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1568 Sample Street , Any City, CA  
Inspection prepared for: Sample Client  
Date of Inspection: 3/26/2022

Inspector: Scott Schildknecht  
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## Thank you for choosing North Bay Inspection!

Dear Sample Client ,

On 3/26/2022, I completed an inspection of the building located at 1568 Sample Street . Your inspection report was compiled after performing a comprehensive visual inspection of the property using the criteria of serviceability and durability.

This property has some deficiencies that need attention, while others simply enhance safety, and utility of the building. I have listed some of the more notable issues observed by me in the "Primary Recommendations" section at the end of this report. This summary of recommendations is provided as a courtesy only. It is important to establish your own priorities after reading the entire report.

It has been a pleasure being able to serve you, and if I can be of any assistance to you concerning this report, or in the future, please do not hesitate to call on me. I will be happy to answer any questions you might have concerning this property.

Sincerely,



Scott Schildknecht  
Home Inspector  
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***This is a confidential document and should be regarded as such.***

If you are not a named client on this report and you wish to use this report we urge that you retain North Bay Inspection or hire another qualified inspection firm for an on-site review of this property and this report. This report was conducted on site by Scott Schildknecht of North Bay Inspection on 3/26/2022. Conditions change with time and the information provided in this report may become inaccurate.

***Purpose and Scope of Home Inspection***

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the American Society of Home Inspectors (ASHI). A copy can be obtained from <http://www.homeinspector.org/Standards-of-Practice>. As such, inspectors inspect the readily accessible and installed components and systems of a home as outlined below:

This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the ASHI standards are present but are not inspected, the reason the item was not inspected is reported as well.

***General Limitations and Exclusions***

The ASHI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Inspectors DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the ASHI Standards of Practice; detached structures other than carports or garages; common elements or

common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the ASHI Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

### ***Definitions***

**IMPORTANT:** An issue that doesn't necessarily need repair or replacement, but, in your inspector's opinion is a significant issue that needs to be brought to the attention of the client. An example might be an appliance that is functioning fine, but the inspector knows has been recalled by the manufacturer.

**ATTENTION:** A less significant issue that doesn't necessarily need repair or replacement, but needs to be brought to the attention of the client. An example might be a poor quality component in use that works fine but could be improved upon.

**REPAIR NEEDED:** An issue that in the opinion of your inspector needs repair now.

**FURTHER INSPECTION:** An issue that in the opinion of your inspector needs an independent additional inspection and evaluation by a trade professional.

**ACCORDING TO OTHERS:** Sometimes the inspector will receive information about the status of a structure, system or appliance from persons on site or in conversation. The report may have a notation "ATO" to indicate that this inspector had received information that may be pertinent to the condition of the property but could not be (or is beyond the scope of the inspection) confirmed by this inspector. Often simply asking your real estate professional/ or seller will confirm the information.

**IMMEDIATE HAZARD:** An issue, in the opinion of your inspector, that is inherently dangerous and needs to be addressed now. This can include issues that were not a violation of any code and were not considered a safety concern at the time of original construction, because inspectors cannot "grandfather" issues that present a threat to life or safety, regardless of the age or condition of a home. Clients must make their own decisions whether to accept an issue based on the age of a home or because it was allowed at the time of original construction.

**GENERALLY:** This term is used to indicate that a system is primarily in a given state of repair but may have specific exceptions that are typically noted elsewhere in the report or section. For example "The roof is in generally good condition." Meaning the roof was observed to be sound but has some areas that may need normal maintenance or small "touch-up" routine repairs.

**AREA OF CONCERN:** Issues that in the opinion of your inspector may soon develop into an issue needing repair or replacement or the services of a trade professional.

**MAINTENANCE NEEDED:** Used to highlight components that in the opinion of your inspector that need to be maintained, serviced or minor repairs.

**NEEDS SERVICING:** Used to highlight electro-mechanical components that in the opinion of your inspector

need to be serviced now by trade professionals.

**SATISFACTORY:** The item or system inspected is in fully serviceable condition, significant wear or damage was visible and may be at or near the middle of its service life.

**GOOD CONDITION:** The item or system shows only minimal wear and is in the first half of its service life.

**MODERATLY WORN:** A system or item that shows normal wear but is functional at the time of the inspection.

**GENERALLY WORN** Is defined as a system or item that shows significant wear, is functional but appears to be at or near the end of its service life. This item may continue to be serviceable but will need to be monitored and may need replacement in the short term.

**REPLACEMENT NEEDED:** Minor structural, electro-mechanical or plumbing components that need replacement now.

**EXPECTED SERVICE LIFE:** “Expected service life” refers to the length of time that the manufacture or inspector anticipates that appliance, fixture or system will remain fully functional with only normal maintenance required. The “beyond the service life” is this inspectors opinion that the system/ item could fail at any time. It is not uncommon for many components and systems in a home to go significantly beyond “the expected service life”.

**QUALIFIED, LICENSED PROFESSIONAL:** The report will often recommend the client seek the advice, repairs or further evaluation by persons who have legitimate, recognized credentials in the field or trade that they practice.

# Inspection and Site Details

## Inspection Time

**Start:**

2:00 PM

**End:**

5:00 PM

## Attending Inspection

Client present

Buyer Agent present

Selling Agent present

## Residence Type/Style

One story detached single family home

## Occupancy

Occupied - Furnished: Heavy volume of personal and household items observed.

The utilities were on at the time of inspection.

## Weather Conditions

Partly cloudy

There has been no recent rain

Temperature at the time of inspection approximately:

57 degrees

# Exterior

## Limitations of Exterior Inspection

**IMPORTANT:** Although we do look for insect and moisture damage we are not a licensed pest inspection firm. According to applicable laws we cannot provide a pest clearance. Our standard recommendation is that buyers have a specialized investigation for wood destroying pests, moisture damage and related issues.

This property has an irrigation system. It is beyond our scope of inspection to test and inspect this system. We recommend asking the owner about the use, care and maintenance of this system.

There is a pond at the rear of this home.

About Water and Children: Spas, pools, and deep ponds are required to be protected with fencing and a self-locking gate at least five feet high. This is to prevent children from accessing these areas while unattended. We recommend contacting your local building department to assure compliance with applicable requirements.

## Grading and Surface Drainage

### Grade of lot:

Slopes to rear

Slopes to front

### Observations:

This property has a steep slope at the front and rear of the home. It is particularly important to control rain water and irrigation systems in this area to avoid erosion. There were no indications of significant erosion in this area. Note: Installing the correct ground cover, retaining walls, proper drainage, and garden walls are usually the most cost effective and attractive method of controlling erosion on steep slopes.

The configuration of the landscaping makes it difficult to achieve proper drainage adjacent to the foundation. This building would benefit from having a subsurface drainage system installed uphill of the building to capture surface runoff and divert it safely past the building. This will help to limit the likelihood of ponding near the foundation or footing drains that back up below grade next to the foundation and cause infiltration into/beneath the building. For more information we recommend our client contact a professional drainage contractor to discuss options and cost. Note: Water cannot be directed toward a neighbor's property, ideally the water is diverted by gravity to the street storm drain system.





slope at front



steep slope at the rear



pond at the rear



## Driveway

### Materials:

Concrete

Condition: Generally worn

### Observations:

The parking for this property is limited, determining the adequacy and location of specific parking arrangements is outside our scope of inspection. We recommend asking your real estate professional for more information about parking.

The driveway slopes towards the garage. It is likely that surface water flows towards the garage during heavy rains. There was no evidence of water damage/dampness at the time of this inspection. We recommend asking the owner if there has been any history of water in the garage.

The concrete driveway is badly damaged by cracking and/or settling. The damage is most likely too significant to be repaired by patching. We recommend having the driveway replaced. Consult a qualified concrete mason to discuss options and cost.

## Walkways

### Materials:

Concrete

Brick

Patio Block

Condition of walks:

Generally worn - serviceable now

### Observations:

There are one or more trip hazards around this home. We advise that these areas be well lit at night. We also recommend making appropriate changes to the walking surfaces to reduce trip hazards.

The walkway is cracked or damaged in several places; walkway are in generally worn condition. We advise monitoring these areas and consider having a qualified contractor make the appropriate repairs

There is an excessive amount of debris on this property. Debris, garbage, excessive personal property can conceal issues, contributes to vermin activity and can be a hazard. We recommend obtaining bids from qualified hauling/ landscape contractors to remove all debris from this property.



generally worn



trip hazards



debris on lot

**Patio Cover, Concrete, Outbuilding(s)****Patio Description:**

Location(s):

Front and rear

**PATIO MATERIAL(S):**

Concrete

**Observations:**

This home has storage shed(s) in the yard. Inspecting this shed(s) is outside of our scope of inspection. As a general comment we recommend that the shed be checked for any hazardous materials (paints, insecticides, etc.), as disposal of these items can be costly and a poison hazard to children. For garden sheds and other temporary structures a 10 - 15 year service life is considered to be satisfactory. It would be advisable to make sure there is adequate clearance to grade and fully ventilate all exposed wood components and surfaces.

Note: Utility buildings can be built in most municipalities without the benefit of a permit provided they do not exceed 120 sq. ft., they have been properly setback from the property line, have no utilities (water, gas, electricity), and are used only for utility/storage or a daytime play house. These structures normally do have all of the safety requirements that a legal dwelling has and/or they are not intended as sleeping rooms.



attached structure



detached buildings not inspected, but in generally poor condition



generally worn



detached structures; bad condition



several aspects of outbuildings poor



## Exterior Doors

**Type of Doors:** Solid wood

Insulated metal clad

Sliding vinyl

**GENERAL CONDITION OF DOORS:**  
Some damaged, read below

### Observations:

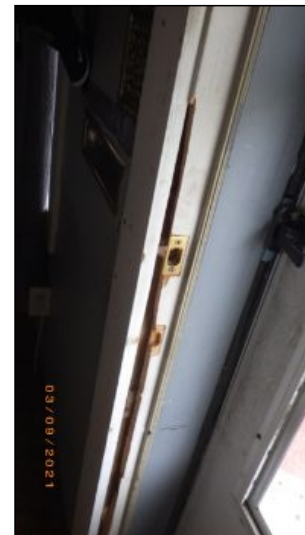
The door and/or jamb is damaged at the front. A damaged door may allow unauthorized access to a building. We recommend further evaluation and repairs by a qualified contractor.

There is conventional glazing at the right side that is not treated or is tempered glass. Safety glazing might not have been available or even required at the time this home was built so there is nothing mandating its installation. For enhanced safety we recommend installing the appropriate safety glass or polycarbonate panel. Consult a door/window dealer to discuss options and cost.

**The door, door threshold and door jamb at the right side of the home is moisture/fungus damaged. We recommend further inspection by a class three structural pest control firm.**



moisture damaged door



damaged door jamb

## Observations Exterior Cladding

### Description:

Wood

Plywood ("T-111")

Composition wood

### Observations:

There are some typical gaps between various trim pieces and between trim and siding components around this home. Keeping this home well sealed and painted will reduce water and insect entry. As a part of this home's routine maintenance program these gaps or small voids should be filled with the appropriate caulking.

About Caulking Cracks: Always use the highest quality caulking available that is designed for the application and material type. One of our favorite brands is VIP. For wood, they make a smooth product, for stucco, a textured product. For best results always have a bucket of water and a damp clean rag. Usually cutting only a small hole (1/8 inch) at the tip of the tube at a slight angle works best. Apply only enough caulking to fill the void or crack. On wall surfaces always wipe away all excess caulking, there should only be caulking in the crack. After the product dries, paint and seal the area.

There is plywood siding that shows signs of delamination. The cause of the delamination, whether related to moisture inside the exterior walls or simply weathering, needs to be investigated and the damage needs to be repaired by an experienced carpenter or siding installer.

