Signet Home Inspections, LLC
Comprehensive Property Inspection Report

13668 Auburn Rd., Grass Valley , CA 95949
Inspection prepared for: Mike Dent
Real Estate Agent: -

Date of Inspection: 11/27/2024 Time: 1:00 PM
Age of Home: 1981 Size: 3360

Inspector: Cole Temple

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--------SEE SUMMARY AT END OF REPORT--------

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Inspection Details

The following Comprehensive Property Inspection Report consists of deficiencies found during our visual examination of the home. These findings vary from safety hazards needing immediate attention which are noted in red ink, to items noted in blue ink which could also present safety issues or could require additional immediate or future expense to correct. You will also notice items in green ink that represent things we would like to draw extra attention to. The summary is not a complete listing of all the findings in the report and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all issues. All repairs should be done by a licensed and bonded contractor and we recommend obtaining a copy of all receipts, warranties and permits for work done. You will also notice certain terms highlighted in yellow ink which means their definition is both available by double-clicking the text, or at the end of this report under “Glossary”.

1. Home Type

Details: Multi Family Housing Unit

2. Occupancy

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

3. Orientation

Details: Front, Rear/Back, Left and Right are used throughout this report as a way of describing which side of house is being referred to. In this case; Front equals side of house with front door with Right being the side with the HVAC unit and so on.

4. Inspection Scope

Important:

NOTE: The following items or systems are excluded from this inspection: manual water shut-off valves, free-standing appliances and their built-in connections, intercoms, built-in speakers, security, low voltage, fire sprinkler, central vacuum inlets, carpeting, window blinds, water filtration, private sewage disposal, private well, water & sewage pipes outside foundation, outdoor electrical, lot drainage, retaining wall integrity & drainage, irrigation and fencing & gates.

NOTE: We do not fill sinks or tubs to check overflow drains, the plumbing of which is hidden and could inadvertently cause unseen damage. Although we run a small amount of water down all sink, tub and shower drains to check for problems, this is not a guarantee there is not an internal clog, offset or break in the sewer drain lines. We therefore always recommend a buyer check with seller for any such problems and contact a qualified plumber for a sewer line video scan before the close of escrow which is the only definitive way to determine if any unseen problem exists.

NOTE: This inspection report does not include the inspection and or reporting of cosmetic defects and areas or systems not physically or visually accessible to the inspector at time of inspection. It also excludes the operation and inspection of window blinds and the inspection and commenting on the carpeting which more often than not is replaced by the new owner.

5. Inspection Limitations

Important:

NOTE: Due to various considerations, when we report deficiencies we generally will not depict every instance of that particular defect but will showcase a representative selection only and trust the recommended contractor to fully evaluate the scope and quote on the required repair or replacement before close of escrow. In spite of the sometimes hectic schedule when purchasing a house, we urge due diligence in this area so as not to incur unexpected expenses after the fact.

NOTE: When a house is furnished, there can be many areas that are not accessible and therefore not inspected. These can include but are not limited to areas of the floors, walls, closets, cabinets, counters, sink plumbing and electrical outlets. We therefore recommend a walk-through and inspection of these areas when the contents have been removed and before the closing of escrow.

NOTE: Although no problematic water supply piping was identified, there are areas where pipes were not visible (including but not limited to walls, ceilings, insulated crawlspaces and attics), and some visible problematic piping may not be clearly marked and easily identified as such. Recommend checking with seller to be sure no galvanized steel, Kitec, Polybutylene, NIBCO Dura-Pex or Entran II (for hydronic heating systems) plumbing has been installed in this house.

NOTE: Dirty window(s) noted making it difficult to effectively determine window seal condition. Recommend cleaning and inspecting as needed before close of escrow as window replacement will be necessary if seals are found to be defective.

6. Interior Safety Concerns

Important:

~ Global Safety Concerns listed below in blue are those deficiencies that are safety related and repeated throughout the home. They are normally the result of safety code evolution where at the time of construction, the lack thereof was code compliant but would now be considered code deficient. ~

AFCI protection missing for outlets. AFCI protection may not have been required at this location when the house was built but current building codes would now require them in all interior areas. Although you would be under no obligation to upgrade, consider installing AFCI protected outlets for safety.

7. No Warranty

Important: The report should not be construed as a guarantee or warranty that the components inspected are defect-free, or that latent or concealed defects may exist at the time of the inspection, or may be discovered in the future. The report is limited to the components of the property that were visible to the inspector at the time of the inspection and his opinion of their condition at that time.

Roof

The Roof section covers the condition and installation when applicable of roofing materials, flashing, vent pipes and caps, chimney, skylights, gutters and downspouts. NOTE: Although we think our roof inspection is very thorough, it is a visual inspection only and DOES NOT warrant the roof against future leaks. If this is desired, we recommend contacting a qualified roofing contractor.

1. Roof Condition

Inspection Type: Roof was mounted and walked for inspection.

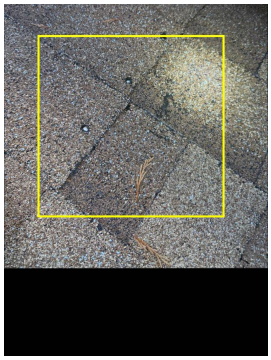
Materials: Composition shingles noted.

Observations:

1.1. Light granule loss noted on roof shingles. Since leaking is always a possibility with a less than perfect roof, we suggest a roof check-up to take care of any problems as well as an annual roof & gutter cleaning with inspection for any condition which may necessitate repairs should they be found at risk of leaking.

1.2. Damaged shingle(s) noted on roof which appear to be inadequately sealed repaired. Recommend a qualified roofing contractor repair or replace as needed.

Light roof wearing



Damaged shingles

Damaged shingles

2. Flashing

Observations:

2.1. No flashing problems or concerns noted at time of inspection.

3. Vent Pipes/Caps

Observations:

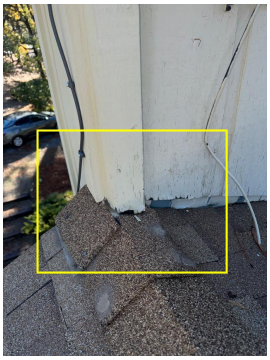
3.1. No vent pipe problems or concerns noted at time of inspection.

4. Chimney

Observations:

4.1. Chimney enclosure siding and/or trim noted as sitting on roof deck. It is recommended that siding be held up at least 1 inch from roof decking to avoid water saturation during rain and subsequent deterioration over time.


Chimney detail


Enclosure trim to roof contact

5. Cap/Spark Arrestor

Observations:

5.1. No problems or concerns with spark arrestor and/or rain cap noted at time of inspection.

6. Gutters

Observations:

6.1. NOTE: Some gutter areas where out-of-reach and not accessible for a visible inspection.

6.2. No major gutter problems or concerns noted at time of inspection.

6.3. Screened gutter tops noted.

7. Downspouts

Observations:

7.1. Deficient downspout termination noted at or near the structure foundation. Recommend drain pipe(s) to divert roof water away from the foundation.


Downspout terminates at foundation

8. Solar Array

Type: Solar photovoltaic panels noted.

Observations:

8.1. Based on a solar photovoltaic panel visual examination only, no apparent problems or concerns were noted at time of inspection. Since testing the functionality of the system is beyond the scope of this inspection, it is recommended the buyer seek operation guidance from the seller and if necessary, that a qualified solar technician check the system for serviceability.


Solar system not inspected


Solar system not inspected

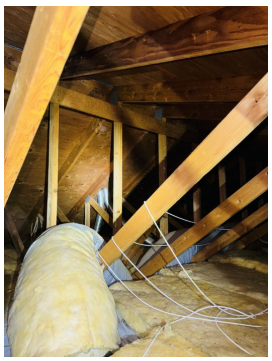

Solar system not inspected


Solar array system not inspected

Attic

The Attic section covers the area contained between the roof and interior ceilings commonly referred to as the “attic”. Included in this part of the inspection are the visible structural components, ducting, plumbing, electrical, insulation, ventilation and vermin.

1. Attic Detail


Attic detail


Attic detail


Attic detail

2. Attic Access

Location: Attic access hatch located in master bedroom closet.

Observations:

2.1. No problems or concerns noted with attic access at time of inspection.

2.2. NOTE: Due to insulation, obstructions, or space considerations, only a limited visual attic inspection from atop a ladder was able to be performed.

3. Structure

Observations:

3.1. No problems or concerns noted at time of inspection with the visibly accessible engineered roof truss system (see notation below).

3.2. NOTE: Some attic areas could not be accessed and/or viewed due to insulation covering ceiling joists or other obstructions and were therefore not inspected.

4. Leak(s)

Observations:

4.1. NOTE: Evidence of past attic leaks noted but dry at time of inspection. Due to the age of this home, leak staining is not uncommon as these leaks could have occurred at any time in the past and been subsequently repaired. Recommend checking with seller for further details.


Attic leak stain

5. Ventilation

Observations:

5.1. No problems or concerns with attic venting noted at time of inspection.

6. Ductwork

Observations:

6.1. The vapor barrier on some ducting was noted as torn or missing. Recommend repair as needed.

Torn vapor barrier on ductwork

7. Electrical

Observations:

7.1. No problems or concerns noted at time of inspection with visibly accessible attic electrical components (see notation).

7.2. NOTE: Most electrical wiring not visibly accessible due to insulation and/or other obstructions and therefore not inspected.

8. Plumbing

Observations:

8.1. No problems or concerns noted with visible attic vent plumbing at time of inspection.

8.2. NOTE: Most attic plumbing was obscured by insulation and therefore not available for visual inspection.

9. Insulation

Type: Fiberglass batts noted.

Depth: Insulation averages 8-10 inches in depth.

Observations:

9.1. The attic access hatch was noted as not insulated which will result in some energy loss through convection. Recommend insulating attic access hatch cover with a batt of fiberglass insulation to reduce energy expenses.

Uninsulated attic hatch

10. Exhaust Ducts

Observations:

10.1. NOTE: Due to access and/or other obstruction, inspector was unable to determine appropriateness of some attic interior moisture exhaust venting.

11. Vermin

Observations:

11.1. NOTE: Although no substantial evidence of rodent intrusion was noted, it is possible for nests to be in areas hidden or inaccessible and not evident during our inspection. We therefore recommend checking with seller for any past rodent problems and if necessary, contacting a qualified pest control specialist for eradication.

Foundation

The Slab Foundation section covers the foundation slab perimeter, support walls and interior slab condition if visible. Because many times the concrete slab is obscured from view by floor coverings and product and/or equipment, much of the slab is not inspected.

1. Foundation Type

Type: A concrete slab foundation was noted.

2. Foundation Perimeter

Observations:

2.1. No deficiencies were observed at the visible portions of the concrete slab perimeter as viewed from the outside.

3. Foundation Interior

Observations:

3.1. NOTE: Interior concrete slab not visible or inspected due to floor coverings but no floor covering anomalies were noted at time of inspection.

