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Property Inspection Report

1234 Channing Way, Exeter, CA, 93221

Inspection Prepared For: Happy Client
Agent: Taylor Meyer
Inspector: Jonathan Meeker
Date of Inspection: 5/4/2022

Termite Inspection
90 Day Warrenty

5 Year Roof Leak Protection
Recall Check on all appliances

Home Owners Resource
Mold Safe
Sewer Guard

Table Of Contents

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is NOT a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional.

Bathroom 1			
	Page 15 Item: 4	GFI Outlet Condition	• A Ground Fault Interrupter (GFI) electrical outlet in this room did not respond to the test button. Owner note suggest open ground however wiring tested OK with tester. We suggest further investigation and repairs as needed.
Laundry Room			
	Page 16 Item: 3	Electrical	• No power was provided for 220 V outlet at the time inspection. We suggest further investigation and repairs as needed.
Water Heater			
	Page 19 Item: 3	TPRV	• The discharge pipe of the water heater Temperature Pressure Relief Valve (TPRV) had a threaded end that is capped off. The discharge pipe should not be blocked off as it will not allow tank pressure to be released if TPRV opens due to high pressure or overheating. The cap must be removed and pipe elbow installed to direct discharge down. Pipe end must not be threaded to prevent installation of cap as is done here. This is a safety issue. We suggest further investigation and repairs as needed by a qualified professional.
	Page 20 Item: 4	Plumbing	• Gas line piping was unsecured to wall which can lead to damage to gas piping. We suggest further investigation and repairs as needed by a qualified professional.
Exterior Areas			
	Page 21 Item: 2	Outlet Condition	• An electrical outlet on south side of structure had hot and neutral wires reversed. We suggest further investigation and repairs as needed by a qualified professional.
Electrical			
	Page 23 Item: 1	Cable Feeds	• The overhead service drop conductors had inadequate clearance from tree branches. This condition should be corrected by a qualified contractor to avoid abrasion and damage to the conductors. Work around the service conductors should be performed by a qualified professional only. Injury or death may result from attempts at correction by those without proper qualifications.
	Page 24 Item: 2	Electrical Panel Condition	• The dead front cover of the main electrical service panel was missing several screws and was not held securely closed. We suggest further investigation and repairs as needed by a qualified professional. • Panel cover latch was missing and panel cover would not secure closed. We suggest further investigation and repairs as needed by a qualified professional.

Foundation			
	Page 28 Item: 4	Foundation Electrical	Poorly supported wires visible in the crawlspace should be properly fastened. Safe building practices require branch conductors to be supported securely off ground. We suggest further investigation and repairs as needed by a qualified professional.
Grounds			
	Page 32 Item: 1	Walkway Condition	• Side walk in front of structure has raised concrete slabs due to lifting of adjacent tree root systems. Concrete had areas of deterioration. These conditions constitute trip hazards. We suggest further investigation and repairs as needed by a qualified professional.
Pool And Spa			
	Page 38 Item: 6	Outlet Condition	• An electrical outlet in this area had an open ground. We suggest further investigation and repairs as needed by a qualified professional.

Kitchen

1. Kitchen General Condition

Observations: This room appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.

2. Cook Top, Range and Oven Condition

Materials:
• The range was gas-fueled.

Observations:
• The gas range fully functioned at the time of the inspection using normal operating controls.

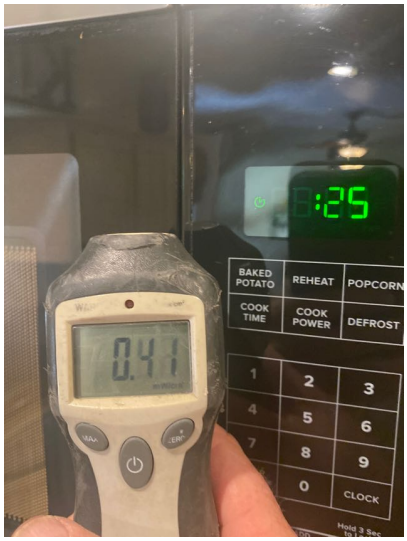
3. Microwave Condition

Observations:

• Microwave operated as designed.

