

# PROPERTY INSPECTION REPORT

Confidential - Property Inspection Report - Confidential



**1234 Buena Vista St**  
**Inspection Prepared For: Happy Client**  
**Agent: Christian Castner - Harcourts Luxury Estates**

**Date of Inspection: 2/6/2019**  
**Year Built: 1944 Size: 2158**

## **Sunset Property Inspection**

1745 Dartmoor Dr, Lemon Grove, CA 91945

Phone: (858)518-6867

Email: [theo@sunsetpropertyinspection.com](mailto:theo@sunsetpropertyinspection.com)

[www.sunsetpropertyinspection.com](http://www.sunsetpropertyinspection.com)

## Scope of Work

You have contracted with Sunset Property Inspection to perform a generalist inspection in accordance with the standards of practice established by the California Real Estate Inspection Association, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation.

Most homes built after 1978, are generally assumed to be free of asbestos and many other environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of a concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests, and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by the Environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that appear on ceramic tiles in bathrooms do not usually constitute a health threat but should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was originally used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could easily be crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

## Conventions and Terms Used in this Report

### USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at, and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

### TEXT COLOR SIGNIFICANCE:

**GREEN colored text:** Denotes general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

**BLUE colored text:** Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

**RED colored text:** Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

### COMMONLY USED TERMS:

**"SAFETY CONCERN"**: A condition, system or component that is considered harmful or dangerous due its presence or absence.

**"DEFERRED COST"**: Denotes a system or component that is near or has reached its normal service life expectancy or shows indications that it may require repair or replacement anytime within the next five (5) years.

**"MAINTENANCE"**: Recommendations for the proper operation and routine maintenance of the home.

**"IMPROVE"**: Denotes improvements which are recommended but not required. These may be items identified for upgrade to modern construction and safety standards.

**"FMI": For More Information:** Includes additional reference information and/or web links to sites which expand on installed systems and components and important consumer product information.

**"FYI": For Your Information:** Denotes a general information and/or explanation of conditions; Safety information; Cosmetic issues; and useful tips or suggestions for home ownership.

### KEY TO RATINGS:

**Inspect = INSPECTED:** A system or component was visually examined. It was observed to be functioning normally or as originally intended, at the time of inspection, with no apparent deficiencies. A system may not be operationally tested due to limitations, in which case, these limitations will be listed in this report. A system or component may show signs of normal wear and tear.

**Not Inspect = NOT INSPECTED:** A system or component was not ON or it was shut down at the time of inspection, and could not be evaluated using normal control devices. A system or component was hidden from visual evaluation by items such as furniture, personal property, or other coverings as indicated in this report. Reason for non inspection will be indicated on this report.

**Not Presnt = NOT PRESENT:** A system or component did not exist or was not evident on this property at the time of inspection.

**Repair Replac = REPAIR or REPLACE:** A system or component was not operating normally, or as designed, at the time of inspection. It may need further review and evaluation by an appropriate professional tradesperson to be repaired or replaced as needed. It may include a condition that is hazardous or unsafe and could result in personal injury or property damage.

## Inspection and Site Details

### 1. Inspection Time

Start: 1:00 PM  
End : 4:30 PM

### 2. Attending Inspection

Client present  
Buyer Agent present  
Selling Agent present  
Friends of Client present

### 3. Residence Type/Style

Detached  
Single Family Home

### 4. Garage

Detached 2-Car Garage

### 5. Direction Of Front Entrance

For the purpose of this report the building is considered to be facing, East

### 6. Bedroom # Designation - Location -- for the purposes of this report

#1 - Left Rear Downstairs- Master Bedroom  
#2 - Left Front- Guest bedroom  
#3 - Middle Front - Guest Bedroom  
#4 - Upstairs - Second Master Bedroom

### 7. Bathroom # Designation - Location - Type -- for the purposes of this report

#1 Master Bath  
#2 Hall Bath - Full  
#3 - Upper level bedroom- Half

### 8. Occupancy

Vacant  
The utilities were on at the time of inspection.

### 9. Weather Conditions

Partly cloudy  
Weather leading up to inspection was wet  
Temperature at the time of inspection approximately:  
55 degrees

## Exterior

### GRADING & DRAINAGE

#### General Information

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

#### 1. Stoop, Steps

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

**Materials:** Concrete at front entry • Wood steps at master bedroom rear patio exit

**Observations:**

- No deficiencies noted.

