



**Sacramento Home Inspections +**  
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**Report:**



Sacramento Home Inspections +

## **Confidential Inspection Report**

5678 Infinity Rd  
Sacramento, CA 95820

**August 20, 2019**



SIGNED

A handwritten signature in black ink, appearing to read "M. Thick", written over a horizontal line.

**Inspection Lic # LMH46258999138**  
**CSLB # B758731**

**Prepared for: Jane Doe**



Report:

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**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**



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## INTRODUCTION

### NOTES

**NOTE #1:** - The structure is presently in need of repair. There is also considerable deferred repairs required as well. The upgrading and improvements performed appear to be nonprofessional and substandard.

**NOTE #2:** - The house has been upgraded/ 'flipped'. The owner may have pertinent information regarding the extent of work performed and status of permits that are required whenever newer appliances are installed (water heater, HVAC).

*Inspection #* M01082019.  
*Inspection Date:* 8-20-19.  
*Inspector:* Mike and Peter Thick  
*Client:*  
*Property Address:*  
*Weather Conditions:* Warm.

A non-invasive, limited visual inspection of the above-mentioned property was performed, at clients' request. Enclosed is our written report based on that inspection.

This report will give you information about the overall condition of this property. Our inspectors follow the Standards of Practice set forth by the California Real Estate Inspection Association (CREIA), a copy of which is available upon request. We will examine the readily accessible areas and systems of the home.

Cosmetic considerations are not within the scope of this report, since all properties have some degree of wear. There may be many items that even the most thorough inspection cannot reveal, which you may consider significant to ownership. Furthermore, owning any building involves some risk and while we can give an excellent overview of the property, we cannot inspect what we cannot see.

We do not move furniture, stored personal effects or dismantle any part of the home in the course of our inspection. We do not do an exhaustive technical evaluation of the property; such an inspection is available for an additional fee. Your attention is directed to the INSPECTION AGREEMENT, a copy of which was provided; this letter makes it a part of the inspection report. It more specifically delineates the scope of the inspection and the limit of liability of the inspector and inspection company in performing this inspection. Please be sure to read and understand the scope of our inspection.

We cannot make repairs nor refer contractors for repairs or maintenance on items which our report mentions, since we abide by the Standards of Practice, Code of Ethics of CREIA and the California Business & Professions Code.

**NOTE: The client is strongly advised to further investigate or contract with appropriate persons to further investigate any and/all conditions/items in the inspection report not listed as (S) Serviceable, or are Inoperable, Beyond the scope of a CREIA Inspection or which may have been disclosed by others or which you may be concerned before the close of escrow or sooner if your residential purchase agreement has a contingency time limit.**

Any statements made in the body of the inspection report pertaining to right, left, front or rear are referenced to viewing from the street and facing the dwelling.

We advise clients to obtain owners manuals and warranties for all equipment/appliances installed in the dwelling.

We advise clients to ask for any/all permits and inspection records with final signatures for any modifications or additions that may have been made to the dwelling, and/or any known conditions that may have been inadvertently left out of disclosure statements.

We advise having all exterior door locks rekeyed and the garage opener if present reprogramed after taking possession



of the home for security reasons.

Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed. Client is advised to thoroughly read the complete report as not all conditions reported will be represented by photographs.

**NOTE:** This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection, please call the office to arrange for your verbal consultation.

**Important notice to third parties or other purchasers:** Receipt of this report by any purchasers of this property other than the above listed party(s) is not authorized by the inspector. This report prepared for the sole and exclusive use for the client listed above in accordance with our written agreement and is subject to the terms and conditions agreed upon, this report is a work product and is copyrighted by the company shown above as of the date of this report. Duplication by any means whatsoever is prohibited without prior written permission and authorization from the company shown above. Unauthorized duplication of, use of or reliance on this report has the effect of all parties agreeing to hold harmless, individually, jointly, and/or otherwise, the inspector, the Company, their successors and assigns.

The inspector strongly advises against any reliance on this report by third parties. **This document is not to be used for the purpose of substitute disclosure.** We recommend that you retain a qualified professional inspector to provide you with your own inspection report on this property.

\*\*\*\*\*

## KEY TO THE INSPECTION REPORT

In using your report, the following definitions may be helpful.

**S/Serviceable=** Items noted at time of inspection were accessible and found to be in working order/serviceable condition (excluding cosmetic consideration and normal wear.)

**N/A or None =** The item does not apply to this property or none present.

**Inoperable =** System did not respond to attempted testing at time of inspection.

Items not permanently affixed and/or hard wired to home, such as track lighting attached to ceiling using receptacle plug for power source, is considered personal or portable property, and are not included in this report.

We realize that you had a number of companies to choose from to perform this service, and you chose us! The inspector and staff thank you for selecting our company for your home inspection needs.



## Report:

If you have any questions, please call us.

## EXTERIOR-STRUCTURE

### 100 EXTERIOR - STRUCTURE

*Type of structure:* Single Family dwelling.

*Number of stories:* Single story.

