

SIGNET HOME INSPECTIONS, LLC

COMPREHENSIVE PROPERTY INSPECTION REPORT



11855 Slow Poke Ln., Grass Valley, CA 95945

Inspection prepared for: Mike Dent

Real Estate Agent: -

Date of Inspection: 12/2/2024 Time: 1:00 PM

Age of Home: 1977 Size: 2284

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

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 Left being the side with the main service panel 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 noted.

Observations:

1.1. Light to moderate 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.

1.3. **Moss on composition** roof noted which can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer.

1.4. Exposed and/or protruding nails noted on roofing material. Ideally there should rarely if ever be exposed face nails on any roofing materials and if there are, they should be sealed to avoid moisture intrusion. Recommend a qualified roofing contractor re-nail if needed and seal all exposed fastener heads.

1.5. Unprofessional roofing work observed at one or more locations which leaves the roof at risk of leaking and subsequent moisture damage. Recommend a qualified roof contractor for review and repairs as needed.



Moss on roof



Moss on roof



Unprofessional roof installation



Unprofessional roof installation and/or damage



Exposed roof nails

2. Flashing

Observations:

2.1. Flashing noted to be lifting up in one or more areas. Recommend securing down with stainless steel roofing screws with sealing washers as needed to avoid wind-driven rain intrusion.

2.2. Rusted flashing noted. Recommend either replacing or prepping and painting with a rust-resistant paint as needed.

2.3. Missing kickout **diverter flashing** noted which is meant to redirect water away from the structure and into a gutter. Recommend a qualified roofing contractor add as needed and further investigation for moisture intrusion.

2.4. Questionable chimney flashing noted. Recommend further review by a qualified roofing contractor and repairs if needed.



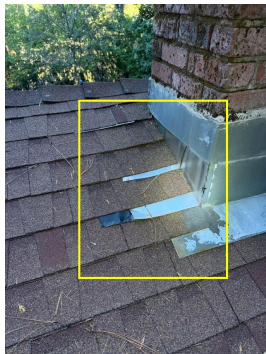
Missing back side **kickout flashing**



Lifting and rusted flashing



Rusted edge flashing



Questionable chimney flashing



Questionable chimney flashing



Rusted flashing



Rusted and lifting flashing

3. Vent Pipes/Caps

Observations:

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

4. Chimney

Observations:

4.1. Chimney cement crown noted to be cracking which will allow moisture intrusion and subsequent deterioration during freeze and thaw cycles. Recommend sealing as needed.

4.2. Excessive moss was noted to be growing on the brick chimney. Recommend removal as needed.



Excessive moss on chimney



Cracked chimney crown

5. Cap/Spark Arrestor

Observations:

5.1. No chimney rain cap and spark arrestor was noted. Recommend installing to prevent water intrusion, preserve chimney life and to prevent sparks from escaping and small animals from entering.



Missing rain cap and spark arrestor



Missing rain cap/spark arrestor

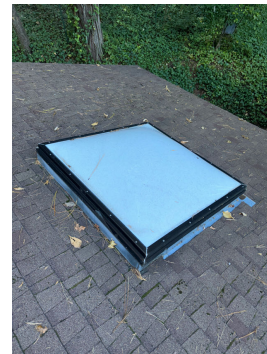
6. Skylights

Observations:

6.1. No skylight problems or concerns were discovered at time of inspection.



Skylight detail



Skylight detail

7. Gutters

Observations:

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

7.2. Leafless style gutters noted.

7.3. Leafless gutters clogged with organic materials were noted. Recommend cleaning to avoid overflow and foundation edge saturation.



Clogged leafless style gutter guard



Clogged leafless style gutter guard

8. Downspouts

Observations:

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

8.2. Disconnected downspout pipe section noted. Recommend reconnecting as needed.

Downspout terminates at foundation with **drainage system**

Downspout terminates at foundation with drainage system



Disconnected back left downspout section



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.

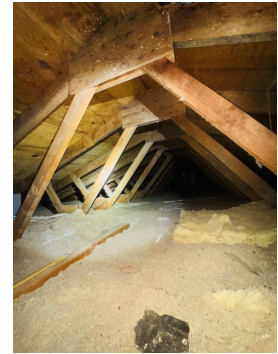
1. Attic Detail



Attic detail



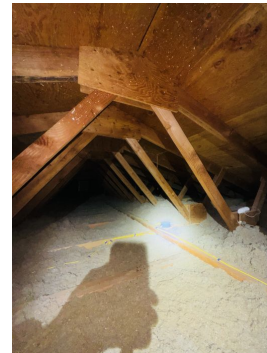
Attic detail



Attic detail



Attic detail



Attic detail

2. Attic Access

Location: Attic access hatch located in garage, bedroom 4 and entryway area closet.

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: Due to shelving unit, the entryway area closet attic access was inaccessible and this portion of the attic was therefore not inspected. Recommend gaining access as necessary and having this attic area inspected as needed.



Blocked closet attic access



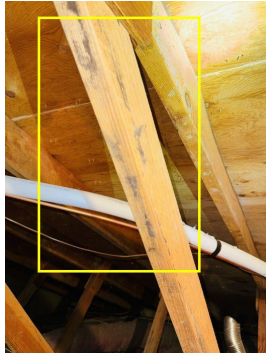
Blocked closet attic access

3. Structure

Observations:

3.1. 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.

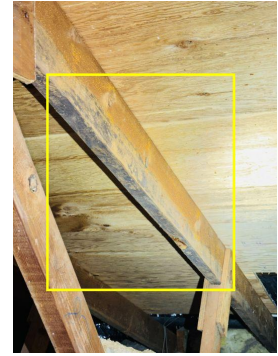
3.2. NOTE: Black staining (possible fungal/organic growth) was observed on areas of the attic structure. This staining is very common and is likely the result of the lumber being exposed to outdoor elements and moisture prior to construction. Although common, if buyer has high sensitivities to mold we recommend further review and testing.



Black staining on attic structure



Black staining on attic structure



Black staining on attic structure

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. Vent screen(s) noted to be damaged or missing. Recommend complete visual inspection and repairing or replacing screens as necessary.



Damaged front left gable end vent screen

6. Electrical

Observations:

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

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

7. Plumbing

Observations:

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

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

8. Insulation

Type: Loose fill insulation noted.

Depth: Insulation averages 6-8 inches in depth.

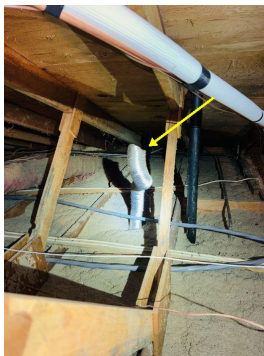
Observations:

8.1. No attic insulation problems or concerns noted at time of inspection.

9. Exhaust Ducts

Observations:

9.1. **interior moisture exhaust fan** (bathroom, laundry, kitchen, etc.) ducting appears to terminate inside attic space. 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 inside attic



Exhaust vent terminates in attic

10. Vermin

Observations:

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



Rodent droppings in attic

Foundation

The Raised Foundation section covers the foundation support and area contained within which is either referred to as the "crawl space" or "Basement". Included in this part of the inspection can be the visible ducting, plumbing, electrical, subfloor and support structure, insulation, ventilation, soil condition and vermin.