#### 2. Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

**Description:** Metal garage pedestrian door • Wood front and side kitchen door • Non- exterior rated door at rear exit of home • Aluminum framed sliding glass door. Dual pane. One upstairs and one in downstairs master bedroom

**Observations:**

- Damage at exterior doot seen. Rear exit door does not appear to be an exterior rated door. Moisture damage seen. Recommend replacing with an exterior rated door to prevent further deterioration.
- Downstairs sliding glass door is difficult to slide. Recommend improving operation. A qualified contractor is needed
- Kitchen exterior door bottom weather stripping is dragging on the floor. Recommend adjustments be made by a qualified handyman.
- Cloudiness/condensation observed in thermopane double glazed door at upstairs bedroom. This is an indication of a failed seal. A qualified contractor should review for replacement as needed.



Rear Exit Door Covered With Rain Protection



moisture damage at bottom of door





Moisture damage at staples



bad seal in upstairs sliding glass dual pane door

### 3. Deck, Balcony

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Materials:

- Wood

#### Observations:

- Lag screws and other proper means of attachment are not visible at the house to balcony connection. Have the balcony reviewed for proper installation and attachment. Check for history of permits.
- Flashing is missing or can not be seen. Ledger connection must be properly flashed. Water entry at the ledger connection causes wood rot and is a significant contributing factor in many deck collapses. Recommend further review by a qualified deck contractor.



weathered wood surface at balcony framing



Exposed framing behind stucco. No flashing seen between balcony and stucco

### 4. Railings

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Materials: None

#### Observations:

- Handrails not installed at rear patio steps. This is a safety hazard. Handrails are required in order to prevent trip and fall accidents. Recommend a qualified contractor install appropriate handrail.



no handrail present

### 5. Driveway

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Materials:**

- Concrete

**Observations:**

- IMPROVE: Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.



cracks in driveway



improper slope



Improper slope

### 6. Walkway

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

#### Materials:

- Concrete

#### Observations:

- Appeared functional and satisfactory, at time of inspection.

### 7. Porch, Patio Flatwork

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

#### Materials:

- Front Patio:
- Brick

#### Observations:

- General overall condition appears satisfactory at time of inspection.

### 8. Exterior Cladding

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

#### Materials:

- Stucco -- Portland cement exterior plaster
- Wood siding

#### Observations:

- No weep screed visible or improper clearance to soil/concrete. The present standard distance is 4" to soil and 2" to concrete. Weep screeds are necessary for proper moisture drainage from behind stucco and prevent premature deterioration to the stucco, framing or moisture entry into the interior. We recommend correcting the condition(s) noted.





No weep screed

no weepscreed at front entrance overhang



No weep screed

### 9. Eaves, Soffits, Fascia and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Materials:

- Wood

#### Observations:

- Appeared to be in serviceable condition, at time of inspection.

### 10. Window/Door Frames and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Materials:

- Wood

#### Observations:

- Components appeared in satisfactory condition at time of inspection.

## 11. Grading and Surface Drainage

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Materials:

#### • Signs of Poor Drainage

### Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building. A soil gradient sloping away from the foundation was not established. The soil gradient was essentially flat at planter beds and/or lawn areas next to the foundation. Correcting the soil pitch is needed to improve drainage so that surface drainage is directed away from the foundation.



Poor grading at foundation

## 12. Limitations of Exterior Inspection

### Materials:

- A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.
- Awnings, or similar seasonal accessories, recreational facilities, outbuildings, water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low-voltage landscape lighting are not inspected unless specifically agreed upon and documented in this report.
- A representative sample of exterior components were inspected rather than every occurrence of components.

# Roofing

## ROOF

-Our roof inspection is to report on the type and condition of roofing materials, missing and/or damaged material, and attachments (excluding antennas, solar systems, etc.) where visible. This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Condition of the roofing underlayment material is not verified/inspected. For further evaluation and a roofing certification we recommend you consult a qualified licensed roofing contractor, a number of lenders may require a roofing certification. Buildings that have tile or wood shake/shingle materials and are going to be tented for termites should be reinspected for possible damage caused by the extermination process before the close of escrow. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age.

### 1. Roof Style and Pitch

Side Gabled • Front Gabled • Normal slope: roof angle (pitch) from 30 - 40 degrees

### 2. Method of Roof Inspection

Walked on lower story roof surface and viewed East side of second story roof from eave.

### 3. Roof Covering

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Description:** Composition shingles noted. There are a wide variety of dimensional composition shingle roofs which are comprised of asphalt or fiberglass materials impregnated with granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from 15 to 20 years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first sign of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

**Age:** Approx 7-10+ years • 1 visible layer observed • Fiberglass composition (asphalt) shingles typically have an expected lifespan of 15 to 20 years for standard shingles. This can fluctuate due to such variables such as color, building orientation, and amount of sunlight received as well as adequate attic ventilation.