Inspection of the exterior and immediate surrounding areas is limited to visible and readily accessible areas, areas hidden from view by vegetation, at or below grade level and/or behind walls or stored items can not be judged and are not part of this inspection, taking into account typical wear for properties of this age and type (excluding cosmetic considerations). Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors is a source of moisture damage and deterioration. We recommend sealing all cracks and openings in and between the exterior siding and trim materials, especially around doors and windows. Routine maintenance and painting may extend the service life and minimize deterioration of the exterior surfaces.

#### 101 Siding:

#### STUCCO.

There is cracked and unbonded stucco at lower portions of the home. This appears to be due to the foundation rotating (See foundation comments). These surfaces cannot be effectively patched. We recommend that all unbonded material be removed and replaced.



Several patched over cracks were noted which indicates movement. These surfaces can be patched but if movement in the structure is not addressed the cracks may return and/or become more prominent. If client is concerned with the condition noted, we recommend a full evaluation and/or corrections by a specialist in the appropriate trade.





Evidence of patching noted. Patched areas appear to be from removed wall A/C and enclosed garage access door. The patched areas should be kept well maintained and sealed to minimize moisture entry.



Section of the siding (left of home) was patched is OSB. This material is not adequate for exterior siding and is prone to deterioration and will blister over time . We recommend that this material be removed and the area be properly sealed with stucco to match adjacent surfaces.



Right side of the home by the bedroom exterior door has exposed floor joists and rim joists. The stucco was removed from this location but not properly repaired with moisture barrier and stucco. We recommend that client contact a licensed contractor for further evaluation and determination of the necessary corrective measures.



Deterioration noted on floor and rim joists in this area as well. We suggest further evaluation by a Licensed Branch III Structural Pest Control Operator for identification and any remediation deemed necessary by the pest control company.



Vinyl siding at the front of the home was damaged, melted and loose in multiple locations. We recommend that all damaged and loose materials be repaired or replaced by a licensed contractor.



102 Trim:

Soffit by the entry door was deteriorated. We recommend inspection/evaluation of wood trim material by a Licensed, Branch III, Structural Pest Control Operator to determine whether any remediation is deemed necessary at this time.

Soffits are loose and/or have gaps in various locations which can allow moisture and/or pest intrusion. We recommend that a license contractor review and correct the conditions noted.





Wood fascia joints on the right side of the garage was deteriorated. We recommend inspection/evaluation of wood trim material by a Licensed, Branch III, Structural Pest Control Operator to determine whether any remediation is deemed necessary at this time.



Wood trim around windows have gaps. As a preventative maintenance measure we recommend caulking/sealing all voids at siding joints, common trim, and around windows and doors to avoid the possibility of water intrusion and damage. All wood materials should be kept painted to avoid the possibility of moisture related deterioration.



#### 103 Window Frames:

Vinyl clad, /Dual Pane.

- The window(s) installed appear to be retrofitted. It is beyond the scope of this inspection to verify the installation method or water tightness of the installation.

[NOTE] - *Double-paned windows reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window(s), **depending on the climatic conditions**. We cannot assure the seal on each and every window, but we will note in the report the presence of visible condensation **at the time of inspection**. Due to climatic conditions, nature of the components and cleanliness of the glass, it is not possible to determine all failures. Unless otherwise noted in the report, no condensation or fogging was present when inspected.*

104 Electric Fixtures:

Light fixture by the right side bedroom door lacks globe.



105 Gutters/Downspouts:

Downspout turnouts are missing.

[NOTE] - Recommend installing positively angled downspout extensions, or tying downspouts into an underground drainage system (if feasible), so as to prevent water from ponding/pooling at or near building foundation.



Debris noted in/on gutter(s); should be periodically removed so as to prevent potential clogging. Clogged gutter(s) and/or downspout(s) have the potential to cause structural damage. This will be an ongoing/seasonal maintenance project.

106 Exterior Doors:

See interior comments.

107 Bell/Chime:

None.

108a Chimney #1:

None.

109 Gas Meter:

Located on left side of home

[NOTE] - Underground, concealed or buried pipe not inspected.



110 Foundation:

Concrete, raised construction.

- The foundation has significant cracking, settling and/or rotation in various locations. Cause of the conditions noted can be caused by various factors (moisture compacting soils, etc).

While the foundation may function we suggest further review/inspection by a qualified foundation specialist or structural engineer. Qualified engineers can be retained for evaluation of internal stability of the foundation and soils beneath them, and for analysis and prediction of future performance.





Uneven floors was noted and should be expected in areas; however, the left side of the home has significant sloped floors. We recommend that a qualified contractor be retained to evaluate this condition and determine what corrective repairs may be necessary.

*Foundation bolting:*

Framing is bolted. Bolt frequency not verified.

*Crawl Space*

Yes.

*Access:*

Access located at left side of home.

- Improper hatch cover was noted. We recommend that the hatch cover be replaced.



Hatch framing was deteriorated. We suggest further evaluation by a Licensed Branch III Structural Pest Control Operator for identification and any remediation deemed necessary by the pest control company.



*Ventilation:*

Ventilation appears to be adequate. Screens noted.  
- Exterior ventilation screens were noted to be torn, damaged and/or missing. We recommend they be replaced to keep animals out of the crawl space.