This home has undergone many changes over the years. It appears much of the work may not have been completed with the benefit of building permits or qualified trades persons. There are likely to be unseen issues that are not included in this report. It is beyond the scope of this inspection to identify each deficiency. We recommend having this home evaluated by trade specialists as indicated in other portions of this report.

There has been significant work/repairs done to this home; several aspects of the various additions to the home are improper, non-standard and potentially unsafe. Our standard recommendation is to check building permit history of this home and to ask the owner who completed the work and if there is any warranty. Note: Many communities are aggressively seeking permits/fees retroactive and can require new owners to bring the work up to current code and pay all permit fees.

The siding is moisture and/or fungus damaged at several places around the home. This damage can spread to areas adjacent to the siding including framing. We recommend further evaluation and inspection by a licensed Class Three Structural Pest firm.





improper additions



several aspects bad



delaminated siding



moisture damaged siding



siding in contact with concrete

**Observations: Eaves, Soffits, Fascia and Trim**

**Description:**

Exposed frieze blocking, no vents

Enclosed soffit

**Observations:**

There is moisture/fungus damaged eave sheathing at several places. The exact cause of the damage is unknown but this type of damage is often caused by a roof leak. We recommend further evaluations and repairs by a qualified class three structural pest firm. Note: Normally only water testing this roof could determine if this roof has an active leak. Water testing is a specialized investigation and is beyond the scope of a standard home inspection.

The wood trim is moisture/fungus damaged at several places around this home. This damage can spread to areas adjacent to the damaged trim. We recommend further evaluation and inspection by a licensed Class Three Structural Pest firm.



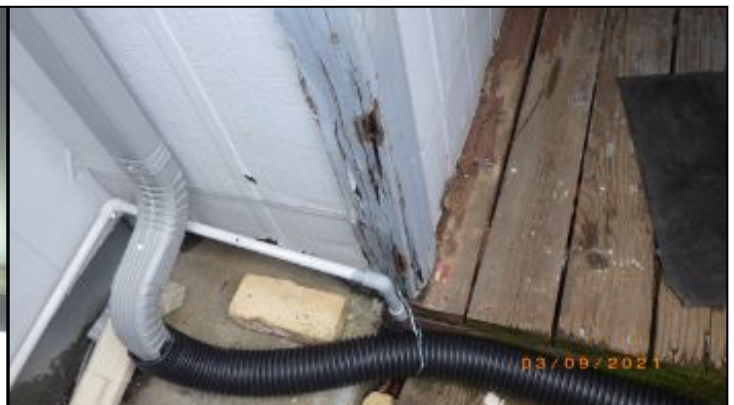
moisture damage



moisture damage



moisture damage



moisture damaged trim

## Observations: Window Frames and Trim

### Type of Windows:

Has several types of windows -

Dual glazed vinyl

### Observations:

This home has dual glazed windows.

About Dual Glazed Windows: This inspector makes reasonable efforts to inspect dual glazed windows for broken seals. Fogged glass or condensation is an indication of failure. Light conditions, shading, dirt/film, and window coverings can obscure visual identification of broken seals. We recommend that all windows be cleaned and the windows be carefully checked during ideal light conditions.

Window and door screens are not generally within the scope of a standard home inspection. Screens are considered a seasonal use item and can be stored and are not considered permanent as they do have a relatively short service life compared to most components. This inspector will however try to report any large rips and screen doors that are obviously damaged.

Most windows in this home appear to have been upgraded to modern more energy efficient dual glazed units. This inspector does look for indications of leaks but it is possible for retrofitted window installations to have intermittent leaks or poor quality water proofing systems that may not hold up over time. Water testing these windows is outside the scope of this inspection. It is important to ask the seller for the name of the contractor who installed the windows and if any warranty will be extended to the new owner. Any observable issues will be reported in the following report.

## Observations: Deck, Balcony

### Description:

Wood

Location of deck and/or balcony: At several places on this property

Generally poor - see below

### Observations:

The area beneath this deck(s) is largely inaccessible to our inspection and defects may be obscured from view.

**The decks" are moisture/fungus damaged at several places. This damage can spread to areas and cause this deck to become unstable or even unsafe over time. We recommend further evaluation and repairs by a Class Three Structural Pest firm.**



The area beneath this deck(s) is largely inaccessible to our inspection and defects may be obscured from view.

moisture damaged decking

### Observations: Railings and Stairs

#### Observations:

The handrail/guardrail at the front porch is moisture fungus damaged. Damaged railings can be a significant safety hazard. We recommend further inspection by a licensed class three structural pest control firm.

The outside stairs and/or landing do not have a railing or handrail (rear and roof top deck). Any stair with four or more steps or decks and landings that are higher than 30 inches above grade should have a handrail and perimeter railings. We recommend immediate correction by a competent carpenter.

There is moisture/fungus related damage at the left rear ramp. Damaged stairs can be a hazard as they may not have the intended level of strength. We recommend further evaluation by a class three structural pest firm.



missing railings



## Trees and Wildlife

### Observations:

There are large trees on this property. Trees can be an important part of the homes value and appeal. Unhealthy trees and or unstable soil conditions coupled with high winds can cause trees to fall and damage individuals and/or property. It is beyond the scope of this inspection to determine the condition of the trees on this lot and or adjacent properties. It is recommended that a qualified arborist or tree surgeon perform further evaluation of the trees.

## Observations: Retaining Walls

### Description:

Concrete

Wood

Rear

Right side

Left side

### Observations:

The masonry retaining wall at the right side that has some displacement visible. The exact cause of the movement is unknown but is likely a combination of factors including too small of a footing, wet soil conditions, and possibly roots. Future movement will likely occur but at a slow rate barring sudden changes in soil conditions. We recommend further evaluation and correction as necessary by a qualified contractor.

About Displacement: Displacement indicates that a retaining wall has moved from its original position. Leaning walls may indicate that the existing retaining walls are inadequate to support the soil behind them. Significant leaning, more than 3-5 degrees indicates that this wall may fail soon and replacement may be necessary. In most jurisdictions walls less than four feet high do not require special construction or permits (check with local building department). Retaining walls taller than four feet or in critical locations may require the services of a qualified engineer. Note: Most cities now require building permits for the building of all retaining walls higher than 12 inches. The most popular approved type is the concrete block "inter-lock" type. Wood retaining walls are no longer acceptable in most cities.

At least one retaining wall on this property has no guardrail system. This is a potential fall hazard to persons above, near, or above a drop off. We recommend checking with the local building department for information regarding retaining wall guardrail requirements. This finding may require repairs by a qualified contractor.

**The wood retaining wall at the rear is deteriorated due to age, moisture damage, and/or insect infiltration. We recommend the client consult a qualified landscape contractor to discuss options and cost of replacement.**



displacement visible at retaining wall

poor condition

## Fence Observations

### Materials:

Wood

### Observations:

The fences are generally worn and or damaged. The damaged or worn section(s) of fencing could fail allowing unauthorized access to this property. We recommend considering obtaining bids from a qualified contractor to replace/repair this fence. Note: Often fencing is on a common property line and neighbors will share the expense, often each municipality will have different rules regarding financial responsibility.



# Soils

## Observations

### Materials:

This inspection report is a non-specialized "standard inspection" that meets or exceeds the American Society of Home Inspectors (ASHI) "Standards of Inspection". This firm does not purport or represent to have any specialized geological knowledge. No fees were paid to North Bay Inspection for a specialized soils analysis or report. Only a Soils Engineers Report can provide insight to any adverse soils conditions including but not limited to: Soils Identification, hydraulic conditions, hillside slippage, underground water conditions. Observations included in this section of this report are provided only to assist our client better understand the property and or note anything that appeared to out of the ordinary that may require further evaluations.

This soils under or around the subject property may be considered expansive.

About Expansive Soils: These soil types tend to expand when saturated and shrink when dry. This dynamic action can cause seasonal movement of the foundation, walls, trim, windows, and doors. Often older foundations are more likely to have these kinds of effects. More contemporary foundation styles are less prone to movement as the footings are deeper where the moisture content remains more stable. To minimize seasonal expansion/contraction we recommend that rain and roof water be effectively controlled away from the foundation. During the summer watering areas adjacent to the foundation can reduce summer soil shrinkage. It is beyond our scope to determine soil types and geologic conditions. To obtain further definitive information on soils, a geologist or soil engineer may be consulted.

# Roofing

## Limitations of Roofing Inspection

Roofs may leak at any time - a standard home inspection is not a guarantee that the roof does not leak. Only specialized testing including water testing can provide a reasonable expectation of no leaks. Leaks often appear at roof penetrations, flashings, changes in direction, or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes, and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.

It is impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.

Access to this roof was from: Walking on roof

## Roof Covering Observations

### Description:

This home has composition asphalt shingle roof. This type of roof consists of organic asphalt shingles. The shingle is a composition of Fiberglas strands or cloth saturated with tar oils. An organic asphalt shingle has an expected service life of at least 20 years from the date of installation when properly installed and cared for. Some grades and weights of shingles last longer, but without knowing the specific manufacturer and model of shingle it is impossible to determine the actual expected service life within the scope of this inspection. These roofs have optimum service life when installed on roof with a pitch that exceeds 3:12.

This structure has roofing materials that are modified bituthene or referred to as a single-ply torch-down membrane. A single ply torch-down membrane consists of a single layer of modified bitumen that has been plasticized to make it more durable to weather. The term 'torch-down' is derived from the fact that the membrane is generally fully adhered to the roof by heating it with a blowtorch as it is rolled out and bedded in a film of a compatible adhesive. Torch down roofs have an expected service life of between 15 and 30 years, depending on the grade of material, quality of protective coatings, and level of maintenance the roof receives. This material is not recommended for roofs with a slope greater than 2:12 which means for every 12 inches the roof angle must not drop more than 2 inches.

### Condition of roof:

The roof is relatively new. The roof appears to have been installed by a qualified roofer. We recommend asking the owner for the name of the roofer who installed this roof, if any warranties are transferable, and check the building permit history of this home.



relatively new



torch down section of roof



debris on roof

## Flashings

### Materials:

Metal

Condition: Satisfactory

## Roof Drainage System

### Description and Condition

Metal

The gutters and downspouts are in generally satisfactory condition.

#### Observations:

A representative number of accessible downspouts and gutters were inspected and one or more had significant amounts of dirt, moss, or debris in them. Clogged gutters and downspouts will eventually overflow. This can sometimes result in the gutters being pulled off of the home or have significant moisture damage to fascias, soffits, frieze, walls, or framing. Having the gutters and downspouts cleaned now is recommended. Thereafter, they should be serviced at least twice a year.

The gutter(s) at the front appear to be improperly sloped away from the drop-out - downspout location. This condition does not allow the water to completely drain from the gutters. The standing water is heavy and will cause premature wear and/or corrosion in the gutters. We recommend further evaluation and repairs by a qualified roofing or sheet metal firm.

The downspouts generally spill out directly onto the soil near the base of the foundation. This is undesirable, as the water tends to saturate the ground beneath the foundation possibly. The foundation can more easily suffer from significant settling and related problems due the wet/muddy condition. We recommend extending the downspouts (with pipes, splashblocks, etc.) to an area at least two to three feet away from the base of the foundation. The water should then follow a slight grade away from the home.



extend downspouts away

## Insulation and Ventilation

### Attic Insulation

#### Materials:

Fiberglass batt

#### Est. R. Value

R rating unknown

#### Observations:

The hatch for the attic is not insulated. This condition can result in some energy loss through convection and some staining of the hatch area may eventually result, when warm house air condenses on the cold hatch and captures dust particles from the air. It is recommended that the hatch be insulated to the same approximate R value as the rest of the attic.