1. Foundation Type

Type: A raised perimeter foundation was noted.

2. Crawl space Access

Location: Crawl space access is located in bedroom 4 floor.

Observations:

2.1. NOTE: Due to the low height of construction of this home and the installation of rigid ductwork in the crawl space area, most areas could not be accessed or inspected. If necessary, recommend a qualified specialist for further review and inspection.



No access due to ducting



No access due to ducting

3. Foundation Walls

Observations:

3.1. Various foundation wall cracks 3/8" or less noted on foundation wall. Inspector does not believe these represent a structural problem but since this is only a visual observation and DOES NOT constitute a certification of structural integrity, if in doubt consider having a structural engineer evaluate the integrity of the structure. At a minimum, recommend sealing exterior cracks to prevent water infiltration and damage during freeze/thaw cycles.

3.2. NOTE: Foundation wall **spalling**/outer layer deterioration noted at the outside back right corner, but did not appear to affect foundation wall integrity. Recommend sealing to avoid any further deterioration from freeze/thaw cycles.



Foundation wall crack



Back left foundation wall spalling/deterioration



Back left foundation wall spalling/deterioration

4. Pier, Post & Beam

Observations:

4.1. NOTE: Not visible or inspected due to lack of access.

5. Subflooring

Observations:

5.1. NOTE: Most or all subfloor areas were covered with insulation and not visibly accessible for inspection.

6. Insulation

Type/Location: Fiberglass batts noted on underside of subflooring.

Depth: Insulation averages 4-6 inches in depth.

Observations:

6.1. Some insulation noted as missing or out-of-place. Recommend replacing or repositioning as needed.



Disturbed insulation



Disturbed insulation

7. Anchoring System

Observations:

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

8. Electrical

Observations:

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

9. Supply Plumbing

Materials: Inspector was not able to fully determine plumbing type due to lack of access. Recommend checking with seller for further details.

Observations:

9.1. NOTE: Not visible or inspected due to lack of access.

10. Drain Plumbing

Materials: Inspector was not able to fully determine plumbing type due to lack of access. Recommend checking with seller for further details.

Observations:

10.1. NOTE: Not visible or inspected due to lack of access.

11. Ductwork

Observations:

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



Deficient insulation on ductwork

12. Ventilation

Observations:

12.1. Vent screens are damaged or missing. Recommend repairing or replacing as necessary.



Damaged left side vent screen

13. Soil Condition

Observations:

13.1. Visually accessible crawlspace area soil noted to be dry at time of inspection.

14. Vapor Barrier

Observations:

14.1. NOTE: No vapor barrier was noted in crawlspace.

15. Vermin

Observations:

15.1. 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.

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.

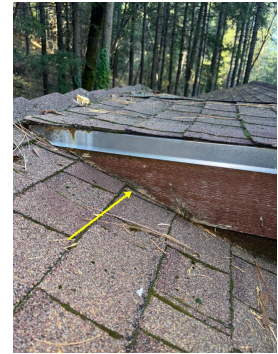
2.3. Exterior beam end wood decay was noted. Refer to pest report for more detail and consider consulting a qualified contractor for remediation options.



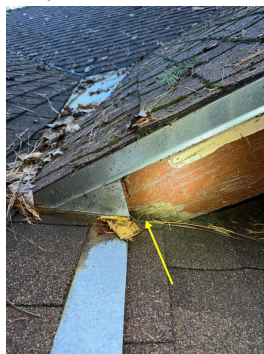
Decayed back side beam end



Decayed back side beam end



Barge rafter to roof deck contact



Barge rafter to roof deck contact

3. Siding

Materials: T1-11 style wood siding noted. • Wood lap siding (horizontal or vertical) noted.

Observations:

3.1. Siding to roof deck contact noted which has caused some moisture damage. Recommend consulting with a qualified contractor for remediation options.

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

3.3. 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.



Front side siding to ground contact and decay



Front siding to ground contact



Front siding to ground contact



Back side siding to ground contact



Back side siding decay



Back side siding decay



Back right side siding wood decay



Siding to roof contact and wood decay

4. Trim

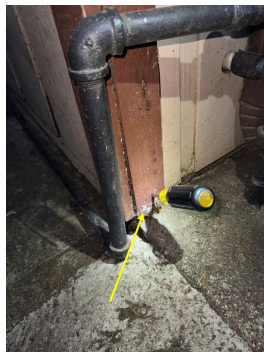
Materials: Wood window, door and corner trim noted.

Observations:

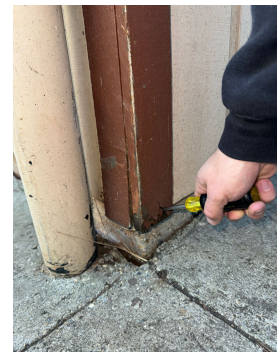
4.1. Some exterior trim wood decay was noted. Refer to pest report for more detail and consider consulting a qualified contractor for remediation options.



Front side trim to ground contact and decay



Back side trim decay



Back right side trim wood decay

5. Masonry

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

Observations:

5.1. 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.

5.2. 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 without drain plane

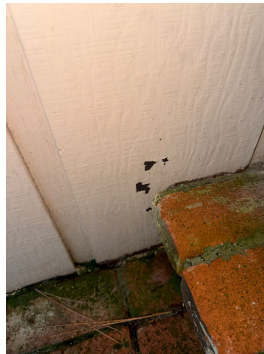
6. Painting/Caulking

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



Deficient paint



Deficient paint



Deficient paint



Deficient paint



Deficient paint

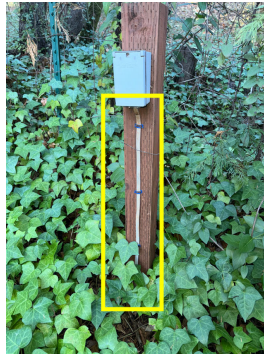


Deficient paint

7. Electrical

Observations:

7.1. Non-metallic sheathed electrical cable noted on the outside which is not rated for exterior use. Recommend consulting a qualified electrician for remediation option.



Exposed romex at back side outlet

8. Exterior GFCI

Observations:

8.1. 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.

9. Hose Bibbs

Observations:

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

10. Vacuum Breaker

Observations:

10.1. **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

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. Entryway, living room, dining room, hallway(s) and office.

2. Entry Door

Observations:

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

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



Popcorn ceiling texturing

4. Ceiling Fans

Observations:

4.1. The ceiling fan(s) operated normally when tested at time of inspection.

5. Smoke/CO Alarms

Location: Smoke alarms located in hallways, living room and dining room. Combination smoke/CO alarm located in hallway.

Observations:

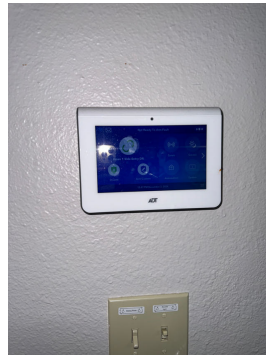
5.1. Smoke and **CO alarm(s)** tested as operational at time of inspection.

5.2. Inspector did not locate CO alarm in the immediate vicinity of bedroom 1 which could represent a safety hazard and code violation. Because they may not be easily spotted or readily accessible, we recommend checking with seller for confirmation and if missing, immediately adding as needed for safety.

