

SIGNET HOME INSPECTIONS, LLC

COMPREHENSIVE PROPERTY INSPECTION REPORT



12875 Rattlesnake Rd., Grass Valley, CA 95945

Inspection prepared for: Mike Dent

Real Estate Agent: -

Date of Inspection: 11/27/2024 Time: 9:00 AM

Age of Home: 1977 Size: 2430

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** (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.

NOTE: Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit the following websites:

The Environmental Protection Association (<http://www.epa.gov>)

The Consumer Products Safety Commission (<http://www.cpsc.gov>)

The Center for Disease Control (<http://www.cdc.gov>)

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

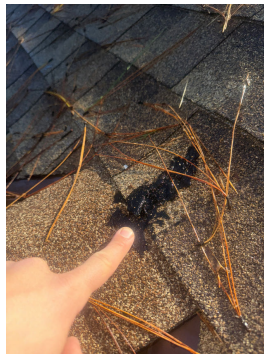
Inspection Type: Roof was mounted and walked for inspection.

Materials: Composition shingles and rolled composition roofing 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. Recommend a qualified roofing contractor repair or replace as needed.



Damaged shingle, patched with mastic

2. Flashing

Observations:

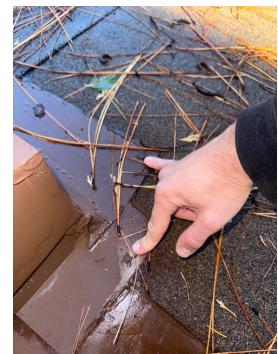
2.1. Exposed and unsealed flashing nails noted. Recommend checking all exposed flashing nails and sealing as needed.



Unsealed flashing nail



Unsealed flashing nail



Unsealed flashing nails

3. Vent Pipes/Caps

Observations:

3.1. Vent pipe flashing rubber boot seal(s) noted to be worn and/or loose, not properly sealing the vent pipe flashing penetration. Recommend replacement as needed to avoid moisture intrusion into attic space.



Worn/loose vent pipe rubber boot

4. Chimney

Observations:

4.1. Overall the chimney appeared to be in serviceable condition with no major defects noted at time of inspection. Recommend the services of a chimney sweep to clean and more thoroughly inspect fireplace before firing.



Chimney detail

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. Screened gutter tops noted.

6.3. Some screened gutter tops noted as out of place. Recommend repairs as needed.



Damaged/out of place gutter screen

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.



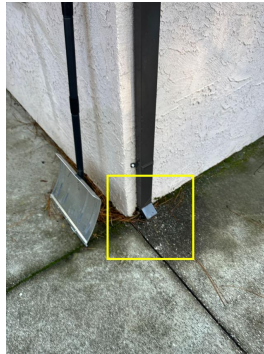
Downspout terminates at foundation



Downspout terminates at foundation



Downspout terminates at foundation



Downspout terminates at foundation

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.

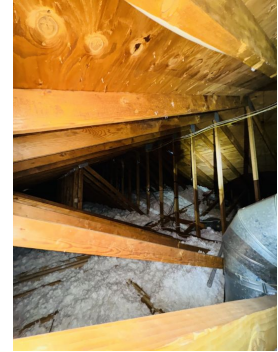
1. Attic Detail



Attic detail



Attic detail



Attic detail

2. Attic Access

Location: Attic access hatch located in hallway and garage.

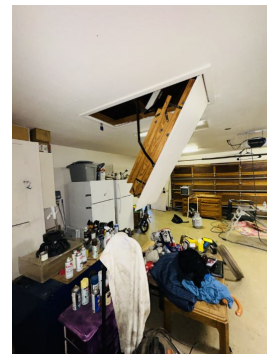
Observations:

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

2.2. NOTE: Pull down ladder attic access in the garage was blocked by personal items and the attic area was therefore not entered and inspected. Recommend further inspection when the attic is accessible.



Blocked attic access hatch



Blocked attic access hatch

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. Although not exhaustive in scope, no attic leaks detected on visible attic areas that were accessed at time of inspection (see notation above).

5. Ventilation

Observations:

5.1. Soffit vent screen(s) noted to be blocked with insulation. Recommend clearing as needed and consider installing attic baffle vents to correct problem without losing ceiling R-value.



Soffit vent blocked with insulation

6. Ductwork

Observations:

6.1. Some insulation noted as loose or missing from duct work. Recommend insulating as needed.



Deficient insulation on ductwork

7. Electrical

Observations:

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

7.2. Missing junction box(s) and/or cover(s) observed for live wires which represent a possible electrocution hazard. Whenever a live electric wire is cut and left loose or is reconnected, the wire or wire splice should be encased in a covered junction box to isolate the wire(s) and prevent electric shock. Recommend adding junction box(s) and/or cover(s) for safety.



Open junction box

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 with loose fill insulation 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 access hatch

10. Exhaust Ducts

Observations:

10.1. Bathroom exhaust fan ducting appears to terminate in attic at soffit vent. It is always recommended that ducting be routed to exterior or at minimum to the gable-end or ridge vent to minimize excessive moisture and possible mold development.



Exhaust duct terminates at soffit vent

11. Vermin

Observations:

11.1. Evidence of rodent infestation was noted in attic. Consider the services of a pest control specialist for eradication.



Rodent droppings in attic

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. NOTE: Minor shrinkage/settlement cracking and **cold joints** from multiple concrete pours or additions, noted at exterior perimeter. These are relatively common conditions and are normally no reason for concern. Recommend sealing and contacting a qualified contractor should condition worsen or if water intrusion occurs.



Foundation wall cold joint



Back left foundation wall cold joint

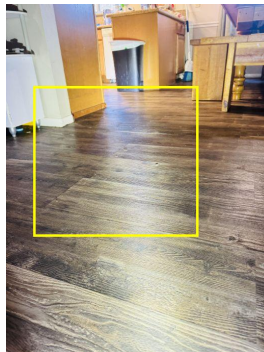


Back right foundation wall crack

3. Foundation Interior

Observations:

3.1. Anomalies were noted in floor covering(s) which could indicate concrete slab deficiencies. Recommend further review and repairs if needed by a qualified contractor.



Anomalies in floor material

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

2.2. Barge rafter **roof contact** noted. It is recommended that all wood building materials be held up at least 1 inch from roof decking to avoid water saturation during rain and subsequent deterioration over time.