**Observations:**

- These shingles appear to be in the second third of their life cycle.
- There are a few damaged perimeter roofing shingles. Water can penetrate into the interior surfaces. Recommend replacing the damaged shingles.



damaged shingle

#### 4. Flashings

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials: Metal

Observations:

- Sealant at valley flashing seam is cracked. This has a high likelihood of leaking. Recommend a qualified roofing contractor inspect all roof flashing for any potential repairs



damaged seam at valley flashing

#### 5. Roof Penetrations

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: ABS piping for plumbing vent stack(s) • Metal B type vent for furnace and/or water heater vent • Metal bathroom and kitchen exhaust vent

Observations:

- Furnace exhaust vent is missing a rain cap. Rain is entering in the vent pipe and making its way into the furnace. Further damage will occur. Replacement of a vent cap is needed



rain cap missing on furnace exhaust vent

#### 6. Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Masonry -- for wood burning fireplace

Observations:

- Masonry chimney appeared functional with no deficiencies noted -- proper chimney cap installed.

## 7. Roof Drainage System

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Plastic/Vinyl • All downspouts discharge above grade

Observations:

- Downspouts which discharge onto the ground - above grade - should discharge a good distance away from the house -- four (4) to six (6) feet or more, if possible. The slope of the ground in this area should be away from the house to direct water away from the foundation.
- There is no gutter/downspout installed at the roof drainage system. Location: Several sections. Potential water intrusion can occur and damage components. Recommend installing a gutter/downspout and properly extending away from the foundation to allow for proper drainage.



Downspout Next To Foundation

gutter missing

## 8. Skylight(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: fixed, plastic-lensed, raised-curb-type

Observations:

- Appear functional
- Skylights can leak. Monitor the flashings and ceilings and seal as needed.



### ***9. Limitations of Roofing Inspection***

- Roofs may leak at any time. 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.
- 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.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.
- It is advised to inquire and obtain roof documentation & history of permits from the previous owner. Ask the seller about the age & history of the roof.
- The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

We recommend that you include "roof" coverage on a home warranty. To guarantee this roof will not leak, you would need to have a roofing company perform a water test and issue a roof certification, which is beyond the scope of a home inspection. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service. Please note that a home inspection is neither a guarantee of any kind against leaking, nor a warranty of the longevity of the roof. It is a visual evaluation of the roof and the attic below. We strongly recommend that you purchase and maintain a roof rider with your home warranty.

## Structure

### 1. Foundation Type

A raised perimeter with pier and beam supports -- Crawlspace

### 2. Foundation Walls

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Poured Concrete**

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home. A majority of the perimeter wall of the East portion of the home was not visible from the crawlspace

### 3. Under Floor Crawlspace(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Method of Inspection:

- Crawled under the addition portion of the home. The original section of the home was not crawled

Insulation & Ventilation:

- Under floor insulation type: fiberglass batts
- Ventilation location: foundation walls at the perimeter

Observations:

- Floor insulation is damaged, missing and displaced in several areas. Recommend a professional insulation installer remove or replace all damaged insulation
- The access at the center stem wall was restricted by plumbing. No access into the original portion of the East side of the home was performed.



Restricted access into front crawlspace



Crawlspace access



Insulation detached from floor in crawlspace

#### 4. Columns and Beams

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wood posts and beams • Concrete piers

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

#### 5. Floor Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Plywood sheathing sub floor at newer addition to rear of home • Diagonal plank subfloor at original section of the home • Wood Joists

Observations:

- Limited review only in rear section of home and where insulation is missing.
- No deficiencies noted on visible areas, at the time of inspection.

#### 6. Wall Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Wood frame

Observations:

- Limited view due to finishing materials.
- Damaged wood and potential would destroying organisms at wall framing in garage. Recommend further review by a qualified termite inspector



damaged joist in garage

7. Ceiling and Roof Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Roof framing system: • Dimensional lumber wood ceiling joists • 1x solid plank sheathing

Observations:

- Staining was observed at the roof sheathing located in the attic. Recommend all flashing and penetrations be reviewed by a qualified roofing contractor.



Staining seen on roof decking in attic

8. Limitations of Structure Inspection

- Full inspection of all 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.
- A representative sample of the visible structural components was inspected.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- Percent of foundation not visible: 60% front of house

## Attic and Insulation

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes the mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### 1. Attic Access

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Access at hallway ceiling  
 Observations: Appeared functional

### 2. Method of Attic Inspection

Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only. • Could not access all areas.