• Microwave radiation is the energy that causes the water molecules in food to vibrate rapidly. It is this rapid vibration that produces heat which, in turn heats and cooks food. However, it can also penetrate through living tissue which is why exposure to microwave radiation is harmful to your health. We used a microwave tester to see if there was leakage while in operation.

• There was no excess microwave radiation leakage above upper limit present of 5W/cm2 at time of inspection.



4. Dishwasher

Observations:

• Dishwasher was operated through a partial cycle and appeared serviceable at time of inspection.

5. Refrigerator Condition

Observations:

• Refrigerator condition and operations was satisfactory at the time of inspection.

6. Outlet Condition

Observations:

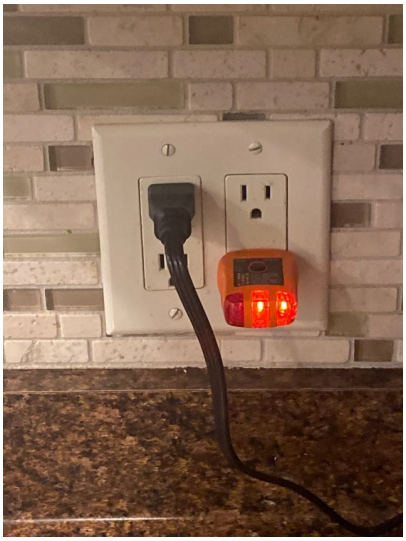
• A three prong electrical outlet in this room has an open ground. This outlet should be corrected by qualified professional.

West wall

7. GFI Outlet Condition

Observations:

• No Ground Fault Interrupter (GFI) protection was provided for this rooms electrical outlets located within six feet of a plumbing fixture.
Although this may not have been required at the time the home was built, The Inspector recommends installation of ground fault circuit GFI protection as a safety precaution.



East wall

Dining Room

1. Locations

Locations:
• East

2. Dining Room General Condition

Observations:
• This room appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.

3. Outlet Condition

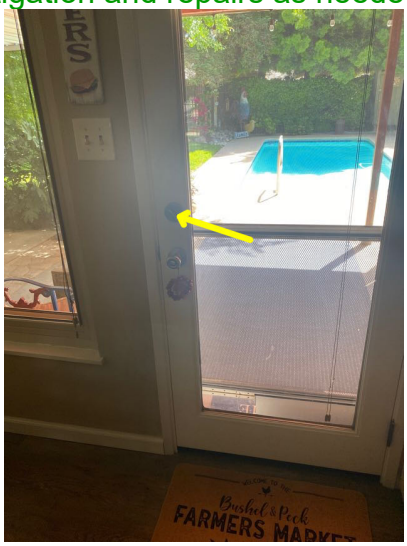
Observations:
• An electrical outlet in this room had an open ground. This outlet should be corrected by qualified professional.

East wall

4. Interior Door Operation

Observations:

• Deadbolt in the dining room was non-operational at the time of inspection. We suggest further investigation and repairs as needed by a qualified professional.



Living Room

1. Locations

Locations: South

2. Living Room General Condition

Observations:

• This room appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.

3. Outlet Condition

Observations:

• All three prong electrical outlets in this room had an open ground. This outlet should be corrected by qualified professional.

West wall

Bedroom 2

1. Locations

Locations: West

2. Bedroom General Condition

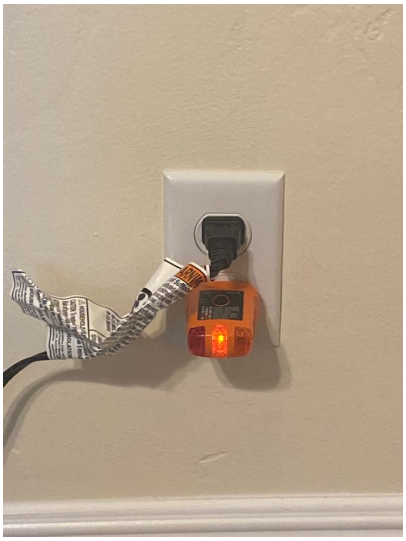
Observations:

• This room appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.