Barge rafter to roof contact, left side

3. Trim

Materials: Wood window, door and corner trim noted.

Observations:

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

4. Masonry

Materials: Stone wall cladding noted on various siding areas of structure.

Observations:

4.1. NOTE: Since it is difficult to determine if any moisture intrusion has occurred behind a masonry veneer, we instead look to see that preventative measures have been employed. Current masonry veneer installation standards would require weep holes and flashing to protect the integrity of the wall framing should a leak occur which is unusual in older homes and even absent in some newer homes. The result of not having these features can result in building material degradation over time.

4.2. Masonry wall cladding crack(s) noted. Recommend sealing to avoid water intrusion and damage caused by the winter freeze/thaw cycle.

4.3. Separated and/or missing stone(s) noted on masonry wall cladding. Recommend repairs by a qualified contractor as needed.

4.4. Masonry veneer noted attached to exterior wood framed wall without any visible weep holes for drainage as recommended by the **IRC** which would prevent moisture the ability to exit should a leak occur. Since adding this feature is not a cost-effective option after the fact, at minimum we recommend an annual check-up to ensure no moisture intrusion is possible.



Masonry veneer lacking drain plane



Missing masonry stone

5. Stucco

Type: Traditional **three-coat** stucco noted.

Observations:

5.1. NOTE: Since it is difficult to determine if any moisture intrusion has occurred behind a stucco wall, we instead look to see that preventative measures have been employed. Current stucco installation standards would require a drain plane with a **weep screed** to protect the integrity of the wall framing should a leak occur which is unusual in older homes and even absent in some newer homes. The result of not having these features can result in building material degradation over time.

5.2. Open stucco penetration(s) noted. Recommend sealing to avoid moisture intrusion.

5.3. Stucco patching noted for reasons undetermined. Recommend checking with seller for further details.

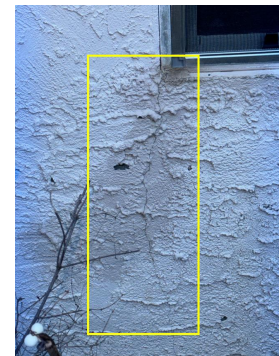
5.4. Area(s) of stucco wall damage noted for reasons undetermined. Recommend checking with seller for further details and repairs as needed to avoid moisture intrusion.

5.5. Soil to stucco contact observed which could limit the ability of moisture to exit should a leak occur and cause wall moisture damage in the process. Recommend removing soil to at minimum of 1 inch below weep screed and checking stucco wall structure for moisture intrusion and damage.

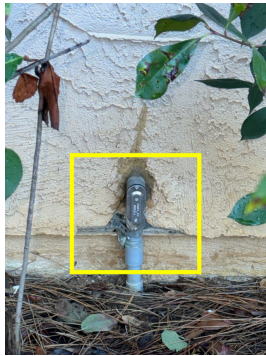
5.6. Concrete, brick or other hard surface to stucco contact observed which could limit the ability of moisture to exit should a leak occur and cause wall moisture damage in the process. Because hard surface removal is normally not an option, we recommend annual check-up to ensure no moisture intrusion is possible.

Patched **stucco cracks**, left side

Patched stucco cracks, left side



Stucco crack, left side



Left side damaged stucco



Back left stucco holes



Back left stucco holes



Stucco to patio contact



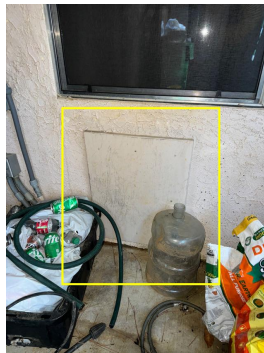
Back right corner stucco damage



Patched stucco cracks, right side



Right side stucco to soil contact



Right side patched stucco with plywood



Front right corner damaged stucco

6. Painting/Caulking

Observations:

6.1. 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 and/or caulk



Deficient paint and/or caulk



Deficient paint and/or caulk



Deficient paint



Deficient paint

7. Electrical

Observations:

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

7.2. One or more wall outlet(s) noted to be loose inside box which could loosen wires and cause arcing. Recommend a qualified electrician check for loose wires and tighten as needed.

7.3. Missing waterproof exterior outlet or light switch cover noted which represents a possible electrocution hazard. Recommend adding waterproof switch or in-use waterproof outlet cover(s) as needed.

7.4. Back left corner 220V outlet noted to be not inside a waterproof box, mounted outside of wall and is coming loose from wall. Recommend a qualified electrician for review and repairs as needed.

7.5. Back left corner electrical panel noted to be outside of a waterproof cover. Recommend a qualified electrician install waterproof box to prevent moisture intrusion.

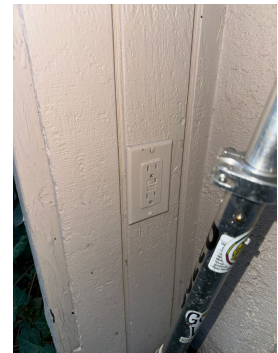
7.6. No power to outlet(s) noted. Recommend checking with seller for further details and if necessary, contacting a qualified electrician for repairs as needed.



Back left corner missing waterproof cover



Back left corner elecrcial box loose on wall



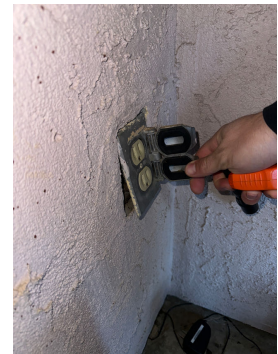
Missing waterproof cover



No power to outlet



Missing waterproof box for panel



Loose back patio outlet



Light fixture inoperable



Light fixture inoperable

8. Hose Bibbs

Observations:

8.1. No hose bibb problems or concerns noted at time of inspection.

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

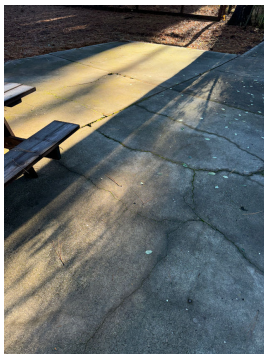


Example of an anti siphon vacuum breaker

10. Patio

Observations:

10.1. Heavy concrete cracking and displacement noted which represents a trip hazard. Recommend consulting a qualified concrete contractor for repair options.