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. Window(s) noted to be difficult to open for reasons unknown. Recommend cleaning and lubricating friction points or consulting a qualified window repair contractor for remediation options.



Office window difficult to operate



Entryway window difficult to open



Blocked window(s)

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. 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.



Loose living room outlet

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. Rust/corrosion noted inside fireplace likely due to a missing rain cap (See "Roof > Rain Cap/Spark Arrestor"). This is making the **damper** difficult to operate. Recommend a qualified professional for further review and repairs/remediation as needed.



Fireplace detail



Rust/corrosion inside fireplace

13. HVAC

Observations:

13.1. Central heating only was functional and tested (see notation under: "HVAC > Cooling"). At the time of the inspection all registers appeared to be functioning.

14. Patio/Deck Doors

Observations:

14.1. Door is difficult to operate for reasons unknown. Recommend further investigation to determine cause and repairs as needed.



Sliding glass door difficult to operate

15. Patio/Deck Door Screens

Observations:

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



Missing sliding screen door

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. Accessible windows were opened and closed with no problems or concerns noted at time of inspection.

3. Screens

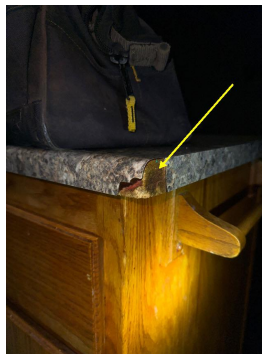
Observations:

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

4. Counters

Observations:

4.1. [Laminate counter surface damage noted. Recommend patching or replacing as needed.](#)



Damaged laminate counter top

5. Sink

Observations:

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

6. Sink Plumbing

Observations:

6.1. **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.



Evidence of past drain line leak

7. Garbage Disposal

Observations:

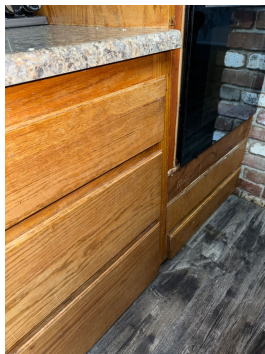
7.1. The garbage disposal operated and appeared functional with no problems or concerns at time of inspection.

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



Blocked sink cabinet

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

12. Cooktop/Oven

Type: Separate electric cooktop and oven noted.

Observations:

12.1. Cracked/shattered glass cooktop was noted. Recommend a qualified contractor for replacement as needed.



Cracked cooktop

13. Floors

Observations:

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

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

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.

Bedrooms

The main area of inspection in the bedrooms 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. Location

Location: Bedrooms are labeled by number, 1-5.

2. Entry Door

Observations:

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

3. Walls & Ceilings

Observations:

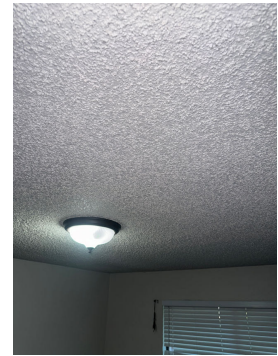
3.1. Popcorn texturing noted on ceiling which presents a possible asbestos hazard. Recommend leaving undisturbed until having done additional research and preparation for removal if desired.



Room 2 popcorn ceiling texturing



Room 3 popcorn ceiling texturing



Room 1 popcorn ceiling texturing

4. Smoke Alarm

Observations:

4.1. **No smoke alarm in bedrooms** 4 and 5 noted which represents a safety hazard. Recommend immediately adding alarm as needed for safety.

5. Windows

Observations:

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

5.2. 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.

5.3. Window(s) noted to be difficult to open for reasons unknown. Recommend cleaning and lubricating friction points or consulting a qualified window repair contractor for remediation options.



Room 5 possible failed seal



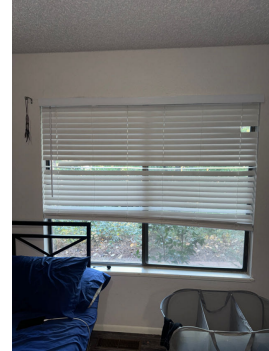
Room 4 possible failed seals



Room 2 possible failed window seal



Room 3 blocked windows



Room 1 window difficult to open

6. Screens

Observations:

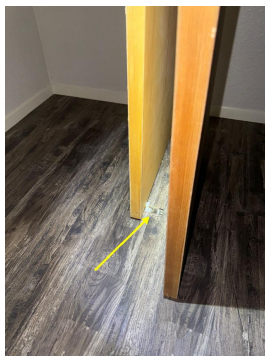
6.1. Window screen(s) present noted in serviceable condition at time of inspection.

7. Closets

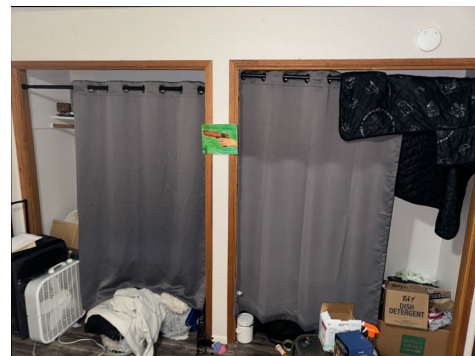
Observations:

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

7.2. Missing or damaged bottom track noted on closet doors allowing them to swing in or out with the possibility of dislodging from upper track. Recommend installing bottom track for stability and safety.



Room 2 damaged closet door bottom track



Room 3 items blocking closet

8. Floors

Observations:

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

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

9. Electrical

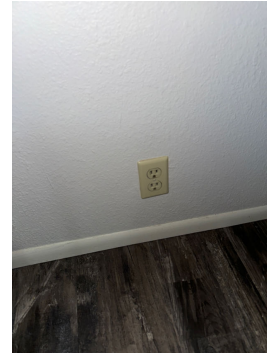
Observations:

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

9.2. 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.



Room 2 loose outlet



Room 1 loose outlet

10. HVAC

Observations:

10.1. Central heating only was functional and tested (see notation under: "HVAC > Cooling"). At the time of the inspection all registers appeared to be functioning.

11. Patio/Deck Doors

Observations:

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

12. Patio/Deck Door Screens

Observations:

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



Room 5 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 first in hallway. Bathroom 2 located at end of hallway.

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. Windows

Observations:

5.1. Accessible windows were opened and closed with no problems or concerns noted at time of inspection.

6. Screens

Observations:

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

7. Shower Walls/Pan

Observations:

7.1. 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.