3. Outlet Condition

Observations:

• All three prong electrical outlets in this room had an open ground. This outlet should be corrected by qualified professional.



East wall

Bedroom 1

1. Locations

Locations: North

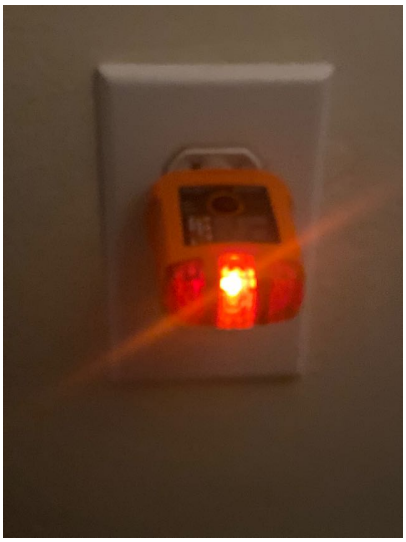
2. Bedroom General Condition

Observations:

• This room appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.

3. Outlet Condition

Observations:
• All three prong electrical outlets in this room had an open ground. This outlet should be corrected by qualified professional.



East wall

Bathroom 2

1. Locations

Locations: Bathroom two is located in patio area.

2. Bathroom Configuration

Materials: This bathroom contained a sink and a toilet.

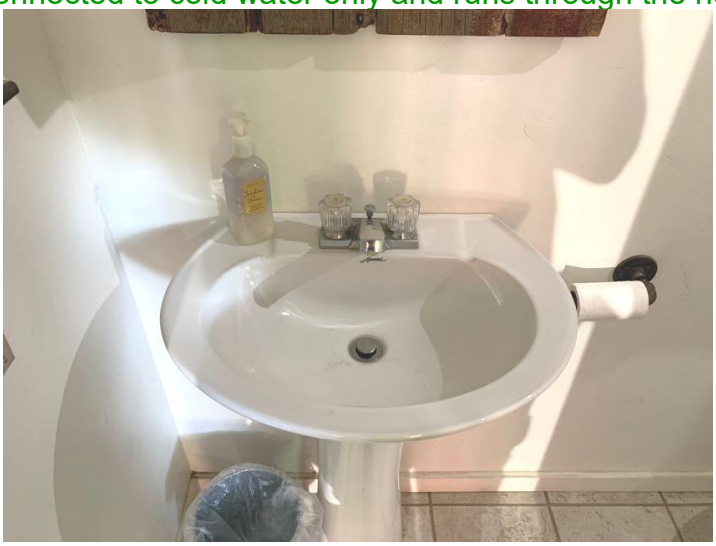
3. Bathroom General Condition

Observations:
• This room appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.

4. Faucet condition

Observations:

• Bathroom sink is connected to cold water only and runs through the hot water tap.



Bathroom 1

1. Locations

Locations: East

2. Bathroom Configuration

Materials: This bathroom contained two sinks in a cabinet, a toilet and a shower.

3. Bathroom General Condition

Observations:

• This room appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.

4. GFI Outlet Condition

Observations:

• A Ground Fault Interrupter (GFI) electrical outlet in this room did not respond to the test button. Owner note suggest open ground however wiring tested OK with tester. We suggest further investigation and repairs as needed.

West wall

Laundry Room

1. Locations

Locations: Garage

2. Laundry Room General Condition

Observations:

• This room appeared to be in serviceable condition at the time of the inspection.

3. Electrical

Observations:

• No power was provided for 220 V outlet at the time inspection. We suggest further investigation and repairs as needed.

4. Gas Valves

Observations:

• Gas line present.

Smoke Detectors

1. Smoke detector Condition

Observations:

• Most smoke detectors tested fine. We suggest replacement of batteries now and every year to insure indication if smoke is present.