Patio cracking



Patio cracking

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. Entry Door

Observations:

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

2. Door Bell

Observations:

2.1. The exterior doorbell push button was noted as damaged. Recommend replacing as needed.



Damaged door bell button

3. Walls & Ceilings

Observations:

3.1. **Popcorn texturing** noted on ceiling which presents a possible asbestos hazard. Recommend leaving undisturbed until having done additional research and preparation for removal if desired.



Popcorn ceiling texturing

4. Smoke/CO Alarms

Location: Smoke alarms located in office and hallway. CO alarm located in hallway.

Observations:

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

5. Windows

Observations:

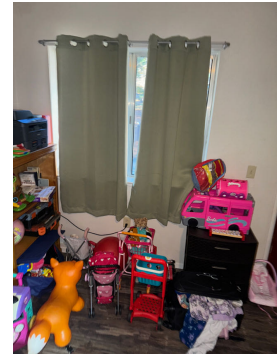
5.1. NOTE: Window(s) noted to be inaccessible and therefore not inspected. Recommend removing obstacle(s) and inspecting as needed.



Blocked window



Blocked windows



Blocked windows

6. Floors

Observations:

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

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

7. Electrical

Observations:

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

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

8. Fireplace(s)

Type: Traditional masonry fireplace with wood burning insert noted.

Observations:

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

8.2. Wood stove door gasket was noted as deficient or missing which can allow CO gases into the living space. Recommend replacement as needed.



Fireplace detail



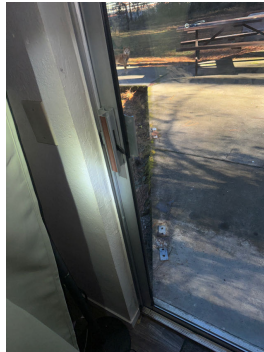
Damaged door rope gasket



Damaged door rope gasket

9. Patio/Deck Doors**Observations:**

9.1. Sliding glass door is damaged and does not operate correctly. Recommend repairs as needed.



Door not operating correctly

10. Patio/Deck Door Screens**Observations:**

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

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

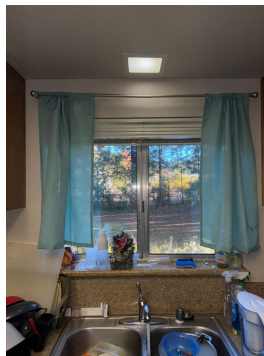
Observations:

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

2. Windows

Observations:

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



Blocked window

3. Counters

Observations:

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



Blocked counters



Blocked counters

4. Sink

Observations:

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

5. Sink Plumbing

Observations:

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

6. Garbage Disposal

Observations:

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

7. Cabinets

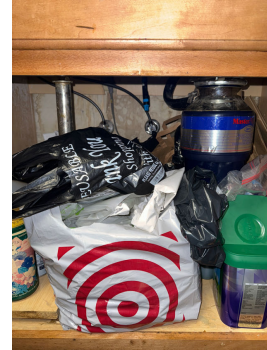
Observations:

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

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



Worn cabinet finish



Blocked cabinet

8. Dishwasher

Observations:

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

9. Dishwasher Plumbing

Observations:

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

10. Range Vent/Light

Observations:

10.1. Both fan and light were operable at time of inspection.

11. Cooktop/Oven

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

Observations:

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

11.2. Older electric oven noted to be in questionable condition. Recommend further review by a qualified appliance technician.



Older electric oven in questionable condition

12. Floors

Observations:

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

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

13. Electrical

Observations:

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

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

14. GFCI Protection

Observations:

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

Bedrooms

The main area of inspection in the offices 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. Bed 6

Observations:

1.1. **NOTE:** Due to large amounts of personal items, bedroom 6 could not be fully inspected. Recommend further inspection when the items are cleared.



Room 6 not accessible



Room 6 not accessible

2. Bed 7

Observations:

2.1. **NOTE:** Due to large amounts of personal items, bedroom 7 could not be fully inspected. Recommend further inspection when the items are cleared.



Bedroom 7 inaccessible



Bedroom 7 inaccessible

3. Location

Location: Bedrooms are labeled by number.

4. Entry Door

Observations:

4.1. **NOTE:** Bedroom 6 door was blocked and could not be tested/inspected. Recommend inspection when accessible.



Blocked room 6 door

5. Walls & Ceilings

Observations:

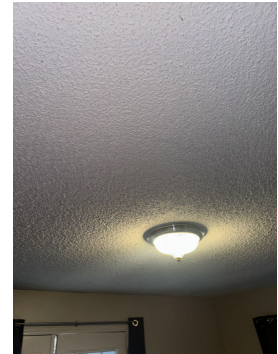
5.1. Popcorn texturing noted on ceiling which presents a possible asbestos hazard. Recommend leaving undisturbed until having done additional research and preparation for removal if desired.



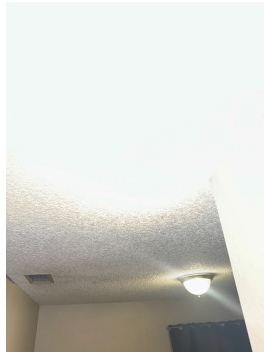
Room 9 popcorn ceiling texturing



Room 8 popcorn ceiling texturing



Bedroom 10 popcorn ceiling texturing



Bedroom 7 popcorn ceiling texturing

6. Smoke Alarm

Observations:

6.1. **Smoke alarm(s)** not operational at time of inspection which represents a safety hazard. Recommend repair or replacement as needed.



Bedroom 7 smoke alarm inoperable

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.



Room 6 blocked window



Room 9 blocked window



Bedroom 10 failed window seal

8. Closets

Observations:

8.1. NOTE: Closet noted with a large amount of personal items blocking access and therefore inside not fully inspected.

9. Floors

Observations:

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

10. Electrical

Observations:

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

11. Patio/Deck Doors

Observations:

11.1. Exterior door noted to be blocked and therefore not inspected. Recommend clearing and inspecting as needed.



Bedroom 10 blocked exterior 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 in first in hallway. Bathroom 2 located at end of hallway.