The attic insulation is worn, matted, and may need replacement soon. This condition reduces the intended purpose and may harbor debris such as vermin feces. A professional insulating contractor can provide information on the best way to go about accomplishing this. Note: If you are considering remodeling, electrical, plumbing, HVAC, or other improvements/repairs soon, we recommend waiting until work is completed before insulating.



worn and heavy debris

## Wall Insulation

Unknown - not visible

### Estimated R-Value:

Unknown - older home

Vapor Barrier Type: Likely tar paper - oil saturated paper

### Observations:

Assumed typical for the age of the home - not visible. Only destructive or specialized evaluation can determine the adequacy and/or type of insulation in concealed areas.

One or more exterior walls and floors of this home may be devoid of any type of insulation. This is very typical of older homes of this type in this neighborhood. Since cold spots and drafts through uninsulated walls can markedly affect comfort levels, it is suggested the client(s) consider eventually having these walls insulated. A professional insulating contractor can provide information on the best way to go about accomplishing this. Note: If you are considering remodeling, electrical, plumbing, HVAC, or other improvements/repairs soon we recommend waiting until work is completed before insulating.

## Crawlspace

### Type of Insulation:

No Insulation

Vapor Barrier: None - typical for this location/environment

None- old house

### Crawlspace Ventilation:

Vents at Rim band/perimeter of home



# Foundation

## Limitations

### Limitations:

Only a representative sample of the visible structural components was inspected. It is beyond the scope of a standard home inspection to inspect all structural components. Inspection of structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings, and floors. No destructive testing was performed at this home. Removing carpeting, wall board, wall paper, cutting caulking, an opening, or causing damage to a home is considered destructive testing and is beyond our scope of inspection. A special contract must be signed by the owner, agent buyer, and the appropriate fees will be charged.

## Foundation Observations

### Type and Access:

This home has two types of foundations.

This home has a concrete perimeter, batter board style foundation. This type of foundation is characterized by a sloped inner stem wall (part of foundation seen above soil); the exterior is vertical. These foundations were in wide use throughout this region from about 1910 to around 1950. The older foundations, before about 1940, typically have no steel reinforcing. It is beyond the scope of this inspection to determine if this home has steel rebar or not in the foundation. These foundations are less likely to have anchor bolts but may have other sill-to-framing connectors (bent over rebar is sometimes found). To find some smaller cracks its not unusual in these foundations, to see excessively wet soil conditions and the improper composition of the concrete and it can create extensive cracking/failure. Your inspector is trained to evaluate the foundation and report any unusual or significant defects that may affect the ability of this foundation to support the home.

Concrete perimeter type

The foundation was accessed from:

Crawling through accessible areas with a flashlight.

### Condition:

Condition of Foundation:

Moderately worn/serviceable

### Observations:

The client should understand that this is the assessment of a home inspector - not a professional engineer - and that despite this assessment, there is no way we can provide any guaranty that this foundation will never develop additional cracks or settle further. We suggest that if the client is at all uncomfortable with this condition or our assessment of it, a professional engineer be consulted to independently evaluate the condition prior to making a final purchase decision.

There is some minor/typical efflorescence visible on the foundation. About Efflorescence: As concrete gets older, the various salts appear on the surface of the concrete as a white powder. This could be a sign that the concrete is breaking down to its base elements. Even moderate amounts of efflorescence usually does not affect the concretes ability to support weight. We recommend that the owner monitor the foundation on a matter of routine maintenance. Note: This powder is often mistaken as a mold or fungus.

The footing for at least one section of the building's foundation is improperly exposed and does not extend down into "undisturbed soil" as standard construction dictates (right rear side of the home). Most foundation footings (bottom of foundation) will extend to a minimum of 12 inches below the soil level into undisturbed soils. Foundations without adequate depth of footings are more prone to settlement or movement from expansive soils, rotation, and even failure over time. Although this inspector does not anticipate any sudden changes, we recommend having this foundation monitored regularly by a qualified engineer or contractor. The client should understand that this is the assessment of a home inspector - not a professional engineer - and that despite this assessment, there is no way we can provide any guaranty that this foundation will never settle any further. We suggest that if the client is at all uncomfortable with this condition or our assessment of it, a professional engineer be consulted to independently evaluate the condition prior to making a final purchase decision.

Cracking and signs of foundation settlement were noted at several places under and inside this home. The foundation is in generally serviceable but worn condition with some moderate cracks visible. Many older homes do not have the benefit of reinforcing steel or deep footings. The effectiveness of a homes drainage

system or lack there of will greatly affect future movement. The exact cause(s) of the settlement is unknown but factors including but not limited to: Wet soils conditions, faulty drainage, geologic/hydraulic conditions, foundation composition, age or faulty foundation or outdated foundation. All residential foundations settle to some degree and will crack over the lifespan of a home. Such movement and the typical minor curing cracks that accompany it, is not considered structurally significant, unless related to recent flooding, seismic activity, or there is horizontal cracking or other indications of horizontal/lateral displacement of more than 1/4 inch. This cracking may continue until foundation repair, reinforcement, or replacement becomes necessary. This inspector does not anticipate a rapid change in this condition. We recommend monitoring these areas for changes as a part of routine maintenance and making efforts to control water around the home. The client should understand that this is the assessment of a home inspector - not a professional engineer - and that despite this assessment, there is no way we can provide any guaranty that this foundation will never develop additional cracks or settle further. We suggest that if the client is at all uncomfortable with this condition or our assessment of it, a professional engineer should be consulted to independently evaluate the condition prior to making a final purchase decision.

This home has a pier and post type foundation at the addition. This home does not have a complete perimeter foundation. Pier and post foundations are considered substandard and unapproved method of supporting homes. One of the main reasons is that they are not steel reinforced, the other is that it is difficult to "anchor" the framing to the foundation. This home may experience significant settlement and seasonal movement. Although this inspector does not anticipate any rapid changes, this structure could experience failure in the event of an earthquake or other extreme conditions. We recommend further evaluation by a qualified structural engineer familiar with residential construction.

The foundation/support at the right rear side is unknown. There was no access to this area. It appears to be a pored concrete foundation but may not be a conforming foundation for a living space. Only destructive/further evaluation can determine the exact composition. There were no obvious indications of failure. The client should understand that this is the assessment of a home inspector - not a professional engineer - and that despite this assessment, there is no way we can provide any guaranty that this foundation will never settle any further. We suggest that if the client is at all uncomfortable with this condition or our assessment of it, a structural engineer be consulted to independently evaluate the condition prior to making a final purchase decision.



settlement visible

reinforced foundation



moderate cracks

likely substandard foundation

## Seismic restraints

### Materials:

Foundation bolts 1/2 inch diameter

Has outdated seismic restraints (Please read this section carefully).

Seismic restraints observed only at some places - incomplete (read this section carefully)

### Observations:

Older style anchor bolts were observed on the sill plate in the crawlspace. The bolting system appears original to the home. This building may experience significant damage with even a smaller earthquake. For more information we recommend further evaluations by a qualified structural engineer.

About Anchor Bolts: The use of sill-to-foundation anchors is a relatively recent phenomenon. Many homes built prior to the 1950's did not utilize any anchors and some earlier systems would be considered inadequate today. Installing an approved system of seismic restraints can significantly reduce earthquake related damage. Typically modern bolt systems are 5/8ths of an inch in diameter with 2 by 2 inch steel washers installed at least every six feet on center and within 12 inches of any cuts in the sill plate.

This structure has restraints at some places - not all. Often older structures were built with no restraints at all. It is likely that over time this building was likely repaired or updated when they were required where work was done. This building may experience significant damage with even a smaller earthquake particularly where no restraints exist. For more information we recommend further evaluation by a qualified structural engineer.

About Anchor Bolts: The use of sill-to-foundation anchors is a relatively recent phenomenon. Many structures built prior to the 1950's did not utilize any anchors and some earlier systems would be considered inadequate today. Retrofitting an approved system of seismic restraints can significantly reduce earthquake related damage. Typically modern bolt systems are 5/8ths of an inch in diameter with 2 by 2 inch steel washers installed at least every six feet on center and within 12 inches of any cuts in the sill plate.



no footings



no footings



## Observations of Peirs and supporting posts

### Pier Type:

Wood columns on concrete

### Observations:

Some separation between the posts and the concrete pier(s) was visible under this home. This is an indication of some pier settlement. It is not unusual for piers under older homes to settle over time creating a small gap at the bottom of the post. There were no significant indications of damage to the walls or floors above this area. We recommend having a qualified contractor shim (slipping a tapered shingle) between the pier base and the post. This area should be monitored regularly for any changes at this area. Changes could indicate an inadequate pier footing and will require further evaluation by a qualified contractor.

Several supporting posts in the crawlspace are in direct contact with the soil. This condition will cause the post base to become moisture damaged and is conducive to wood destroying pest infestation. This inspector found no dry rot or insect damage on the posts at the time of this inspection. We recommend clearing the soil away from the base of the wood posts. A separation of soil to wood of at least six inches is required by modern building codes.

Several piers have blocks of wood with shims in lieu of a single properly cut post. Stacks of blocks and shims are more likely to shift with vibration and earthquakes. This home would benefit from upgrading these supports to carefully cut single posts and using the appropriate wood to wood Simpson type connector. For more information we recommend further evaluation by a qualified contractor.

There are apparently no foundation footings at the base of piers at the addition of the home. These piers may tend to settle more rapidly than a conforming pier. Over time this can cause uneven floors in the building. This condition is sometimes encountered with older homes or in situations where nonprofessional(s) have performed work without permits. We recommend further evaluation and repairs by a qualified contractor familiar with local construction codes.



no footings



no footings

# Electrical

## Limitations of Electrical Inspection

### Limitations/ General Comments:

Performing an in-depth analysis of this homes entire electrical system, breakers, panels is well beyond the scope of a standard home inspection. Labeling of electric circuit locations in panels are not checked for accuracy. This inspection firm attempts to open all accessible electrical panels - we are only looking for obvious indications of faulty wiring, heat, or arcing. Electrical components concealed behind finished surfaces are not visible to be inspected. Only a representative sampling of outlets, switches, and light fixtures were tested. Due to the specialized nature of home security alarm systems, phone systems, cable services we recommend you review these systems with the seller or specialized vendors.

## Service Drop

### Description:

Overhead stranded triplex cable



overhead service drop

## Service Grounding

### Materials:

Grounding rod

### Observations:

Because of the way it wobbles, we believe that the driven grounding electrode is too short and may have been cut short. Grounding electrodes are typically 8 ft long and must be driven their full length into the ground. Sometimes when this is difficult an electrician will cut a rod short in which case there may be too little rod surface in contact with earth to provide an adequate ground. We recommend that a qualified electrician investigate this further and make corrections as needed.

## Electrical Service Rating

### Electrical Service Rating:

100 amps

The main electrical service for this home is considered minimal compared to modern standards. This is very common in older homes and was considered adequate at the time it was installed. Homeowners today place far greater demand on the electrical systems in homes with more appliances. Although this inspector may not have found obvious deficiencies with the system this home would benefit from upgrading the main electrical to a modern 125-amp breaker system.

## Main Service Panel(s)

### Manufacturer:

Seimans

### Location of Main Panel:

Left side

### Observations:

The main panel appears to have room for future upgrades or additions to the system. For more information we recommend further evaluation by a qualified electrician.

There are breakers in the main electrical service panel that are not clearly marked for their respective circuits. These need to be properly labeled so that anyone needing to turn off a particular circuit in an emergency can do so quickly. We recommend having the panel labeled as soon as possible.

**The inner protective panel is missing on the main panel. This is a potential safety hazard as persons could touch the energized interior of the service box. We recommend having a qualified electrician install the missing inner panel on this device.**



breakers not labeled; inner panel missing

## Sub Panel(s)

### Location:

Subarea

Sub Panel Manufacturer(s):

Seimans

### Observations:

The electrical sub panel appears to have no room for future upgrades or additions to the system. Installing new circuits in this building may involve removing and replacing one or more electrical panels and/or service wires. For more information a qualified electrician should be consulted.