Carbon Monoxide Detector

1. Carbon Monoxide Detector Condition

Observations:

• Carbon Monoxide Detector(s) tested fine at time of inspection. We suggest replacement of batteries now and every year to insure indication if Co2 is present.

Garage

1. Garage Opener Status

Observations:

• Operated unit. The unit raised and lowered the door in a satisfactory manor.

2. Garage Door Reverse Status

Observations:

• Eye beam system present and operated well at time of inspection.

Water Heater

1. Location

Observations:

• Water heater is located in closet on east side of structure.

2. Water Heater Condition

Observations:

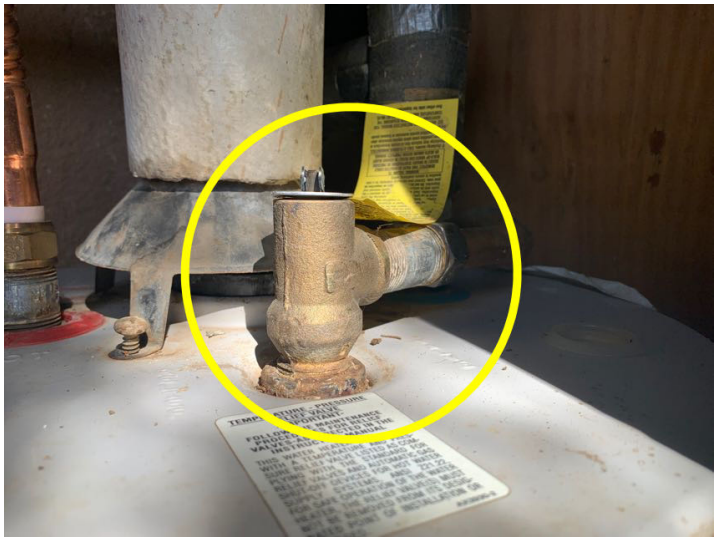
• The Water Heater appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed Below.

3. TPRV

Observations:

• The water heater is equipped with a Temperature Pressure Relief Valve (TPRV).

• The discharge pipe of the water heater Temperature Pressure Relief Valve (TPRV) had a threaded end that is capped off. The discharge pipe should not be blocked off as it will not allow tank pressure to be released if TPRV opens due to high pressure or overheating. The cap must be removed and pipe elbow installed to direct discharge down. Pipe end must not be threaded to prevent installation of cap as is done here. This is a safety issue. We suggest further investigation and repairs as needed by a qualified professional.



4. Plumbing

Observations:

• Gas line piping was unsecured to wall which can lead to damage to gas piping. We suggest further investigation and repairs as needed by a qualified professional.

5. Strapping

Observations:

• The water heater appeared to be satisfactory Seismic restraint strapped at time of inspection.

Exterior Areas

1. Lighting

Observations:

• Exterior light on locations listed by pictures did not operate. This condition can be caused by daylight sensors, burned out or missing bulbs. You should re-test any inoperable light fixtures after replacing the bulbs. If after bulb replacement the lights still fail to respond to the switch, consider evaluation by a qualified electrician.

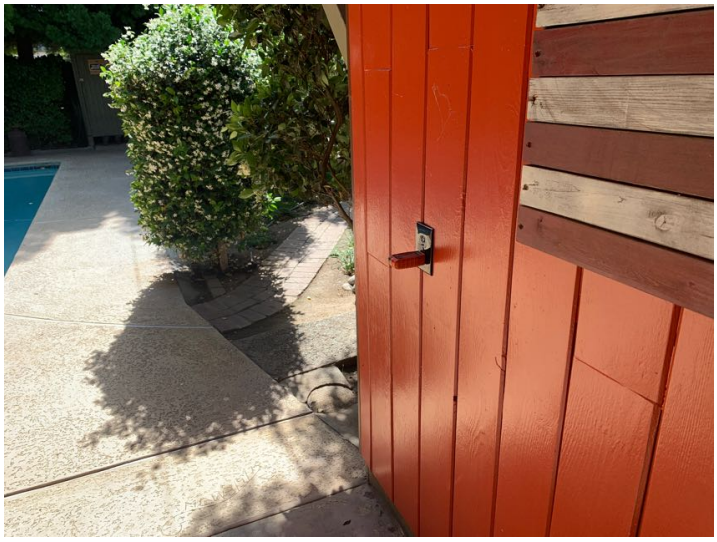
2. Outlet Condition

Observations:

• Most electrical outlets in back patio area had open grounds. This is likely due to original outlets being ungrounded two prong types and outlets being replaced with three prong type.