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



Bathroom 2 stained shower pan

8. Shower Enclosure

Observations:

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

9. Bathtub

Observations:

9.1. Worn and/or stained tub finish noted and it is not known if it can be restored to its original condition.



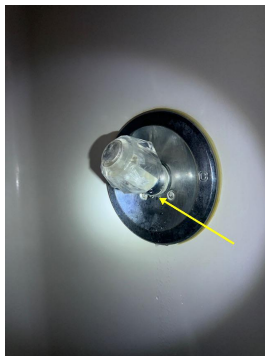
Bathroom 1 stained bathtub

10. Tub/Shower Plumbing

Observations:

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

10.2. Faucet handle noted to be leaking. Recommend repair or replacement as needed.



Bathroom 1 leaking faucet handle



Bathroom 2 leaking shower head

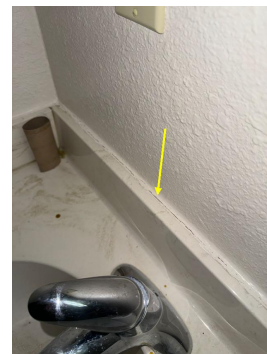
11. Counters

Observations:

11.1. Deficient counter seam caulking noted. Recommend recaulking as needed.



Bathroom 1 deficient counter caulk



Bathroom 2 deficient counter caulk

12. Sink(s)**Observations:**

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

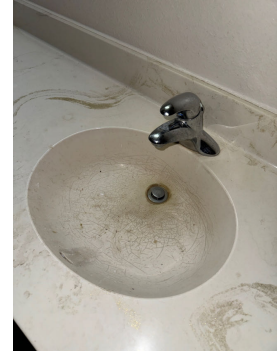
12.2. Sink surface crack(s) and/or chips noted. Recommend repairs as needed.



Bathroom 1 cracked and stained sink surface



Bathroom 1 cracked sink surface



Bathroom 2 cracked sink surface



Bathroom 2 cracked sink surface



Bathroom 2 missing sink stopper handle

13. Sink Plumbing**Observations:**

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

14. Cabinets**Observations:**

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



Bathroom 1 blocked sink cabinet



Bathroom 1 blocked sink cabinet



Bathroom 2 blocked sink cabinet

15. Toilet Fixture**Observations:**

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

16. Toilet Plumbing**Observations:**

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

17. Floors**Observations:**

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

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

18. HVAC**Observations:**

18.1. Central heating only was functional and tested (see notation under: "HVAC > Cooling"). At the time of the inspection all registers appeared to be functioning.

19. Electrical**Observations:**

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

20. GFCI Protection**Observations:**

20.1. 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. Entry Door

Observations:

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

2. Walls & Ceilings

Observations:

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

3. Windows

Observations:

3.1. Accessible windows were opened and closed with no problems or concerns noted at time of inspection.

4. Screens

Observations:

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

5. Plumbing

Drain Size: Although we cannot see the pipe size in the wall and it may be smaller than what is visible, a 2 inch drain pipe was noted which if consistent throughout, should be capable of handling newer high-capacity washing machine drain flows.

Observations:

5.1. No washing machine plumbing problems or concerns noted at time of inspection.

6. Electrical

Observations:

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

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

7. Gas Line/Valve

Observations:

7.1. NOTE: No gas line noted for gas dryer.

8. Dryer Vent

Observations:

8.1. No dryer vent problems or concerns noted at time of inspection.

9. Floors

Observations:

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

9.2. 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 overhead service drop noted.

1.2. Cracked or missing seal noted between electrical service drop masthead and roof flashing. Recommend resealing as needed to avoid moisture intrusion.



Missing cable feed masthead seal



Worn cable feed masthead tape seal

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 left side of house.

Observations:

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

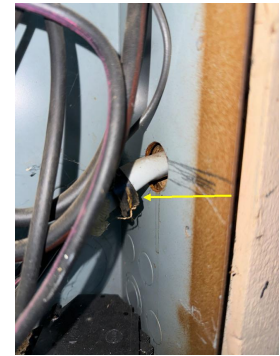
3.2. Cable clamp has come loose/out of place inside main service panel, leaving wiring penetrating through sharp panel box opening. Recommend a qualified electrician re-position cable clamp to protect wiring from sharp edges.



Main service panel detail



Main service panel detail



Loose cable clamp

4. Sub Panel(s)

Location: Sub panel 1 located in the attached garage. Sub panel 2 located in the detached garage.

Observations:

4.1. Panel 1 **dead front cover** screw(s) noted to be missing and/or too short. Recommend adding proper flat-tipped screw(s) to fully secure panel cover.

4.2. Sharp pointed metal screws noted to be holding panel 1 dead front cover in place. These are a potential hazard as they can puncture wire insulation and electrify the panel box becoming a shock or electrocution hazard. Recommend replacing these screws with approved flat-tipped screws.

4.3. Noted was a possible GTE Sylvania **zinsco electrical panel** that appeared to be in serviceable condition. But because of the problems associated with some of these service panels some of which are not apparent during a visual examination, 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.

4.4. Sub panel 1 and cover are not flush, leaving a gap which leaves exposed wiring. Recommend a qualified electrician for review and repairs as needed for safety.

4.5. Sub panel 2 bonding jumper appears to be connected between neutral and grounding bus bars which is not appropriate for a sub panel. Recommend further review and repair by a qualified electrician.



Sub panel detail



Missing panel cover screw



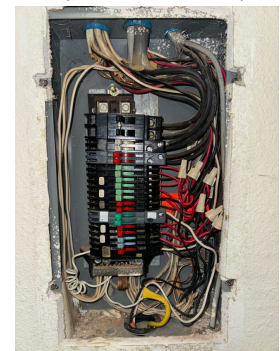
GTE Sylvania brand sub panel



Panel cover not flush against breakers



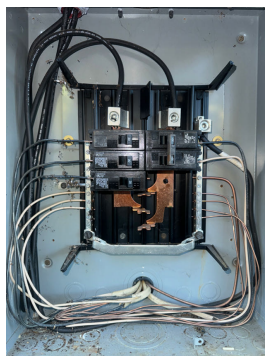
Sharp pointed panel cover screws



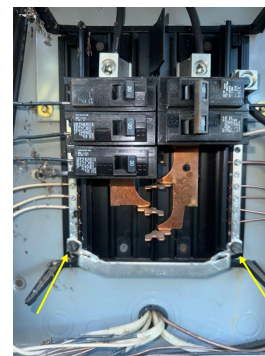
Sub panel detail



Sub panel 2 detail



Sub panel 2 detail



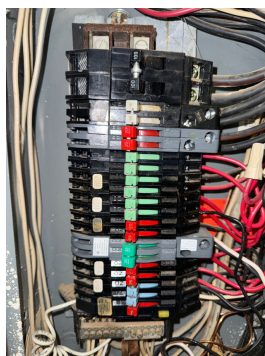
Sub panel 2 ground and neutral bus bars connected

5. Circuit Breakers

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

Observations:

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



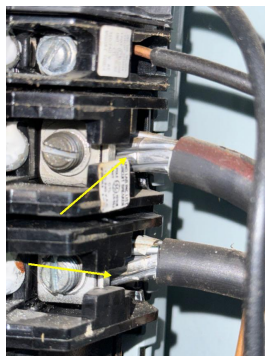
Zinsco brand circuit breakers

6. Wiring

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

Observations:

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



Missing anti oxidant paste

7. Grounding Electrode

Location: NOTE: Grounding wire noted in panel box but electrode not located.

8. Auxiliary Generator

Observations:

8.1. 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

9. Gas Valve

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

Secondary Location: Located on back side of house.

Observations:

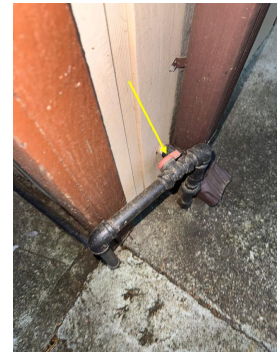
9.1. Main LP tank and secondary house gas shut-off valves appeared serviceable at time of inspection with no gas odor detected.