2. Door(s)

Observations:

2.1. Damage to door skin or surface noted. Recommend repairs as needed.



Damaged bathroom 1 door skin

3. Walls & Ceilings

Observations:

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

4. Exhaust Fan

Observations:

4.1. The exhaust fan vent openings appeared clogged which makes it work harder and less effective. Recommend cleaning as needed.



Clogged bathroom 1 exhaust vent

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. Discolored shower wall grout/caulk noted. Recommend cleaning and/or repairing as needed.

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



Bathroom 2 shower pan stain/discoloration

6. Shower Enclosure

Observations:

6.1. No problems or concerns noted with shower enclosure at time of inspection.

7. Bathtub

Observations:

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

8. Tub/Shower Plumbing

Observations:

8.1. No shower/tub plumbing problems or concerns noted at time of inspection.

9. Mirror(s)

Observations:

9.1. No bathroom mirror/medicine cabinet problems or concerns noted at time of inspection.

10. Counters

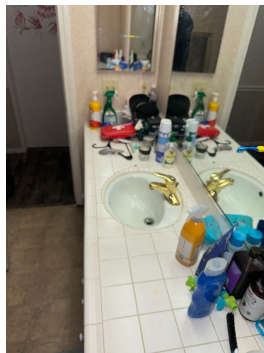
Observations:

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

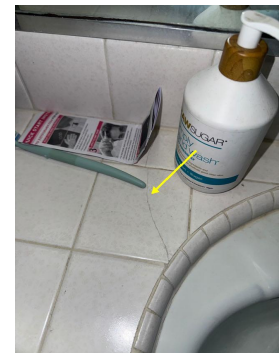
10.2. Cracked or broken tile observed. Recommend sealing or replacing as needed.



Bathroom 1 counter tile cracks



Bathroom 1 blocked counters



Bathroom 2 cracked tile



Bathroom 2 cracked tile

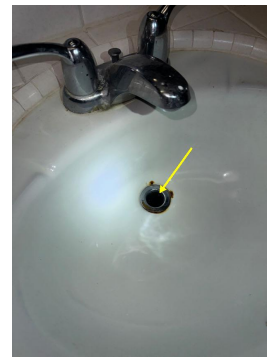
11. Sink(s)

Observations:

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



Missing bathroom 2 sink stopper



Missing bathroom 2 sink stopper

12. Sink Plumbing

Observations:

12.1. Bathroom 2 damaged drain pipe noted, leaving the drain at risk of leaking. Recommend a qualified plumber for review and repairs as needed.



Bathroom 2 damaged drain pipe

13. Cabinets

Observations:

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

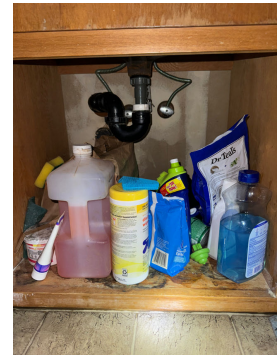
13.2. Worn finish noted on some cabinet areas. Consider refinishing as needed.



Worn bathroom 1 cabinets



Worn bathroom 1 cabinets



Blocked bathroom 1 cabinet



Worn bathroom 2 cabinet finish



Blocked bathroom 2 cabinet



Blocked bathroom 2 cabinet

14. Toilet Fixture

Observations:

14.1. No toilet fixture problems or concerns noted at time of inspection.

15. Toilet Plumbing

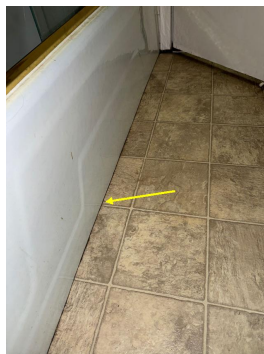
Observations:

15.1. No toilet plumbing problems or concerns noted at time of inspection.

16. Floors

Observations:

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



Deficient bathroom 1 floor edge seal

17. Electrical

Observations:

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

18. GFCI Protection**Observations:**

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

Laundry

The Laundry Room or Area inspection includes the structural system including walls, ceiling, floors, windows and doors. In addition, the washer and if present wash basin plumbing will be investigated as well as the electrical outlets, gas line and dryer venting

1. Walls & Ceilings

Observations:

- 1.1. **Sheetrock crack(s)** noted which normally represents a cosmetic issue as opposed to a structural problem. Consider patching with a flexible caulking to reduce or eliminate eyesore.



Sheetrock crack

2. Plumbing

Drain Size: NOTE: Inspector was unable to determine washer drain size due to inaccessible pipe. Because a 2 inch line is required for newer high-capacity washer drain flows, we recommend checking washer requirements and if necessary, consulting with a qualified plumber for further evaluation.

Observations:

- 2.1. NOTE: Washing machine plumbing not accessible and therefore not inspected. Recommend checking with seller to confirm serviceability and inspecting if needed.

3. Electrical

Observations:

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

4. Gas Line/Valve

Observations:

- 4.1. NOTE: Due to appliance blocking view, it could not be determined if a pipe fitting is in place for gas dryers. Recommend checking with seller for further details.

5. Dryer Vent

Observations:

- 5.1. NOTE: The dryer vent could not be fully inspected as it was obscured from view.

6. Floors

Observations:

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

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 underground service lateral noted.

2. Main Breaker

Location: Located in main panel.

Amps: 200 amps

Observations:

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

3. Main Service Panel

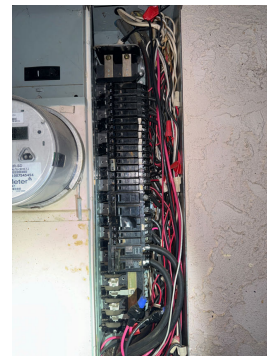
Location: Located on the right side of house.

Observations:

3.1. Panel labeling is absent or confusing. Consider relabeling with easy to understand and accurate circuit labels.



Main service panel detail



Main service panel detail

4. Main Panel Box

Observations:

4.1. **NOTE: The main electrical service panel box noted to be overly crowded which inhibited full inspection of box, conductors, splices, terminations, terminals etc.**

5. Sub Panel(s)

Location: Sub panel 1 located on right side of house.

Observations:

5.1. No sub panel system safety or function concerns noted at time of inspection.



Sub panel detail



Sub panel detail

6. Circuit Breakers

Breakers Off: Zero breakers noted in "off" position.

