lights or wifi function. **Clothes washing machines and clothes dryers are considered personal property and are not moved, tested or verified for water conservation compliance and the condition of flooring under them cannot be judged by us. We strongly suggest that dryer exhaust vents be removed and cleaned annually and a LintAlert monitor installed.** We cannot always accurately verify the presence, need or function of blower assist motors for clothes dryers.

Wine coolers, indoor & outdoor barbecues, microwave ovens, induction rangetops, rangetop warmers, warming drawers, point-of-use (instant-hot) water heaters, refrigerators/freezers, ice-makers, portable dishwashers and trash compactors are not inspected by us. Appliance flame quality, timer settings and heat calibration are also not evaluated. We don't always identify the exact type of kitchen countertop material, but make our best approximation. **Since 2014, during a permitted alteration or remodel, residences in many cities have been required to convert kitchen faucets to a maximum flow rate of 1.8 gpm.** Interested parties should research to find out if fixtures are compliant with current local standards.

KITCHEN SINK

CONDITION:

Porcelain-coated sink. This sink basin is in good condition. Faucet is in good working condition. *The hand sprayer flexible piping does not return well.* Correction is needed.

DISPOSAL

CONDITION:

This garbage disposal was functioning as designed. Wiring appears to be in good condition and is properly clamped where it enters the motor enclosure.

DISHWASHER

CONDITION:

The dishwasher was tested for on/off function and it appears to be functioning as designed. We did not put it through an entire wash cycle and the ability to clean soiled dishes was not evaluated by us. Air gap device or high-loop is present on drain line, which is appropriate.

RANGE AND OVEN

TYPE/CONDITION:

Gas with electric ignition. The burners were all tested (turned on and off) and were functioning as designed.

RANGETOP VENTILATION

TYPE AND CONDITION:

External. Fan was operational on one or more speed settings at the time of the inspection. *The rangetop ventilation fan is mounted rather low over the gas burners (less than 24").* Consider modification in accordance with current building standards for enhanced personal safety and greater ease of use.

COUNTERTOPS & CABINETS

TYPE AND CONDITION:

The countertops are Corian and the cabinets are wood. The visible portions of the kitchen countertops and cabinets are in good condition, although *there is wear to the wood veneer at the undersink cabinet floor - see photo.*



BATHROOMS

Determining whether shower pans and surrounds are fully watertight is beyond the scope of this inspection. Shower pans are visually checked for leakage, but leaks often are not evident except during sustained use. **It is important to maintain grouting and caulking in baths as minor imperfections can allow unseen water damage.** Tub drain stoppers and overflow drains are not checked. It is assumed that interested parties will identify missing shower curtains and replace as needed. **Lighted mirrors, heated towel racks and steam shower systems are not tested or evaluated by us.**

We suggest inspection by a qualified electrician for sufficient electrical grounding and bonding with regard to ANY jetted tub motor, due to the chance of stray voltage. Since 2014, during a permitted alteration or remodel residences in Los Angeles and other cities have been required to convert toilets to a maximum 1.28 gpf and showerheads to a maximum flow rate of 2.0 gpm and bathroom faucets to a maximum flow rate of 1.5 gpm. **In California, as of 2017, non-low-flow fixtures must be disclosed at the time of sale, but we do not determine fixture flow rates.** It is the responsibility of interested parties to determine current toilet flow requirements for the local municipality. We do not verify if lighting integral to bathroom exhaust fans or mirrors is compliant with *California Energy Code*. We do not attempt to determine the exact date of remodeling with regards to fixture flow and other requirements.

BATHROOM #1

LOCATION:

Powder room - downstairs.

SINK:

We inspected the sink including the drain trap and fixtures and it is functioning as designed.

TOILET:

This toilet flushed and filled at the time of the inspection. This toilet is a 1.28 gallon per flush type, which meets the current California standard for new construction and remodeling. **This toilet base is loose at its connection to the floor.** Correction typically involves removal of the toilet, inspecting for water damage, replacing the inexpensive wax seal and tightly re-securing the toilet base to the plumbing flange. **FYI:** The way to determine if a toilet is tightly secured at the floor is to stand next to it and press sideways on the bowl with your knee. If it is too loose, then the toilet will move with relatively small amount of pressure.

BATH VENTILATION:

A fan is provided and it responded to the control switch when tested.

BATHROOM #2

LOCATION:

Interior hallway - upstairs.

SINK:

We inspected the sink including the drain trap and fixtures and it is functioning as designed.

TOILET:

This toilet appears to have been retrofitted with a 1.6 gallon per flush valve mechanism. Verification by interested parties is suggested. This toilet flushed and filled at the time of the inspection, **but the flush handle has to be held down.** Adjustment / correction is suggested.