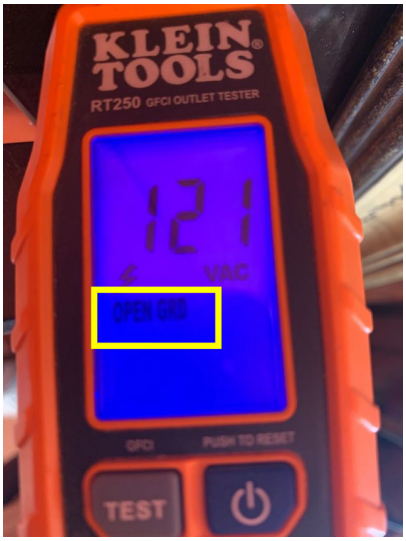
• An electrical outlet on south side of structure had hot and neutral wires reversed. We suggest further investigation and repairs as needed by a qualified professional.

South side of structure



Back patio

Back patio



Back patio

3. Plumbing Observations

Observations:

• Outside sink on east side of structure does not have a drain. Sink water is emptied into a bucket.

Electrical

1. Cable Feeds

Observations:

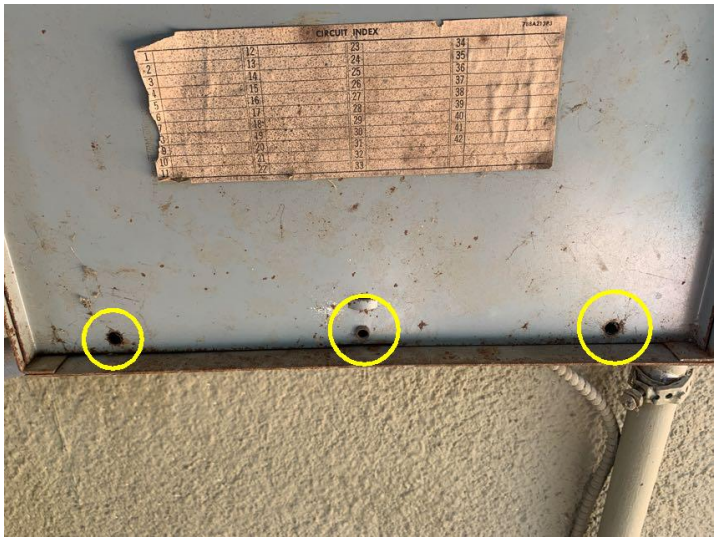
• The overhead service drop conductors had inadequate clearance from tree branches. This condition should be corrected by a qualified contractor to avoid abrasion and damage to the conductors. Work around the service conductors should be performed by a qualified professional only. Injury or death may result from attempts at correction by those without proper qualifications.

2. Electrical Panel Condition

Observations:
• Electrical meter located on East wall of structure.

Observations:
• The dead front cover of the main electrical service panel was missing several screws and was not held securely closed. We suggest further investigation and repairs as needed by a qualified professional.

• Panel cover latch was missing and panel cover would not secure closed. We suggest further investigation and repairs as needed by a qualified professional.



3. Main Amp Breaker

Observations:

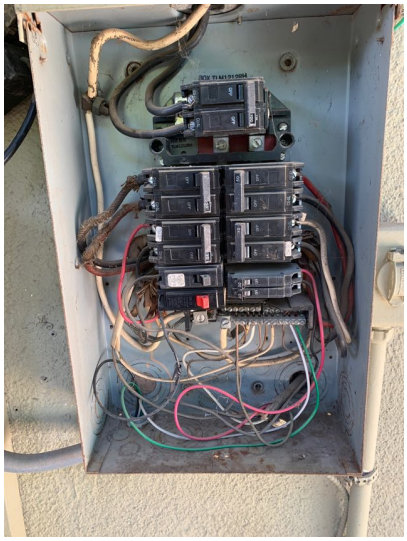
• The main electrical service panel label listed the panel rating at 125 amps.