3.2. No deficiencies were observed at the visible portions of the concrete slab as viewed from the inside (see notation).

Exterior Detail

The Exterior Detail section covers the framing methods used to construct the building, the condition of all exterior cladding materials including siding, trim and masonry. It also covers the eaves, the exterior portions of the structure plumbing and electrical systems as well as any stairways, landings and deck structures.

1. Wall Structure

Observations:

1.1. Wood wall framing noted.

2. Eaves & Fascia

Observations:

2.1. No eave or fascia problems or concerns noted at time of inspection.

2.2. NOTE: Some eave areas where out-of-reach and not accessible for a visible inspection including rafter tails and fascia boards.

3. Siding

Materials: T1-11 style wood siding noted.

Observations:

3.1. Area(s) of siding wood decay noted. Refer to pest report for more detail and consider consulting a qualified contractor for remediation options.

3.2. Siding to ground contact noted which will eventually cause moisture damage and degradation. Recommend flashing, correcting so siding is a minimum of 6 to 8 inches above ground or consulting with a qualified contractor for other options.

Siding wood decay at roof level

Left side siding to ground contact and decay

Right side siding to ground contact

4. Trim

Materials: Wood window, door and corner trim noted.

Observations:

4.1. No window or door trim problems or concerns noted at time of inspection.

5. Painting/Caulking

Observations:

5.1. Deficient paint and poorly sealed exterior cladding junctions noted in places. Recommend painting and caulking as needed to avoid moisture intrusion and its related negative effects.


Deficient paint

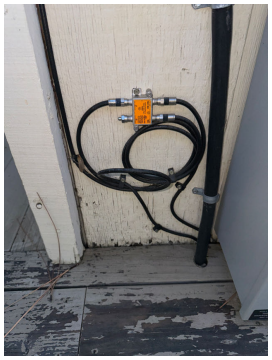

Deficient paint


Deficient paint


Deficient paint on chimney


Deficient paint on siding


Deficient paint on siding


Deficient paint on siding


Deficient paint on siding


Deficient paint on siding/barge rafter

6. Electrical

Observations:

6.1. Light switch, fixture or bulb noted as inoperable. Change bulb(s) and re-check and if necessary, consult a qualified contractor for further options.


Light fixture inoperable

7. Exterior GFCI

Observations:

7.1. NOTE: No GFCI protection was noted at time of inspection (only actual GFCI outlets are tested and tripped on exterior, laundry room, garage and basement plugs). Although they may have non-GFCI outlets protected by a GFCI outlet in another location, that location may not be easily found. So instead of the possible inconvenience of powerless outlets, we recommend checking with seller for further details and if found lacking, even though most likely not required when this house was built consider installing for safety.

8. Hose Bibbs

Observations:

8.1. One or more water hose bibbs noted to be leaking. Recommend repair or replacement as needed.

Leaking left side hose bibb

9. Vacuum Breaker

Observations:

9.1. Anti-siphon hose bibb vacuum breakers not present on outdoor faucets. Most likely not required when home was built, they would now be required for new construction. Although you would be under no obligation to do so, consider adding for safety.

Missing anti siphon vacuum breaker

Example of an anti siphon vacuum breaker

10. Deck Structure

Observations:

10.1. Deck ledger board flashing appears to be lacking. Recommend consulting with a qualified contractor for remediation options.

10.2. Less than ideal attachment of ledger board noted with nails used instead of lag or through bolts. Although the ledger board appeared sound, this form of ledger attachment will loosen over time and could present a safety issue down the road. Recommend monitoring and if conditions change, consulting with a qualified contractor for remediation options.

10.3. Areas of the wood decking material noted to be worn. Consider repainting to avoid moisture intrusion and prolong useful life.

10.4. Wood decay of structural component(s) noted on this deck. Refer to pest report for more detail and consider

consulting a qualified contractor for remediation options.

10.5. Wood destroying fungus noted on wood support structure which will continue to deteriorate over time. Refer to pest report for more detail and consider treating as needed to avoid further deterioration.

10.6. Earth to wood structure contact noted which gives entrance to moisture and wood eating pests causing even treated wood to eventually decay when in contact with soil. it is therefore recommended to either regrade so there is no soil contact or apply a proper flashing to protect wood when regrading is not possible or practical.

10.7. Questionable construction on deck noted. Recommend checking for proper permits with final inspection sign-offs and if needed, consulting with a qualified contractor for remediation options.

10.8. Deck support posts do not have lateral bracing. Although this may not have been a requirement when this deck was built, deck bracing will serve to increase the strength and safety of this deck. We therefore recommend consulting with a qualified contractor for remediation options.


Ledger installed with nails and lacking flashing


Worn decking


Deck structure to earth contact


Questionable deck construction


Questionable deck construction, sagging cantilevered beam


Fungal growth under decking


Questionable deck construction

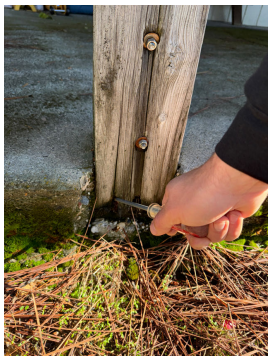

Decayed deck post


No deck lateral bracing


Questionable deck construction


Fungal growth on underside of deck


Questionable deck construction


Decayed deck post


Questionable deck construction


Sagging deck beam


Worn decking


Worn/decayed decking

11. Stairs & Railings

Observations:

11.1. FYI: The space between the finished deck surface and the bottom rail as well as between each baluster must not exceed 4 inches. In addition, the minimum balustrade height is 42 inches and it must be able to withstand 200 pounds of force or pressure at any point. These regulations apply to any raised structure more than 30 inches above the ground or lower surface.

11.2. Handrail(s) noted as not graspable on deck stairs. By today's standards, rails should be configured that a small hand may grasp around a rail for safety and 2 x 6 boards do not satisfy this requirement. Recommend adding a proper handrail as needed.

11.3. Stair and/or guard railing height noted to be under 42". Although most likely not required when this house was built, consider alterations or replacement for safety.

Handrails not graspable

Handrails not graspable

Railing height under 42"

Interior Areas

The Interior Areas section covers areas of the home that are not considered part of the kitchen, laundry, bathrooms, utility rooms or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. NOTE: Since more often than not carpets are replaced by the buyer when a home is sold, carpet condition is typically not reported and furniture and personal items in the structure may prevent the inspector from viewing all areas on the interior.

1. Areas Included

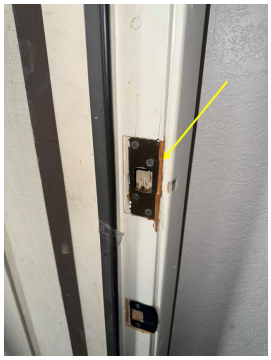
Areas Included:

1.1. Interior areas consist of upstairs and downstairs areas that are not bedrooms, bathrooms and kitchens.

2. Entry Door

Observations:

2.1. Damage to door jamb and/or threshold noted. Recommend repairs as needed.

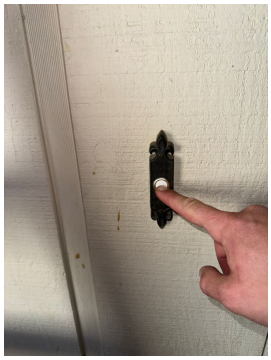


Damaged door jamb

3. Door Bell

Observations:

3.1. The doorbell did not operate when tested. Recommend checking the door bell button, chime & transformer & replace or repair as needed.



Inoperable door bell

4. Walls & Ceilings

Observations:

4.1. No problems or concerns noted at time of inspection.

5. Smoke/CO Alarms

Location: Smoke alarms located in hallways. CO alarms located in hallways.

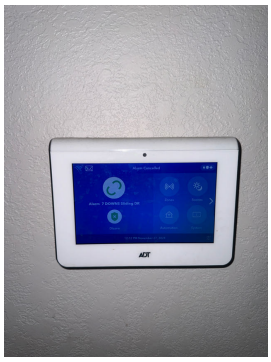
Observations:

5.1. Smoke and CO alarm(s) tested as operational at time of inspection.

6. Low Voltage System(s)

Observations:

6.1. NOTE: A security system was noted with wall sensors, ceiling alarms and a control panel. Since testing this system is beyond the scope of this inspection, it is recommended the buyer seek operation guidance from the seller and if necessary, that a qualified professional check the system for serviceability.



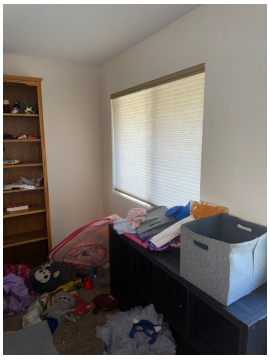
Security system not inspected

7. Windows

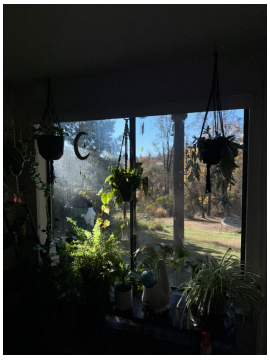
Observations:

7.1. NOTE: Window(s) noted to be inaccessible and therefore not inspected. Recommend removing obstacle(s) and inspecting as needed.

7.2. Fog and/or condensation or the resulting stains were noted in double-pane window(s) which is an indication of a failed seal. Recommend review for repair or replacement as necessary.



Blocked window



Failed downstairs window seal

8. Screens

Observations:

8.1. Window screen(s) present noted in serviceable condition at time of inspection.

9. Closets

Observations:

9.1. The closet(s) and door(s) appeared to be in serviceable condition at time of inspection.

10. Floors

Observations:

10.1. No problems or concerns noted with flooring at time of inspection.

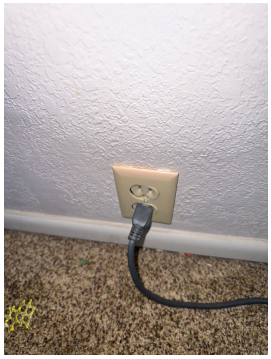
10.2. NOTE: Areas of the floor were not accessible for inspection due to personal items. Recommend inspecting these areas when clear.

11. Electrical

Observations:

11.1. NOTE: One or more outlets not accessible due to furnishings, appliances or stored personal items. Recommend checking when clear.

11.2. Outlet plug(s) & cover(s) not aligned properly. Recommend a qualified contractor repair as is needed.



Misaligned outlet and cover

12. Fireplace(s)

Type: Traditional masonry fireplace with wood burning insert noted.

Observations:

12.1. NOTE: We strongly recommend having chimneys swept by a professional when purchasing a new home and before operating.

12.2. Fireplace hearth, wall or mantel deficiency noted. Recommend repairs as needed.

Fireplace detail

Cracked hearth

13. Patio/Deck Doors

Observations:

13.1. Fog and/or condensation was noted in door glass which is an indication of a failed seal. Recommend review for repair or replacement as necessary.