There are breakers in the service panel that are not clearly marked for their respective circuits. These need to be properly labeled so that anyone needing to turn off a particular circuit in an emergency can do so quickly. We recommend having the panel labeled as soon as possible.

The inner protective panel and cover is missing on at least one sub panel. This is a potential safety hazard as persons could touch the energized interior of the service box. We recommend having a qualified electrician install the missing inner panel on this device.

The sub panel has not been properly grounded/bonded. All electrical service panels and metal electrical boxes are required to be properly bonded to the grounding system. Improperly bonded panels could possibly become energized which is a significant electrocution hazard. We recommend immediate further evaluation and repair by a qualified electrician.

This home has minimal separate electrical circuits with respect to the load placed on individual circuits/breakers. Normally the electrical system in a home has a number of different circuits that isolate sets of outlets, lights, or appliances providing. Placing too much of a load on a single breaker/circuit can cause the breakers to trip frequently and in some cases be a fire hazard. This is a common finding in older homes that have had changes placing a higher electrical demand on existing equipment. To achieve the intended level of safety we recommend further evaluation by a qualified electrician. Note: Some times simply adding more breakers or a new sub-panel is a cost effective method of repair. Sometimes the electrical service will need to be upgraded.



not bonded

double tap



## Overcurrent Protection

### Materials:

Breaker

## Distribution Wiring

### Type of wiring used:

Nonmetallic sheathed cable (Romex) and aluminum at large branch circuits

Armored (BX) cable

Conduit

Knob and tube

### Observations:

There is abandoned wiring in the attic. Abandoned wiring is a potential hazard and makes future repairs and diagnosis more difficult. We recommend all unused/abandoned wiring be properly removed by a qualified electrician.

There are some improperly exposed electrical cables at several places at the interior of the home. Wiring in living spaces and accessible areas should be protected. Exposed cables may be subject to damage. Enclosing the wires in wall cavities with gypsum board, plywood, and paneling or by encasing the wires in conduit is usually sufficient. These cables should be properly protected.

This home has a mixture of old and newer wiring. There are several aspects of this homes wiring that are incomplete, improper, and in some cases, unsafe. Please read the entire electrical section carefully. It is beyond a basic home inspection to identify each and every deficiency beyond a general overview of problem types found. A complete survey of a homes wiring system is considered technically exhaustive and well beyond the scope of a standard home inspection. We recommend our client retain the services of a qualified electrician to provide further review and make repairs.

Portions of this building are still wired with "knob-and-tube" wiring. This type of wiring has no ground conductor and is installed with separated hot and neutral wires secured to porcelain knobs or threaded through porcelain tubes to insulate them from framing members. Knob and tube wiring is obsolete and the cloth and rubber insulation is frequently deteriorated and fragile. Deteriorated wiring is a significant fire and safety hazard now. This wiring is likely the age of the structure and is at the end of its safe useful service life. Even though we may not have found any obvious deficiencies with this wiring we still recommend having it all replaced by a qualified electrician. Note: Wiring in walls, switch to light circuits are difficult (expensive) to replace. It is important to have a clear understanding of what the electrician is proposing to replace and what warranty will be in place for unseen wiring.

Some improper electrical splices were observed at several places at this property. All electrical connections are required to be within a proper junction box. Splices not made in a junction box are a potential fire hazard. We recommend having a qualified electrician review the wiring and make the appropriate repairs.

There is some improper wiring at several places of this home. Please read the entire electrical section carefully for further details. It is beyond our scope to perform a specialized electrical inspection. We recommend further inspection by a qualified electrician.



several aspects bad



improper wiring



improper splices



exposed cables/wire



improper wiring



improper wiring



extension cord



improper splices



abandoned wiring



knob and tube wiring



abandoned wiring

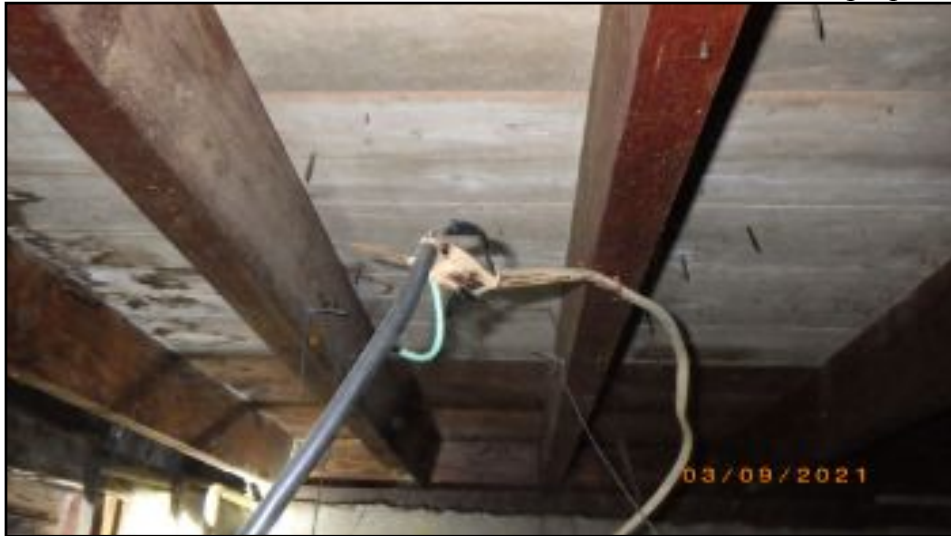




extension cords at interior



loose wires\improper wiring



improper splices

## Lighting, Fixtures, Switches, Outlets

### Description of Outlets:

Grounded and Ungrounded

### Observations:

This home has an alarm/security system. Testing this system is beyond the scope of this inspection. We recommend meeting with the sellers to learn the proper operation of this system prior to the close of escrow.

Note: Only a representative number of outlets were tested. At least one outlet was tested in each room. All accessible bathroom outlets and outlets within 6 feet of a water source were tested for correct polarity.

There are several ungrounded three-hole type outlets in this home. This is very common in older homes where non-electricians have replaced two-hole outlets with the more available three-hole type. Some electric devices depend on a grounded outlet for safety. This could be an electrocution hazard near plumbing fixtures and in wet or moist conditions. Many electronic devices such as stereos, computers, and televisions should be grounded to protect the device and the user. We recommend having these outlets grounded in those locations and adding GFCI protection.

This home has outdated two-hole type outlets. Older style two-hole outlets are not grounded. Some devices including computers, electronics, outdoor appliances, and tools are intended to be grounded for operator safety and correct appliance function. Three-hole adapters (unless properly grounded) do not provide any grounding properties/benefits; use them only according to manufacturers instructions.

We found that several outlets in this home are missing covers. It is possible for persons to come in contact with energized components - a significant safety hazard. To achieve the intended level of safety we recommend all missing covers be immediately installed.



outlet missing cover

missing globe





several aspects improper

## GFCI / AFCI Protection

### Observations:

About GFCI: Ground Fault Circuit Interrupters are receptacle outlets designed to protect people from electrical shock. They are designed to "sense" a change in ground and trip off to prevent electric shock or electrocution. Most building codes adhere to The National Electric Code which requires this type of protection for bathrooms, basements, exteriors, garages, and within six feet of any water fixture such as a kitchen sink, laundry sink, etc. It is common practice to use a single GFCI device to protect a series of outlets "downstream" from it. Some homes utilize GFCI breakers that are located in the electrical distribution service panel. Both types of protection have test buttons that should be tested periodically to assure that it is operating correctly. Although GFCI protection is a significant safety improvement it is not infallible. GFCI units cannot protect against all types of electrical hazards.

This home has no GFCI protection. It is likely that this type of outlet protection was not required when this home was built. For added safety we recommend installing outlet protection. To achieve a greater level of safety we recommend adding GFCI protection in the kitchen, bathrooms (within 6ft. of water fixture/ sink), garage, exterior, and any potentially damp or wet areas.

## Carbon Monoxide (CO) Detector(s)

### Location:

First floor

### Observations:

At least one carbon monoxide detector is located in the building. This type of alarm is required to be installed on each floor of the home at the time of sale. Note: Although there may have been CO<sub>2</sub>(s) found in the home we strongly recommend checking to make sure they are still there prior to close of escrow or more importantly prior to occupation.

About Carbon Monoxide (CO): It is a lethal gas -- invisible, tasteless, odorless -- produced in normal amounts whenever you use an appliance which burns a combustible fuel -- gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

**Smoke/Heat Detector(s)****Location:**

In all sleeping rooms as required

Not Tested

**Observations:**

Smoke alarms were found in the building. Fire Codes require that alarms be installed in all sleeping rooms and in all common hallways that lead to bedrooms. It is a standard recommendation that smoke alarms are located where they will not be triggered by steam and/or fumes from bathrooms or kitchens. We strongly recommend check or changing all smoke alarms/batteries prior to occupation of this structure.. Note: Many municipalities now require that older homes must be upgraded to meet modern smoke alarm codes upon sale of the property including upgrading to have batteries that last at least 5 years.

# Plumbing

## Limitations of Plumbing Inspection

### General Plumbing Comments:

The sections of the plumbing system concealed by finishes, storage, structure, or the ground surface are not inspected.

Public municipal water supply

Municipal waste system

## Main Water Shut Off

### Location:

Location of Water Shutoff:

Front of home



## Service Piping Into The House

### Materials:

Copper

Galvanized

The size of the main service pipe to this home is: 3/4 inch

## Distribution piping Observations

### Materials:

Copper

Unapproved plastic

### Observations:

This home has many angle stop valves at most or all plumbing fixtures. The angle stop valves were not tested. About Angle Stops: Angle stops are valves that control the water to a specific fixture such as a sink or toilet and are often found below that fixture. These valves provide a quick and convenient way to shut off the water to that fixture in the event of a leak or repair. Because they are infrequently used they could be difficult to turn or may be completely frozen. Angle stops should be used periodically to help keep them functional. It is not our practice to test or turn these valves during our inspection as this can cause them to leak if they have not been used regularly.

The building has PVC supply plumbing at the addition of the home. Most municipalities in California do not approve of this for domestic water supply in a home. This material tends to have a shorter service life and is prone to breakage. The use of this pipe may indicate that non-plumbers have done work in this building and there could be other more significant findings that were not visible.

There are several aspects of this homes plumbing that are incomplete, improper, and in some cases leaking now. Please read this entire section carefully. It is beyond a basic home inspection to identify each and every deficiency beyond a general overview of problem types found. A complete survey of a homes plumbing system is considered technically exhaustive and well beyond the scope of established standards set forth by the American Society of Home Inspectors (ASHI). We recommend our client retain the services of a qualified plumber to provide further review and make repairs.



PVC distribution plumbing

## Exterior Hose Bibs/Spigots

### Description:

Only a representative number of exterior hose bib (faucets) were tested. It is beyond the scope of a standard home inspection to test all hose bibs.

### Observations:

At least one exterior hose bib (faucet) is missing at an anti-siphon valve fitting. A regular hose end fitting will not fit this hose bib. The intent of this device is to prevent contaminated water from garden hose (chemical sprays) from siphoning into the home's domestic water system. We recommend installing all missing anti-siphon fittings.

## Water Flow and Pressure

### Water Pressure:

50 PSI

### Observations:

Note: Water pressure between 45 and 65 PSI is considered normal. Pressure in excess of about 80 PSI is considered excessive.



normal pressure



**Waste/ Vent Observations:****Materials:**

Cast Iron

PVC

Galvanized

Location of the main sewer clean-out is: In the crawlspace

**Observations:**

The drain/waste pipe from kitchen and washing machine drain lies flat or has a negative slope. Drain lines need to pitch continuously and uniformly downward toward the receiving stack or sewer. We recommend further evaluation and repairs by a qualified plumbing contractor.