Observations:

6.1. No problems or concerns noted with circuit breakers at time of inspection.

7. Wiring

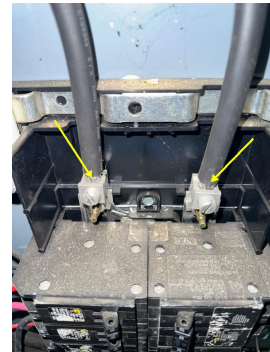
Wiring Type: Copper with stranded aluminum non-metallic sheathed cable noted for main cable feeds and/or major appliances.

Observations:

7.1. Stranded aluminum wiring ends connected to breaker are noted without proper **anti-oxidant paste**. Recommend adding to avoid oxidation.



Missing anti oxidant paste



Missing anti oxidant paste

8. Grounding Electrode

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

9. Auxiliary Generator

Observations:

9.1. 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

10. Gas Valve

Main Location: Located at PG&E meter on the front right corner of house.

Observations:

10.1. Main PG&E natural gas meter and shut-off valve appeared serviceable at time of inspection with no gas odor detected.



PG&E gas meter and shut off valve

11. Water Valve(s)

Location(s): Secondary water shut-off valve located at exterior faucet on the right side of house.

Observations:

11.1. Secondary water shut-off valve at house appeared serviceable at time of inspection with no leaks noted.



Secondary water shut off valve

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 1991, Lennox, natural gas-fired packaged central HVAC combination heating and cooling system was noted. Recommend checking with seller for details on tonnage.

Observations:

1.1. **NOTE:** Due to outside ambient temperatures 60 degrees or lower, the HVAC cooling system was not tested as this is outside the scope of this inspection and risks costly damage to the compressor or other components without proper preparation. Recommend a qualified HVAC technician conduct further testing and verifying with seller that the HVAC cooling system is in serviceable condition.

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

1.3. **Substandard temperatures** and/or airflow noted from HVAC register(s) for reasons unknown. Recommend checking with seller for further details and if necessary, consulting a qualified HVAC technician for further review and repairs as needed.



Packaged HVAC unit detail



Packaged HVAC unit label detail



Inadequate heating temperature at 85.5° F

2. Outdoor Cabinet

Observations:

2.1. Condenser coil aluminum cooling fins were noted to be damaged. Recommend a qualified HVAC contractor for repairs as needed or DIY option of using a fin comb to straighten damaged fins.



Damaged/bent cooling fins



Damaged/bent cooling fins

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. No exterior HVAC electrical problems or concerns noted at time of inspection.

6. Plenum

Observations:

6.1. Deficient plenum seal noted which may allow moisture and pest intrusion. Recommend sealing as needed.



Deficient plenum seal

7. Venting

Observations:

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

8. Gas Line & Valve

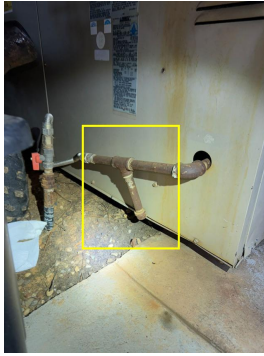
Observations:

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

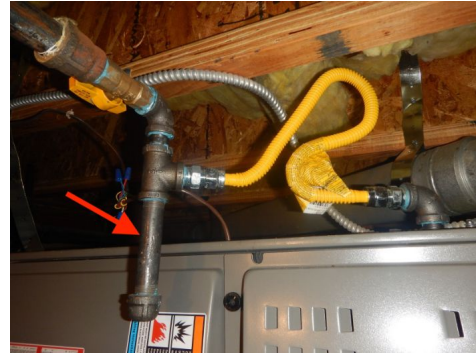
9. Sediment Trap

Observations:

9.1. **Sediment trap** is not to code that requires a change of direction of gas flow. Recommend repairs by a qualified plumbing contractor as needed.



No change of direction in sediment trap



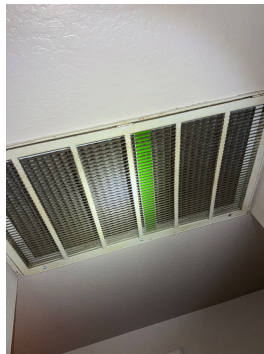
Example of a proper sediment trap

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

Observations:

1.1. **NOTE: The water heater was not located and therefore not inspected. The water heater is possibly located inside the garage attic space or garage area, however due to items blocking accessibility, could not be confirmed. Recommend checking with homeowner for water heater location, gaining access and having the unit inspected as needed.**

2. Water Temperature

Observations:

2.1. **Water temperature** is 113° as measured at the kitchen sink.



Water temperature noted at 113° F

Garage - Attached

Since the roof and exterior cladding is covered in other sections, the main area of inspection in the attached garage are the structural components. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation and fire barrier on living space common walls and ceilings will also be reported on. Cabinetry and personal items in the garage may prevent all areas from being inspected as the inspector will not move these.

1. Rafter/Ceiling Condition

Materials: Sheetrock ceilings noted.

Observations:

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

2. Walls/Fire Barrier

Observations:

2.1. 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

3. Windows

Observations:

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



Blocked window

4. Floors

Observations:

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



Blocked floors

5. Exterior Door

Observations:

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

6. House Fire Door

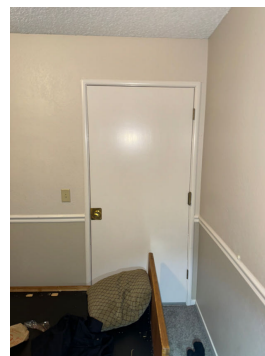
Observations:

6.1. NOTE: Fire door from garage to bedroom was blocked and could not be tested. Recommend testing when clear.

6.2. The automatic closure device does not close the garage to house fire separation door properly. This could allow a fire to enter the home. Recommend adjusting or replacing the hinges to allow for proper closure of the door.



Deficient self closing device on fire door



Blocked fire door

7. Vehicle Door

Observations:

7.1. Vehicle door weatherstripping is damaged. Recommend repair or replacement.

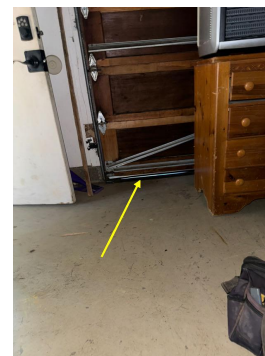
7.2. Vehicle door damage noted. Recommend repair or replacement as needed.