Failed door glass seal

14. Wash Basin Plumbing

Observations:

14.1. NOTE: Older style metal traps noted and buyer is cautioned that these traps will eventually leak due to corrosion. Recommend upgrading to ABS.

14.2. NOTE: Evidence of past leaks noted around drain lines but dry at time of inspection. Due to the age of this home, leak staining is not uncommon as these leaks could have occurred at any time in the past and been subsequently repaired. Recommend checking with seller for further details.

Metal sink trap with evidence of leaking

Kitchen Area

Kitchens typically include a dishwasher, sink and garbage disposal with corresponding plumbing. A gas or electric range with venting and sometimes other built-in appliances are inspected when appropriate. Also included are cabinets, doors, windows and structural systems like ceilings, walls and floors.

1. Walls & Ceilings

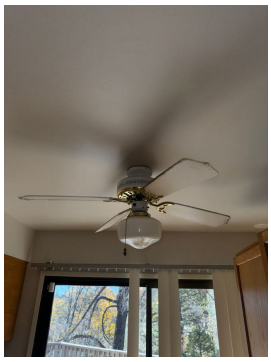
Observations:

1.1. No problems or concerns noted at time of inspection.

2. Ceiling Fans

Observations:

2.1. The ceiling fan wobbles when tested indicating inadequate anchoring or an out-of-balance fan. Recommend further investigation and remediation as needed.



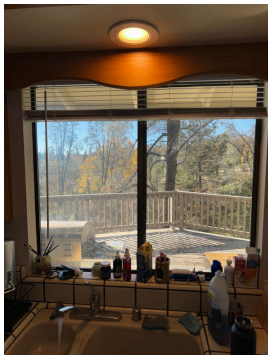
Wobbling ceiling fan

3. Windows

Observations:

3.1. NOTE: Window(s) noted to be inaccessible and therefore not inspected. Recommend removing obstacle(s) and inspecting as needed.

3.2. Fog and/or condensation or the resulting stains were noted in double-pane window(s) which is an indication of a failed seal. Recommend review for repair or replacement as necessary.



Failed window seal

4. Counters

Observations:

4.1. NOTE: Counter surfaces were partially blocked with personal items and therefore not fully inspected. Recommend clearing and inspecting as needed.

4.2. Cracked or broken tile observed. Recommend sealing or replacing as needed.


Broken tiles


Blocked counters

5. Sink

Observations:

5.1. No problems or concerns with sink noted at time of inspection.

6. Sink Plumbing

Observations:

6.1. No problems or concerns with sink plumbing noted at time of inspection.

7. Garbage Disposal

Observations:

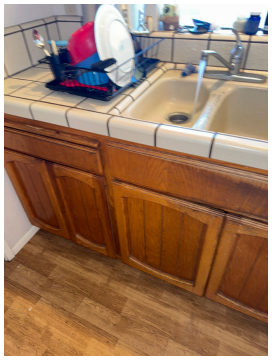
7.1. The garbage disposal operated and appeared functional with no problems or concerns at time of inspection.

8. Cabinets

Observations:

8.1. NOTE: Cabinet(s) noted with personal items blocking access and therefore inside cabinet, plumbing and other under-cabinet appliances may not be completely inspected.

8.2. Worn finish noted on some cabinet areas. Consider refinishing as needed.


Worn cabinets


Worn cabinets


Blocked cabinet


Worn cabinets

9. Dishwasher

Observations:

9.1. Although not exhaustive, the dishwasher was short cycled during the inspection and appeared to function normally.

10. Dishwasher Plumbing

Observations:

10.1. No dishwasher plumbing problems or concerns noted at time of inspection.

11. Range Vent/Light

Observations:

11.1. Fan light fixture or bulb noted as inoperable. Change bulb(s) and re-check and if necessary, consult a qualified contractor for further options.

Light inoperable

12. Cooktop/Oven

Type: Electric range (combination electric cooktop and oven) noted.

Observations:

12.1. No anti-tip brackets required for freestanding range installations were noted. Recommend installation as needed.

12.2. Oven was noted in need of deep cleaning and it could not be determined whether it could in fact come completely clean.

Oven in need of deep cleaning

13. Floors

Observations:

13.1. No problems or concerns noted with flooring at time of inspection.

14. Electrical

Observations:

14.1. No electrical problems or concerns noted at time of inspection.

14.2. NOTE: One or more outlets not accessible due to furnishings, appliances or stored personal items. Recommend checking when clear.

15. GFCI Protection

Observations:

15.1. Installed GFCI outlet protection was tested and appeared operational at time of inspection.

16. Patio/Deck Doors

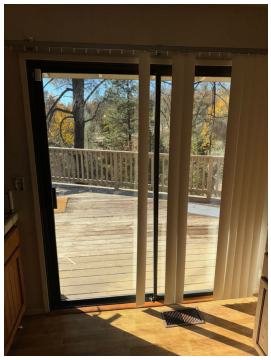
Observations:

16.1. No door problems or concerns noted at time of inspection.

17. Patio/Deck Door Screens

Observations:

17.1. Screen door was noted to be missing. Recommend replacement as needed.



Missing sliding screen door

Downstairs Kitchen

1. Walls & Ceilings

Observations:

1.1. No problems or concerns noted at time of inspection.

2. Counters

Observations:

2.1. No counter problems or concerns noted at time of inspection.

2.2. NOTE: Counter surfaces were partially blocked with personal items and therefore not fully inspected. Recommend clearing and inspecting as needed.

3. Sink

Observations:

3.1. No problems or concerns with sink noted at time of inspection.

4. Sink Plumbing

Observations:

4.1. No problems or concerns with sink plumbing noted at time of inspection.

5. Garbage Disposal

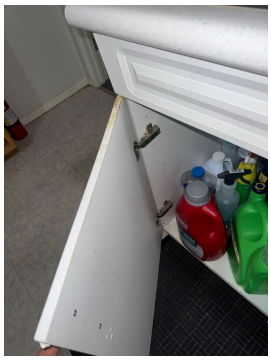
Observations:

5.1. NOTE: Kitchen sink did not have a garbage disposal.

6. Cabinets

Observations:

6.1. Loose cabinet door hinge(s) noted. Recommend tightening as needed.



Loose cabinet door hinges

7. Dishwasher

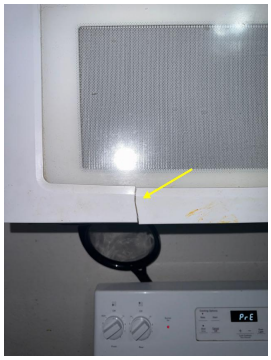
Observations:

7.1. NOTE: Kitchen did not have a dishwasher unit.

8. Microwave

Observations:

8.1. Damaged microwave door was observed. Recommend repairs as needed.



Damaged microwave

9. Range Vent/Light

Observations:

9.1. Fan light fixture or bulb noted as inoperable. Change bulb(s) and re-check and if necessary, consult a qualified contractor for further options.

Light inoperable

10. Cooktop/Oven

Type: Electric range (combination electric cooktop and oven) noted.

Observations:

10.1. Both cooktop and oven were tested and appeared serviceable at time of inspection. Inspection is of basic functions and does not include such things as calibration, timers, etc.

10.2. No anti-tip brackets required for freestanding range installations were noted. Recommend installation as needed.

11. Floors

Observations:

11.1. No problems or concerns noted with flooring at time of inspection.

11.2. NOTE: Areas of the floor were not accessible for inspection due to personal items. Recommend inspecting these areas when clear.

12. Electrical

Observations:

12.1. No electrical problems or concerns noted at time of inspection.

12.2. NOTE: One or more outlets not accessible due to furnishings, appliances or stored personal items. Recommend checking when clear.

13. GFCI Protection

Observations:

13.1. Installed GFCI outlet protection was tested and appeared operational at time of inspection.

Bedrooms

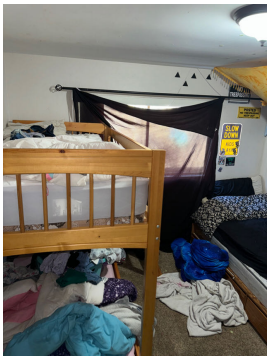
The main area of inspection in the bderooms are the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. NOTE: Since more often than not carpets are replaced by the buyer when a home is sold, carpet condition is typically not reported and furniture and personal items in the structure may prevent the inspector from viewing all areas on the interior.

1. Inaccessibility

Observations:

1.1. NOTE: Bedrooms were mostly inaccessible due to stored personal items and therefore not fully inspected. Recommend further inspection when the rooms are cleared.

Bedroom inaccessible



Bedroom inaccessible

2. Location

Location: The bedrooms are labeled by number.

3. Entry Door

Observations:

3.1. No door problems or concerns noted at time of inspection.

4. Walls & Ceilings

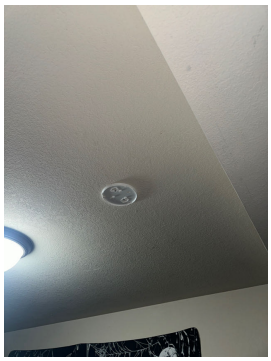
Observations:

4.1. No problems or concerns noted at time of inspection.

5. Smoke Alarm

Observations:

5.1. No smoke alarm in bedroom 14 noted which represents a safety hazard. Recommend immediately adding alarm as needed for safety.



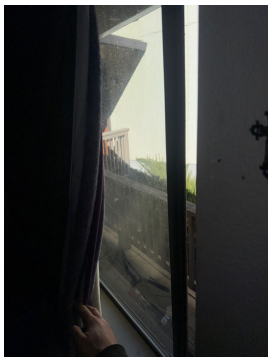
Missing downstairs bedroom smoke alarm

6. Windows

Observations:

6.1. NOTE: Window(s) noted to be inaccessible and therefore not inspected. Recommend removing obstacle(s) and inspecting as needed.

6.2. Fog and/or condensation or the resulting stains were noted in double-pane window(s) which is an indication of a failed seal. Recommend review for repair or replacement as necessary.



Failed window seal

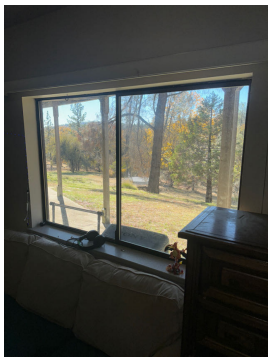
Blocked window

Blocked window

7. Screens

Observations:

7.1. Screen noted to be missing from window(s). Recommend replacing as needed.



Missing downstairs bedroom screen

8. Floors

Observations:

8.1. NOTE: Areas of the floor were not accessible for inspection due to personal items. Recommend inspecting these areas when clear.

9. Electrical

Observations:

9.1. NOTE: One or more outlets not accessible due to furnishings, appliances or stored personal items. Recommend checking when clear.