*Vapor Barrier:*

There was no vapor barrier in place in the crawl space. A vapor barrier is considered a beneficial feature. This will help create a dry air space between the dirt and the framing and limit the amount of moisture that is able to rise into the framing, and reduce the possibility of future moisture damage. We recommend consideration be given to a vapor barrier being installed as a future upgrade.

*Conditions:*

Cellulose/wood and/or plant debris in crawl space area should all be removed so as to avoid (attracting) pest infestation and/or wood destroying organisms.



The floor support framing under the rear left side of the home (laundry area) was provided with fiberglass insulation. This helps to save energy and seasonal heating costs. It should be noted that a full and thorough visual inspection of the floor framing support system could not be performed due to the installation of insulation.



Deterioration noted on floor and rim joists on the right side of the home (by bedroom french doors). We suggest further evaluation by a Licensed Branch III Structural Pest Control Operator for identification and any remediation deemed necessary by the pest control company.



Evidence of WDO (Wood Destroying Organism) activity noted in sub area. We recommend inspection/evaluation of wood integrity in sub area by a licensed, Branch III, structural pest control operator in order to determine whether any (further) remediation is deemed necessary at this time.



Deteriorated framing and sub-floor was noted under the master bathroom area. Although the areas were dry during time of inspection we suggest inspection/evaluation by a Licensed Structural Pest Control Operator to determine if any remediation is deemed necessary by the pest control company.



Abandoned building materials and insulation was noted. Such items are a hindrance. Sub area should be made totally accessible for future contractors needing to do inspections and/or repairs in sub area. Recommend removing any/all such abandoned items.



*Plumbing:*

Some rust and corrosion was noted on the master bathroom tub and drain. Although no active leaks were detected, we recommend that client monitor this location for future leaks.



Staining noted at drainage piping under the hallway tub indicates previous leakage. Monitor for leakage in the future.



*111 Comments:*

[REAR DECK] - There was improper rise/run on steps/stairs. This condition is a trip hazard. We recommend correcting the condition(s) noted for safety reasons.



## EXTERIOR -GROUNDS

### 200 EXTERIOR GROUNDS

201 Driveway:

Concrete

- Cracking noted in driveway. May be due to roots, compacting soils or un-reinforced concrete. If client is concerned about the conditions noted we suggest review/repairs be made by a concrete mason.



203 Fence:

S; Chain link.

204 Gates:

S; Chain link.

S; Wood fence.



205 Sprinklers:

None.

206 Lot Grade at Foundation:

Lot grade within six feet of structure slopes toward foundation. Drainage control system was not noted and may need to be considered/implemented in order to ensure that rain water/run-off is moved away from the foundation of this building if/where needed. Recommend monitoring drainage conditions during periods of heavy rain. We also recommend asking seller if any previous drainage issues have occurred during periods of heavy rain.



Sill plate/weep screed:

It should be noted that the buildings exterior stucco siding terminated below finish grade height at the perimeter walls and foundation. This condition is no longer permissible under currently accepted construction industry standards and practices due to the potential of moisture infiltration migrating into the wood framing support members resulting in moisture damage. It is recommended that every effort be made by the property owner to maintain a positive finish grade slope away from the buildings perimeter foundation including the buildings exterior stucco siding in order to help avoid expensive repairs and replacements. It is also suggested that the state licensed pest control inspectors report be carefully reviewed concerning this condition.

207 Comments:

Trees/limbs in close proximity to a building are always a concern and the condition of such trees and their limbs should be professionally evaluated. Recommend further evaluation of any nearby trees, and a trimming or removal bid as needed, by a professional arborist at this time.



## ROOF COVERING

Our roof inspection is to report on the type and condition of roofing materials, missing and/or damaged material, and attachments (excluding antennas, solar systems, etc.) where visible. This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Condition of the roofing underlayment material is not verified/inspected. For further evaluation and a roofing certification we recommend you consult a qualified licensed roofing contractor, a number lenders may require a roofing certification. Building's that have tile or wood shingle/shake materials and are going to be tented for termites should be re inspected for possible damage caused by the extermination process before the close of escrow.

301 Type/material:

Sloped/ 20 year composition shingle.

*[NOTE] - Client is advised that a licensed roofing contractor should be contacted if more detailed report is desired. Local roofing companies such Roof Doctors (916-721-6130) and/or Roof Checks' (916-222-6688) each provide a free inspection service along with a report of their findings.*



Roof access:

The inspector walked on the roof and viewed the accessible roofing components.

302 Flashing:

Roof drip edge flashing is improperly installed on top of the roof shingles. Flashing should be installed on top of the wood sheathing and then have the moisture barrier and shingles on top of it.



Roof jack flashing installed for the HVAC gas line was not done so according to roofing standards. Client may wish to obtain further review by a licensed roofing contractor.



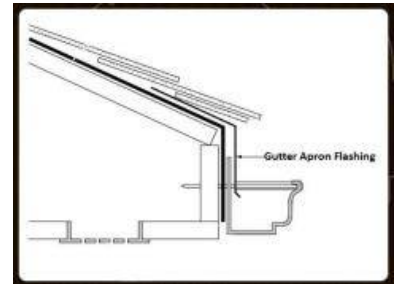
Flashing installed for the HVAC was not done so according to roofing standards. Client may wish to obtain further review by a licensed roofing contractor.