Liquid propane gas tank detail



Gas tank at 10%



Secondary gas shut off valve

10. Water Valve(s)

Location(s): Secondary water shut-off valve believed to be located on exterior faucets on the front side of house.

Observations:

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



Possible secondary water shut off valve



Possible 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. Cooling

Location: The HVAC cooling system cabinet located on right side of house.

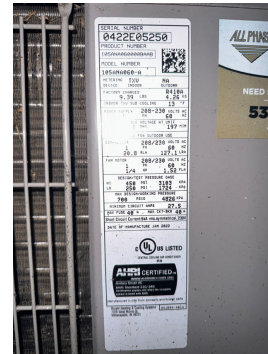
Type: A split HVAC system was noted with a 2022, Bryant, 5 ton condenser/compressor.

Observations:

1.1. 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.



HVAC condenser/compressor detail



HVAC condenser/compressor label detail

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

6. Refrigerant Lines

Observations:

6.1. Refrigerant lines appeared adequately insulated with no defects found at time of inspection.

7. Heating

Location: HVAC furnace/evaporator coil located in garage.

Type: An **HVAC split system** was noted with a 2021, Bryant, liquid propane gas-fired furnace/evaporator coil combination.

Observations:

7.1. No problems or concerns noted with the heating system at time of inspection.



HVAC furnace detail



HVAC furnace label detail



Heating noted at 103.6° F

8. Unit Cabinet

Observations:

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

9. Unit Platform

Observations:

9.1. No problems or concerns noted with the unit platform at time of inspection.

10. Venting

Observations:

10.1. White powdery residue, rust and/or corrosion was noted inside furnace cabinet which may be an indication of incomplete or improper combustion. Recommend consulting with a qualified HVAC contractor for review and remediation options.



White powder/corrosion inside furnace cabinet

11. Gas Line & Valve

Observations:

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

12. Sediment Trap

Observations:

12.1. **Sediment trap** was in place and appeared serviceable at time of inspection.

13. Condensate Elimination

Type: A primary condensate drain only was noted.

Observations:

13.1. 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.

14. Filter

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

Observations:

14.1. No HVAC filter or grille problems or concerns noted at time of inspection.



HVAC filter



HVAC filter

15. Thermostat

Type: Digital programmable thermostat(s) noted.

Observations:

15.1. 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 2016, Rheem, electric water heater was noted.

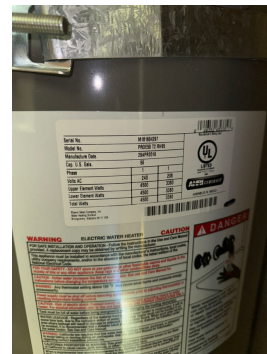
Location: The water heater is located in the bathroom 2 closet.

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. **NOTE:** It could not be determined if the drain pan has a drain line that terminates in the crawlspace or exterior to avoid interior damage should it ever leak. Recommend checking with seller and adding if needed.

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.

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.

7. Strapping**Observations:**

7.1. Water heater appeared to be properly strapped.

8. Water Temperature**Observations:**

8.1. **Water temperature** is 104.4° as measured at the kitchen sink.



Water temperature noted at 104.4° 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. Attic

Observations:

1.1. Loose fastener noted for the attic pull down ladder. Recommend checking all fastening for ladder and securing for safety.



Loose pull down ladder fastener

2. Rafter/Ceiling Condition

Materials: Sheetrock ceilings noted.

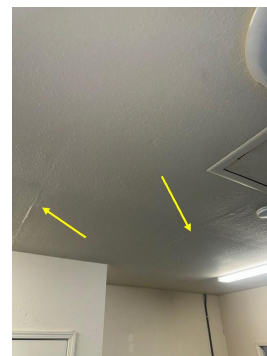
Observations:

2.1. **Sheetrock crack(s)** noted which normally does not represent a structural problem. Consider patching with a flexible caulking to reduce or eliminate eyesore.

2.2. **Fire barrier** access hatch on ceiling is not properly fire-rated and/or without a self closing device. Recommend repairs as needed to ensure dwelling occupant(s) safety.



Attic pull down ladder not fire rated

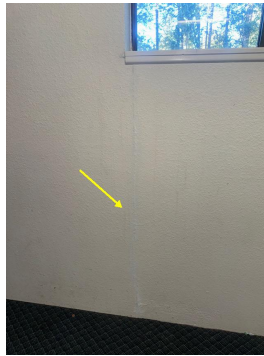


Sheetrock cracks

3. Walls/Fire Barrier

Observations:

3.1. 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

4. Floors

Observations:

4.1. NOTE: The concrete floor was covered with carpet and the concrete slab was not inspected.

5. Exterior Door

Observations:

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

6. House Fire Door

Observations:

6.1. 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

7. Vehicle Door

Observations:

7.1. Vehicle door damage noted but did not appear to affect serviceability.



Damaged vehicle door

8. Vehicle Door Opener**Observations:**

8.1. Garage door opener appeared functional using wall control at time of inspection.

9. Auto-Reverse - Photoelectric Sensor**Observations:**

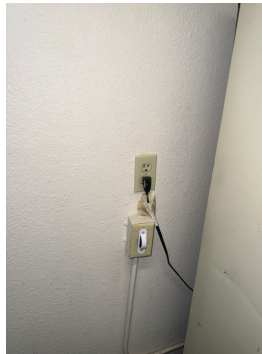
9.1. Photoelectric sensor system in place and serviceable at time of inspection.

9.2. Auto-reverse feature noted as not present or not adjusted properly and either not reversing at all or requiring too much resistance to reverse. This is a serious safety concern for small children and animals and we recommend immediate remediation as necessary for safety

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. 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.



Loose outlet

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.

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. Area Detail

Observations:

1.1. NOTE: The garage was completely filled with personal items and most interior areas of the garage could not be accessed and inspected. The crawlspace access door for under the garage was locked with a padlock and no key was available to open this lock/door. Recommend further inspection when the areas are accessible.



Blocked garage access



Blocked garage access

2. Roof Condition

Inspection Type: Roof was mounted and walked for inspection.

Materials: Composition shingles noted.

Observations:

2.1. Light to moderate 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.

2.2. Moss on composition roof noted which can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer.



Moss on roof



Moss on roof

3. Flashing

Observations:

3.1. Flashing noted to be lifting up in one or more areas. Recommend securing down with stainless steel roofing screws with sealing washers as needed to avoid wind-driven rain intrusion.

3.2. Rusted flashing noted. Recommend clearing debris and checking for integrity if necessary, and either replacing or prepping and painting with a rust-resistant paint as needed.

3.3. Since proper flashing does not require additional waterproofing and based on the build-up of mastic or caulking on

various flashing pieces, serviceable flashing may be lacking in these areas. Recommend checking with seller for details on any leaks and consulting with a qualified contractor for further review and repair as needed. Since these types of sealants will only last a few years at best, if nothing is done we recommend monitoring for future leaks.