10. Patio/Deck Door Screens

Observations:

10.1. Screen door was noted to be missing. Recommend replacement as needed.

Bedroom 12 missing sliding screen door

Bathrooms

Bathrooms can consist of many features from jetted tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the structure to review since moisture in the air and leaks can cause mildew, mold and wood decay over time. Although the home inspector will identify the detectable issues, this is NOT a guarantee there is no moisture damage as some problems may not be visible or detectable within the walls or under the flooring during a non-invasive home inspection.

1. Location

Location: Bathroom 1 located off bedroom 12. Bathroom 2 located in hallway. Bathroom 3 located downstairs.

2. Door(s)

Observations:

2.1. No door problems or concerns noted at time of inspection.

3. Walls & Ceilings

Observations:

3.1. No problems or concerns noted at time of inspection.

4. Exhaust Fan

Observations:

4.1. The exhaust fan was tested and appeared serviceable at time of inspection.

5. Shower Walls/Pan

Observations:

5.1. FYI: All tile edges and tub/shower walls should be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding subflooring. This damage is not always visible or accessible to the inspector at the time of inspection.

5.2. Tile grout noted as cracking or missing in areas. Recommend repairing as needed.

5.3. Cracked or broken tile observed. Recommend sealing or replacing as needed.

5.4. Staining noted on shower surround and it is not known if it can be removed. Recommend a shower wall cleaner for starters.

Stained and discolored shower pan

Cracked grout

Cracked tiles

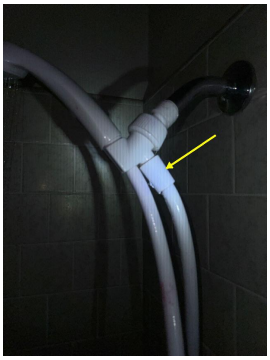
Broken tiles

6. Tub/Shower Plumbing

Observations:

6.1. Shower head and/or hose noted to be leaking. Recommend repair as needed.

6.2. Missing escutcheon noted which should seal the shower wall plumbing penetration. Recommend adding as needed.



Leaking shower head

Missing escutcheon

7. Counters

Observations:

7.1. No counter problems or concerns noted at time of inspection.

8. Sink(s)

Observations:

8.1. Defective or missing sink stopper(s) noted. Recommend repair or replacement as needed.

8.2. Sink surface crack(s) and/or chips with corrosion noted. Recommend repairs as needed.

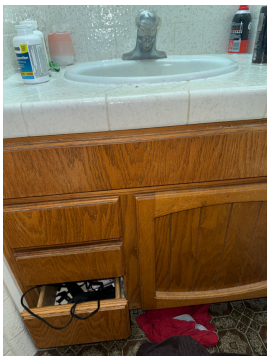
Deficient sink stopper, rust in sink

Deficient sink stopper

9. Cabinets

Observations:

9.1. Worn finish noted on some cabinet areas. Consider refinishing as needed.



Worn cabinets

Blocked cabinet

10. Toilet Fixture

Observations:

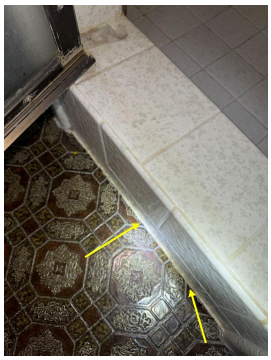
10.1. Staining and/or organic growth observed on the parts of the toilet which could hide certain defects. Recommend a thorough and heavy cleaning and inspection as needed.

Stained toilet fixture

11. Floors

Observations:

11.1. Deficient floor edge grout or caulking seal noted. Recommend resealing as needed.



Deficient floor edge seal

12. Electrical

Observations:

12.1. No electrical problems or concerns noted at time of inspection.

13. GFCI Protection

Observations:

13.1. Installed GFCI breaker protection was tested and appeared operational at time of inspection.

Utilities

This section describes the amperage and voltage rating of the service, the location of the main disconnect and any subpanel(s). Inspectors are also required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and subpanels as well as the conductors. NOTE: This is not an exhaustive testing of electrical systems but merely a visual inspection of accessible components and does not cover areas where electrical wiring is not visible (including but not limited to walls, ceilings, insulated crawlspaces and attics). For a more thorough system analysis, we recommend the services of a qualified electrician and all issues or concerns listed in this section should be a priority and should be made by a qualified, licensed electrician.

1. Cable Feeds

Observations:

1.1. There is an overhead service drop noted.

2. Main Breaker

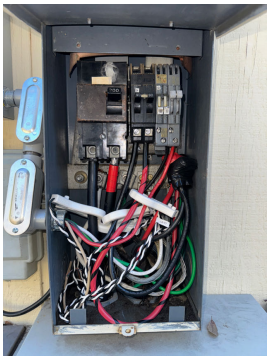
Location: Located in separate exterior box on the right side of house.

Amps: 200 amps

Observations:

2.1. No problems or concerns noted with main breaker at time of inspection.

Main breaker box detail



Main breaker box detail

3. Main Service Panel

Location: Located in the downstairs bedroom closet.

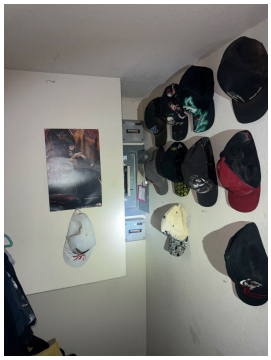
Observations:

3.1. NOTE: Main service panel access was limited and due to the safety issues of this GTE Sylvania/Zinsco panel, the panel was not opened. Recommend further review and panel replacement as deemed necessary by a qualified electrician.

3.2. Noted was a GTE Sylvania Zinsco, Sylvania Zinsco or Sylvania electrical panel. Due to the problems associated with some of these service panels, we recommend contacting a qualified electrical contractor for a full safety assessment of the home's electrical system and component repairs or replacement as needed.

Main panel detail

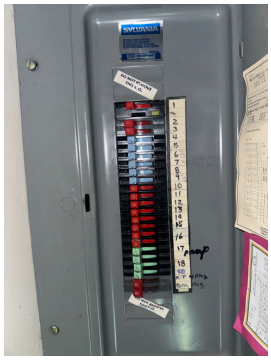
GTE Sylvania brand electrical panel


Inaccessible main service panel

4. Circuit Breakers

Observations:

4.1. Zinsco breakers noted which have a higher than normal failure rate. Recommend a qualified electrician replace as needed for safety.



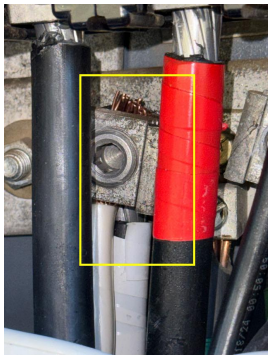
Zinsco brand circuit breakers

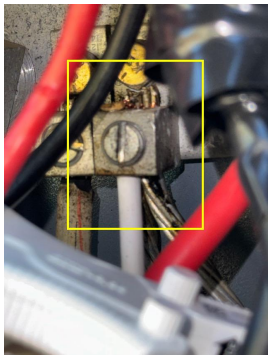
5. Wiring

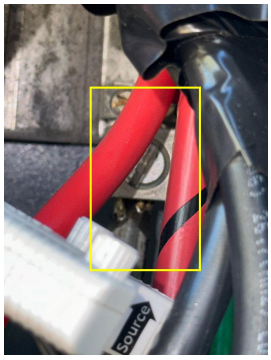
Wiring Type: Copper with stranded aluminum non-metallic sheathed cable noted for main cable feeds and/or major appliances.

Observations:

5.1. Wiring feed in the main breaker box was double tapped under lugs which may cause a poor connection, wires to loosen and possible arcing. Recommend a qualified electrician for review and repairs as needed.


Double tapped wire feed


Double tapped wire feed



Double tapped wire feed

6. Grounding Electrode

Location: NOTE: Grounding wire and electrode was not located.

7. Auxiliary Generator

Observations:

7.1. NOTE: Auxiliary generator and/or switch box noted but not inspected. Recommend confirming serviceability and if necessary a full evaluation by a qualified electrician.

Auxiliary generator system not inspected

Auxiliary generator system not inspected

8. Gas Valve

Main Location: Located on LP gas tank on the right side of house.

Observations:

8.1. Main LP tank gas shut-off valve appeared serviceable at time of inspection with no gas odor detected.

Liquid propane gas tank detail

Gas tank at 60%

9. Water Valve(s)

Location(s): Main water shut-off valve located in the downstairs bedroom closet.

Observations:

9.1. Main water shut-off valve at pressure tank appeared serviceable at time of inspection with no leaks noted.

Pressure tank detail

10. Water Treatment

Observations:

10.1. NOTE: A water treatment system was not located or inspected. Since testing the water is beyond the scope of this inspection, it is recommended the buyer seek guidance from the seller and if necessary that a qualified water treatment professional check the water for potability.

11. Pump System

Observations:

11.1. NOTE: An unknown pump system was noted with an electrical panel near the pressure tank. Since testing this system is beyond the scope of this inspection, it is recommended the buyer seek operation guidance from the seller and that a qualified professional check the system for serviceability.

Pump system not inspected

HVAC

The heating, ventilation and air conditioning system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. NOTE: Our HVAC systems analysis includes a visual inspection and when possible a function test using the thermostat or other controls to determine unit serviceability and register temperature and IS NOT a guarantee of future serviceability. If an exhaustive HVAC systems evaluation is desired, we recommend the services of a qualified HVAC technician.

1. Heating & Cooling

Location: The HVAC unit located on right side of house.

Type: A 1994, Lennox, liquid propane gas-fired packaged central HVAC combination heating and cooling system was noted. Recommend checking with seller for tonnage details.

Observations:

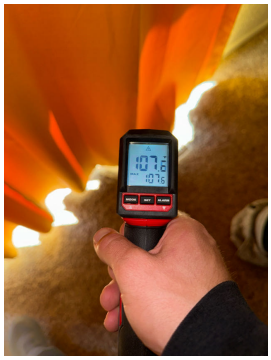
1.1. The packaged system heat function only was tested and appeared operational at time of inspection (see notation below).

1.2. NOTE: Due to outside ambient temperatures 60 degrees or lower, the HVAC condenser/compressor was only "Started" and not tested for full functionality as this is outside the scope of this inspection and risks costly damage to the compressor or other components without proper preparation. Recommend verifying with seller that the HVAC cooling system is in serviceable condition.

1.3. NOTE: This age of this appliance exceeds the normal expected service life for an HVAC system. Recommend preparing for the eventuality of replacement.

Packaged HVAC unit detail

Packaged HVAC unit label detail



Heating noted at 107.6º F

2. Outdoor Cabinet

Observations:

2.1. No problems or concerns noted with appliance cabinet at time of inspection.

3. Outdoor Base

Observations:

3.1. The condenser/compressor base appeared to be functional at time of inspection with no problems or concerns noted.

4. Service Disconnect

Observations:

4.1. HVAC service disconnect noted within line of sight of unit with no problems or concerns noted at time of inspection.