Several of the waste lines under this home are supported by used metal plumbing tape. This is an indication that a non qualified plumber has done some work to this home. When ABS is used, the straps should be plastic as metal straps can potentially cut into the plastic pipes potentially causing damage and leaks. There were no indications of leaks at the time of this inspection. We recommend a qualified plumber change these supports to an approved material for ABS pipes strapping/supports for all waste lines.

There are straight sections of cast iron waste pipe that have rust deposits, staining, and/or rust cysts. This is evidence of possibly occluded or heavily rusted pipes that may need replacement now or in the near term. Most cast iron pipe has an expected service life of about 50 to 70 years before it becomes so occluded by rust that replacement is necessary. This plumbing may be at that point. We recommend further evaluation and correction or replacement as necessary.



cast iron waste line

waste line not secure



waste line rust cysts

## Water Heater #1 Observations

### Description:

[Capacity - Click this] Approximate capacity:

40 Gallons

Brand: Unknown

Energy Source: Natural gas

Type: Conventional storage tank

### General Condition:

Location of Water Heater #1

Laundry room

### Observations:

This water heater has an insulating blanket. The insulation obscures a visual inspection of the water heater and can conceal damage/corrosion and the specification plate. Note: The benefits of having a water heater blanket is questionable at best and is not likely (in our climate) to result in any significant fuel savings. In our experience we have seen reduced service life of water heaters due to moisture that is trapped beneath the blanket. Modern water heaters are sold with highly efficient insulation and generally do not need more. Due to the warm location of this water heater we recommend that you consider removing the insulating blanket on this water heater.

This water heater is partially bonded. Modern construction now requires that the hot and cold water pipes be bonded or grounded to the gas line to prevent electrical arcing near gas appliances. This is easily accomplished by using the proper bronze clamps and bare #4 or larger bare ground wire. This safety precaution is inexpensive and generally well within the ability of a homeowner or handy person.

Although the water heater is strapped it is not secure - restraints are not tightly fitting around this unit and/or the straps are not properly placed on the tank. To achieve the intended level of safety we recommend properly adjusting the restraint system for the water heater.

About Seismic Restraints: The strapping should be located at the top third and bottom third of the unit. The best braces are rigid and support the water heater both top and bottom; plumber's tape, aluminum straps, inlet/outlet supports and other non-approved restraints are no longer considered adequate restraints according to the guidelines of the California Seismic Safety Commission and the California State Architect Guidelines. As of January 1 1997, home sellers in California are required to certify that this water heater complies with current guidelines upon sale of the property.

All water heaters will benefit from regular draining of sediments. Please check the manufacturer's instructions for specific details about maintaining this water heater.

About Draining Water and Removing Sediment: Most water heaters have a hose bib type valve near the base of the unit. Its function is to drain the water heater for service, replacement, and to help remove sediments that have collected at the bottom of the tank. Most manufacturers recommend draining water out of this hose bib on a regular basis (every six months or so) to reduce sediment buildup. Performing this task on a regular basis will help the water heater attain its intended service life. If the tank has not been drained until it begins to make noises the sediments have likely solidified and require the use of a product that will dissolve the mineral buildup (Mag-erad is a food grade/approved product).

Procedure: First reduce the water heater temperature at the control valve (doing this right after morning

showers, washing, is best) wait until water has cooled to less than 120 degrees. Shut off the water supply to the unit. Remove the cathode anode (zinc rod). Pour the sediment dissolving product in the tank and wait at least eight hours. Replace the cathode anode with a new one (available at a plumbing supply firm). Attach a garden hose to the hose bib and turn on the valve for at least ten minutes or until water runs clear (turning on a hot water faucet somewhere in the house will speed the process). Remove the hose and check the hose bib for leaks. This procedure should significantly extend the life of the water heater.

The water heater has rigid water supply pipes. Rigid pipes can break during an earthquake and the subsequent leaks can cause significant water damage to a home. We recommend replacing these supply lines with the flexible type for enhanced protection.



not secure

## Water Heater #2 Observations

### Description:

40 Gallons

Brand: Reliance brand

Date on Water Heater:

Energy Source: Natural gas

Type: Conventional storage tank

### General Condition:

Water heater #2 condition:

Location of Water Heater #2

Exterior utility closet

### Observations:

The water heater is missing seismic restraints. We recommend installing approved restraints on this water heater. Note: The California State Architect is the determiner for minimum standards for Department of Real Estate (DRE) requirements. About Seismic Restraints: The best braces are rigid and support the water heater both top and bottom; plumber's tape, aluminum straps, inlet/outlet supports, and other non-approved restraints are no longer considered adequate restraints according to the guidelines of the California Seismic Safety Commission and the California State Architect Guidelines. As of January 1 1997, home sellers in California are required to certify that this water heater complies with current guidelines upon sale of the property.

Several aspects of the water heater and/or its installation are improper. Please read the entire plumbing section for more information.



several aspects bad



## TPR Valve

### Observations:

The water heater(s) in this building has a temperature relief valve (TPR valve).

About TPR valves: A Temperature and pressure relief valve is a safety valve, which released excess pressure in the event that the regulator fails, this safety device can prevent an explosion. Hot water may occasionally drip or spray from the valve discharge pipe, caused by changes in water pressure. Leaky valves may fail from build-up of mineral deposits over time and should be replaced when these deposits become readily visible. Manufactures recommend that the TPR valve be tested once a year.

There is no discharge pipe installed at the temperature and pressure relief valve on the water heater. There is supposed to be a discharge pipe installed and configured in a continuous drainage plane, that either terminates outside or within 6 to 24 inches of the floor. The reason for the discharge pipe is simple - to prevent injury from scalding, should the T & P valve suddenly vent boiling water or water under extreme pressure. To achieve the intended level of safety we recommend having this pipe properly installed.

## Water Heater Flue Observations

### Materials:

Metal "B type" double wall

### Observations:

The water heater flue and/or flue cap is not secure. The flue for the water heater carries hot, harmful gases away from the interior of the structure. An improperly configured flue can allow these gases to escape into the building causing both a fire and health hazard. We recommend having a qualified plumber or HVAC contractor properly secure/configure this flue. Note: The sections of flue should be mechanically connected (screws, etc.), metal adhesive tape alone is not considered adequate.

**The flue for the gas fired water heater is improperly configured. This condition can allow deadly hot gases to enter the structure - a life safety hazard. We recommend immediate repairs and further evaluation by a mechanical (sheet metal) contractor or qualified plumber.**



flue not secure

## Faucets

### Observations:

The kitchen faucet appears worn and drips and/or leaks. This could be an indication that this faucet is nearing or at the end of its service life or simply needs servicing. Most faucets have components (washers, ceramic cassette, etc.) that can be changed inside the body of the unit. We recommend further evaluation and repairs by a qualified handyperson or plumber.

## Sinks

### Observations:

There is a waste line leak below the kitchen sink. Plumbing leaks can cause significant water and fungus related damage. We recommend immediate evaluation and repairs by a qualified plumber.



leak at kitchen sink

## Gas Lines

### Description:

Galvanized

### Shut Off:

The main house gas meter is located at the left side of the home. The main gas valve to the home is located to the left of the meter. We suggest having the proper (dedicated) wrench "zip tied" to the gas meter for easy access in the event of an emergency. These wrenches are now available at a home supply store.

### Observations:

The gas meter is not adequately protected from vehicle damage. All gas meters and gas lines should be protected from vehicle impact. This is a potential fire/explosion hazard should the gas line be ruptured during an accident with heavy equipment or cars. We recommend installing an adequate barrier to protect the gas piping from accidental impact. An effective method of installing protection is setting concrete filled pipes into the ground or embedding them into the concrete floor.

There is some improper gas line plumbing at the dryer; specifically the gas line is constructed of copper material. This is evidence that non-plumbers have added additional gas fired devices, or piping likely without required building permit(s). This condition can cause the gas fire device(s) to not perform as intended and cause premature wear/damage over time or possibly be a fire safety hazard. We recommend further evaluation and repairs by a qualified plumbing contractor.



gas meter

## Heating and Air Conditioning

### Heating System

#### Observations:

The main house has no visible means of space heating. Electric portable type space heaters can easily overload typical home circuits particularly in older homes-a potential fire hazard. Living spaces are required to have adequate permanent heating systems. We recommend further evaluation and installation of an approved heating system by a qualified HVAC contractor.

# Interior

## Walls and Ceilings

### Description:

Type of interior walls: Drywall

Type of interior walls: Wood paneling

### Observations:

There are minor wall blemishes throughout the home that are of no real significance to this inspection. We only report on individual conditions that are significant and that indicate underlying defects of a more serious nature such as settling, structural inadequacies, water intrusion, rot, or insect damage.

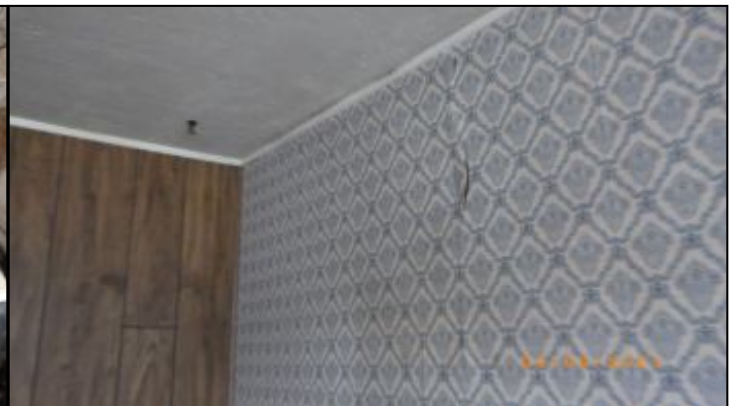
There are cracks in the interior wall/ceiling surfaces that we believe are the result of structural movement caused by settling. The cracks are unsightly and should be repaired. This inspector does not anticipate any rapid changes barring sudden impacts (construction, earthquakes, etc.). Please read the structural section of this report carefully for more information about settlement.

We noted water stained walls and/or ceilings in the laundry room that may be from some past water intrusion or possibly intermittent intrusion but doesn't seem to be active. We saw nothing to indicate a current source of intrusion. The exact cause is unknown but may be due to factors including but not limited to: Roof leaks, plumbing leaks, gutters, roof flashing or some other cause that have since been repaired but were never touched up. We can't say how these have affected those unseen areas behind the finished surfaces. These areas should be monitored for any changes (after rains) cleaned and/or repainted as necessary.

There is evidence of previous repairs to the wall or ceiling surfaces in the home. It is difficult for the average handyperson to make repairs to walls/ceilings as this takes special skills and equipment to make the patches match adjacent surfaces. Although this is primarily a cosmetic issue, extensive repairs might be an indication of significant previous water damage or other kinds of damage.



water stains



wall blemishes





settlement cracks

previous repairs

## Floor Surfaces

### Materials:

Carpeting

Hardwood

Linolium

The floors in this home are in generally poor condition.

### Observations:

There are minor floor blemishes throughout the home that are of no real significance to this inspection. We only report on individual conditions that are significant and that indicate underlying defects of a more serious nature such as settling, structural inadequacies, water intrusion, rot, or insect damage.

There are several floor squeaks in this home. Squeaks could be the result of improperly installed or inadequately secured sub flooring. If any structural defects were found they would identified in the Structural section of this report. These types of squeaks are annoying and are normally not structurally significant. It is possible to eliminate floor squeaks with a variety of repair techniques. If more information is required we recommend consulting a flooring professional to discuss options and cost. Note: If re-carpeting we recommend having time between when the old one is removed and new installed that these squeaks be addressed - ask your carpet installer for a day between. Sometimes a nail that secures the subfloor rubs the floor joist. Simply screwing the offending section with a single screw will stop the squeak.

The floors of this home are uneven at several places. In general, the uneven floors in this home are considered typical for a home of this age. This may be the result of foundation settlement, outdated framing, and heaving sub-floors or finish flooring that has been improperly installed. If further information is desired and if a complete survey of all floors is needed, a flooring/specialty contractor should be retained. Note: It is very common for older homes to have slightly uneven floors due to older construction techniques and normal settlement.