No 'kick-out' flashing installed. The purpose of this type of flashing material is to guide roof run-off water away from chimney chase sides and into gutter(s). We recommend further review of this condition by qualified, licensed roofer.



No gutter flashing was installed to prevent water from leaking onto the roof sheathing.



303 Drains/Waste vents:

Suggest re-sealing all through roof vents and projections as part of routine maintenance.

304 Comments:

**Roofing materials are deteriorating, damaged and/or missing from a number of areas. Suggest complete review/correction including cost estimate (bids) by a qualified licensed roofing contractor**

Split and/or damaged and/or missing shingles noted. We recommend further review/evaluation and/or replacement bid by a licensed roofer.



Suggest trimming all trees and vegetation away from roof.



Roof sheathing was deteriorated on the front porch/entry area. We recommend that this material be replaced.



Section of the roof sheathing (front right, near ridge) was flexing when stepped on. We recommend further review/evaluation and/or replacement bid by a licensed roofer.



There is extensive surface granulation failure. Many of the shingles have eroded and cracked. These conditions indicate the end of the useful life of this material.



The roof ridge is sagging, it is recommended that further evaluation be made by a licensed general contractor/framing carpenter or if necessary, a structural engineer.



## PATIO/DECK

### 500 OTHER STRUCTURE

*Location/Type:*

*501 Cover:*

*506 Deck/slab:*

#### ENTRY.

See roof comments.

Concrete was cracked and not bonded. If client is concerned about the conditions noted we suggest review/repairs be made by a concrete mason.



*509 Comments:*

No metal post bases installed. Although not required during time of construction, we recommend installing them to premature deterioration to the bottom of the wood posts.



## GARAGE/PARKING STRUCTURE

### 600 GARAGE/CARPORT

Type of structure:

Attached one car garage.



601 Exterior:

See #101.

602 Roof:

See roof comments.

603 Slab:

Concrete.

- Expansive cracking noted. Suggest further review by appropriate person if concerned.

604 Window:

None.

605b Vent Screens:

S

606 Access Door:

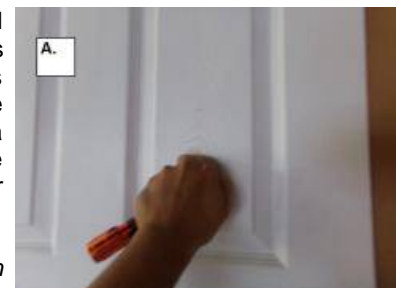
Door was removed and filled in with stucco.



607 Fire Door:

A.) Door is a hollow interior door not a fire rated door (solid door with 20 minute burn rate) as required. B.) Lacks required self closer. C.) Lacks required smoke seal (weather stripping). D.) The landing was too small. The landing should be a minimum of at least three feet square. We recommend correcting the condition(s) noted for safety reasons. E.) Lacks threshold.

[NOTE] - The purpose of a fire door is to maintain the 'fire barrier' between the garage and the living quarters of a building. Garage-to-living quarter entry doors must be self-closing and at least 20 minute fire-resistance rated and/or 1 and 3/8" solid core doors. A smoke seal\* (\*weather stripping material) around the fire door frame is also needed in order to prevent the spread of carbon monoxide gas (e.g. from a running vehicle in the garage), from seeping into the living quarters of a building.



608 Fire wall.

Fire barrier between this attached garage and living quarters is compromised in multiple locations. Any exposed fire wall framing members, damaged areas, openings or use of improper materials should be (re)sealed with approved materials so as to restore the fire-resistant barrier as required. We recommend further review/correction by qualified contractor.

[NOTE] - A fire barrier is designed to contain a fire originating in a garage and so offer building occupants time to safely vacate the building in the event of such a fire. The walls of attached garages shared with the living quarters' wall(s) and/or attic space are regarded as 'fire barriers' and must meet certain requirements in order to slow the spread of fire. IRC (International Residential Code) specifies that single and 2-family buildings must have a one hour rated surface (half an hour if an automatic sprinkler system has been installed). A fire-rated barrier must be made from 5/8 inch 'Type X' drywall. All drywall seams on a fire barrier must be taped / finished with joint compound (some jurisdictions might require fire rated joint tape for this purpose). Penetrations through fire walls, such as for pipes and cables, must be protected with a firestop assembly in order to prevent the spread of fire through the wall at such points.



609 Walls:

Walls/framing were covered with OSB sheets. Unable to fully view all exterior wall framing.



610 Ceiling/rafters:

Water stains noted, advise consulting with property owner to provide information regarding the cause and what corrective actions were taken in mediating this potential defect.



611 Electrical:

Grounded outlet(s) noted in garage. Building code now requires that all outlets in a garage be GFCI protected. Although not required in this case, upgrading all garage outlets to GFCI protection status is recommended, for safety reasons.

*\*Several outlet covers were missing as well.*



Outlet was loose from the junction box. We recommend correcting this condition. *\*No cover.*



A.) Exposed high voltage wiring noted (below the standard 7' from ground). This condition is considered to be a safety concern since the wiring is located where it could be subject to physical damage. We recommend further review/correction by a licensed electrician, for safety reasons.