### 3. Insulation in Unfinished Spaces

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Fiberglass, loose fill  
 Depth/R-Value: Approx. 7-10 inches  
 Observations:  
 • Insulation appears adequate.

### 4. Attic Ventilation

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Gable louver vents  
 Observations:

• Vent screen damaged at gable and louvre vent. Recommend a qualified contractor repair the vent to prevent any pests, birds or insects from entering the attic



Vent screen damaged

### 5. Vent Piping Through Attic

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: ABS plumbing vents • Double wall metal B-Vent pipe • Bathroom exhaust vent piping  
 • Kitchen exhaust fan vent pipe  
 Observations:  
 • No deficiencies noted.



## *6. Limitations of Attic and Insulation Inspection*

- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of this inspection unless explicitly contracted-for separately.
- Any estimates of insulation R values or depths are rough average values.
- The area above the 2nd story had no visible access and therefore could not be inspected.

# Interior

## INTERIOR ROOMS

-Our interior review is to determine functionality of accessible doors, windows and electrical outlets, visible water stains and other related conditions. Minor items, such as torn screens, cracked window panes and loose hardware can occur at any time. Furnishings and stored personal effects are not moved during the inspection. Closet and storage areas should be reviewed at your walk-through before the close of escrow after furnishings and stored personal effects have been removed for any hidden damage. New paint and flooring can remove or conceal evidence of any past conditions that may have been present prior to the work being done. We recommend inquiring about any past conditions that may no longer be visible.

### 1. Door Bell

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- none

### 2. Walls and Ceilings

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Drywall • Plaster

Observations:

- General condition of walls and ceilings appeared satisfactory.

### 3. Floor Surfaces

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials: Hardwood type in main living areas and front bedrooms • Ceramic tile in bathrooms and kitchen • Carpet in master and upstairs bedrooms

Observations:

- Damaged wood flooring in rear great room. Repairs are needed.



Damaged flooring

### 4. Windows

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Aluminum • Sliders • Some double-glazed thermal seal type: two panes of glass separated by a layer of air/inert gas, then sealed. • Some Wood -- Original windows, single hung

Observations:

- In accordance with CREIA Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
- Highly recommend operating all windows during final walk through inspection.
- DEFERRED COST: Windows are original, older type. Consider upgrading to double pane, thermally insulated, newer efficient type.
- Some windows did not open when tested. Recommend all windows reviewed for proper operation during walkthrough inspection prior to closing
- Cloudiness/condensation observed in thermopane double glazed window in downstairs rear bedroom. This is an indication of a failed seal. A qualified contractor should review for replacement as needed.



window inoperable



failed seal at master bedroom window

### 5. Interior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: **Wood**

Observations:

- Appeared functional, at time of inspection.

### 6. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Appeared functional, no deficiencies noted at time of inspection.

### 7. Ceiling Fans

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Operated normally when tested, at time of inspection.

### 8. Cabinets and Vanities

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: **Wood laminate • Solid Wood**

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

### 9. Countertops

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: **Tlle**

Observations:

- No discrepancies noted.

### 10. Stairways and Railings

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Observations:

- **SAFETY CONCERN:** The opening between Balusters (vertical posts comprising barrier in railings) is 6 inches. A toddler can very easily fall through this spacing from the landing to floor below. Although 6" spacing was adequate when home was built -- modern building safety standards is now a maximum of 4" between balusters. Consider installing appropriate safety guard as determined.



Fall hazard

### 11. Garage Door(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Materials:

- One 16' Steel Roll Up Door

#### Observations:

- No deficiencies observed.

### 12. Garage Door Opener(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Materials:

- One automatic opener - Manufacturer:
- LIFT-MASTER

#### Observations:

- Appeared functional using normal controls, at time of inspection.

### 13. Garage Door Safety Features

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Materials:

- Safety Reverse Present

#### Materials:

- Safety Sensor Present

#### Observations:

- Safety sensors operated normally, reversing the door when tested..
- The automatic garage door opener(s) reversed direction when met with resistance.

### 14. Garage Floor and Sill Plates

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Materials:

- Concrete

#### Observations:

- Minimal lag bolts
- Rotting and damage was observed at the garage sill plates. This weakens the support for the framing. The corresponding exterior wall shows signs of moisture and poor drainage. Recommend further review by a qualified contractor.