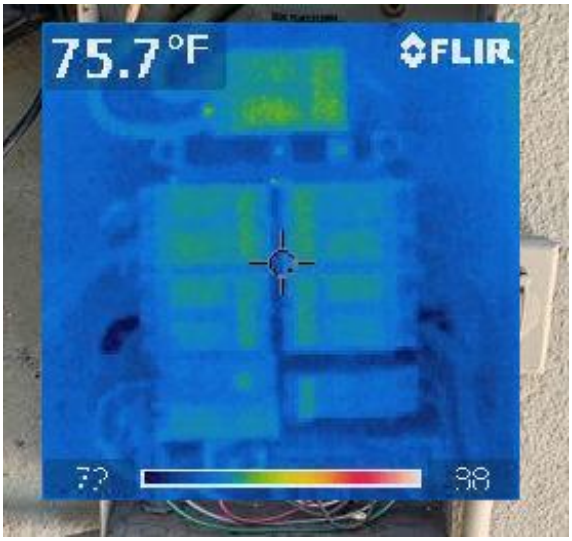
Main electric disconnect was rated at 100 amps

4. Breakers

Observations:

• Breakers were tested with infrared gun. No unusual hot spots seen with infrared camera at time of inspection.

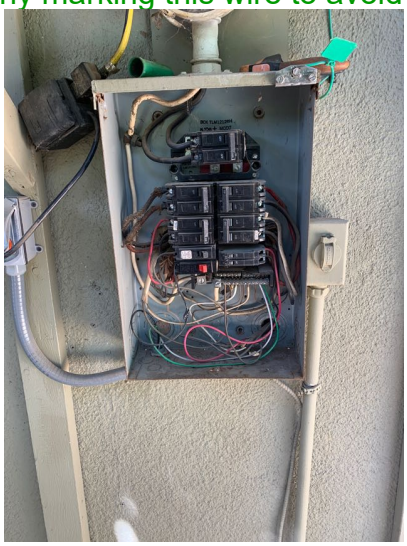


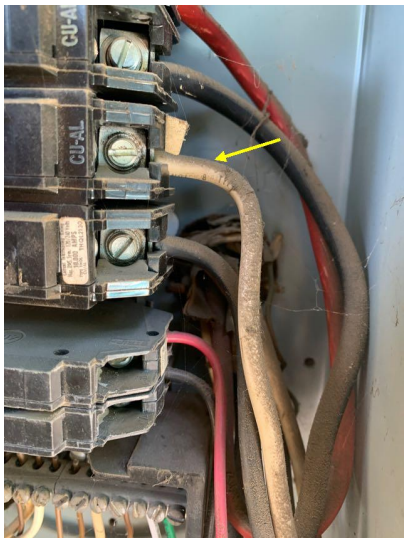


5. Branch Wiring

Observations:

• White wire observed landed on 30 amp breaker at right side of the panel. The white wires normally used in a neutral circuit, not attached to the powered side as installed. We suggest properly marking this wire to avoid possible confusion in the future.





Electrical Sub Panel

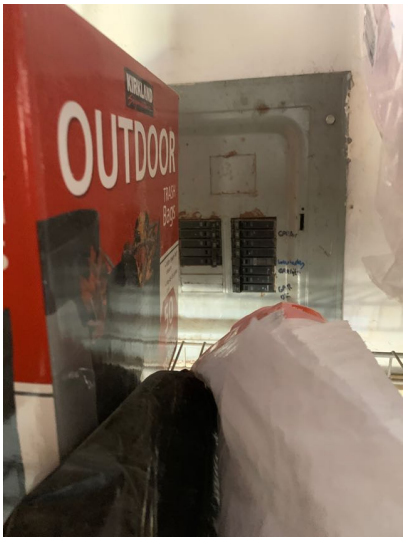
1. Location

Locations: The sub panel was located in garage.