B.) Wiring installed appears to be done by a non-professional. Wiring was not protected (below 7 feet) and inadequately enters the attic hatch. We recommend further review/correction by a licensed electrician, for safety reasons.

612 Overhead Door:

S; Metal.

613 Door hardware:

S;

614 Door Opener:

This garage door opener(s) is equipped with a safety reverse and/or stop device which operated when tested at the time of our inspection.  
- Run with extension cord - this is not an approved installation.



[NOTE] - Your garage door should also be balanced so that it will stay in place when the emergency release is pulled and stopped in any partially opened position. Otherwise, the door could unexpectedly crash to the floor causing injury. The inspector did not test this function. The U.S. Consumer Product Safety Commission recommends these devices be checked monthly.

615: Comments:

\*Garage door opener button is located behind the living room entry door.

## LAUNDRY

### 705 LAUNDRY AREA

*Location:*

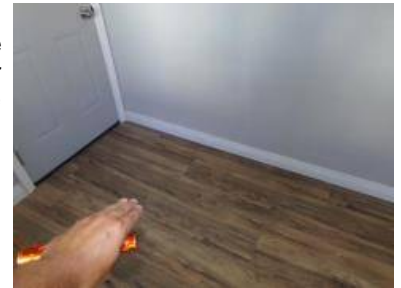
Located at rear left of home.



*706 Floor:*

Laminate

- Flooring has what we consider an excessive bounce. We recommend that a qualified contractor be retained to evaluate this condition and determine what corrective repairs may be necessary.



*707 Walls:*

Stress/shrinkage/settlement cracks noted

*\*See interior comments heading for interior wall and ceiling surfaces notes.*



*709 Doors:*

Exterior door threshold flexes when stepped on. We recommend correcting this condition.



*710 Windows:*

S

*711 Screens:*

S

*712 Cabinets:*

None.

*713 Electrical:*

Grounded.

- Outlet was loose. For maximum safety we recommend that loose outlet be re-secured.



Light works intermittently. Suggest further review be performed by a licensed electrician.



714 Exhaust Fan:

None.

715 Laundry Sink/Tub:

None.

716 Washer Service

S; PSI was 50

*[NOTE] - Washing machine supply valves sit for long periods of time without being operated and are subject to leaking when turned off/on when the washing machine is removed/installed. We recommend checking these valves for evidence of leakage during your final walk-through before the close of escrow. Laundry supply lines servicing the laundry machines are not tested during the inspection.*



717 Dryer Hookup:

220 v outlet noted.

- Outlet was installed in an inaccessible location (behind the water heater). This outlet should be relocated, suggest consulting with a licensed electrician.



718 Dryer Vent(s)

Dryer vent was noted, not tested.

- An old dryer vent hood was noted on the exterior of the home but there was no hookup on the interior.

*[NOTE] - The interior of dryer vents should be frequently examined for lint buildup and cleaned to prevent the possibility of fire.*

719 Drain Stand:

Noted -not tested.

*[NOTE] - Drain lines servicing the laundry machines are not tested during the inspection.*

## MAJOR SYSTEMS

Our visual inspection of major systems is limited to the normal operating functions of items listed. Independent evaluations including the adequacy/inadequacy of water flow (such as gallons per minute), buried/concealed piping or water quality, electrical amperage/voltage adequacy and the testing of photoelectric cell operated fixtures are not within the scope of this report. If such detailed information is required, we suggest contacting appropriate specialists. Areas concealed from view by any means are excluded from this report/inspection. Any electrical repairs, modifications, corrections, installations or periodic inspection and maintenance of systems or aluminum wiring should be provided by a licensed and qualified electrician per California law.

### MAIN ELECTRICAL SERVICE

*801 Electrical:*

The main electrical service is approximately 100 amps/240 volts.



*Location:*

Service entrance is overhead, with the main panel located at rear of dwelling.

*Sub panel:*

None.

*Overload protection:*

Overload protection is provided by breakers. The accuracy of labels when present are not verified.



*Main shut off/disconnect:*

Main disconnect noted as required.

*Futures:*

Futures provided for possible future expansion.

*Conductors:*

Predominate wiring material where visible is copper.

*Grounding Method:*

Circuits are mixed with grounding and non-grounded outlets. Grounding is most likely via water pipe method. Receptacles near water sources and at exterior locations ideally should be grounded. If Client is concerned, we suggest review by a licensed electrician

[NOTE] - *Ungrounded 3-prong outlets noted in several locations throughout building. This configuration is not recommended. Correction recommended.*

*Conditions:*

Missing protective panel cover(s). We recommend correcting the condition(s) noted.



When the utility company wiring coming into the house are sagging, frayed, run through trees, or otherwise appear improper, we advise the Client to contact the utility company to correct the condition or verify its safety.



*[NOTE] - Ageing panel and breakers noted. Electrical panels and circuit breakers are known to deteriorate with age. Also, older breakers have a higher failure rate than do modern breakers. Like everything else, breakers becomes worn with age and reliability comes into question. Other than what manifests itself during the course of our inspection, a visual inspection alone cannot determine if this panel and breakers are performing to their original design specifications. We therefore recommend further review and testing by a licensed electrician before the close of escrow as a precaution.*

*Ground fault circuit interrupter devices (GFCI) afford additional protection against electrical shock. GFCI protection is typically found in newer homes in areas where electrical receptacles are located near sources of water. For your information, we have indicated in the report those areas which may be appropriate for GFCI installation and whether or not a device is in place. Upgrading unprotected plug outlets noted in the report is recommended for additional safety.*

## PLUMBING SUPPLY AND DRAIN

802 Plumbing:

Location:

Piping, where visible, is copper.