Moisture entry

Moisture Stained Stucco  
exterior wall corresponding with moisture entry in garage

Moisture intrusion at garage sill plate next to door

### 15. Limitations of Interiors Inspection

- Recommend thorough review of interior areas during final walk-through inspection prior to closing.
- Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).
- Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, and particularly if you intend to remodel any area of the residence.



## Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electric code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interest of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is relatively inexpensive but an essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

### 1. Service Drop

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Overhead stranded triplex cable**  
 Observations:  
 • No deficiencies noted.

### 2. Service Entrance Wires

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Unable To Determine**

### 3. Electrical Service Rating

Amperage Rating: • 100 amps • Voltage: 120/240 volts

### 4. Main Service Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Manufacturer:Murray • Location: Southwest corner of exterior**  
 Observations:  
 • The wiring within the panel appeared satisfactory and functional.  
 • National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.



Main Panel Location

### 5. Main Disconnect

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Location: **On Main Panel (See Photo)**

Observations:

- Main electrical disconnect at the 100 amp circuit breaker on panel. See photo below.



Main Disconnect

### 6. Service Grounding

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: **Copper • Water Pipe Connection • Ground Rod Connection**

Observations:

- No discrepancies noted.

### 7. Overcurrent Protection

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Type: **Breakers**

### 8. Distribution Wiring

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: **Wiring type: non-metallic sheathed cable "Romex" • Wiring conductors: Copper**

Observations:

- Visible wiring appeared functional, at time of inspection.

**9. Lighting, Fixtures, Switches, Outlets**

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Description:** Grounded**Observations:**

- SAFETY CONCERN: One receptacle has a "reverse polarity" fault. Location: Garage. This is an electrical shock hazard. A qualified individual or company should correct/repair as needed.
- SAFETY CONCERN: One/Several receptacle(s) have "open ground" fault. Location: Garage. This is an electrical shock hazard. A qualified individual or company should correct/repair as needed.
- Switches with unknown purpose found. Possible burned out bulbs or abandoned receptacles. Recommend inquiring with seller as to purpose of switches or hire a qualified electrician for more information.
- Missing bulb. Location:garage exterior



missing bulb



Switch With Unknown Purpose



Receptacle Not Grounded In Garage



Receptacle with reverse polarity in garage



Receptacle without power

### 10. GFCI - Ground Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Description:

• **GFCI** is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

#### Locations & Resets:

• Absent at one kitchen counter top, laundry and all garage receptacles

#### Observations:

• This house was built prior to the requirement for the installation of GFCI receptacles in certain locations in the house. The locations where GFCI receptacles are required has increased, but it is not required to retrofit older homes unless a remodel takes place. For safety, it is advisable to upgrade all receptacles within 6 feet of a plumbing fixture, in garage, all kitchen counter top outlets, and at exterior, to GFCI protected outlets. A qualified electrician is recommended.



No GFCI Present



No GFCI Present

### 11. AFCI - Arc Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Description:

• **AFCI** is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection.

#### Locations & Resets:

• Absent-Not required when house constructed

#### Observations:

• **IMPROVE:** Modern electrical codes require branch circuits at all bedrooms to be AFCI protected. The electrical code at the time this house was built may not have required AFCI protection at these circuits. Nonetheless, we strongly recommend they be added to all bedroom circuits as an extra preventive fire safety measure. Licensed electrician recommended.

### 12. Smoke/Heat Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Description: Present at: • First floor

#### Observations:

• In newly constructed dwellings smoke alarms are also required in each bedroom and certain other locations. Smoke alarms may not have been required in these locations at the time of construction. There is no statutory requirement to retrofit to meet present standards, however, it is recommended that the Client consider installing smoke alarms in such locations as a safety upgrade.

• **SAFETY CONCERN:** There are no visible smoke detectors upstairs. You need to be alarmed in case of a fire. Recommend installing at least one smoke detector on each level of the home.

### 13. Carbon Monoxide (CO) Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Location: Present at: • First floor • 2nd floor

### 14. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- Only a representative sampling of outlets, switches and light fixtures were tested.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- A low voltage alarm system is installed. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and was not inspected.
- Due to the specialized nature of home security alarm systems, recommend you review this system with the seller. Security systems are beyond the scope of a home inspection.



# Plumbing

## PLUMBING

- The visible areas only of the main water line, shutoff valve, water supply and drain lines, gas meter and piping are examined to determine their current condition. Areas concealed from view by any means are excluded from this report/inspection. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination. A video inspection of drain/waste lines by an appropriate specialist is recommended if client is concerned by this possibility. Older fixtures or components should be budgeted for replacement. Shutoff valves are not operated by the inspector as they may be prone to leakage if they have not been frequently operated.