2. Electrical Sub Panel Condition

Observations:

• The inspectors were unable to access the sub panel due to placement of shelving.



Foundation

1. Floor Structure

Observations:

• Moisture stains observed at many areas which is acceptable due to age.

2. Foundation Wall Condition

Observations:

• Poured concrete footing. The home appeared to have a continuous poured concrete footing.

3. Post and Girders

Observations:

• Posts to concrete footing. Floor framing visible in the crawlspace was supported around the foundation perimeter by posts which rested upon the poured concrete foundation footing.

4. Foundation Electrical

Observations: Poorly supported wires visible in the crawlspace should be properly fastened. Safe building practices require branch conductors to be supported securely off ground. We suggest further investigation and repairs as needed by a qualified professional.



5. Foundation Plumbing

Observations:

• Visible plumbing lines in crawlspace appears serviceable a the time of inspection.


Attic

1. Insulation Condition

Materials:
• The attic insulation appeared to be blown-in fiberglass. The R-value of this material is typically between 2.2 and 2.9 per inch of thickness.

Depth:
• Attic insulation thickness was approximately 10 to 12 inches. The modern recommended value is R-38.

Observations:
• Insulation good condition at the time of inspection.

2. Structure

Observations:
• Structure OK at time of inspection.

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties.
Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof.

1. Roof Condition

Observations: The Inspector inspected the roof and its components from the ground and a drone.

Materials: The roof was covered with composition asphalt shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic coated mineral granules.

Observations:

• Asphalt composition shingles covering the roof of this home appeared to be in serviceable condition at the time of the inspection.

2. Gutter

Observations:

• A downspout on west side of structure was missing at the time of the inspection. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. Excessive moisture near the foundation can result in structural failure due to foundation movement or moisture intrusion with the potential to cause structural damage from decay. Moisture intrusion can also cause the development of unhealthy conditions in indoor air related to microbial growth such as mold fungi. The Inspector recommends replacement of any missing downspouts to help protect the home structure and occupants. We suggest further investigation and repairs as needed by a qualified professional.

• Gutter joint at northeast corner of structure was disconnected which will not allow proper drainage. We suggest further investigation and repairs as needed by a qualified professional.

West side of structure

North east corner of structure

Grounds

1. Walkway Condition

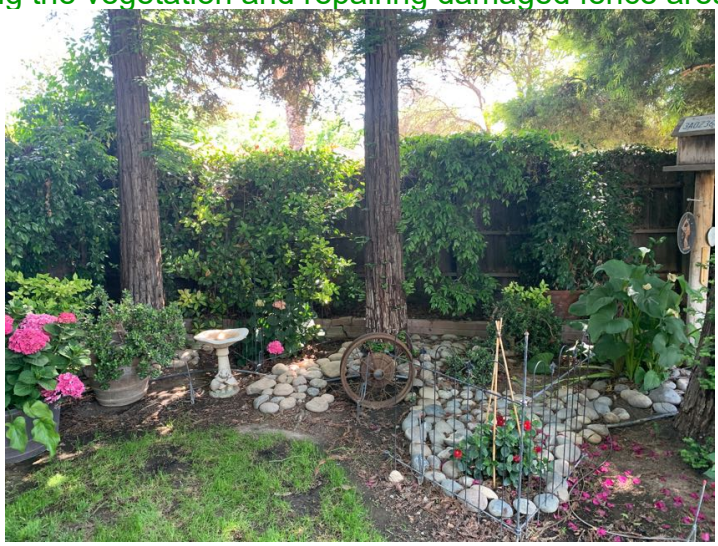
Observations:

• Side walk in front of structure has raised concrete slabs due to lifting of adjacent tree root systems. Concrete had areas of deterioration. These conditions constitute trip hazards. We suggest further investigation and repairs as needed by a qualified professional.