Damaged vehicle door



Deficient door weatherstripping

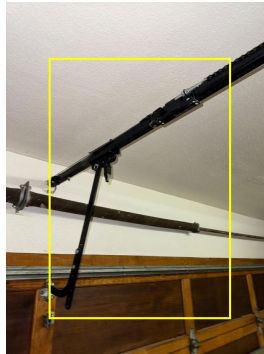


Deficient door weatherstripping

8. Vehicle Door Opener

Observations:

8.1. The vehicle door was disconnected from the opener with reasons unknown and the opener was therefore not tested. Recommend checking with seller for details and if necessary, consulting with a qualified contractor for review.



Disconnected vehicle door opener

9. Auto-Reverse - Photoelectric Sensor

Observations:

9.1. NOTE: No photo-electric sensor and auto-reverse systems not tested due to disconnected vehicle door from opener.

9.2. Photo-electric sensor noted installed over the maximum 6" from floor on one or more doors. The current mounting height of these sensors could allow a small child to lay beneath them and still not break the beam which is a serious safety hazard. Recommend re-installing between 4 and 6 inches above floor.



Photo electric sensor over 6" from ground

10. Electrical

Observations:

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

10.2. 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

11. GFCI Protection

Observations:

11.1. 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.

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. Heavy driveway and/or walkway cracking noted. Recommend consulting a qualified concrete contractor for repair options.

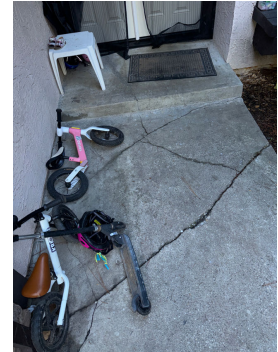
1.2. Decayed concrete wood expansion joint(s) noted. Recommend replacing or filling void as needed to avoid gap.



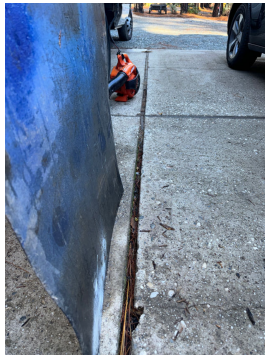
Driveway crack



Driveway crack



Heavy front walkway cracking



Decayed expansion joint wood



Walkway 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 house

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

4. Vegetation

Observations:

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



Vegetation against house



Vegetation against house

5. Outdoor Plumbing

Observations:

5.1. NOTE: A septic system was observed. Since testing this system is beyond the scope of this inspection, we recommended a qualified professional empty the tank and check the system for serviceability.

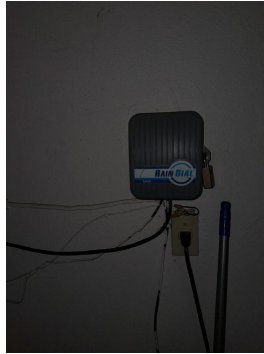


Septic system not inspected

6. Irrigation System

Observations:

6.1. NOTE: An outdoor irrigation system was noted with sprinkler valves 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 that a qualified landscaping professional check the system for serviceability.



Irrigation system not inspected

7. Retaining Wall(s)

Observations:

7.1. Retaining wall noted to be leaning out. Recommend checking with seller for further details on age, any drainage system present and plan on repair or replacement in the foreseeable future.



Leaning retaining wall

Glossary

Term	Definition
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-Oxidant Paste	Because of aluminum's tendency to oxidize, using anti-oxidant paste at terminals is highly recommended. Anti-oxidant paste is also highly recommended where aluminum and copper wires are connected together. Anti-oxidant paste is not, however, specifically required by the NEC. It is recommended by some wire manufacturers and required by some jurisdictions.
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.
Cold Joint	Cold joints are created when new concrete is poured against older concrete that has already hardened to some degree leaving a seam that can sometimes allow for pest infestation, moisture intrusion and if in contact, subsequent deterioration of wood framing.
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.

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.
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.
IRC	The International Residential Code (IRC) is a comprehensive, stand-alone residential code that creates minimum regulations for one- and two-family dwellings of three stories or less. It brings together all building, plumbing, mechanical, fuel gas, energy and electrical provisions for one- and two-family residences.
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 moisture 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.
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.
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.

Popcorn Texturing	Ceilings with popcorn texturing used when this house was built often contained asbestos which when breathed in, has been linked to certain types of cancer. When working with such building products, it is always best to assume it contains asbestos unless proved otherwise. You can find additional information on asbestos building products here: https://www.epa.gov/asbestos
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.
Sheetrock Crack(s)	All buildings, regardless of when or where they were built and with what material, are subject to movement. It can be seasonal shrinkage and expansion due to cold and heat, or the movement can be caused by slow settling into the ground below the home. As a result, cracks less than 1/4 inch wide are a natural part of any home, whether in the walls or the ceilings especially above doors and windows. Cutouts in walls for doors and windows are the weakest area of the wall and are typically the first areas to crack. Cracks usually start from corners as this is a normal expansion and contraction spot. If the cracks are excessively wide, long or another structural issue is identified, we recommend further review by a qualified professional.
Smoke Alarm(s)	Section 310.9.1.4 of the California Building Code requires at least one smoke alarm on each floor in non-sleeping areas, one smoke alarm in each room where sleeping occurs, and one smoke alarm in each hallway that leads directly to sleeping rooms.
Stucco Cracks	It is the nature of stucco to experience some cracking. Small stucco cracks are normal and do not require any maintenance or repair. If a crack exceeds 1/8 inch in width then the crack should be repaired. Repairing of stucco cracks is made by either adding a small amount of stucco or a specially formulated caulking into the crack. If you experience cracks that are over 1/8 inch in width, you should contact a qualified contractor so that the proper resolution can be determined.