5. Electrical Wiring

Observations:

5.1. Conduit noted to be disconnected at cabinet or breaker box exposing live electrical wires to the elements. Recommend repairs by a qualified electrician.

Loose conduit with exposed wiring

6. Venting

Observations:

6.1. No problems or concerns noted with the external vent at time of inspection.

7. Gas Line & Valve

Observations:

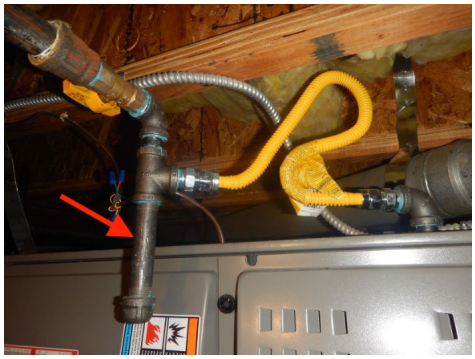
7.1. Gas valve was present and appeared serviceable at time of inspection.

8. Sediment Trap

Observations:

8.1. Sediment trap is missing and most likely not required when this house was built, sediment traps are now required by the Uniform Plumbing Code and are therefore incorporated into most, if not all, city building and safety codes. Although you would be under no obligation to do so, consider adding to increase appliance longevity.

Sediment trap missing from gas line



Example of a sediment trap

9. Condensate Elimination

Type: A primary condensate drain only was noted.

Observations:

9.1. Visible section(s) of single primary condensate drain line of unit located in non-critical area noted as serviceable with no leaks noted at time of inspection.

10. Filter

Location: Filter located inside interior area wall and/or ceiling grille.

Observations:

10.1. Dirty HVAC return air filter(s) noted. Recommend changing as needed for efficient HVAC operation.

Dirty HVAC filter

11. Thermostat

Type: Digital programmable thermostat(s) noted.

Observations:

11.1. Although not exhaustive as to the various settings, the digital programmable thermostat(s) appeared functional at time of inspection.

HVAC thermostat

Water Heater

Included in our inspection are the plumbing or electrical connections, venting configuration, TPR valve, earthquake strapping, platform stability and drain pan requirements. NOTE: Our water heater analysis includes a visual inspection and a function test to determine unit functionality and water temperature and IS NOT a guarantee of future serviceability. Most water heaters last between 8 and 12 years before they need to be replaced. When internal parts are corroded or encased in a buildup of minerals, the water heater's efficiency begins to decline. Regularly flushing the water heater keeps it working longer.

1. Water Heater

Heater Type: A 2015, Rheem, electric water heater was noted.

Location: The water heater is located in the downstairs bedroom closet.

Observations:

1.1. The water heater system was tested with no problems or concerns noted at time of inspection.

Water heater detail

Water heater label detail

2. Size

Size: 50 Gallons

3. Platform

Observations:

3.1. Water heater pan and drain noted to be missing. Even though local code may not require one, consider installing an approved pan with drain to protect the closet and/or surrounding area should a leak occur.

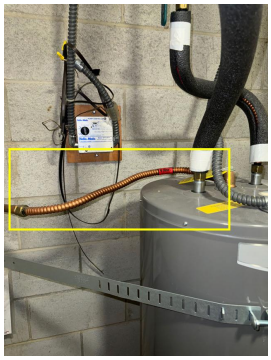
Missing pan and drain line

4. TPRV & Discharge Pipe

Observations:

4.1. NOTE: A TPR valve was noted and inspected for its presence and proper configuration only, but not functionality due to the possibility of valve failure and subsequent flooding. Recommend checking functionality annually and when if it fails, one can easily shut off water supply and wait for a plumber to repair.

4.2. Flexible copper piping noted to be used in TPRV discharge tube which is not a permitted according to UPC (Uniform Plumbing Code). Recommend a qualified plumber install hard-drawn copper piping instead.



Flexible copper TPR discharge tube

5. Electrical

Observations:

5.1. No problems or concerns noted with the appliance and/or closet electrical at time of inspection.

6. Plumbing

Observations:

6.1. No deficiencies observed at the visible portions of the supply piping.

6.2. Water heater plumbing was not visible due to insulation and its condition could not be definitively determined.

7. Strapping

Observations:

7.1. Water heater appeared to be properly strapped.

8. Water Temperature

Observations:

8.1. Water temperature is 121.6° as measured at the kitchen sink. Recommend resetting temperature to 120° or lower to avoid scald injuries.

Water temperature noted at 121.6º F

Garage - Detached

The Detached Garage section covers the entire structure in a single section that includes roof, exterior cladding, ceiling, walls, floors, vehicle and entry doors, electrical and foundation.

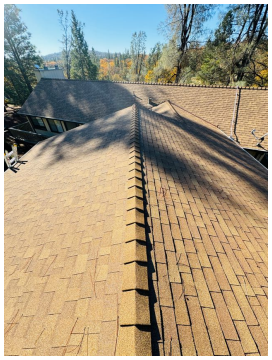
1. Roof Condition

Inspection Type: Roof was mounted and walked for inspection.

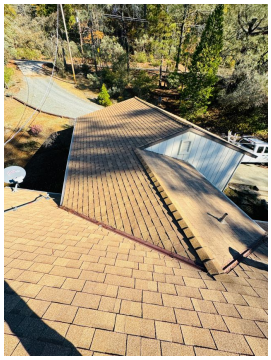
Materials: Composition shingles noted.

Observations:

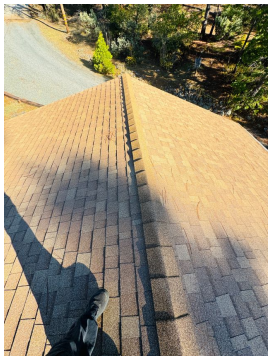
1.1. Light granule loss noted on roof shingles. Since leaking is always a possibility with a less than perfect roof, we suggest a roof check-up to take care of any problems as well as an annual roof & gutter cleaning with inspection for any condition which may necessitate repairs should they be found at risk of leaking.



Roof detail



Roof detail



Roof detail

2. Flashing

Observations:

2.1. No flashing problems or concerns noted at time of inspection.

3. Gutters

Observations:

3.1. Screened gutter tops noted.

3.2. One or more gutter sections noted to be damaged for reasons undetermined. Recommend repair or replacement as needed.

Damaged front gutter

Damaged gutter

4. Downspouts

Observations:

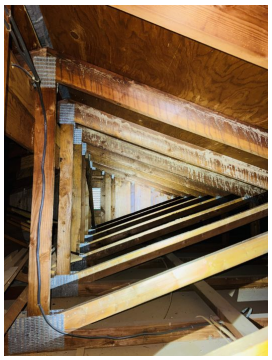
4.1. Deficient downspout termination noted at or near the structure foundation. Recommend drain pipe(s) to divert roof water away from the foundation.

Downspout terminates at foundation

5. Attic

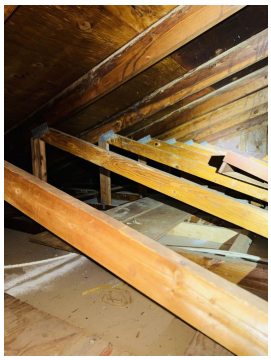
Observations:

5.1. No problems or concerns noted at time of inspection with the visibly accessible engineered wood roof truss system.



Attic detail

Attic detail



Attic detail

6. Eaves & Fascia

Observations:

6.1. No eave or fascia problems or concerns noted at time of inspection.

6.2. NOTE: Some eave areas where out-of-reach and not accessible for a visible inspection including rafter tails and fascia boards.

7. Wall Structure

Observations:

7.1. Wood wall framing noted.

8. Siding

Materials: T1-11 style wood siding noted.

Observations:

8.1. Siding to ground contact noted which will eventually cause wood decay. Recommend correcting so siding is a minimum of 6 to 8 inches above ground.

Siding to ground contact

9. Trim

Materials: Wood window, door and corner trim noted.

Observations:

9.1. No window or door trim problems or concerns noted at time of inspection.

10. Painting/Caulking

Observations:

10.1. Deficient paint and poorly sealed exterior cladding junctions noted in places. Recommend painting and caulking as needed to avoid moisture intrusion and its related negative effects.

Deficient paint on siding

Deficient paint on siding

11. Rafter/Ceiling Condition

Materials: Sheetrock ceilings noted.

Observations:

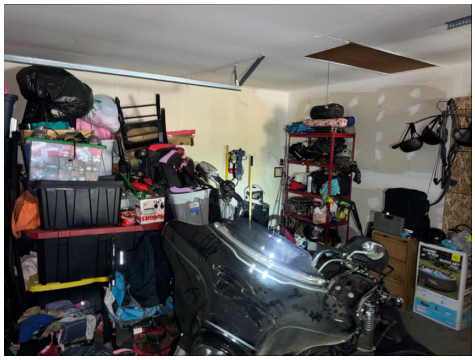
11.1. No ceiling problems or concerns noted at time of inspection.

12. Walls

Observations:

12.1. NOTE: Most areas of the walls were not accessible for inspection due to personal items. Recommend inspecting these areas when clear.

Blocked walls

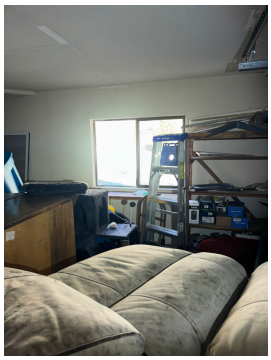


Blocked walls

13. Windows

Observations:

13.1. NOTE: Window(s) noted to be inaccessible and therefore not inspected. Recommend removing obstacle(s) and inspecting as needed.



Blocked window

14. Vehicle Door

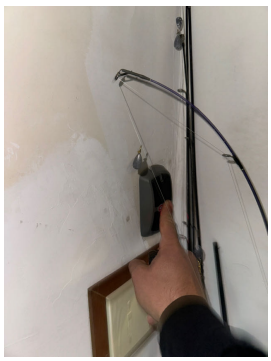
Observations:

14.1. No vehicle door problems or concerns noted at time of inspection.

15. Vehicle Door Opener

Observations:

15.1. Vehicle door opener was inoperable when tested using the wall button. Recommend checking with seller for details and consulting with a qualified contractor for review and repairs as needed.



Vehicle door opener inoperable

16. Auto-Reverse - Photoelectric Sensor

Observations:

16.1. NOTE: No photo-electric sensor and auto-reverse systems not tested due to inoperable vehicle door opener.

17. Exterior Doors

Observations:

17.1. No door problems or concerns noted at time of inspection.

18. Floors

Observations:

18.1. NOTE: Areas of the floor were not accessible for inspection due to personal items. Recommend inspecting these areas when clear.

19. Electrical Inside

Observations:

19.1. NOTE: One or more outlets not accessible due to cabinetry, tools and/or stored personal items. Recommend checking when clear.