The flooring is worn by appearance at several places in this building. Although this flooring may still be serviceable it is worn and likely will need attention, repairs, or even replacement soon. For more information we recommend further evaluation by a qualified flooring contractor.



generally worn condition

generally worn

## Interior Doors

### Materials:

Wood panel

Sliding

Condition: Appear moderately worn

### Observations:

There are door frames in this home that are out of square or not level and plumb. Out of square door frames can be the result of a settling foundation or supporting pier systems. Your inspector has provided more information about settling and foundation conditions in the Structural section elsewhere in this report. Note: It is not unusual for doors and window frames to slightly be out of square particularly in older homes.

The door leading to the garage is nonstandard height. It is possible for people to hit their head on the door frame. Doorways are required to have a minimum height of at least 6' 8". Use caution and/or consider modifying this doorway.

There are one or more doors missing in this home. We recommend asking the owner about the location of these missing doors and/or having a qualified handyperson/contractor install any missing doors.



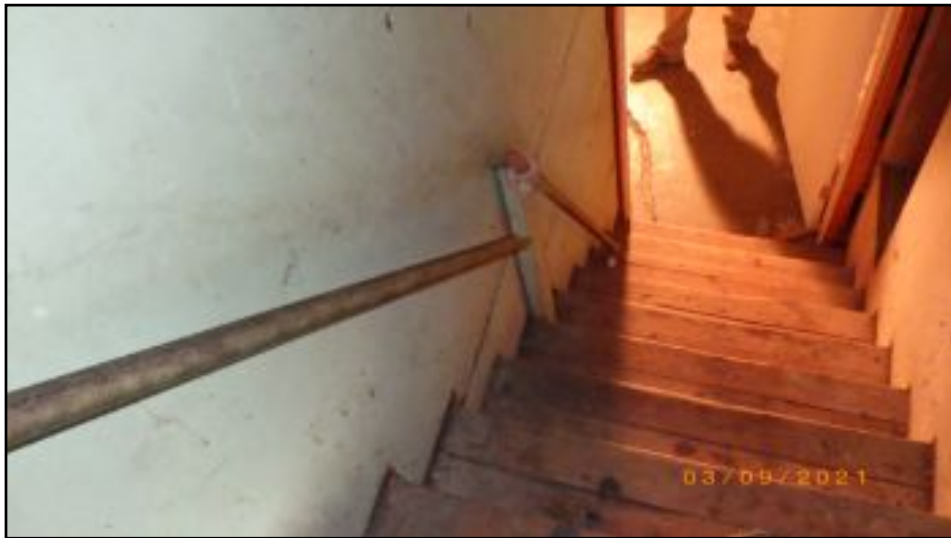
doors out of square

## Stairways and Railings

### Observations:

At least one stairway in this home is nonstandard. Nonstandard staircases may be less than 34" wide, have too steep of steps, or insufficient head room. Nonstandard/nonconforming stairs are a hazard. We recommend using caution on these stairs and to consider making the appropriate alterations for added safety.

The interior handrail at the attic is damaged. This is a significant safety/fall hazard, we recommend repair by a qualified contractor.



damaged handrail

## Limitations of Interiors Inspection

The closets were mostly inaccessible due to storage of personal property and clothes. We recommend checking these areas during the final walk through as defects could be concealed.

There were many areas in this home that were simply not accessible due to storage of personal property - it is possible for significant defects to exist in these areas.

# Kitchen

## Microwave/Refrig

### Materials:

The refrigerator was not tested or inspected as this is outside the scope of our inspection. No obvious dampness was seen on the floor at the time of the inspection. We do not open the refrigerator. We do not move the refrigerator but we attempt to look behind it when possible. We recommend asking the owner about the history and function of this appliance and/or testing the refrigerator during the inspection phase of the purchase process. We recommend checking below this unit regularly as a part of this homes routine maintenance - the water lines and evaporative pans can leak causing significant damage to the floors/framing.

## Countertops

### Materials:

Type(s) of Countertop:

Pre formed Formica

Condition: Generally worn

### Observations:

There are several aspects of the kitchen that are generally worn, damaged, or in generally poor condition. It is beyond the scope of this inspection to itemize each aspect of this kitchen that is in need of repair or replacement. We recommend having a qualified general contractor provide further evaluation and a cost estimate for repairs in this bathroom. As a courtesy to our clients we will gladly provide a Construction Cost Guide to help with planning.

The kitchen counter tops were partially obscured with storage of personal property. Not all areas were visible at the time of this inspection. Our standard recommendation is to check these areas thoroughly when cleared of items.

## Ranges, Ovens and Cooktops

### Description:

Kenmore

Freestanding type range/oven

Range and oven: Gas

### Observations:

There is no anti-tip bracket behind/under the range/oven to prevent it tipping when the door is opened. Anti-tip devices come with new range/ovens and are supposed to be used. Without an anti-tip bracket, the stove could tip away from the wall, spilling its contents. A bracket should be added before using this oven.

The range is generally worn and likely at or near the end of its service life. This unit may need replacement soon.



generally worn

## Dishwasher

### Observations:

The home appears to be equipped with a portable type dishwasher. It is beyond the scope of this inspection to test this type of appliance. We recommend asking your real estate professional if the unit transfers and ask the seller for more information regarding the function/history of the dishwasher.



portable dishwasher



## Hood/Exhaust Fan

### Materials:

Over range exhaust fan

Condition: Poor, will likely need replacement

### Observations:

The kitchen exhaust fan did not work and is not functional. We recommend replacing this unit.

The kitchen exhaust fan was found to be venting into the attic because no duct has been added in the attic. This is an unsatisfactory condition and a potential fire hazard. In the event of a fire at the range top, hot gases and possibly flames would be drawn into the attic. Exhaust devices are supposed to be connected with insulated ductwork directly to dedicated exhaust hoods positioned as close to the device as possible - either at the plane of the roof or a side wall. We recommend that a qualified contractor perform further evaluation and repairs.



vents to attic

## Cabinets and Drawers

### Materials:

Painted wood face frame

Condition: Moderately worn

### Observations:

There are one or more kitchen drawer(s) that do not function normally. The exact cause is unknown but is typically the result of drawer glides that are loose, broken, or do not function normally. We recommend further evaluation and repairs by a qualified handyperson or contractor.

# Laundry

## Limitations of Appliances Inspection

Important: It is beyond the scope of this inspection to fully evaluate the condition and function of various appliances in a home. We do sometimes turn on appliances such as the range or oven. We do not turn on or test laundry equipment (washers, dryers). We will try exhaust fans, garbage disposal units, trash compactors, plumbing fixtures, and the dishwasher. Oven(s), range(s) and microwave thermostats, timers, clocks, and other specialized cooking functions and features are not tested during this inspection. We do not turn on microwave convection ovens or any counter top devices such as blenders. These are not in-depth tests and we try this equipment to assist our client with determining the overall condition of the home.

Some appliances are tested by turning them on for a short period of time. Recommend a one year Homeowner's Warranty or service contract be purchased. This covers the operation of appliances as well as associated plumbing and electrical repairs with a \$50-100 deductible. It is further recommended that appliances be operated once again during the final walk-through inspection prior to closing.

## Washer

### Description:

Drain lines and water supply lines serving clothes washing machines are not operated as they may be subject to leaks if turned on. If equipment was installed at the time of this inspection the area below the washer/dryer was not visible and defects or signs of previous leaks may exist.

Power source: 120 Volt Circuit for Washer

### Observations:

This home has washer/dryer hookup facilities in a garage. It is beyond our scope of inspection to run this equipment or test the drainage. Note: It is very important to periodically clear the dryer vent screen and vent piping to prevent fires! The hot exhaust from both electric and gas clothes dryers are hot enough to cause the built up lint to catch fire. There is often a screen at the exterior of the home and home owners often overlook clearing/cleaning this screen. We recommend checking the flow from the dryer when it is operating to assure that it is flowing freely to the exterior of the home.

## Dryer

### Description:

The dryer is connected to a 220-volt outlet and a gas pipe/line stubbed out at the dryer location. The gas line was not tested. Only a qualified electrician can verify proper power demands at this location.

### Observations:

The area below the washer/dryer was not visible. It is beyond the scope of this inspection to test these appliances.

Clothes dryer vents need to be checked regularly as a part of this building's routine maintenance program. Generally the dryer duct will have to be removed from the dryer and examined - this is beyond the scope of a standard home inspection. Clothes dryers produce enough heat to ignite dry lint. Clogged vents are a potential fire hazard and significantly reduces the efficiency of the dryer. We recommend checking the exhaust flow when the dryer is operating. An appliance technician or qualified handyperson should be able to assist with this recommended task.

## Bathrooms

### Bathtub

**Description:**

Whirlpool (hydromassage) tub in the master bedroom

Plastic/Fiberglass

**Observations:**

The drain beneath the tub in the hall bathroom is leaking and will need to be immediately repaired by a qualified plumber. Water leaks can lead to excessive moisture, wood destroying pests and moisture damage.

The spa (hydrotherapy tub) does not appear to be properly protected with a dedicated GFCI outlet or breaker. This is a potential shock/safety hazard now. We recommend further evaluation and repairs by a qualified electrician.



drain leak

### Shower(s)

**Description:**

Surround is ceramic tile

**Observations:**

At least one hot/cold or diverter control valve at the tub/shower in the hallway bathroom leaks or will not function properly and needs to be repaired or replaced. Leaking valves can cause unseen moisture related damage and mold behind finished surfaces. We recommend further evaluation and repairs by a qualified plumber.

At least one shower and/or tub diverter valve or spout is loose in the hallway bathroom. The pipes behind the finish surfaces have not been properly secured. Loose pipes can leak and cause damage to the framing and adjacent finished surfaces. We recommend further evaluation and repairs by a qualified plumbing contractor.

## Sinks

### Observations:

There is a defective stopper in the hallway bathroom. We recommend repairs by a qualified handyperson or plumber.

## Toilet(s)

### Observations:

The toilet in the hallway bathroom is loose at the floor. Loose toilet pedestals can ruin the wax seal between the pedestals and the soil pipes, resulting in leaks and often rotting flooring beneath the toilet. We recommend having the pedestals tightened up. The client should note that the movement of these pedestals might have already damaged the seals, so we recommend replacing the seals as well. The whole process, removing the toilets to replace the seals and reinstalling the toilets will take the average professional less than an hour per toilet.

## A Word About Caulking and Bathrooms

As a general comment we recommend that the caulked seams between the base of the shower/tub and flooring be checked periodically to make sure it is watertight. Moisture damage at this location is very common and avoidable with regular maintenance.

How to Seal Fixtures: We found the best way to recaulk around bathroom fixtures is to first clean the area of any mold with a light solution of household bleach and water (4:1 ratio). Remove all loose or unsightly existing caulking while taking care not to scratch the adjacent surfaces. We recommend using a high quality 100% silicone (white) caulking. Apply an even bead, about 1/8 to 3/16s of an inch of caulking to the joint. Long straight areas can be carefully masked off with blue painters tape, leaving only the small area at the joint exposed. Smooth the caulking with your finger until it looks even and covers the seam. Hint! Have a small cup of paint thinner to dip your finger in to keep it clean and assist with making a smooth joint. Have several (slightly thinner dampened) rags available to wipe your fingers as soon as any buildup of caulking happens. Clean excess caulking with clean thinner dampened rages. Caution: Let these rags dry outside in the open on noncombustible surfaces before putting in garbage (preferably a steel can).

## Bath Fans

### Locations:

Hall bathroom

### Condition:

Functional - generally worn

### Observations:

The fan in the hallway bathroom is generally worn and may be nearing the end of its service life. This fan did function but was unusually slow to start. We recommend further evaluation by a qualified handyperson or electrician.