This toilet base is loose at its connection to the floor. Correction typically involves removal of the toilet, inspecting for water damage, replacing the inexpensive wax seal and tightly re-securing the toilet base to the plumbing flange. **FYI:** The way to determine if a toilet is tightly secured at the floor is to stand next to it and press sideways on the bowl with your knee. If it is too loose, then the toilet will move with relatively small amount of pressure.

TUB AND/OR SHOWER FIXTURES:

Showerhead is functioning as designed. *We did not see any markings regarding water flow rate at this fixture. 2.0 gpm is the current showerhead maximum flow requirement in new construction and remodeling per California Energy Standards.* Inquiry with the owner or retrofitter may be informative.

There is no drain stopper at this tub drain. We suggest simple improvement.

TUB AND/OR SHOWER ENCLOSURE:

This tub basin and shower enclosure shows no visible damage and is in good condition.

BATH VENTILATION:

A fan is provided and it responded to the control switch when tested.

BATHROOM #3

LOCATION:

Primary suite.

SINK:

We inspected the sinks including the drains and fixtures and they are functioning as designed.

TOILET:

This toilet flushed and filled at the time of the inspection. This toilet is a 1.28 gallon per flush type, which meets the current California standard for new construction and remodeling. **This toilet base is slightly loose at its connection to the floor.** Correction typically involves tightening the toilet base to the plumbing flange with the existing bolts. **FYI:** The way to determine if a toilet is tightly secured at the floor is to stand next to it and press sideways on the bowl with your knee. If it is too loose, then the toilet will move with relatively small amount of pressure.

TUB AND/OR SHOWER FIXTURES:

Showerhead is functioning as designed. *We did not see any markings regarding water flow rate at this fixture. 2.0 gpm is the current showerhead maximum flow requirement in new construction and remodeling per California Energy Standards.* Inquiry with the owner or retrofitter may be informative.

TUB AND/OR SHOWER ENCLOSURE:

This shower surround shows no visible damage and is in good condition. This tub basin shows no visible damage and is in good condition.

BATH VENTILATION:

A fan is provided and it responded to the control switch when tested.

GENERAL MAINTENANCE ADVICE

This list may help guide you in creating a safer and more worry-free home environment.

UPON TAKING OWNERSHIP

1. Add deadbolts on exterior doors if missing. Check the function of window locking hardware and fix as needed.
2. Learn how to operate the main service shutoffs for the electrical, plumbing and gas utilities.
3. Create and share an action plan in the event of a fire or emergency, such as a significant seismic event.
4. Improve all stair, deck, balcony and porch railings and handrails as needed.
5. Review all inspection reports for items that call for improvement or investigation and take recommended actions.
6. Install rain caps on chimney and exhaust flues and tight-fitting vermin screens (that comply with WUI fire protection standards) on foundation vents as needed.

SPRING & FALL MAINTENANCE

1. Check fire extinguishers and recharge or replace as needed. Inform all occupants of fire extinguisher locations. Check function of smoke and CO detectors.
2. Replace furnace air filter/s. We recommend only disposable (not washable) air filters.
3. Clean rain gutters, downspouts and the discharge areas of downspouts.
4. Replace deteriorated grout / caulking at tub & shower enclosures. Check below all sinks for water leakage.
5. Trim vegetation to ensure it is not contacting the roof or siding. Review and implement WUI standards for fire prevention / building protection practices if relevant.
6. Eliminate soil-to-siding contact around the perimeter of the home (this includes mulch).
7. Review the landscape watering schedule and adjust as needed for optimum water usage efficiency.
8. Test overhead garage door opener auto-reverse function.

NOTICE TO THIRD PARTY

You may have received this report in order to help satisfy part of transfer disclosure obligations. This inspection report was produced for the party who contracted with us and this report is their property to use and share. Corey Folsom & Associates does not assume any legal responsibility for any use or interpretation by third parties. That being said, we are happy to provide report clarification to persons authorized to receive this report.

Things to bear in mind:

1. A home inspection is not a building code compliance review. That can only legally be performed by an authorized municipal building inspector.
2. A home inspection is not a structural engineering review.
3. A home inspection is not a wood-destroying organism or pest review.
4. A home inspection is not a complete pool or spa system / component review.

Conditions both inside and outside the home do change and use of this report by subsequent parties without an update as time goes by may not reflect site conditions and a complete understanding may not be achieved.

If you like the quality of our work and wish to retain us to perform a consultation or another inspection, we will be happy to work with you.

Corey Folsom

**Certified Property Inspector of 23 years

**408.205.5915