### 1. Water Supply Source

Source: Public municipal water supply

### 2. Service Piping Into The House

Materials: Copper

### 3. Main Water Shut Off

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Location: Front Wall of Exterior. Ground level



Main Water Shut Off

### 4. Supply Branch Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Readily visible water supply pipes are: • Copper

Observations:

- Corrosion observed. Location:downstairs master bathroom sink. Have all pipes reviewed.



corrosion at master bathroom sink shut off valve

### 5. Hose Bibs/Spigots

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Materials:

- Standard hose bib in front, side and rear of home.

#### Observations:

- IMPROVE: There are no anti siphon devices at the exterior faucets. This is a potential cross contamination. Recommend installing anti siphon devices.
- Shut off valve leading to the garage is currently leaking. Repairs are needed buy a qualified plumber.



Missing Anti-Siphon Valve

Missing Anti-Siphon Valve



Missing Anti-Siphon Valve



Leaking shut off valve

## 6. Water Flow and Pressure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Pressure: **Over 80 PSI**

Observations:

- The water pressure was tested and was found to be over 80PSI. The plumbing system may be prone to leaks in piping, fittings are other components. It is advised to adjust or install a new pressure regulator to reduce the pressure under 80PSI. Most jurisdictions require an **expansion tank** if a regulator is installed.



water pressure is at 120 PSI

## 7. Faucets

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No deficiencies noted.

## 8. Sinks

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Stopper is missing/inoperable at downstairs bathroom. Recommend review for repair or replacement as necessary.



Stopper inoperable at master bathroom sink

### 9. Traps and Drains

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Observations:**

- Improper "S" trap installed.. This trap configuration may cause the water in the trap to siphon dry, allowing sewer gas and odor to enter the dwelling. Suggest repair by a qualified professional. In the alternative, run a little bit of water into the sink to reseal the trap if odor is detected.
- Slow, less than functional drainage observed at master bathroom tub and upstairs bathroom sink. Further review is needed by a qualified plumber.



Leak was seen at master bathroom tub drain



S trap under kitchen sink





Slow Draining Sink At Upstairs Bathroom

## 10. Waste System

Description: Public sewage disposal system

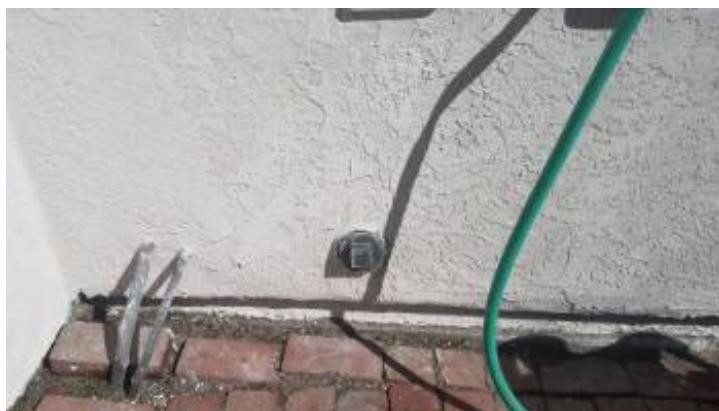
## 11. Drainage, Wastewater & Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Visible waste piping in house: • ABS (Acrylonitrile-Butadiene-Styrene) piping - black in color • Not entirely visible to inspect. See Limitations • Most dwelling drain systems are provided with one or more cleanouts to facilitate clearing of clogged drain lines. A cleanout was noted outside at the east side of the home and another at the South side of the home.

Observations:

- Visible piping appeared serviceable at time of inspection.



Cleanout Location



Cleanout Location

## 12. Water Heater(s)

Description: Rheem • Gas • Location: Hallway utility closet

Capacity: 40 Gallons



### 13. Water Heater(s) Condition

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- 7 Years
- Water heaters have a typical life expectancy of 8-12 years.

**Observations:**

- Tank appears to be in satisfactory condition -- no concerns.
- The water heater is strapped.

### 14. Water Heater Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Metal double wall chimney vent pipe

### 15. Fuel Supply and Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Black iron pipe used for gas branch/distribution service

**Shut Off:** Main gas shut off located at outside meter - South side

**Observations:**

- Public utility gas meter. Interior gas lines were not fully visible. Gas lines are rigid iron pipe. The life expectancy of the gas piping is for the life of the structure.