Main shutoff valve is located at front of home.  
- Shut off valve is buried.

*[NOTE] - The main shutoff valve was checked for presence and accessibility only - no operational test was attempted. These valves are prone to leak when turned off and back on.*



Water pressure:

S. Approximate exterior water pressure in PSI\* is 50. This is considered to be adequate. Recommended water pressure for residential buildings is typically between 30 to 80 PSI\* (\*PSI: pounds per square inch).

Comments:

NOTE: Water pressure will vary from time to time.

Front hose bib leaks when operated. Correction is recommended.



Suggest installing a vacuum breaker (backflow prevention device) to all exterior hose bibs since standing water in a hose line or other hose bib attachment may become contaminated and backflow into the potable water supply (thus contaminating it)



803 Drain/Waste:

Cast iron and ABS plastic where visible.

*[NOTE] - Underground, concealed and or buried piping is not inspected/tested, drain cleanouts and location not verified. Due to the age of the building we recommend having a drain service company video review the main drain line to be sure it is unobstructed and unbroken is recommended.*

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

## SMOKE & CARBON MONOXIDE DETECTORS

804 Smoke Detectors:

**SMOKE DETECTOR(S):** As with all new construction (where the following is required) smoke detectors should be installed on each level of a building and in each bedroom of a building.

**- Smoke detectors were installed in the hallway and bedrooms as required**

*[NOTE] - The smoke detectors in this building were observed for presence only and were not smoke tested. Common misconception: Pushing the "test" button on the detector will only test the battery and audio function of the unit and does not test the unit's ability to detect smoke. The latter function can only be effectively tested through a simulated smoke test. Such a test is beyond the scope of a home inspection and was not performed. The U.S. Consumer Product Safety Commission (CPSC) recommends that all homeowners do the following: 1) Upon initial habitation of a property all batteries in all smoke detectors should be exchanged simultaneously for new ones. Manufacturers recommend that this process be repeated twice a year. 2) All smoke detector/alarm batteries in your house should be battery and audio tested once a month (by pushing the "test" button). Most manufacturers advise that smoke detector units themselves be replaced every 8~10 years since they become desensitized with age. 3) Every family should also develop a fire escape plan and practice it at least twice a year. The CPSC recommends these measures because working smoke alarms and a fire escape plan will increase your protection in case of a fire.*

**CARBON MONOXIDE DETECTOR(S):** *[NOTE] - California Senate Bill 183 requires that as of July 1, 2011, Carbon Monoxide detectors will be required in all houses (1 - 4 units) if they have any of the following: 1. Any gas appliances such as a gas stove, gas furnace, gas fireplace, gas water heater, etc. 2. A fireplace (even if it only burns wood, pellets, or any other material). 3. An attached garage (even if there are no gas appliances in the house; Cars continue to emit CO even after they are shut off).*

- Carbon monoxide (CO) detector was installed as required; however it was out of batteries during the inspection. We also recommend that it be relocated so that it is between the rear bedrooms and the master bedroom.

[NOTE] - The CO detector(s) in this building was observed for presence only and was not CO tested. Common misconception: Pushing the "test" button on the detector will only test the battery and audio function of the unit and does not test the unit's ability to detect carbon monoxide. The latter function can only be effectively tested by exposing the unit to carbon monoxide. Such a test is beyond the scope of a home inspection and was not performed. Although most carbon monoxide detectors last 5-7 years, be aware that the lifespan of some carbon monoxide detectors is only about 2 years. Suggest further review of your unit's life expectancy and mark replacement date on unit.

If the home were to be constructed today, standards would require installation of detectors in each sleeping room and in the hallway accessing each sleeping area. Multi story dwellings would require a detector on each level. Future installation of additional detectors at any unprotected location is suggested for increased fire safety. We have listed the present areas that a smoke detector is located. Units not tested by inspector. The built in test button when present only verifies proper battery and horn function, but does not test smoke sensor. We suggest that the units be tested with real or simulated smoke at move-in and that fresh batteries be installed as required and tested monthly as recommended by the Consumer Product Safety Commission.

## WATER HEATER

805a Water Heater #1:

29 gallon gas unit noted.

-The water heater has been installed in a substandard manner. We recommend that it be repaired and that all documentation/permits be reviewed for this install.

Brand Name(s)

Rheem.

Aprox. Age(s)

2018.

Location:

Located in laundry.

Shutoff valve:

Cold water shutoff valve intact.

- Shut-off valve makes contact with the water heater and does not fully open. We recommend that this condition be corrected by a licensed plumber.



TPR Valve:

Temperature, pressure relief valve noted as required.

Drain line:

Drain line installed

- Pressure relief valve drain line ends prematurely and should be extended.



Combustion Air:

The combustion air supply is not adequate. Lacks proper venting, advise correction for safety.