19.2. Light switch, fixture or bulb noted as inoperable. Change bulb(s) and re-check and if necessary, consult a qualified contractor for further options.

Light fixture inoperable

20. Anchoring System

Observations:

20.1. NOTE: The structural anchoring system if installed was not accessible or visible at time of inspection due to sheetrock or other obstruction(s).

21. Foundation

Materials: Concrete slab foundation noted.

Observations:

21.1. Large crack(s) noted in concrete slab foundation/floor. Recommend sealing, continued monitoring and consulting a qualified contractor for remediation options should conditions dramatically change.

Large cracking

Grounds

The Grounds section contains most areas accessible from the exterior of the home including driveways, walkways, grading, retaining walls and vegetation. Areas typically not inspected include drainage, irrigation, fencing, outdoor lighting and sound systems, fountains or waterfalls and fire pits.

1. Driveway and Walkways

Observations:

1.1. NOTE: Minor settlement or "hairline" cracks noted in driveway and/or walkway(s) and are normal to properties of any age. Recommend sealing the cracks, continued monitoring and consulting a qualified contractor for remediation options should condition worsen.

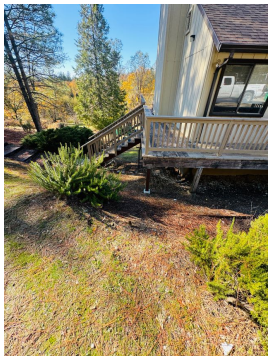
Minor driveway crack

2. Grading

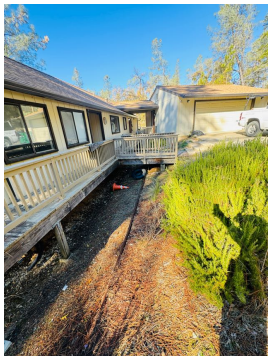
Observations:

2.1. Not all areas immediately surrounding the foundation has the recommended 0.5 inch per foot slope within the first 10 feet away from the structure, and it is not known whether a french drain system exists to take water away from the foundation. Recommend checking with seller for further details and if necessary, consulting with a qualified landscaping contractor for remediation options as need to avoid ponding during heavy rains.

2.2. There are areas of negative grading towards the house and it is not known if a drainage system exists to take rain water away from the foundation. Recommend checking with seller on the presence of a drainage system and if necessary, consider adding additional backfill and/or drain lines to create the proper slope or drainage to take rain water away from house.



Negative grade toward house



Negative grade toward house

Negative grade toward garage

3. Drainage

Observations:

3.1. Because it is impossible to determine drainage system serviceability and/or flooding potential without active rain over time, exterior drainage system performance and flooding assessments are not included as part of a building inspection and we therefore recommend checking with seller and observation during rain to determine any deficiencies. We do however look for and report on evidence of past or present drainage problems.

3.2. NOTE: A lot drainage system was noted but not inspected. Recommend checking with seller on serviceability.

Drainage system not inspected

Drainage system not inspected

4. Vegetation

Observations:

4.1. Vegetation against house was noted in areas. Recommend trimming so no plant to exterior cladding exists.

Vegetation against house

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	AFCI (Arc-Fault Circuit Interrupter) is an advanced circuit breaker that breaks the circuit when it detects a dangerous electric arc in the circuit it protects to prevent electrical fires. Although AFCI protection was most likely not required at the time this structure was originally built, building codes have changed and they are now required for new construction. Even though you would be under no obligation to upgrade, for additional safety you may want to consider updating the existing electrical outlets to provide AFCI protection. For more information regarding this subject, go to the following website: http://www.ashireporter.org/HomeInspection/Articles/AFCIs-Come-of-Age/2418
Anti-Siphon Hose Bibb	Anti-siphon hose bibb devices prevent accidental siphoning of hazardous material into the plumbing system when there is a loss of pressure due to a power outage. Although most likely not a code requirement when this structure was built, for additional safety consider installing on all faucets. For more information click the following https://newnanutilities.org/PDFs/50_Questions_&_Answers.pdf
Anti-Tip Brackets	According to the U.S. Consumer Product Safety Commission (CPSC), there were 143 incidents caused by range tip-overs from 1980 to 2006. Of the 33 incidents that resulted in death, most of those victims were children. A small child may stand on an open range door in order to see what is cooking on the stovetop and accidentally cause the entire unit to fall on top of him, along with whatever hot items may have been cooking on the stovetop. The elderly, too, may be injured while using the range for support while cleaning. In response to this danger, the American National Standards Institute (ANSI) and Underwriters Laboratories (UL) created standards in 1991 that require all ranges manufactured after that year to be capable of remaining stable while supporting 250 pounds of weight on their open doors. Manufacturers' instructions, too, require that anti-tip brackets provided be installed. Anti-tip brackets can be purchased at most hardware stores or ordered from a manufacturer and some will provide them at no charge.

CO Alarm(s)	The July, 2011 Carbon Monoxide Poisoning Prevention Act (SB 183) requires all single-family homes with an attached garage or a gas burning appliance or fireplace to install a CO alarm within the home. THE CO alarms should be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms AND on each floor of the building including basements and finished attics. Since CO has nearly the same specific gravity as air, the CO alarms can be mounted just about anywhere including ceilings with a few exceptions. Do not place the alarm right next to or over a fireplace or flame-producing appliance, and they should not be mounted on the wall within 6 inches of the ceiling. This “pocket” is considered dead air that does not circulate or mix well with the rest of the air in the house.
Concrete Slab Not Visible	All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. Tiles flooring aside, in most instances floor coverings like carpeting, wood and vinyl prevent recognition of cracks or settlement in all but the most severe cases. When these types of floor coverings are installed, the materials and condition of the flooring underneath usually cannot be determined.
Deficient Downspout Termination	A typical roof surface area collects and transfers a tremendous amount of rain water that needs to be directed appropriately in order to avoid moisture related problems. For instance; if a structure measures 30 feet by 66 feet and has a 2 foot roof overhang, there is 2,380 square feet of roof ready and waiting to catch rain drops. A moderate 1 inch rainfall will generate 1,483 gallons of water on this roof and if your region receives 40 inches of rainfall a year, your roof will deposit about 59,320 gallons of water somewhere around the structure. So as you can see, downspout drainage can 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 roof surface runoff water be adequately diverted away from the building. The water from your downspout should ideally be directed at least 4 feet away from the structure and if possible, onto a hard surface like a driveway. Concrete or plastic splash blocks are intended to divert the water coming out of the downspout next to the foundation away from the structure. They are simple, inexpensive to install and rarely work effectively.
Drainage System	Because it is difficult to determine drainage system serviceability without active rain or snow melt over time, exterior drainage system performance assessments are not typically included as part of a building inspection and we therefore recommend checking with seller and observation during rain to determine any deficiencies. We do however look for and report on evidence of past or present drainage problems and insufficient downspout terminations.

Engineered Wood	Engineered wood siding and trim, historically referred to as pressboard, hardboard and composite siding with two of the largest brands being International Paper's (IP) Masonite Omniwood and Louisiana Pacific's (LP) Inner-Seal, is mainly comprised of wood fibers, flakes or chips that are held together by glues and resins. This type of siding was extremely popular from the 1980's to mid 1990's as a low cost alternative to other existing house sidings. In 1994, pressboard siding gained national attention when a class action law suit settlement against some of its largest manufacturers dictated that anyone who owned property constructed with their hardboard siding between January 1, 1980 and January 15, 1998 (dates vary by manufacturer) could be reimbursed for damages caused from the siding (if any). Following the class action suit, almost all manufacturers ceased production of their hardboard siding products. More recently (2011), LP introduced another engineered wood siding product called SmartSide which supposedly has been engineered for "strength, performance and protection against fungal decay and termites". While this may be true, all engineered wood siding and trim products are still extremely susceptible to moisture intrusion due to insufficient installation and maintenance practices. Because of this susceptibility, it is important to keep all exposed surfaces well painted and/or sealed as per manufacturer's recommendations (INCLUDING ANY EXPOSED EDGES).
Entran II	Entran II is a rubber hose used for radiant in-floor heating systems and snow melting. It was manufactured by Goodyear Tire & Rubber for Heatway Systems from 1989-1994. A plasticizer was added when the tube was manufactured to keep it flexible. This plasticizer, however, began to leach out of the rubber when it was exposed to high temperature heating water. The tube then hardens and cracks, causing complete failure of the heating system. Entran II tubing was installed in approximately 10,000 homes throughout the U.S.
Escutcheon	In plumbing, a Escutcheon is a flat piece of metal used for concealing the hole created by a water supply line entering the wall.
Exterior Cladding	Exterior cladding refers to the materials excluding doors, windows and vents that make up the structure's outer skin which includes any siding, trim, stucco and masonry.
Galvanized Steel	Galvanized steel plumbing including piping, fittings and valves have an average service life of 40-50 years. Pipes rust from the inside reducing the diameter and causing loss of pressure and rust in water. They will eventually start leaking and will need to be replaced.
Interior Moisture Exhaust	Concerning interior moisture exhaust fan venting (bathroom, laundry, kitchen, etc.), if possible it is best for bathroom exhaust ducting to be routed to the exterior. If not possible or practical, because of attic ventilation dynamics, it is better to run exhaust ducting to gable-end vents rather than to soffit vents. For more information on this subject, go to the following link: http://signethomeinspections.com/home-inspection-resources/diy-videos/

Kitec	Kitec is a brand of plastic piping manufactured by IPEX between 1995 and 2007. During that time plumbers used the plastic piping as a good substitute to copper, because it offered great flexibility and durability at a much lower cost. However, after some years of use by plumbing contractors and builders, the piping started showing many problems. The most common plumbing issues are associated with the fact that Kitec doesn't perform well under high pressure and/or under high temperature. Under high pressure and high temperature, it starts to deteriorate fast, leading to pipe breaking and bursting. In addition, its brass fittings tend to corrode when exposed to moister and oxygen. This problem also leads to leaks, as the zinc oxidation in the pipes causes limited water flow. With so many problems Kitec piping caused not only leakages, but also major flooding in multiple buildings throughout the country.
Ledger Board	The deck ledger board is typically attached to the exterior wall rim joist or studs and consequently provides a solid surface to attach deck joists to as well as distributing the load evenly across the exterior wall.
Lot Drainage	Lot drainage has a significant impact on the building simply because of the direct and indirect damage that moisture can have on the foundation. All downspouts should be properly terminated into unobstructed drain pipes and where there are retaining walls present to mitigate negative slope areas, adequate drainage should be in place to drain water runoff to safe areas of the property.
NIBCO Dura-Pex	NIBCO Dura-Pex piping is a water supply pipe product that is the subject of a class action lawsuit. The lawsuit claims the pipe is prone to oxidation. Oxidation is the process whereby oxygen affects the quality of a material, such as metal or plastic. This can occur if the material was not treated properly or was defectively designed. Oxidation of PEX tubing can lead to cracks and ruptures. When water leaks from the tubing and comes in contact with PEX brass fittings, zinc can "leach" out of the fittings (a process known as dezincification). According to the suit, this process "causes the [brass fittings] to change from a solid brass material to a spongy copper-rich structure, grossly weakening the fitting." In addition to rendering the fittings ineffective, dezincification also allows water to leak out and come in direct contact with PEX clamps, the suit claims. Water that escapes through the corroded fittings may also affect the PEX stainless steel clamps. Chlorine-rich water can cause "stress corrosion cracking," which causes cracks and breaks in the clamps and renders them ineffective, according to the suit.
No GFCI Protection	GFCI protection may not have been required at this location when the house was built but current building codes would now require them on all kitchen and bathroom counter areas, and for all 15A and 20A, 125V receptacles located outside and in garages and grade-level portions of unfinished or finished accessory buildings used for storage or work areas of a dwelling unit. Although you would be under no obligation to upgrade, consider installing GFCI protected plugs for safety.