Main Fuel Shut Off

### 16. Other Components

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Sprinkler System

**Observations:**

- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

### *17. Limitations of Plumbing Inspection*

- The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the flooring, buried in the slab, routed through the attic below the insulation or in inaccessible sections of the attic or crawlspace and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. Please be advised: THIS INSPECTION OF THE PLUMBING SYSTEM IS NOT A WARRANTY OR GUARANTEE THAT LEAKS OR BLOCKAGES WILL NOT OCCUR ANYWHERE IN THE PLUMBING SYSTEM AT ANY POINT IN TIME AFTER THIS HOME INSPECTION HAS BEEN COMPLETED. We are informing you now that you should purchase a homeowner insurance policy and home warrantee that covers the plumbing system in the event problems develop in this system. Sunset Property Inspection is not and will not be responsible for concealed defects and will be held harmless should any develop in this home.

## Bathrooms

**BATHROOMS** -Our inspection of bathrooms is to report on visible water damage and the operation of fixtures. Dry rot, toilet rings, inaccessible plumbing and shower pans are not within the scope of this inspection. Shower pans, surrounds, enclosures and doors are not water tested for water tightness, visual observation only. Supply valve(s) for sinks and toilets are not turned. The devices will frequently leak after being moved if they have not been used or regularly maintained. Tub and sink overflows are not filled and tested as part of our inspection. All areas under sinks may not be visible due to stored personal items at the time of inspection and should be checked at your walk-through before the close of escrow.

### 1. Tub(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: **Plastic/Fiberglass**

Observations:

- Appeared satisfactory and functional, at time of inspection.

### 2. Shower(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: **Surround is plastic/Fiberglass**

Observations:

- No discrepancies noted
- Recommend all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration.

### 3. Toilet(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Operated when tested. No deficiencies noted.
- As of January 1, 2017, building standards/state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller.



### 4. Exhaust Fan(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Appeared functional, at time of inspection.

### 5. A Word About Caulking and Bathrooms

Materials:

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

## Appliances

### 1. Dishwasher

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Bosch**

Observations:

- Operated through one cycle and appeared to be in working order at time of inspection.

### 2. Garbage Disposal

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: **Badger**

Observations:

- Did not operate. Repairs are needed.

### 3. Ranges, Ovens, Cooktops

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Samsung** • Cooktop: Gas Burners • Oven(s): Natural Gas

Observations:

- All burners operated
- Oven operated when tested.
- Anti-Tip devises became a UL (Underwriters Laboratories) safety standard requirement in 1991. Anti-tip devise appears to be installed. Range did not tip forward.

### 4. Hood/Exhaust Fan

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: **None**

Observations:

- The original vent opening exists but it is enclosed in the cabinet above the stove with no mechanical means to push the air out. Recommend adding an exhaust fan or range hood to allow for proper ventilation of the stove.



vent opening in cabinet above stove

### 5. Microwave

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: **None Installed**

### 6. Refrigerator

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials:

- N/A

### 7. Washer

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- N/A

**Observations:**

- No washer present.

### 8. Dryer

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- N/A
- 240 volt circuit available for dryer
- Gas connection available

**Observations:**

- No dryer present

### 9. Dryer Vent

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Properly vented to exterior.

### 10. Limitations of Appliances Inspection

- 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 walkthrough inspection prior to closing.
- Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.
- Drain lines and water supply lines serving clothes washing machines are not operated--as they may be subject to leak if turned.



## Heating and Air Conditioning

### 1. Thermostat(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Digital - programmable type. • Location: Hallway

Observations:

- No deficiencies noted.

### 2. Heating System

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Forced air natural gas furnace • Location: Hall closet • Manufacturer: Goodman  
Age and Capacity: 30 Years • Manufactured date: 1989 • Average life of a gas-fired hot air furnace is 15-25 years • Approx 80,000 BTU capacity

Observations:

- IMPROVE: The unit is dirty with signs of rust inside the cabinet. There are no records of prior service. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.
- The flexible gas line runs through the cabinet of the appliance. This soft flex gas line is easily damaged if it contacts the appliance cabinet. We recommend that a qualified HVAC contractor install a rigid gas line at the appliance regulator and pass through the cabinet before connecting to the flexible gas line. A sediment trap is also recommended.



Fuel line susceptible to damage

water stains



rust seen inside furnace cabinet

### 3. Combustion Air

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- No deficiencies noted.