2. Fence Condition

Observations:

• Vegetation growing on fences will reduce life of materials due to moisture retention causing rot as well as added weight to fencing materials.
We suggest removing the vegetation and repairing damaged fence areas.



3. Gate Condition

Observations:

• Gate on North side of yard is hard to latch and in need of adjustment at the time of inspection to operate freely.

North yard gate

4. Trees

Observations:

• Trees at front of and north side of home have branches that are near the home. Falling and rubbing branches may cause damage. We suggest trimming back.

Northside of structure

5. Shrubs

Observations:

• Vines on north side of structure wall should be removed to prevent damage to stucco.

North side of structure

Pool And Spa

1. Drowning Prevention Safety Features

Observations:

• The seven listed drowning prevention safety features are:
(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.
(2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
(3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.
(4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."
(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.
(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.
(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

• Anti-entrapment drain cover installed.

2. Structure Condition

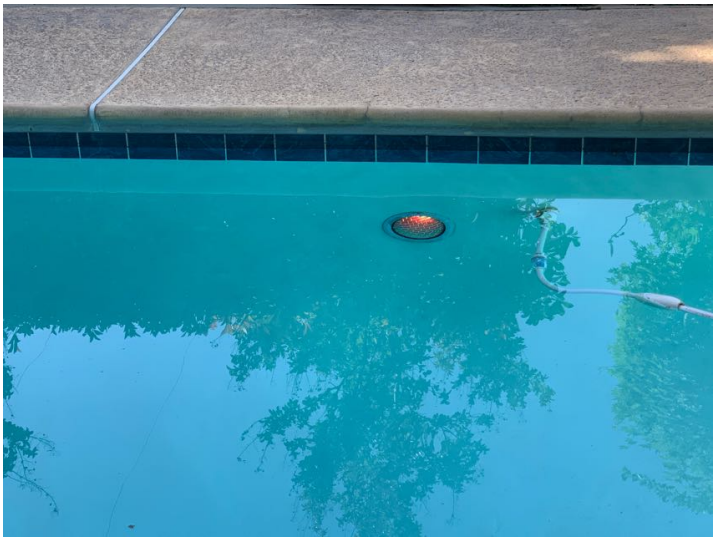
Observations:

• Structure appeared to be in satisfactory condition at time of inspection.

3. Lights

Observations:

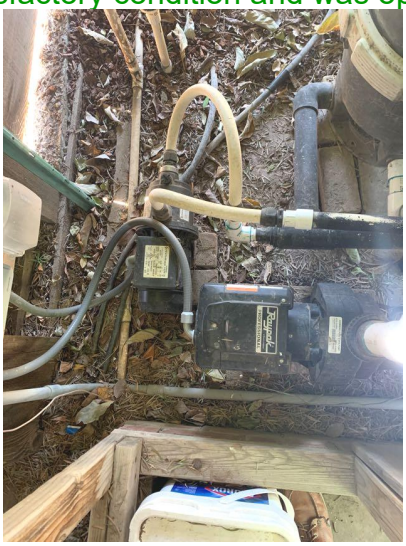
• Lights were operated at the time of the inspection.



4. Pumps

Observations:

• Pumps appeared to be in satisfactory condition and was operated at time of inspection.



5. Filter

Observations:

• Filter appeared to be in satisfactory condition at time of inspection.

6. Outlet Condition

Observations:

• An electrical outlet in this area had an open ground. We suggest further investigation and repairs as needed by a qualified professional.

Cooling

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Air Temperatures and Gradient

Observations:

• The differences in air temperature measured at supply and return registers fell within the acceptable range of between 10 and 22 degrees Fahrenheit.

2. A/C Cabinet Location

Observations:

• The air-conditioner compressor housing was located on the roof of the home to the East.

3. Whole House Fan Condition

Observations:

• The whole-house responded to the switch in a satisfactory manner at the time of the inspection.

Heat

1. Heater Operation

Observations:

• Heater operated OK at time of inspection.

2. Heater Condition

Observations:

• The heater cabinet exterior appeared to be in serviceable condition at the time of the inspection.

Photos

Looking East over your house