Substandard Temperatures	There are many factors that can play a part in how quickly the HVAC register temperature reaches its maximum output including closed duct dampers, ambient temperature, ducting material, insulation and condition, duct routing or connection issues, air filter condition, test duration and age of unit. Because of these factors, our test is not in and of itself conclusive to a systems overall health but is intended to give an indication of the HVAC system's current performance. We normally like to see heat temperatures in the mid-nineties to well above 100° and cooling temperatures in the low fifties to low forties. If temperatures in these ranges are not attained during our test, we will report it as such and recommend an HVAC system servicing and maintenance call.
Three-Coat	The term three-coat stucco refers to a longstanding, nonproprietary cement-based cladding system that includes a 3/8" thick scratch coat, a 3/8" thick brown coat, and a 1/8" thick finish coat resulting in a 7/8" to 1" thick exterior wall cladding. This system is the most time and labor intensive of all stucco types.
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 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)

Weep Screed	A weep screed is a type of building material used along the base of an exterior stucco wall. The screed serves as a vent so that the moisture can escape the stucco wall finish just above the foundation. It is usually made from galvanized metal which can rust due to excessive moisture over time and care should be taken to ensure that weep screeds are not covered by landscaping or concrete walkways. Weep screeds are generally only used on walls constructed with wood framing, and are not required on stucco-coated masonry structures or when adhered stone is installed over masonry. According to all national and local building codes, Stucco and Adhered Stone Veneer are both considered to be plaster wall assemblies and weep screeds have been required in plaster wall assemblies by every building code since 1986. The American Society for Testing and Materials (ASTM) is the international standards organization that publishes the standards used in all building codes. ASTM C-926 is the standard specification for "Application of Portland Cement-Based Plaster", first published in 1986. Section A.2.2.2 of this standard states, "At the bottom of exterior walls where the wall is supported by a floor or foundation, a drip screed and through-wall flashing or weep holes, or other effective means to drain away any water that may get behind the plaster should be provided". Based on this information, any home built after 1985 should have a weep screed or other means of drainage, otherwise, the stucco or stone installation on that home would be considered a non-conforming installation.
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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. Recommend a qualified roofing contractor repair or replace as needed.
Page 4 Item: 2	Flashing	2.1. Exposed and unsealed flashing nails noted. Recommend checking all exposed flashing nails and sealing as needed.
Page 4 Item: 3	Vent Pipes/Caps	3.1. Vent pipe flashing rubber boot seal(s) noted to be worn and/or loose, not properly sealing the vent pipe flashing penetration. Recommend replacement as needed to avoid moisture intrusion into attic space.
Page 5 Item: 6	Gutters	6.3. Some screened gutter tops noted as out of place. Recommend repairs as needed.
Page 6 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: 5	Ventilation	5.1. Soffit vent screen(s) noted to be blocked with insulation. Recommend clearing as needed and consider installing attic baffle vents to correct problem without losing ceiling R-value.
Page 8 Item: 6	Ductwork	6.1. Some insulation noted as loose or missing from duct work. Recommend insulating as needed.
Page 8 Item: 7	Electrical	7.2. Missing junction box(s) and/or cover(s) observed for live wires which represent a possible electrocution hazard. Whenever a live electric wire is cut and left loose or is reconnected, the wire or wire splice should be encased in a covered junction box to isolate the wire(s) and prevent electric shock. Recommend adding junction box(s) and/or cover(s) for safety.
Page 9 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.
Page 9 Item: 10	Exhaust Ducts	10.1. Bathroom exhaust fan ducting appears to terminate in attic at soffit vent. It is always recommended that ducting be routed to exterior or at minimum to the gable-end or ridge vent to minimize excessive moisture and possible mold development.
Page 9 Item: 11	Vermin	11.1. Evidence of rodent infestation was noted in attic. Consider the services of a pest control specialist for eradication.
Foundation		
Page 11 Item: 3	Foundation Interior	3.1. Anomalies were noted in floor covering(s) which could indicate concrete slab deficiencies. Recommend further review and repairs if needed by a qualified contractor.
Exterior Detail		
Page 12 Item: 2	Eaves & Fascia	2.2. Barge rafter roof contact noted. It is recommended that all wood building materials be held up at least 1 inch from roof decking to avoid