Rusted skylight flashing



Mastic sealant around skylight flashing



Rusted skylight flashing



Mastic sealant around skylight flashing

4. Skylights

Observations:

4.1. Staining noted inside the skylight sheetrock. Recommend checking with seller for further details and if necessary repairs as needed by a qualified contractor.



Staining inside skylight



Skylight detail



Skylight detail

5. Gutters

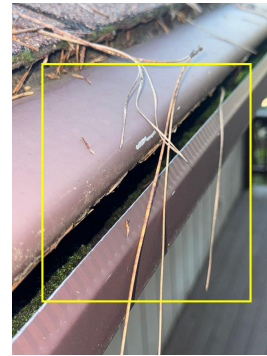
Observations:

5.1. Leafless style gutters noted.

5.2. Leafless gutters clogged with organic materials were noted. Recommend cleaning to avoid overflow and foundation edge saturation.



Leafless style gutter guard clogged



Leafless style gutter guard clogged

6. Downspouts

Observations:

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

6.2. Damaged downspout(s) noted. Recommend repairs as needed.



Downspout terminates at foundation



Downspout terminates at foundation and is damaged



Downspout terminates at foundation

7. Attic

Observations:

7.1. NOTE: Due to obstructions or space considerations, attic area was not accessible and therefore not inspected. Recommend measures necessary to allow for attic inspection.

7.2. 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.



Blocked attic pull down ladder



Soffit vent blocked with insulation

8. Eaves & Fascia

Observations:

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

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

9. Wall Structure

Observations:

9.1. Wood wall framing noted.

10. Siding

Materials: T1-11 style wood siding noted.

Observations:

10.1. 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

11. Trim

Materials: Wood window, door and corner trim noted.

Observations:

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

12. Painting/Caulking

Observations:

12.1. 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

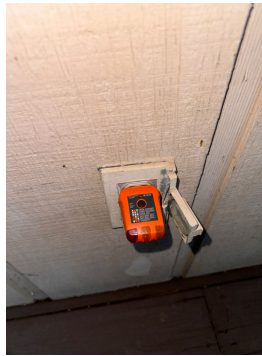


Deficient paint

13. Electrical Outside

Observations:

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



No power to outlet

14. GFCI

Observations:

14.1. 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.

15. Deck Structure

Observations:

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

15.2. 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.

15.3. **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.



Fungal growth under deck



Ledger installed with nails and lacking flashing

16. Stairs & Railings

Observations:

16.1. 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.

16.2. Stair/guard railing opening and/or stair riser openings noted to be over 4 inches with a plus 30 inch drop at points which could be a fall hazard for small children or animals. Recommend consulting with a qualified contractor to explore remediation options.

16.3. 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.



Baluster spacing over 4", height under 42"

17. Walls

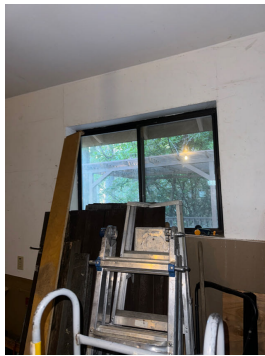
Observations:

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

18. Windows

Observations:

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



Blocked window



Blocked window

19. Vehicle Door

Observations:

19.1. Vehicle door damage noted which appeared to effect serviceability. Recommend repair or replacement as needed.



Vehicle door damage

20. Vehicle Door Opener

Observations:

20.1. Garage door opener appeared functional using wall control at time of inspection.

21. Auto-Reverse - Photoelectric Sensor**Observations:**

21.1. Auto-reverse and photo-electric sensor systems in place and serviceable at time of inspection.

22. Exterior Doors**Observations:**

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

23. Floors**Observations:**

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

24. Electrical Inside**Observations:**

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

25. Anchoring System**Observations:**

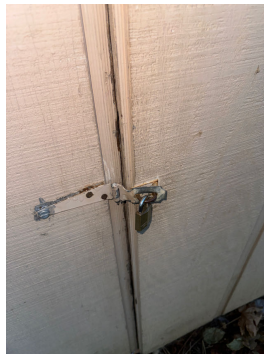
25.1. NOTE: The structural anchoring system if installed was not accessible or visible at time of inspection due to obstructions and lack of access.

26. Foundation

Materials: Raise perimeter foundation noted.

Observations:

26.1. NOTE: The back right side crawlspace access door was locked with a padlock and the inspector did not have a key to open this door. The crawlspace/foundation area was therefore not accessed or inspected. Recommend further inspection when access is gained.



Locked crawlspace access door

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:

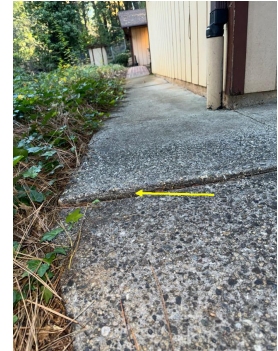
1.1. Heavy driveway and/or walkway cracking and displacement noted which represents a trip hazard. Recommend consulting a qualified concrete contractor for repair options.



Heavy driveway cracking



Heavy driveway cracking



Walkway displacement and trip hazard



Walkway displacement and trip hazard



Walkway displacement and trip hazard



Heavy walkway cracking and displacement



Heavy driveway cracking

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



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
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
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.
Damper	A damper is essentially a plate inside the wood stove's flue. When the damper is closed, it seals off the flue, or chimney. Adjusting the damper controls the amount of air that passes through the firebox. By regulating airflow, a damper affords some control over how quickly a fire burns.
Dead Front Cover	An electric panel will generally have one or two covers. Panels with two covers have a hinged outer cover which will open to the side or upwards and an inner cover called a "Dead Front" secured with screws. This dead front cover normally has stamped slots that knockout for the breakers to fit into and refers to a front panel without live parts exposed to a person on the operating side of the equipment.

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.
Diverter Flashing	Kickout flashing, also known as diverter flashing, is a special type of flashing that diverts rainwater away from the cladding and into the gutter. When installed properly, they provide excellent protection against the penetration of water into the building envelope.
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.
Fire Barrier	Unlike separations that exist between dwelling units, the separation between the residence and garage is not a fire resistance rated assembly but is still an important safety feature. Its purpose is to slow the spread of a potential fire and protect from numerous potential hazards exist within garages because occupants of dwelling units tend to store a variety of hazardous materials there. Along with this and the potential for CO build up within the garage, code requires that the garage be separated from the dwelling unit and attic with an airtight barrier.