# Fireplace & Chimney

## Fireplace Observations

### Type and condition:

Wood burning

Freestanding wood stove

Fireplace condition: Worn - needs further evaluations

### Location:

Family room

Converted garage

### Observations:

This fireplace has no screen. Hot embers or sparks can pop out onto the adjacent carpet, floors, furnishings, or people. This is a potential fire hazard. We recommend installing a screen in front of this fireplace before using.

There is no damper on the wood burning fireplace/stove. Correction by a qualified wood burning stove mechanic is recommended.



wood burning stove



## Chimney Observations

### Materials:

Masonry Unlined

### Observations:

The chimney(s) has a screen and cap. Note: the spark arrester for the chimney is improper. The screens prevent hot ashes from flying out and potentially starting a fire. These screens also prevent birds from entering/nesting the chimney flue. The cap prevents water entry and premature deterioration of various internal components.

Deteriorated mortar joints were observed at the chimney. Loose bricks or missing mortar between bricks can reduce the intended level of fire safety. We recommend further evaluation by a qualified chimney mason. Note: The process of repairs is referred to as re-pointing or tuck pointing.

The chimney termination is too short.. The chimney cap should terminate no less than 24 inches from any framing, roofing, or non rated materials within a 10 ft radius. This chimney/fireplace may smoke under some conditions as it may not effectively “draw” the smoke. Windy conditions causing turbulence will often intensify this effect. To achieve the intended level of fire safety and to perform better this chimney would benefit from being extended. For more information we recommend further evaluation and possible repairs by a specialized chimney mason or certified chimneysweep.

The water resistant surface at the top of this chimney is cracked worn or otherwise in need of some maintenance. The top of this chimney should be properly sealed to prevent water entry and prevent future damage to the internal components of this fireplace. We recommend having a qualified handyperson or chimneysweep perform proper repairs on this chimney cap.



chimney too short



unlined masonry chimney



worn cap



deteriorated mortar

# Garage

## Type of Garage

### Type of Garage:

The garage has been fully converted to living space/storage space and will not accept a car. For further information we recommend asking the owner about the history of this modification and contacting the local building department for a permit history of this home.

## Garage Structure Observations

### Observations:

The floor slab of the garage is cracked and/or settled at several places. Exactly what caused the settling is unknown. This may be the result of organic material left under the slab or more likely - foundation settlement and expansive soils. This inspector does not anticipate any sudden changes. Please read the structural section carefully. We recommend further evaluation and repair by a concrete contractor.



settlement visible

## Garage Framing Observations

### Observations:

We found indications of wood destroying insects in the garage at several places. Infestation by wood destroying insects is normally a symptom of high moisture levels in wood that have caused the wood to rot or soften enough to make tunneling by insects possible. If we saw a water intrusion issue that contributed to this, it has been documented elsewhere in this report. Otherwise, we don't know what led to this infestation. We recommend further inspection by a qualified Class Three Structural Pest Control firm to identify the insects involved, determine the exact cause of infestation, and the extent of damage to the home, prescribe repairs, and treat the home as necessary to eliminate the infestation and provide residual protection. Thereafter, we recommend followup inspections and treatment as necessary at two to three year intervals.



wood destroying pests

# Framing

## Floor Framing

### Subfloor Sheathing Type:

A mixture of materials including plywood and older style solid wood planking.

### Materials:

2 by wood floor joists

4 inch by 6 inch beams

### Observations:

The framing in the crawlspace is water stained and shows some surface moisture related fungus at several places. The area was dry at the time of this inspection. The source of the moisture may have been repaired or is intermittent. We recommend having this area monitored and evaluated by a qualified class three structural pest firm.

The framing below this building considered outdated by modern standards. Older structures often used smaller lumber for various framing components such as floor joists, ceiling joists, and rafters. Sometimes these components will sag or feel springy due to the components being overspanned, that is the lumber may flex or bend under a given load. This condition is typically not dangerous but this framing would benefit from further bracing to prevent sagging and/or to give floors a more solid feel. A competent carpenter or contractor would be able to address this issue.

There is at least one floor joist under the kitchen that has been improperly cut or notched. Floor joists may not be cut or notched more than 10% of its depth in the middle third of its span and no more than 25% at the last third of the floor joist. Improperly cut structural members do not have the intended level of strength and could fail under some extreme conditions. We recommend further evaluation and repairs by a qualified contractor. Note: These cuts are often done to accommodate pipes, ducts, or conduit.

There is wood to soil contact in this crawlspace at the converted garage stairs . This condition is conducive to moisture and insect related damage. We recommend clearing soil away from all wood components under this home.

There is debris in the crawlspace. Debris in the crawlspace is conducive to insect and vermin activity. As a part of this homes routine maintenance we recommend all loose wood, electrical wire, sawdust, loose insulation be removed.

**The framing beneath the ground floor of this home is inadequate at the addition. This may allow excessive deflection of floor framing that results in sloped or bouncy floors and can potentially result in failure of the floor system under extreme conditions. We recommend further inspection and repairs by a qualified contractor.**





outdated framing



framing observations



debris in crawlspace



in contact with soil



bad framing



framing stained



water stains



improper framing

## Attic Framing

### Attic Access

Bedroom

### Materials:

Wood framing ("stick framed")

Roof sheathing: Oriented Strand Board (OSB) over "skip sheathing" (one by wood with gaps)

### Observations:

Our inspection was limited to viewing the attic space from the access. We refrain from entering the attic(s) because the ceiling below could easily be damaged as ceiling joist were concealed with insulation, minimal headroom, or a risk of injury to the inspector. Please refer to the Ventilation and Insulation section elsewhere in this report for more information on this attic.

The framing in this attic is considered outdated by modern standards. Older homes often used smaller lumber for various framing components such as floor joists, ceiling joists, and rafters. Sometimes these components will sag or feel springy. This is usually due to the component being overspanned, that is the lumber may flex or bend under a given load. This condition is typically not dangerous but this framing would benefit from further bracing to prevent sagging and/or to give floors a more solid feel. A competent carpenter or contractor would be able to address this issue.

There is roofing debris, construction debris, personal property, or simply garbage visible in at least one attic area. This debris can conceal defects, encourage insect and vermin activity, and potentially reduce the intended level of fire safety. We generally recommend that debris be removed from attic area(s).



OSB over skip sheathing

## Wall framing

### Materials:

Wood Stud

# Environmental

## Limitations

### Limitations:

Potentially hazardous materials have been used in the construction of buildings over the years. Many naturally occurring materials and man made building materials have been found to be dangerous or have adverse effects upon our environment. These substances include but are not limited to lead paint, asbestos, formaldehyde, electromagnetic radiation, and radon. Prior use of the property may also have adverse effects on use and occupant health such as fuel storage tanks, chemical storage, and spills. Hazardous materials, environmental hazards, and product liability are not included in the scope of this inspection. For further information call the EPA in San Francisco at (415) 744-1500.

This home has some natural stone, granite, or marble products. Some of these products have been found to have some levels of radon or other hazardous emissions. It is beyond the scope of this inspection to test these materials. We recommend contacting the Center for Disease Control (CDC) or specialized contractor for more information about these materials and possible hazards

This home was not tested for radon as that is outside the scope of a standard home inspection. Radon is not commonly found in the San Francisco Bay area. Although possible, it is unlikely, with the exception of imported materials or interior building materials. If more information is needed regarding radon we recommend contacting the Environmental Protection Agency and/or a specialized hazardous testing firm.



## Observations

### Observations:

This home may have been painted with lead paint at some time as most homes were prior to about 1975. Lead paint is often found under existing layers of paint. Lead paint normally does not become a health issue unless it is ingested; eaten, or breathing lead bearing paint dust or chips. Our understanding is the greatest risks are for pregnant women and children. We urge our clients to test for lead and have it removed where it could pose a health hazard. Simple swap tests are commonly available at almost any builder supply or paint supply store. We recommend you contact your local building department or the California Department of Environmental Health for more information.

This inspector found no obvious evidence of asbestos in this home. This is not a guarantee that there is none. It is beyond our scope of inspection to test for asbestos. Hazardous materials, environmental hazards, and product liability are not included in the scope of this inspection. For further information about asbestos we recommend calling the EPA in San Francisco at (415) 744-1500 or go to [www.epa.gov](http://www.epa.gov).

About Mold: Usually the first indication of a mold problem is a strong earthy or musty smell. Mold requires moisture and/or high humidity to growth therefore it is imperative to identify the source of water and correct that condition. Molds thrive in areas where humidity levels exceed 60%. There are various devices available that can dehumidify indoor air. Areas where there is minimal air movement tend to promote mold, particularly moisture laden stagnant closets, corners, or crawlspaces. Often simply providing greater ventilation or by installing more or larger perimeter vents can solve a fungus problem.

There are an increasing number of people who have allergic reactions to molds. Some of the better known allergenic molds are *Cladosporium* and *Alternaria*. Your doctor can perform tests to determine if you are sensitive to these types of molds. Obviously removing and providing an inhospitable environment for mold growth is the most effective long term solution.

There are several molds that are identified as toxic to humans; however these types are not common in our climate therefore infrequently found. People who are exposed to toxic molds that have compromised immune systems (the elderly, infants, AIDs patients, and those undergoing chemo therapies) are most likely to be harmed. Some molds produce mycotoxins, such as *Stachybotrys* and *Trichoderma*. These two species are recognized as being among the most toxic. The only way to positively identify the presence of toxic molds is to test for it. There are several ways to test for mold and no one method works every time. Molds can and often do grow in enclosed areas such as in walls and are not physically accessible and air samples are not always accurate as the mold spores may not be airborne at the time of sampling.

Upon request North Bay Inspection can take a swab sample and send this into a certified lab for analysis. The cost of this testing is \$125 for each sample. Usually only one sample is necessary. If there are different molds in several areas several samples may be necessary.

If significant amounts of molds are discovered during your home inspection it should be treated as if it might be dangerous and only by persons outfitted with the appropriate clothing, equipment and training should perform these services. Remediation of harmful molds can be very expensive. Some homeowner's insurance policies cover the costs while others do not, we recommend checking with your insurance agent.

We found evidence of vermin (droppings) at several places . Whether this is an active condition it can't be determined within the scope of a home inspection. Vermin could have gained access by tunneling beneath the foundation wall, through a poorly fitted hatch, damaged vent screens, or by other means. We recommend further evaluation by a qualified exterminator to identify and seal all points of entry and eliminate any vermin present.