		water saturation during rain and subsequent deterioration over time.
Page 12 Item: 4	Masonry	4.2. Masonry wall cladding crack(s) noted. Recommend sealing to avoid water intrusion and damage caused by the winter freeze/thaw cycle. 4.3. Separated and/or missing stone(s) noted on masonry wall cladding. Recommend repairs by a qualified contractor as needed. 4.4. Masonry veneer noted attached to exterior wood framed wall without any visible weep holes for drainage as recommended by the RC which would prevent moisture the ability to exit should a leak occur. Since adding this feature is not a cost-effective option after the fact, at minimum we recommend an annual check-up to ensure no moisture intrusion is possible.
Page 13 Item: 5	Stucco	5.2. Open stucco penetration(s) noted. Recommend sealing to avoid moisture intrusion. 5.3. Stucco patching noted for reasons undetermined. Recommend checking with seller for further details. 5.4. Area(s) of stucco wall damage noted for reasons undetermined. Recommend checking with seller for further details and repairs as needed to avoid moisture intrusion. 5.5. Soil to stucco contact observed which could limit the ability of moisture to exit should a leak occur and cause wall moisture damage in the process. Recommend removing soil to at minimum of 1 inch below weep screen and checking stucco wall structure for moisture intrusion and damage. 5.6. Concrete, brick or other hard surface to stucco contact observed which could limit the ability of moisture to exit should a leak occur and cause wall moisture damage in the process. Because hard surface removal is normally not an option, we recommend annual check-up to ensure no moisture intrusion is possible.
Page 14 Item: 6	Painting/Caulking	6.1. 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 15 Item: 7	Electrical	7.1. Light switch, fixture or bulb noted as inoperable. Change bulb(s) and re-check and if necessary, consult a qualified contractor for further options. 7.2. One or more wall outlet(s) noted to be loose inside box which could loosen wires and cause arching. Recommend a qualified electrician check for loose wires and tighten as needed. 7.3. Missing waterproof exterior outlet or light switch cover noted which represents a possible electrocution hazard. Recommend adding waterproof switch or in-use waterproof outlet cover(s) as needed. 7.4. Back left corner 220V outlet noted to be not inside a waterproof box, mounted outside of wall and is coming loose from wall. Recommend a qualified electrician for review and repairs as needed. 7.5. Back left corner electrical panel noted to be outside of a waterproof cover. Recommend a qualified electrician install waterproof box to prevent moisture intrusion. 7.6. No power to outlet(s) noted. Recommend checking with seller for further details and if necessary, contacting a qualified electrician for repairs as needed.
Page 16 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 16 Item: 10	Patio	10.1. Heavy concrete cracking and displacement noted which represents a trip hazard. Recommend consulting a qualified concrete contractor for repair options.
Interior Areas		
Page 17 Item: 2	Door Bell	2.1. The exterior doorbell push button was noted as damaged. Recommend replacing as needed.
Page 17 Item: 3	Walls & Ceilings	3.1. Popcorn texturing noted on ceiling which presents a possible asbestos hazard. Recommend leaving undisturbed until having done additional research and preparation for removal if desired.
Page 18 Item: 8	Fireplace(s)	8.2. Wood stove door gasket was noted as deficient or missing which can allow CO gases into the living space. Recommend replacement as needed.
Page 19 Item: 9	Patio/Deck Doors	9.1. Sliding glass door is damaged and does not operate correctly. Recommend repairs as needed.
Page 19 Item: 10	Patio/Deck Door Screens	10.1. Screen door was noted to be missing. Recommend replacement as needed.
Kitchen Area		
Page 21 Item: 7	Cabinets	7.2. Worn finish noted on some cabinet areas. Consider refinishing as needed.
Page 21 Item: 11	Cooktop/Oven	11.1. No anti-tip brackets required for freestanding range installations were noted. Recommend installation as needed. 11.2. Older electric oven noted to be in questionable condition. Recommend further review by a qualified appliance technician.
Bedrooms		
Page 24 Item: 5	Walls & Ceilings	5.1. Popcorn texturing noted on ceiling which presents a possible asbestos hazard. Recommend leaving undisturbed until having done additional research and preparation for removal if desired.
Page 24 Item: 6	Smoke Alarm	6.1. Smoke alarm(s) not operational at time of inspection which represents a safety hazard. Recommend repair or replacement as needed.
Page 25 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.
Bathrooms		
Page 27 Item: 2	Door(s)	2.1. Damage to door skin or surface noted. Recommend repairs as needed.
Page 27 Item: 4	Exhaust Fan	4.1. The exhaust fan vent openings appeared clogged which makes it work harder and less effective. Recommend cleaning as needed.
Page 28 Item: 5	Shower Walls/Pan	5.2. Discolored shower wall grout/caulk noted. Recommend cleaning and/or repairing as needed. 5.3. Staining noted on shower surround and it is not known if it can be removed. Recommend a shower wall cleaner for starters.
Page 28 Item: 10	Counters	10.2. Cracked or broken tile observed. Recommend sealing or replacing as needed.
Page 29 Item: 11	Sink(s)	11.1. Defective or missing sink stopper(s) noted. Recommend repair or replacement as needed.
Page 29 Item: 12	Sink Plumbing	12.1. Bathroom 2 damaged drain pipe noted, leaving the drain at risk of leaking. Recommend a qualified plumber for review and repairs as needed.
Page 29 Item: 13	Cabinets	13.2. Worn finish noted on some cabinet areas. Consider refinishing as needed.
Page 30 Item: 16	Floors	16.1. Deficient floor edge grout or caulking seal noted. Recommend resealing as needed.

Utilities		
Page 33 Item: 3	Main Service Panel	3.1. Panel labeling is absent or confusing. Consider relabeling with easy to understand and accurate circuit labels.
Page 34 Item: 7	Wiring	7.1. Stranded aluminum wiring ends connected to breaker are noted without proper anti-oxidant paste . Recommend adding to avoid oxidation.
HVAC		
Page 36 Item: 1	Heating & Cooling	1.3. Substandard temperatures and/or airflow noted from HVAC register(s) for reasons unknown. Recommend checking with seller for further details and if necessary, consulting a qualified HVAC technician for further review and repairs as needed.
Page 36 Item: 2	Outdoor Cabinet	2.1. Condenser coil aluminum cooling fins were noted to be damaged. Recommend a qualified HVAC contractor for repairs as needed or DIY option of using a fin comb to straighten damaged fins.
Page 37 Item: 6	Plenum	6.1. Deficient plenum seal noted which may allow moisture and pest intrusion. Recommend sealing as needed.
Page 37 Item: 9	Sediment Trap	9.1. Sediment trap is not to code that requires a change of direction of gas flow. Recommend repairs by a qualified plumbing contractor as needed.
Page 38 Item: 10	Filter	10.1. Dirty HVAC return air filter(s) noted. Recommend changing as needed for efficient HVAC operation.
Garage - Attached		
Page 41 Item: 6	House Fire Door	6.2. The automatic closure device does not close the garage to house fire separation door properly. This could allow a fire to enter the home. Recommend adjusting or replacing the hinges to allow for proper closure of the door.
Page 41 Item: 7	Vehicle Door	7.1. Vehicle door weatherstripping is damaged. Recommend repair or replacement. 7.2. Vehicle door damage noted. Recommend repair or replacement as needed.
Page 41 Item: 8	Vehicle Door Opener	8.1. The vehicle door was disconnected from the opener with reasons unknown and the opener was therefore not tested. Recommend checking with seller for details and if necessary, consulting with a qualified contractor for review.
Page 42 Item: 9	Auto-Reverse - Photoelectric Sensor	9.2. Photo-electric sensor noted installed over the maximum 6" from floor on one or more doors. The current mounting height of these sensors could allow a small child to lay beneath them and still not break the beam which is a serious safety hazard. Recommend re-installing between 4 and 6 inches above floor.
Page 42 Item: 10	Electrical	10.2. Light switch, fixture or bulb noted as inoperable. Change bulb(s) and re-check and if necessary, consult a qualified contractor for further options.
Grounds		
Page 44 Item: 1	Driveway and Walkways	1.1. Heavy driveway and/or walkway cracking noted. Recommend consulting a qualified concrete contractor for repair options. 1.2. Decayed concrete wood expansion joint(s) noted. Recommend replacing or filling void as needed to avoid gap.
Page 44 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 45 Item: 4	Vegetation	4.1. Vegetation against house was noted in areas. Recommend trimming so no plant to exterior cladding exists.

Page 46 Item: 7	Retaining Wall(s)	7.1. Retaining wall noted to be leaning out. Recommend checking with seller for further details on age, any drainage system present and plan on repair or replacement in the foreseeable future.
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