No Smoke Alarm In Bedroom	Even though this house may be "grandfathered" in and not technically required to comply with current smoke alarm placement code, they are now required in bedrooms for all remodels and new construction and the absence thereof does in fact represent a major safety hazard for you and your family. We therefore recommend immediately adding a smoke alarm in this bedroom for safety's sake.
Polybutylene	Update: Polybutylene piping is a form of plastic resin commonly used for plumbing in U.S. structures built or remodeled between 1978 and 1995. Due to its inexpensive production cost and ability to withstand high water pressure, it was widely seen as a better, cheaper alternative to copper plumbing. Unfortunately, it was later discovered this type of plastic reacts negatively to water-soluble oxidants (like chlorine) and over time will deteriorate, flake and possibly leak. Polybutylene water pipes are no longer accepted by United States building codes and have been the subject of class action lawsuits in both Canada and the US. Some hazard insurance companies will no longer insure buildings using this product and some home warranty companies exclude PB leaks from coverage. For more information on this type of plumbing see the following website: https://www.homeinspector.org/Newsroom/Articles/Take-Another-Look-at-Polybutylene-Plumbing/955/Article
Ponding	Ponding is the unwanted pooling of water typically on a flat or low-slope roof, driveway, walkway, patio, deck or bordered area against the structure. On areas surrounding the structure, this represents places that do not have the requisite slope drainage necessary to properly transport water away. On flat and low-slope asphalt roofs, ponding water allows the oil solvent components of the asphalt to leach out and evaporate, leaving the roof membrane brittle and susceptible to cracking and leaking in the ponding location.
Questionable Construction	Questionable construction does not necessarily mean the construction under consideration is unacceptable or not code compliant although it could. It does however mean the inspector is questioning the methodology because what is visually accessible does not appear to be commonplace, or the proper transfer of load cannot be determined with the type of limited visual examination performed during a whole house inspection.
Roof Contact	It is recommended that barge rafters, siding, fascia and trim boards be held up at least 1 inch from roof decking to avoid water saturation during rain and subsequent deterioration over time. If that is not possible, flashing should be placed between board end and roof deck.
Sediment Trap	A sediment trap is a small 3-6 inch section of pipe with end cap that tees off the hard pipe gas line to prevent debris from getting into the pilot or main burner assembly will prolong the life of the furnace. This pipe extension is intended to catch any water or foreign material that may be in the gas before the material gets into the appliance itself. This is simply a gravity system, with the solids and liquids falling into the pocket. Sediment traps are now required by the Uniform Plumbing Code and are therefore incorporated into most, if not all, city building and safety codes.

Sylvania Electrical Panel	The electric panel labels may identify it as "Sylvania", “Sylvania Zinsco”, or “GTE Sylvania Zinsco” but they are all essentially a "Zinsco electric panel in Sylvania's clothing". It should be noted that a larger than normal number of Zinsco breakers & service panels have been identified as being prone to problems that can lead serious problems such as; failure of the circuit breaker to trip on overcurrent, circuit breaker arcing and burn-ups at the breaker to panel bus bar connection with the potential to cause fire and electrocution. We recommend enlisting a qualified electrical contractor for a full safety assessment of the home's electrical system and to replace any Zinsco components that are found. You can learn more about this issue at https://inspectapedia.com/electric/GTE_Sylvania_Zinsco_Identification.php
TPR Valve	Temperature/pressure-relief or TPR valves are safety devices installed on water heating appliances, such as boilers and domestic water supply heaters. TPRs are designed to automatically release water in the event that pressure or temperature in the water tank exceeds safe levels.

TPRV Discharge Tube	The discharge piping serving a pressure relief valve, temperature-relief valve or combination valve shall: 1. Not be directly connected to the drainage system. 2. Discharge through an air gap located in the same room as the water heater. 3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap. 4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment. 5. Discharge to the floor, to an indirect waste receptor or to the outdoors. Where discharging to the outdoors in areas subject to freezing, discharge piping shall be first piped to an indirect waste receptor through an air gap located in a conditioned area. 6. Discharge in a manner that does not cause personal injury or surrounding area damage. 7. Discharge to a termination point that is readily observable by the building occupants. 8. Not be trapped. 9. Be installed to flow by gravity 10. Not terminate more that 6 inches above the floor or waste receptor. 11. Not have a threaded connection at the end of the piping. 12. Not have valves or tee fittings. 13. Be constructed of galvanized steel, hard drawn copper, CPVC or other materials listed in section P2904.5 or material tested, rated, and approved for such use in accordance with ASME a1132.2.4.1.
Vegetation Against House	When landscaping keep plants, especially at full growth, at least one foot from house siding and fencing as they can cause moisture retention hastening deterioration and provide cover and pathways to wood destroying insects. Also keep trees away from; foundation areas as roots can cause cracking, exterior surfaces as direct contact can abrade and damage siding, screens and roofs, and from overhanging roof areas as falling branches due to high wind or snow can damage roof materials and structure.

Water Heater Pan	Even though a water heater may be located in garage or basement and local code may not require a drain pan and line, if there is the possibility of building material damage, international code does require one and it just makes good sense. 2015 IPC (International Plumbing Code) 504.7 states: "Where water heaters or hot water storage tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank or water heater shall be installed in a galvanized steel pan having a minimum thickness of 24 gage, or other pans approved for such use." So if a water heater were to leak and come in contact with sheetrock and/or wood wall framing, there would clearly be some sort of damage and with building material water saturation, there is also the possibility of internal wall mold growth as well.
Water Temperature	Water temperatures above 120° are considered a scald hazard and consideration should be given to lowering the water heater thermostat. (More information can be obtained at http://www.burnfoundation.org/programs/resource.cfm?c=1&a=3

Wood Destroying Fungus	Wood destroying fungus is the cause of dry rot, which is one of the most serious defects that wood can develop. The fungus grows by consuming wood fiber, and the wood becomes soft and punky. When dry rot occurs in the framing of a house, the damage may not be noticeable until it causes structural problems that require major repairs. You can often treat and strengthen wood affected by dry rot as an alternative to replacing it. Two types of dry rot can damage wood. Brown rot, which can be caused by three different strains of fungus, usually affects softwoods, such as the fir framing in walls, ceilings and floors, and is the more serious of the two. It causes the wood to develop a mottled checkerboard appearance and then turn into powder, and can grow through damp drywall, plaster and mortar to attack the wood. White rot affects hardwoods and softwood alike and causes the wood to break down longitudinally along the grain into coarse fibers. Unlike brown rot, which can develop in conditions of high humidity, white rot only grows when the wood is actually wet. The fungus that causes dry rot thrives on wood fibers, but it also needs moisture to survive, so the first step in treating it is to find out where the moisture is coming from. There may be a roof, wall or plumbing leak or a combination of high humidity and poor venting that is causing condensation to collect. It's also possible that the wood is too close to the concrete foundation or that the lumber company didn't dry it enough before selling it. After you've tracked down and addressed the cause of the moisture, the wood may need several weeks to dry out completely. You can use borate chemicals to create an environment in the wood that repels the fungus that causes dry rot. Borates dissolve in water, so you can make your own fungus repellant by mixing borax, or sodium borate, in water, or you can use a pre-mixed product. Soak the wood thoroughly with the solution; when it dries out, the borate remains in the fibers and prevents mold growth. Borates leach out of the wood if it gets wet, making it doubly important to prevent moisture from affecting the wood.
Zinsco Breakers	Zinsco electrical panels use a clip-on connection between the breakers and aluminum bus bar. They have a higher than usual rate of failure, due most often to loosening of the connection between bus bar and breaker. When this happens, it causes arcing and overheating in the area, which leads to melting of the metal, with breaker permanently welded to bus bar and impossible to remove. Secondary problems are failure of the breakers to trip under an overcurrent event and cases of a tripped breaker continuing to be energized.

Report Summary

The summary below consists of key deficiencies found during the home inspection compiled in list form for easy reference. It is not meant to be a complete report in and of itself and should be only viewed as mirroring key points found throughout the entire report but not exhaustive on its own.

Roof		
Page 4 Item: 1	Roof Condition	1.1. Light granule loss noted on roof shingles. Since leaking is always a possibility with a less than perfect roof, we suggest a roof check-up to take care of any problems as well as an annual roof & gutter cleaning with inspection for any condition which may necessitate repairs should they be found at risk of leaking. 1.2. Damaged shingle(s) noted on roof which appear to be inadequately sealed repaired. Recommend a qualified roofing contractor repair or replace as needed.
Page 4 Item: 4	Chimney	4.1. Chimney enclosure siding and/or trim noted as sitting on roof deck. It is recommended that siding be held up at least 1 inch from roof decking to avoid water saturation during rain and subsequent deterioration over time.
Page 5 Item: 7	Downspouts	7.1. Deficient downspout termination noted at or near the structure foundation. Recommend drain pipe(s) to divert roof water away from the foundation.
Attic		
Page 8 Item: 6	Ductwork	6.1. The vapor barrier on some ducting was noted as torn or missing. Recommend repair as needed.
Page 8 Item: 9	Insulation	9.1. The attic access hatch was noted as not insulated which will result in some energy loss through convection. Recommend insulating attic access hatch cover with a batt of fiberglass insulation to reduce energy expenses.
Exterior Detail		
Page 11 Item: 3	Siding	3.1. Area(s) of siding wood decay noted. Refer to pest report for more detail and consider consulting a qualified contractor for remediation options. 3.2. Siding to ground contact noted which will eventually cause moisture damage and degradation. Recommend flashing, correcting so siding is a minimum of 6 to 8 inches above ground or consulting with a qualified contractor for other options.
Page 11 Item: 5	Painting/Caulking	5.1. Deficient paint and poorly sealed exterior cladding junctions noted in places. Recommend painting and caulking as needed to avoid moisture intrusion and its related negative effects.
Page 12 Item: 6	Electrical	6.1. Light switch, fixture or bulb noted as inoperable. Change bulb(s) and re-check and if necessary, consult a qualified contractor for further options.
Page 13 Item: 8	Hose Bibbs	8.1. One or more water hose bibbs noted to be leaking. Recommend repair or replacement as needed.
Page 13 Item: 9	Vacuum Breaker	9.1. Anti-siphon hose bibb vacuum breakers not present on outdoor faucets. Most likely not required when home was built, they would now be required for new construction. Although you would be under no obligation to do so, consider adding for safety.
Page 13 Item: 10	Deck Structure	10.1. Deck ledger board flashing appears to be lacking. Recommend consulting with a qualified contractor for remediation options. 10.2. Less than ideal attachment of ledger board noted with nails used instead of lag or through bolts. Although the ledger board appeared sound, this form of ledger attachment will loosen over time and could present a safety issue down the road. Recommend monitoring and if conditions