### 4. Venting, Flue(s) and Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Materials:**

- Metal double wall chimney vent pipe

**Observations:**

- Exhaust vent cap missing on roof. See roof section of this report.
- SAFETY CONCERN: Chimney flue/vent pipe has inadequate clearance to combustible materials. Repair as needed.



improper clearance to combustibles

### 5. Heating & Cooling Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Flex ducting in attic - ceiling registers**Observations:**

- No deficiencies noted.
- 100+ degrees heating supply air was observed at a representative number of registers - using a laser thermometer.
- Air registers appeared working in every applicable room.



temperature at register

## 6. Filter(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Size: 16 X 25 X 1

Observations:

- The furnace filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.

## 7. Solid Fuel Heating

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

- Masonry wood burning
- Location:
- Living room

Observations:

- Cracks seen in firebrick. A qualified chimney inspection advised before using. See Limitations section



Crack in firebrick

## 8. Limitations of Heating and Air Conditioning Inspection

- To gain access and inspect the heat exchanger in Mid and High Efficiency furnaces requires a significant dismantling and disassembly of the unit and is therefore outside the scope of a home inspection.
- This inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.

## Glossary

<i>Term</i>	<i>Definition</i>
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Valley Flashing	Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.

## Report Summary

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

### Exterior

Page 4 Item: 2	Exterior Doors	<ul style="list-style-type: none"> <li>Cloudiness/condensation observed in thermopane double glazed door at upstairs bedroom. This is an indication of a failed seal. A qualified contractor should review for replacement as needed.</li> </ul>
Page 5 Item: 3	Deck, Balcony	<ul style="list-style-type: none"> <li>Flashing is missing or can not be seen. Ledger connection must be properly flashed. Water entry at the ledger connection causes wood rot and is a significant contributing factor in many deck collapses. Recommend further review by a qualified deck contractor.</li> </ul>
Page 5 Item: 4	Railings	<ul style="list-style-type: none"> <li>Handrails not installed at rear patio steps. This is a safety hazard. Handrails are required in order to prevent trip and fall accidents. Recommend a qualified contractor install appropriate handrail.</li> </ul>

### Roofing

Page 11 Item: 5	Roof Penetrations	<ul style="list-style-type: none"> <li>Furnace exhaust vent is missing a rain cap. Rain is entering in the vent pipe and making its way into the furnace. Further damage will occur. Replacement of a vent cap is needed</li> </ul>
-----------------	-------------------	---

### Interior

Page 20 Item: 10	Stairways and Railings	<ul style="list-style-type: none"> <li><b>SAFETY CONCERN:</b> The opening between Balusters (vertical posts comprising barrier in railings) is 6 inches. A toddler can very easily fall through this spacing from the landing to floor below. Although 6" spacing was adequate when home was built -- modern building safety standards is now a maximum of 4" between balusters. Consider installing appropriate safety guard as determined.</li> </ul>
Page 21 Item: 14	Garage Floor and Sill Plates	<ul style="list-style-type: none"> <li>Rotting and damage was observed at the garage sill plates. This weakens the support for the framing. The corresponding exterior wall shows signs of moisture and poor drainage. Recommend further review by a qualified contractor.</li> </ul>

### Electrical

Page 27 Item: 12	Smoke/Heat Detector(s)	<ul style="list-style-type: none"> <li><b>SAFETY CONCERN:</b> There are no visible smoke detectors upstairs. You need to be alarmed in case of a fire. Recommend installing at least one smoke detector on each level of the home.</li> </ul>
------------------	------------------------	---

### Plumbing

Page 29 Item: 5	Hose Bibs/Spigots	<ul style="list-style-type: none"> <li>Shut off valve leading to the garage is currently leaking. Repairs are needed buy a qualified plumber.</li> </ul>
-----------------	-------------------	--

### Appliances

Page 36 Item: 2	Garbage Disposal	<ul style="list-style-type: none"> <li>Did not operate. Repairs are needed.</li> </ul>
-----------------	------------------	--

### Heating and Air Conditioning

Page 38 Item: 2	Heating System	<ul style="list-style-type: none"> <li><b>IMPROVE:</b> The unit is dirty with signs of rust inside the cabinet. There are no records of prior service. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.</li> <li>The flexible gas line runs through the cabinet of the appliance. This soft flex gas line is easily damaged if it contacts the appliance cabinet. We recommend that a qualified HVAC contractor install a rigid gas line at the appliance regulator and pass through the cabinet before connecting to the flexible gas line. A sediment trap is also recommended.</li> </ul>
Page 39 Item: 4	Venting, Flue(s) and Chimney(s)	<ul style="list-style-type: none"> <li><b>SAFETY CONCERN:</b> Chimney flue/vent pipe has inadequate clearance to combustible materials. Repair as needed.</li> </ul>