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.
HVAC Split System	In an HVAC split system central air conditioner, an outdoor metal cabinet contains the condenser and compressor, and an indoor cabinet contains the evaporator. In many split-system air conditioners, this indoor cabinet also contains a furnace or the indoor part of a heat pump. The air conditioner's evaporator coil is installed in the cabinet or main supply duct of this furnace or heat pump.
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.
Interior Moisture Exhaust Fan	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/
Kickout Flashing	Kickout flashing, also known as diverter flashing, is a special type of flashing that diverts rainwater away from the cladding and into the gutter. When installed properly, they provide excellent protection against the penetration of water into the building envelope.
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.
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.
Moss On Composition	Moss will actually attack and ruin a composition roof over time. In addition to the problems the moss root systems can create by damaging the shingle fibers, moss also soaks up water and keeps your roof wet. When most things stay wet for a long time they break down, rot, grow mold and mildew and likewise your roof suffers the same fate when it is not able to dry out. Moss can also dam up water which will then run sideways under your shingles causing a leak. Another problem observed is that sometimes moss grows underneath the bottom edge of the shingles and can push it up breaking the seal and making your roof more prone to wind damage. For information on various moss treatment products and their pros and cons, visit http://roofpedia.com/removing-moss-on-roofs/
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.
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.
Spalling	Spalling is the flaking and deterioration of the top layer of rock, stone, brick or cement which is most often caused by moisture penetration from weather over time or for cement can be also be due to an improper curing process, age, or use of snow-melting materials. Since moisture is the main culprit, avoiding excess water and sealing cracks is essential to preventing or hastening the spalling process. A quality masonry water repellent can also be helpful in keeping moisture out.
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.
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)

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.
Zinsco Electrical Panel	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 building's electrical system and to replace any Zinsco components that are found. You can learn more about this issue at http://www.ismypanelsafe.com/zinsco_damage.aspx

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 to moderate 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. 1.3. Moss on composition roof noted which can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. 1.4. Exposed and/or protruding nails noted on roofing material. Ideally there should rarely if ever be exposed face nails on any roofing materials and if there are, they should be sealed to avoid moisture intrusion. Recommend a qualified roofing contractor re-nail if needed and seal all exposed fastener heads. 1.5. Unprofessional roofing work observed at one or more locations which leaves the roof at risk of leaking and subsequent moisture damage. Recommend a qualified roof contractor for review and repairs as needed.
Page 4 Item: 2	Flashing	2.1. Flashing noted to be lifting up in one or more areas. Recommend securing down with stainless steel roofing screws with sealing washers as needed to avoid wind-driven rain intrusion. 2.2. Rusted flashing noted. Recommend and either replacing or prepping and painting with a rust-resistant paint as needed. 2.3. Missing kickout diverter flashing noted which is meant to redirect water away from the structure and into a gutter. Recommend a qualified roofing contractor add as needed and further investigation for moisture intrusion. 2.4. Questionable chimney flashing noted. Recommend further review by a qualified roofing contractor and repairs if needed.
Page 5 Item: 4	Chimney	4.1. Chimney cement crown noted to be cracking which will allow moisture intrusion and subsequent deterioration during freeze and thaw cycles. Recommend sealing as needed. 4.2. Excessive moss was noted to be growing on the brick chimney. Recommend removal as needed.
Page 6 Item: 5	Cap/Spark Arrestor	5.1. No chimney rain cap and spark arrestor was noted. Recommend installing to prevent water intrusion, preserve chimney life and to prevent sparks from escaping and small animals from entering.
Page 6 Item: 7	Gutters	7.3. Leafless gutters clogged with organic materials were noted. Recommend cleaning to avoid overflow and foundation edge saturation.
Page 7 Item: 8	Downspouts	8.1. Deficient downspout termination noted at or near the structure foundation. Recommend drain pipe(s) to divert roof water away from the foundation. 8.2. Disconnected downspout pipe section noted. Recommend

		reconnecting as needed.
Attic		
Page 9 Item: 5	Ventilation	5.1. Vent screen(s) noted to be damaged or missing. Recommend complete visual inspection and repairing or replacing screens as necessary.
Page 10 Item: 9	Exhaust Ducts	9.1. interior moisture exhaust fan (bathroom, laundry, kitchen, etc.) ducting appears to terminate inside attic space. 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 10 Item: 10	Vermin	10.1. Evidence of rodent infestation was noted in attic. Consider the services of a pest control specialist for eradication.
Foundation		
Page 11 Item: 3	Foundation Walls	3.1. Various foundation wall cracks 3/8" or less noted on foundation wall. Inspector does not believe these represent a structural problem but since this is only a visual observation and DOES NOT constitute a certification of structural integrity, if in doubt consider having a structural engineer evaluate the integrity of the structure. At a minimum, recommend sealing exterior cracks to prevent water infiltration and damage during freeze/thaw cycles. 3.2. NOTE: Foundation wall spalling /outer layer deterioration noted at the outside back right corner, but did not appear to affect foundation wall integrity. Recommend sealing to avoid any further deterioration from freeze/thaw cycles.
Page 12 Item: 6	Insulation	6.1. Some insulation noted as missing or out-of-place. Recommend replacing or repositioning as needed.
Page 12 Item: 11	Ductwork	11.1. Some insulation noted as loose or missing from duct work. Recommend insulating as needed.
Page 13 Item: 12	Ventilation	12.1. Vent screens are damaged or missing. Recommend repairing or replacing as necessary.
Exterior Detail		
Page 14 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. 2.3. Exterior beam end wood decay was noted. Refer to pest report for more detail and consider consulting a qualified contractor for remediation options.
Page 14 Item: 3	Siding	3.1. Siding to roof deck contact noted which has caused some moisture damage. Recommend consulting with a qualified contractor for remediation options. 3.2. Area(s) of siding wood decay noted. Refer to pest report for more detail and consider consulting a qualified contractor for remediation options. 3.3. 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 15 Item: 4	Trim	4.1. Some exterior trim wood decay was noted. Refer to pest report for more detail and consider consulting a qualified contractor for remediation options.
Page 16 Item: 5	Masonry	5.2. 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 16 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 17 Item: 7	Electrical	7.1. Non-metallic sheathed electrical cable noted on the outside which is not rated for exterior use. Recommend consulting a qualified electrician for remediation option.
Page 17 Item: 10	Vacuum Breaker	10.1. Anti-siphon hose bibs 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.
Interior Areas		
Page 19 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 19 Item: 5	Smoke/CO Alarms	5.2. Inspector did not locate CO alarm in the immediate vicinity of bedroom 1 which could represent a safety hazard and code violation. Because they may not be easily spotted or readily accessible, we recommend checking with seller for confirmation and if missing, immediately adding as needed for safety.
Page 20 Item: 7	Windows	7.2. Window(s) noted to be difficult to open for reasons unknown. Recommend cleaning and lubricating friction points or consulting a qualified window repair contractor for remediation options.
Page 20 Item: 11	Electrical	11.2. 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.
Page 21 Item: 12	Fireplace(s)	12.2. Rust/corrosion noted inside fireplace likely due to a missing rain cap (See "Roof > Rain Cap/Spark Arrestor"). This is making the jambes difficult to operate. Recommend a qualified professional for further review and repairs/remediation as needed.
Page 21 Item: 14	Patio/Deck Doors	14.1. Door is difficult to operate for reasons unknown. Recommend further investigation to determine cause and repairs as needed.
Page 22 Item: 15	Patio/Deck Door Screens	15.1. Screen door was noted to be missing. Recommend replacement as needed.
Kitchen Area		
Page 23 Item: 4	Counters	4.1. Laminate counter surface damage noted. Recommend patching or replacing as needed.
Page 24 Item: 8	Cabinets	8.2. Worn finish noted on some cabinet areas. Consider refinishing as needed.
Page 24 Item: 12	Cooktop/Oven	12.1. Cracked/shattered glass cooktop was noted. Recommend a qualified contractor for replacement as needed.
Bedrooms		
Page 26 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 26 Item: 4	Smoke Alarm	4.1. No smoke alarm in bedrooms 4 and 5 noted which represents a safety hazard. Recommend immediately adding alarm as needed for safety.
Page 26 Item: 5	Windows	5.2. 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. 5.3. Window(s) noted to be difficult to open for reasons unknown. Recommend cleaning and lubricating friction points or consulting a qualified window repair contractor for remediation options.