**We observed what we believe is mold, mildew, or fungus on some surfaces at the laundry room. The amount of surface BOG (Biological Organic Growth) found was more than normally found. This is a potential health hazard to occupants in this building. It is possible some areas were not accessible and more damage exists.**



We strongly recommend further evaluation and remediation by a qualified environmental contractor.



mold visible in laundry room

## Primary Recommendations

Exterior		
Page 8	Driveway	<p>The driveway slopes towards the garage. It is likely that surface water flows towards the garage during heavy rains. There was no evidence of water damage/dampness at the time of this inspection. We recommend asking the owner if there has been any history of water in the garage.</p> <p>The concrete driveway is badly damaged by cracking and/or settling. The damage is most likely too significant to be repaired by patching. We recommend having the driveway replaced. Consult a qualified concrete mason to discuss options and cost.</p>
Page 12	Exterior Doors	<p>The door, door threshold and door jamb at the right side of the home is moisture/fungus damaged. We recommend further inspection by a class three structural pest control firm.</p>
Page 13	Observations Exterior Cladding	<p>This home has undergone many changes over the years. It appears much of the work may not have been completed with the benefit of building permits or qualified trades persons. There are likely to be unseen issues that are not included in this report. It is beyond the scope of this inspection to identify each deficiency. We recommend having this home evaluated by trade specialists as indicated in other portions of this report.</p> <p>There has been significant work/repairs done to this home; several aspects of the various additions to the home are improper, non-standard and potentially unsafe. Our standard recommendation is to check building permit history of this home and to ask the owner who completed the work and if there is any warranty. Note: Many communities are aggressively seeking permits/fees retroactive and can require new owners to bring the work up to current code and pay all permit fees.</p> <p>The siding is moisture and/or fungus damaged at several places around the home. This damage can spread to areas adjacent to the siding including framing. We recommend further evaluation and inspection by a licensed Class Three Structural Pest firm.</p>
Page 15	Observations: Eaves, Soffits, Fascia and Trim	<p>There is moisture/fungus damaged eave sheathing at several places. The exact cause of the damage is unknown but this type of damage is often caused by a roof leak. We recommend further evaluations and repairs by a qualified class three structural pest firm. Note: Normally only water testing this roof could determine if this roof has an active leak. Water testing is a specialized investigation and is beyond the scope of a standard home inspection.</p> <p>The wood trim is moisture/fungus damaged at several places around this home. This damage can spread to areas adjacent to the damaged trim. We recommend further evaluation and inspection by a licensed Class Three Structural Pest firm.</p>

Page 16	Observations: Deck, Balcony	The decks" are moisture/fungus damaged at several places. This damage can spread to areas and cause this deck to become unstable or even unsafe over time. We recommend further evaluation and repairs by a Class Three Structural Pest firm.
Page 17	Observations: Railings and Stairs	The outside stairs and/or landing do not have a railing or handrail (rear and roof top deck). Any stair with four or more steps or decks and landings that are higher than 30 inches above grade should have a handrail and perimeter railings. We recommend immediate correction by a competent carpenter.  There is moisture/fungus related damage at the left rear ramp. Damaged stairs can be a hazard as they may not have the intended level of strength. We recommend further evaluation by a class three structural pest firm.
Page 18	Observations: Retaining Walls	The wood retaining wall at the rear is deteriorated due to age, moisture damage, and/or insect infiltration. We recommend the client consult a qualified landscape contractor to discuss options and cost of replacement.

### Foundation

Page 28	Foundation Observations	This home has a pier and post type foundation at the addition. This home does not have a complete perimeter foundation. Pier and post foundations are considered substandard and unapproved method of supporting homes. One of the main reasons is that they are not steel reinforced, the other is that it is difficult to "anchor" the framing to the foundation. This home may experience significant settlement and seasonal movement. Although this inspector does not anticipate any rapid changes, this structure could experience failure in the event of an earthquake or other extreme conditions. We recommend further evaluation by a qualified structural engineer familiar with residential construction.  The foundation/support at the right rear side is unknown. There was no access to this area. It appears to be a pored concrete foundation but may not be a conforming foundation for a living space. Only destructive/further evaluation can determine the exact composition. There were no obvious indications of failure. The client should understand that this is the assessment of a home inspector - not a professional engineer - and that despite this assessment, there is no way we can provide any guaranty that this foundation will never settle any further. We suggest that if the client is at all uncomfortable with this condition or our assessment of it, a structural engineer be consulted to independently evaluate the condition prior to making a final purchase decision.
Page 31	Observations of Peirs and supporting posts	There are apparently no foundation footings at the base of piers at the addition of the home. These piers may tend to settle more rapidly than a conforming pier. Over time this can cause uneven floors in the building. This condition is sometimes encountered with older homes or in situations where nonprofessional(s) have performed work without permits. We recommend further evaluation and repairs by a qualified contractor familiar with local construction codes.

### Electrical

Page 34	Main Service Panel(s)	The inner protective panel is missing on the main panel. This is a potential safety hazard as persons could touch the energized interior of the service box. We recommend having a qualified electrician install the missing inner panel on this device.
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Page 35	Sub Panel(s)	<p>The inner protective panel and cover is missing on at least one sub panel. This is a potential safety hazard as persons could touch the energized interior of the service box. We recommend having a qualified electrician install the missing inner panel on this device.</p> <p>The sub panel has not been properly grounded/bonded. All electrical service panels and metal electrical boxes are required to be properly bonded to the grounding system. Improperly bonded panels could possibly become energized which is a significant electrocution hazard. We recommend immediate further evaluation and repair by a qualified electrician.</p> <p>This home has minimal separate electrical circuits with respect to the load placed on individual circuits/breakers. Normally the electrical system in a home has a number of different circuits that isolate sets of outlets, lights, or appliances providing. Placing too much of a load on a single breaker/circuit can cause the breakers to trip frequently and in some cases be a fire hazard. This is a common finding in older homes that have had changes placing a higher electrical demand on existing equipment. To achieve the intended level of safety we recommend further evaluation by a qualified electrician. Note: Some times simply adding more breakers or a new sub-panel is a cost effective method of repair. Sometimes the electrical service will need to be upgraded.</p>
Page 36	Distribution Wiring	<p>This home has a mixture of old and newer wiring. There are several aspects of this homes wiring that are incomplete, improper, and in some cases, unsafe. Please read the entire electrical section carefully. It is beyond a basic home inspection to identify each and every deficiency beyond a general overview of problem types found. A complete survey of a homes wiring system is considered technically exhaustive and well beyond the scope of a standard home inspection. We recommend our client retain the services of a qualified electrician to provide further review and make repairs.</p> <p>Portions of this building are still wired with "knob-and-tube" wiring. This type of wiring has no ground conductor and is installed with separated hot and neutral wires secured to porcelain knobs or threaded through porcelain tubes to insulate them from framing members. Knob and tube wiring is obsolete and the cloth and rubber insulation is frequently deteriorated and fragile. Deteriorated wiring is a significant fire and safety hazard now. This wiring is likely the age of the structure and is at the end of its safe useful service life. Even though we may not have found any obvious deficiencies with this wiring we still recommend having it all replaced by a qualified electrician. Note: Wiring in walls, switch to light circuits are difficult (expensive) to replace. It is important to have a clear understanding of what the electrician is proposing to replace and what warranty will be in place for unseen wiring.</p> <p>Some improper electrical splices were observed at several places at this property. All electrical connections are required to be within a proper junction box. Splices not made in a junction box are a potential fire hazard. We recommend having a qualified electrician review the wiring and make the appropriate repairs.</p> <p>There is some improper wiring at several places of this home. Please read the entire electrical section carefully for further details. It is</p>

		beyond our scope to perform a specialized electrical inspection. We recommend further inspection by a qualified electrician.
Page 41	GFCI / AFCI Protection	This home has no GFCI protection. It is likely that this type of outlet protection was not required when this home was built. For added safety we recommend installing outlet protection. To achieve a greater level of safety we recommend adding GFCI protection in the kitchen, bathrooms (within 6ft. of water fixture/ sink), garage, exterior, and any potentially damp or wet areas.
<b>Plumbing</b>		
Page 44	Distribution piping Observations	There are several aspects of this homes plumbing that are incomplete, improper, and in some cases leaking now. Please read this entire section carefully. It is beyond a basic home inspection to identify each and every deficiency beyond a general overview of problem types found. A complete survey of a homes plumbing system is considered technically exhaustive and well beyond the scope of established standards set forth by the American Society of Home Inspectors (ASHI). We recommend our client retain the services of a qualified plumber to provide further review and make repairs.
Page 46	Waste/ Vent Observations:	There are straight sections of cast iron waste pipe that have rust deposits, staining, and/or rust cysts. This is evidence of possibly occluded or heavily rusted pipes that may need replacement now or in the near term. Most cast iron pipe has an expected service life of about 50 to 70 years before it becomes so occluded by rust that replacement is necessary. This plumbing may be at that point. We recommend further evaluation and correction or replacement as necessary.
Page 50	Water Heater #2 Observations	<p>The water heater is missing seismic restraints. We recommend installing approved restraints on this water heater. Note: The California State Architect is the determiner for minimum standards for Department of Real Estate (DRE) requirements. About Seismic Restraints: The best braces are rigid and support the water heater both top and bottom; plumber's tape, aluminum straps, inlet/outlet supports, and other non-approved restraints are no longer considered adequate restraints according to the guidelines of the California Seismic Safety Commission and the California State Architect Guidelines. As of January 1 1997, home sellers in California are required to certify that this water heater complies with current guidelines upon sale of the property.</p> <p>Several aspects of the water heater and/or its installation are improper. Please read the entire plumbing section for more information.</p>
Page 51	Water Heater Flue Observations	The flue for the gas fired water heater is improperly configured. This condition can allow deadly hot gases to enter the structure - a life safety hazard. We recommend immediate repairs and further evaluation by a mechanical (sheet metal) contractor or qualified plumber.
Page 52	Sinks	There is a waste line leak below the kitchen sink. Plumbing leaks can cause significant water and fungus related damage. We recommend immediate evaluation and repairs by a qualified plumber.
Page 53	Gas Lines	There is some improper gas line plumbing at the dryer; specifically the gas line is constructed of copper material. This is evidence that



		non-plumbers have added additional gas fired devices, or piping likely without required building permit(s). This condition can cause the gas fire device(s) to not perform as intended and cause premature wear/damage over time or possibly be a fire safety hazard. We recommend further evaluation and repairs by a qualified plumbing contractor.
<b>Heating and Air Conditioning</b>		
Page 54	Heating System	The main house has no visible means of space heating. Electric portable type space heaters can easily overload typical home circuits particularly in older homes-a potential fire hazard. Living spaces are required to have adequate permanent heating systems. We recommend further evaluation and installation of an approved heating system by a qualified HVAC contractor.
<b>Kitchen</b>		
Page 61	Hood/Exhaust Fan	<p>The kitchen exhaust fan did not work and is not functional. We recommend replacing this unit.</p> <p>The kitchen exhaust fan was found to be venting into the attic because no duct has been added in the attic. This is an unsatisfactory condition and a potential fire hazard. In the event of a fire at the range top, hot gases and possibly flames would be drawn into the attic. Exhaust devices are supposed to be connected with insulated ductwork directly to dedicated exhaust hoods positioned as close to the device as possible - either at the plane of the roof or a side wall. We recommend that a qualified contractor perform further evaluation and repairs.</p>
<b>Bathrooms</b>		
Page 63	Bathtub	The spa (hydrotherapy tub) does not appear to be properly protected with a dedicated GFCI outlet or breaker. This is a potential shock/safety hazard now. We recommend further evaluation and repairs by a qualified electrician.
<b>Garage</b>		
Page 68	Garage Structure Observations	The floor slab of the garage is cracked and/or settled at several places. Exactly what caused the settling is unknown. This may be the result of organic material left under the slab or more likely - foundation settlement and expansive soils. This inspector does not anticipate any sudden changes. Please read the structural section carefully. We recommend further evaluation and repair by a concrete contractor.
Page 68	Garage Framing Observations	We found indications of wood destroying insects in the garage at several places. Infestation by wood destroying insects is normally a symptom of high moisture levels in wood that have caused the wood to rot or soften enough to make tunneling by insects possible. If we saw a water intrusion issue that contributed to this, it has been documented elsewhere in this report. Otherwise, we don't know what led to this infestation. We recommend further inspection by a qualified Class Three Structural Pest Control firm to identify the insects involved, determine the exact cause of infestation, and the extent of damage to the home, prescribe repairs, and treat the home as necessary to eliminate the infestation and provide residual protection. Thereafter, we recommend followup inspections and treatment as necessary at two to three year intervals.
<b>Framing</b>		

Page 70	Floor Framing	The framing beneath the ground floor of this home is inadequate at the addition. This may allow excessive deflection of floor framing that results in sloped or bouncy floors and can potentially result in failure of the floor system under extreme conditions. We recommend further inspection and repairs by a qualified contractor.
<b>Environmental</b>		
Page 76	Observations	We observed what we believe is mold, mildew, or fungus on some surfaces at the laundry room. The amount of surface BOG (Biological Organic Growth) found was more than normally found. This is a potential health hazard to occupants in this building. It is possible some areas were not accessible and more damage exists. We strongly recommend further evaluation and remediation by a qualified environmental contractor.