*Earthquake safety:*

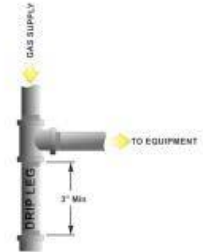
Lacks required earthquake safety straps. \*Plumbers tape installed is not considered a seismic strap.



*Comments:*

It was noted that the gas line supplying this water heater is not provided with a sediment trap or 'drip leg' as recommended by the appliance manufacturer.

*[NOTE] - The purpose of a sediment trap is to help prevent sediment in the gas piping from getting into the gas valve and/or burner area of an appliance and potentially clogging things up. Some jurisdictions have not adopted this practice however. We recommend inquiring with the local building department or gas utility company if concerned.*



Drain pan does not have a drain line installed.



Unit was not installed vertically. We recommend correcting the condition noted.



## 805b Venting #1:

Exhaust vent material lacks screws at draft diverter to tank or pipe connections to prevent separation during an earthquake . We recommend correcting the condition(s) noted.



There was no collar/bucket to separate the flue vent pipe from the sheetrock ceiling. The collar/bucket is needed to provide adequate clearance to minimize heat transfer to combustible materials. We recommend correcting the condition(s) noted for safety reasons.



Water heater was not plumb. We recommend that the water heater be adjusted to be vertical.



*The water temperature is not verified/tested. Water that is hotter than the manufacturers recommended setting is a scald/safety hazard. The water temperature should never be set higher than the manufacturers recommended setting. We recommend that the temperature setting be checked at move-in for safety.*

## HEATING/AIR CONDITIONING

Our inspection of major HVAC systems is limited to the normal operating functions of the items listed. Independent evaluations including the adequacy/inadequacy of heating and cooling systems (such as cracked heat exchangers, air conditioning pressure tests, coolant charge, line integrity, air balance, evaporator cooling coils.etc.) are not within the scope of this report. Thermostats are not checked for calibration or timed functions. If such detailed information is required, we suggest contacting appropriate HVAC specialists. Normal service and maintenance by a licensed HVAC specialist is recommended by the HVAC equipment manufacturer on an annual basis.

**DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. IN A NUMBER OF AREAS THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST. MOST MANUFACTURERS ADVISE ANNUAL SERVICING BY A LICENSED QUALIFIED HVAC SPECIALIST.**

### HEATING SYSTEMS

810a Heating #1:

This is a gas fueled, forced air unit. Due to the inaccessibility of many of the components of this unit, our review is limited. We recommend that a licensed HVAC specialist (further) review this unit for a more detailed analysis.

[NOTE] - Carbon monoxide (CO) is a toxic gas and one of the by-products of combustion. This is why carbon monoxide detectors are required in all buildings that use gas heating units, as a safety precaution against potential heat exchanger failure. This limited inspection does not include an inspection of the heat exchanger or measure CO emissions from unit. We therefore recommend client contact a licensed HVAC contractor to perform a full inspection of the system as a safety precaution and as part of regular maintenance.



Location:

Located at roof.

*\* See roof comments above flashing.*

Brand Names:

Goodman.

Approx. Age(s)

2018.

Approx. BTU(s)

50-60,000 Btu's.

Filter:

Located in ceiling.

[NOTE] - Regular filter changing/cleaning (every 30~90 days-depending on filter quality and usage) is recommended on all such systems.

Combustion Air:

The combustion air supply appears adequate.

Shut off/disconnect:

There is a gas shutoff valve and electrical receptacle noted near this appliance.

*\* See roof comments above flashing.*

Condensate drain line(s):

Condensate line drains on the left side of the home into the gutters. We did note that the PVC material was not painted and the blocks installed to elevate the pipe were not treated or redwood material. The unpainted PVC can get damaged by the UV rays and the wood blocks will deteriorate over time if not painted.



Conditions:

Heater was turned on at time of inspection. Heat output was measured and unit appeared to be in serviceable condition when tested.

[NOTE] - As most manufacturers advise an annual servicing of these units for optimum performance, we recommend a service/maintenance review be made by a licensed HVAC specialist as well as an inspection of the ductwork cleanliness.



810b Venting #1:

S

## AIR CONDITIONING SYSTEMS

811a Air Conditioning #1:

Package central air unit. Gas-fired furnace and electric-powered air-conditioning system contained in the same housing.

Location:

Located on roof.

Brand Names:

Goodman.

Approx. Age(s)

2018.

Approx. Size(s)

3 ton.

Shut off/disconnect:

Electrical disconnect as required at unit.

Air temperature Differential:

Supply air temperature measured approximately 57°F. Return air temperature measured approximately 74°F. Temperature drop/differential observed between 15 - 20 degrees. (taken between interior return and supply air) This is considered a normal operating range.



Conditions:

The air conditioner was activated to check the operation of the motor and compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of these units is beyond the scope of this inspection, we make no warranty as to its adequacy.

[NOTE] - As most manufacturers advise an annual servicing of these units for optimum performance, we recommend a service/maintenance review be made by a licensed HVAC specialist as well as an inspection of the ductwork cleanliness.

## THERMOSTAT CONTROLS

812a Thermostat #1:

S; Located at hallway.