		change, consulting with a qualified contractor for remediation options. 10.3. Areas of the wood decking material noted to be worn. Consider repainting to avoid moisture intrusion and prolong useful life. 10.4. Wood decay of structural component(s) noted on this deck. Refer to pest report for more detail and consider consulting a qualified contractor for remediation options. 10.5. Wood destroying fungus noted on wood support structure which will continue to deteriorate over time. Refer to pest report for more detail and consider treating as needed to avoid further deterioration. 10.6. Earth to wood structure contact noted which gives entrance to moisture and wood eating pests causing even treated wood to eventually decay when in contact with soil. it is therefore recommended to either regrade so there is no soil contact or apply a proper flashing to protect wood when regrading is not possible or practical. 10.7. Questionable construction on deck noted. Recommend checking for proper permits with final inspection sign-offs and if needed, consulting with a qualified contractor for remediation options. 10.8. Deck support posts do not have lateral bracing. Although this may not have been a requirement when this deck was built, deck bracing will serve to increase the strength and safety of this deck. We therefore recommend consulting with a qualified contractor for remediation options.
Page 15 Item: 11	Stairs & Railings	11.2. Handrail(s) noted as not graspable on deck stairs. By today's standards, rails should be configured that a small hand may grasp around a rail for safety and 2 x 6 boards do not satisfy this requirement. Recommend adding a proper handrail as needed. 11.3. Stair and/or guard railing height noted to be under 42". Although most likely not required when this house was built, consider alterations or replacement for safety.
Interior Areas		
Page 17 Item: 2	Entry Door	2.1. Damage to door jamb and/or threshold noted. Recommend repairs as needed.
Page 17 Item: 3	Door Bell	3.1. The doorbell did not operate when tested. Recommend checking the door bell button, chime & transformer & replace or repair as needed.
Page 18 Item: 7	Windows	7.2. Fog and/or condensation or the resulting stains were noted in double-pane window(s) which is an indication of a failed seal. Recommend review for repair or replacement as necessary.
Page 19 Item: 11	Electrical	11.2. Outlet plug(s) & cover(s) not aligned properly. Recommend a qualified contractor repair as is needed.
Page 19 Item: 12	Fireplace(s)	12.2. Fireplace hearth, wall or mantel deficiency noted. Recommend repairs as needed.
Page 19 Item: 13	Patio/Deck Doors	13.1. Fog and/or condensation was noted in door glass which is an indication of a failed seal. Recommend review for repair or replacement as necessary.
Kitchen Area		
Page 21 Item: 2	Ceiling Fans	2.1. The ceiling fan wobbles when tested indicating inadequate anchoring or an out-of-balance fan. Recommend further investigation and remediation as needed.
Page 21 Item: 3	Windows	3.2. Fog and/or condensation or the resulting stains were noted in double-pane window(s) which is an indication of a failed seal. Recommend review for repair or replacement as necessary.
Page 21 Item: 4	Counters	4.2. Cracked or broken tile observed. Recommend sealing or replacing as needed.

Page 22 Item: 8	Cabinets	8.2. Worn finish noted on some cabinet areas. Consider refinishing as needed.
Page 23 Item: 11	Range Vent/Light	11.1. Fan light fixture or bulb noted as inoperable. Change bulb(s) and re-check and if necessary, consult a qualified contractor for further options.
Page 23 Item: 12	Cooktop/Oven	12.1. No anti-tip brackets required for freestanding range installations were noted. Recommend installation as needed. 12.2. Oven was noted in need of deep cleaning and it could not be determined whether it could in fact come completely clean.
Page 24 Item: 17	Patio/Deck Door Screens	17.1. Screen door was noted to be missing. Recommend replacement as needed.
Downstairs Kitchen		
Page 25 Item: 6	Cabinets	6.1. Loose cabinet door hinge(s) noted. Recommend tightening as needed.
Page 25 Item: 8	Microwave	8.1. Damaged microwave door was observed. Recommend repairs as needed.
Page 26 Item: 9	Range Vent/Light	9.1. Fan light fixture or bulb noted as inoperable. Change bulb(s) and re-check and if necessary, consult a qualified contractor for further options.
Page 26 Item: 10	Cooktop/Oven	10.2. No anti-tip brackets required for freestanding range installations were noted. Recommend installation as needed.
Bedrooms		
Page 27 Item: 5	Smoke Alarm	5.1. No smoke alarm in bedroom 14 noted which represents a safety hazard. Recommend immediately adding alarm as needed for safety.
Page 28 Item: 6	Windows	6.2. Fog and/or condensation or the resulting stains were noted in double-pane window(s) which is an indication of a failed seal. Recommend review for repair or replacement as necessary.
Page 28 Item: 7	Screens	7.1. Screen noted to be missing from window(s). Recommend replacing as needed.
Page 28 Item: 10	Patio/Deck Door Screens	10.1. Screen door was noted to be missing. Recommend replacement as needed.
Bathrooms		
Page 30 Item: 5	Shower Walls/Pan	5.2. Tile grout noted as cracking or missing in areas. Recommend repairing as needed. 5.3. Cracked or broken tile observed. Recommend sealing or replacing as needed. 5.4. Staining noted on shower surround and it is not known if it can be removed. Recommend a shower wall cleaner for starters.
Page 31 Item: 6	Tub/Shower Plumbing	6.1. Shower head and/or hose noted to be leaking. Recommend repair as needed. 6.2. Missing escutcheon noted which should seal the shower wall plumbing penetration. Recommend adding as needed.
Page 31 Item: 8	Sink(s)	8.1. Defective or missing sink stopper(s) noted. Recommend repair or replacement as needed. 8.2. Sink surface crack(s) and/or chips with corrosion noted. Recommend repairs as needed.
Page 32 Item: 9	Cabinets	9.1. Worn finish noted on some cabinet areas. Consider refinishing as needed.
Page 32 Item: 10	Toilet Fixture	10.1. Staining and/or organic growth observed on the parts of the toilet which could hide certain defects. Recommend a thorough and heavy cleaning and inspection as needed.

Page 32 Item: 11	Floors	11.1. Deficient floor edge grout or caulking seal noted. Recommend resealing as needed.
Utilities		
Page 34 Item: 3	Main Service Panel	3.2. Noted was a GTE Sylvania Zinsco, Sylvania Zinsco or Sylvania electrical panel. Due to the problems associated with some of these service panels, we recommend contacting a qualified electrical contractor for a full safety assessment of the home's electrical system and component repairs or replacement as needed.
Page 35 Item: 4	Circuit Breakers	4.1. Zinsco breakers noted which have a higher than normal failure rate. Recommend a qualified electrician replace as needed for safety.
Page 35 Item: 5	Wiring	5.1. Wiring feed in the main breaker box was double tapped under lugs which may cause a poor connection, wires to loosen and possible arcing. Recommend a qualified electrician for review and repairs as needed.
HVAC		
Page 39 Item: 5	Electrical Wiring	5.1. Conduit noted to be disconnected at cabinet or breaker box exposing live electrical wires to the elements. Recommend repairs by a qualified electrician.
Page 39 Item: 8	Sediment Trap	8.1. Sediment trap is missing and most likely not required when this house was built, sediment traps are now required by the Uniform Plumbing Code and are therefore incorporated into most, if not all, city building and safety codes. Although you would be under no obligation to do so, consider adding to increase appliance longevity.
Page 40 Item: 10	Filter	10.1. Dirty HVAC return air filter(s) noted. Recommend changing as needed for efficient HVAC operation.
Water Heater		
Page 41 Item: 3	Platform	3.1. Water heater pan and drain noted to be missing. Even though local code may not require one, consider installing an approved pan with drain to protect the closet and/or surrounding area should a leak occur.
Page 41 Item: 4	TPRV & Discharge Pipe	4.2. Flexible copper piping noted to be used in TPRV discharge tube which is not a permitted according to UPC (Uniform Plumbing Code). Recommend a qualified plumber install hard-drawn copper piping instead.
Page 42 Item: 8	Water Temperature	8.1. Water temperature is 121.6° as measured at the kitchen sink. Recommend resetting temperature to 120° or lower to avoid scald injuries.
Garage - Detached		
Page 43 Item: 1	Roof Condition	1.1. Light granule loss noted on roof shingles. Since leaking is always a possibility with a less than perfect roof, we suggest a roof check-up to take care of any problems as well as an annual roof & gutter cleaning with inspection for any condition which may necessitate repairs should they be found at risk of leaking.
Page 43 Item: 3	Gutters	3.2. One or more gutter sections noted to be damaged for reasons undetermined. Recommend repair or replacement as needed.
Page 43 Item: 4	Downspouts	4.1. Deficient downspout termination noted at or near the structure foundation. Recommend drain pipe(s) to divert roof water away from the foundation.
Page 44 Item: 8	Siding	8.1. Siding to ground contact noted which will eventually cause wood decay. Recommend correcting so siding is a minimum of 6 to 8 inches above ground.
Page 45 Item: 10	Painting/Caulking	10.1. Deficient paint and poorly sealed exterior cladding junctions noted in places. Recommend painting and caulking as needed to avoid moisture intrusion and its related negative effects.
Page 46 Item: 15	Vehicle Door Opener	15.1. Vehicle door opener was inoperable when tested using the wall button. Recommend checking with seller for details and consulting with a qualified contractor for review and repairs as needed.

Page 47 Item: 19	Electrical Inside	19.2. Light switch, fixture or bulb noted as inoperable. Change bulb(s) and re-check and if necessary, consult a qualified contractor for further options.
Page 47 Item: 21	Foundation	21.1. Large crack(s) noted in concrete slab foundation/floor. Recommend sealing, continued monitoring and consulting a qualified contractor for remediation options should conditions dramatically change.
Grounds		
Page 48 Item: 2	Grading	2.2. There are areas of negative grading towards the house and it is not known if a drainage system exists to take rain water away from the foundation. Recommend checking with seller on the presence of a drainage system and if necessary, consider adding additional backfill and/or drain lines to create the proper slope or drainage to take rain water away from house.
Page 49 Item: 4	Vegetation	4.1. Vegetation against house was noted in areas. Recommend trimming so no plant to exterior cladding exists.