Page 27 Item: 7	Closets	7.2. Missing or damaged bottom track noted on closet doors allowing them to swing in or out with the possibility of dislodging from upper track. Recommend installing bottom track for stability and safety.
Page 28 Item: 9	Electrical	9.2. 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.
Page 28 Item: 12	Patio/Deck Door Screens	12.1. Screen door was noted to be missing. Recommend replacement as needed.
Bathrooms		
Page 29 Item: 7	Shower Walls/Pan	7.2. Staining noted on shower surround and it is not known if it can be removed. Recommend a shower wall cleaner for starters.
Page 30 Item: 9	Bathtub	9.1. Worn and/or stained tub finish noted and it is not known if it can be restored to its original condition.
Page 30 Item: 10	Tub/Shower Plumbing	10.1. Shower head and/or hose noted to be leaking. Recommend repair as needed. 10.2. Faucet handle noted to be leaking. Recommend repair or replacement as needed.
Page 30 Item: 11	Counters	11.1. Deficient counter seam caulking noted. Recommend recaulking as needed.
Page 31 Item: 12	Sink(s)	12.1. Defective or missing sink stopper(s) noted. Recommend repair or replacement as needed. 12.2. Sink surface crack(s) and/or chips noted. Recommend repairs as needed.
Utilities		
Page 34 Item: 1	Cable Feeds	1.2. Cracked or missing seal noted between electrical service drop masthead and roof flashing. Recommend resealing as needed to avoid moisture intrusion.
Page 34 Item: 3	Main Service Panel	3.1. Panel labeling is absent or confusing. Consider relabeling with easy to understand and accurate circuit labels. 3.2. Cable clamp has come loose/out of place inside main service panel, leaving wiring penetrating through sharp panel box opening. Recommend a qualified electrician re-position cable clamp to protect wiring from sharp edges.
Page 35 Item: 4	Sub Panel(s)	4.1. Panel 1 dead front cover screw(s) noted to be missing and/or too short. Recommend adding proper flat-tipped screw(s) to fully secure panel cover. 4.2. Sharp pointed metal screws noted to be holding panel 1 dead front cover in place. These are a potential hazard as they can puncture wire insulation and electrify the panel box becoming a shock or electrocution hazard. Recommend replacing these screws with approved flat-tipped screws. 4.3. Noted was a possible GTE Sylvania insco electrical panel that appeared to be in serviceable condition. But because of the problems associated with some of these service panels some of which are not apparent during a visual examination, 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. 4.4. Sub panel 1 and cover are not flush, leaving a gap which leaves exposed wiring. Recommend a qualified electrician for review and repairs as needed for safety. 4.5. Sub panel 2 bonding jumper appears to be connected between neutral and grounding bus bars which is not appropriate for a sub panel. Recommend further review and repair by a qualified electrician.

Page 36 Item: 5	Circuit Breakers	5.1. Zinsco breakers noted which have a higher than normal failure rate. Recommend a qualified electrician replace as needed for safety.
Page 36 Item: 6	Wiring	6.1. Stranded aluminum wiring ends connected to breaker are noted without proper anti-oxidant paste . Recommend adding to avoid oxidation.
HVAC		
Page 39 Item: 10	Venting	10.1. White powdery residue, rust and/or corrosion was noted inside furnace cabinet which may be an indication of incomplete or improper combustion. Recommend consulting with a qualified HVAC contractor for review and remediation options.
Garage - Attached		
Page 43 Item: 1	Attic	1.1. Loose fastener noted for the attic pull down ladder. Recommend checking all fastening for ladder and securing for safety.
Page 43 Item: 2	Rafter/Ceiling Condition	2.2. Fire barrier access hatch on ceiling is not properly fire-rated and/or without a self closing device. Recommend repairs as needed to ensure dwelling occupant(s) safety.
Page 44 Item: 6	House Fire Door	6.1. 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 44 Item: 7	Vehicle Door	7.1. Vehicle door damage noted but did not appear to affect serviceability.
Page 45 Item: 9	Auto-Reverse - Photoelectric Sensor	9.2. Auto-reverse feature noted as not present or not adjusted properly and either not reversing at all or requiring too much resistance to reverse. This is a serious safety concern for small children and animals and we recommend immediate remediation as necessary for safety
Page 45 Item: 10	Electrical	10.2. 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.
Garage - Detached		
Page 46 Item: 2	Roof Condition	2.1. Light to moderate 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. 2.2. Moss on composition roof noted which can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer.
Page 46 Item: 3	Flashing	3.1. Flashing noted to be lifting up in one or more areas. Recommend securing down with stainless steel roofing screws with sealing washers as needed to avoid wind-driven rain intrusion. 3.2. Rusted flashing noted. Recommend clearing debris and checking for integrity if necessary, and either replacing or prepping and painting with a rust-resistant paint as needed. 3.3. Since proper flashing does not require additional waterproofing and based on the build-up of mastic or caulking on various flashing pieces, serviceable flashing may be lacking in these areas. Recommend checking with seller for details on any leaks and consulting with a qualified contractor for further review and repair as needed. Since these types of sealants will only last a few years at best, if nothing is done we recommend monitoring for future leaks.
Page 47 Item: 4	Skylights	4.1. Staining noted inside the skylight sheetrock. Recommend checking with seller for further details and if necessary repairs as needed by a qualified contractor.
Page 47 Item: 5	Gutters	5.2. Leafless gutters clogged with organic materials were noted. Recommend cleaning to avoid overflow and foundation edge saturation.

Page 48 Item: 6	Downspouts	6.1. Deficient downspout termination noted at or near the structure foundation. Recommend drain pipe(s) to divert roof water away from the foundation. 6.2. Damaged downspout(s) noted. Recommend repairs as needed.
Page 48 Item: 7	Attic	7.2. 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 49 Item: 10	Siding	10.1. 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 49 Item: 12	Painting/Caulking	12.1. 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 49 Item: 13	Electrical Outside	13.1. 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 50 Item: 15	Deck Structure	15.1. Deck ledger board flashing appears to be lacking. Recommend consulting with a qualified contractor for remediation options. 15.2. 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. 15.3. 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.
Page 50 Item: 16	Stairs & Railings	16.2. Stair/guard railing opening and/or stair riser openings noted to be over 4 inches with a plus 30 inch drop at points which could be a fall hazard for small children or animals. Recommend consulting with a qualified contractor to explore remediation options. 16.3. 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.
Page 51 Item: 19	Vehicle Door	19.1. Vehicle door damage noted which appeared to effect serviceability. Recommend repair or replacement as needed.
Grounds		
Page 53 Item: 1	Driveway and Walkways	1.1. Heavy driveway and/or walkway cracking and displacement noted which represents a trip hazard. Recommend consulting a qualified concrete contractor for repair options.
Page 53 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 54 Item: 4	Vegetation	4.1. Vegetation against house was noted in areas. Recommend trimming so no plant to exterior cladding exists.