As of October 1, 2005, when changes to the heating and air conditioning system are made, they will be subject to the 2005 energy protocols which include further testing to verify that the system is up to current standards. We recommend that you review your home warranty policy regarding replacement components of the heat/air system because you may be responsible for additional costs if a component is required to be upgraded due to the new 2005 energy protocols now in effect. It is beyond our ability to determine whether this system currently meets the 2005 energy protocols, therefore, we exclude this from our inspection and defer this to the appropriate trade specialists.



## Report:

## KITCHEN

Inspection of kitchen components is limited to built-in gas or electric appliances and plumbing systems, if power is supplied. These items are tested under normal operating conditions. Extensive evaluations, such as calibration/operation of timers, clocks, heat settings, thermostat accuracy, self cleaning and temperature probes on cooking appliances are not within the scope of this report. Stored personal effects will restrict viewing cabinet interiors and should be checked at your walk-through before the close of escrow.

**Note: Due to the inaccessibility of the dishwasher components, we can do no more than operate under normal operating procedures, cleaning and drying adequacy not verified. Dishwashers can fail at any time due to their complexity.** Our review is to determine if the system is free of leaks and excessive corrosion.

Shutoff valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. We suggest all shutoff valves or angle stops be turned regularly to ensure free movement in case of emergency.

900 Location:

Located on left side of home.



901 Floor:

Laminate

- The floor is sloped. Individual perception and sensitivity to floor sloping varies greatly. However, the slope in this case is significant. See foundation section of this report regarding this issue.



902 Walls:

Gap(s)/holes noted around the under-sink plumbing. Recommend (re)sealing.

*\*See interior comments heading for interior wall and ceiling surfaces notes.*



903 Ceiling:

Stress/shrinkage/settlement cracks noted.



905 Windows:

S

906 Screens:

S

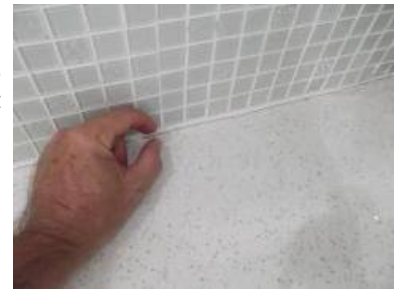
**907 Cabinets:**

New cabinets were installed but do not have handles installed.



**908 Counter tops:**

Rock material.  
- Recommend (re)sealing the base of backsplash as needed, (especially at sink area), so as to prevent possible moisture intrusion and subsequent damage.



**909 Electric Fixtures:**

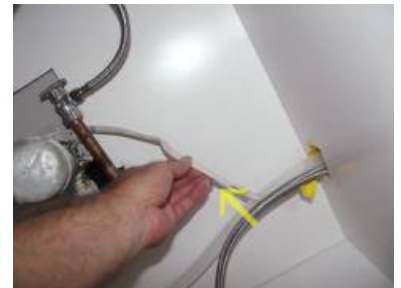
Grounded outlet(s) noted in kitchen. Building code now requires that all outlets in a kitchen be GFCI protected. Although not required in this case, upgrading all outlets to GFCI protection status is recommended, for safety reasons.



Some outlet(s) are loose. For maximum safety we recommend that loose outlets be re-secured.



Electrical wiring installed for the dishwasher was installed behind the cabinets on top of the walls. This is not installed according to industry standards. This type of work observed suggests that the electrical work has been performed by a nonprofessional. We recommend further review and repairs be performed by a licensed electrician.



910 Sinks:

S

911 Faucet:

Loose faucet noted.



912 Traps/Drains/Supply lines:

Slow drain noted. We recommend that the trap be cleaned of grease, hair, sludge etc and if this does not correct the problem, we recommend the line be 'snaked' by a professional cleaning service.



*\*No leaks seen from supply or drains during inspection.*

913 Disposal(s):

There was no disposal installed.

914 Dishwasher(s):

The dishwasher was connected directly to the sink drain piping. The dishwasher should connect to an air gap device and from there to the garbage disposal or sink drain piping. We recommend correcting the condition(s) noted.



Dishwasher was not installed flush with cabinets and was too far recessed. We recommend correcting the condition noted.



*915 Stove/Cooktop(s):*

The receptacle for the cooktop ignition system was not accessible/visible. The plug should be accessible for maintenance and emergencies. We recommend correcting the condition(s) noted for safety reasons.



*916 Oven(s):*

S; Gas unit.

*917 Hood/Fan Light:*

Unit was functional but there was not visible vent pipe noted in the attic and the air is just dispersed into the attic. We recommend correcting the condition noted.

## BATHROOMS

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

### BATHROOM #1

1000 Location:

HALLWAY BATHROOM.



1001 Flooring:

Tile.

1002 Walls:

*\*See interior comments heading for interior wall and ceiling surfaces notes.*

1003 Ceiling:

*\*See interior comments heading for interior wall and ceiling surfaces notes.*

1004 Doors:

S

1005 Windows:

S

1006 Screens:

S

1007 Electrical:

Grounded outlet(s) noted in bathroom. Building code now requires that all outlets in a bathroom be GFCI protected. Although not required in this case, upgrading all outlets to GFCI protection status is recommended, for safety reasons.



1008 Exhaust Fan:

None

- Inadequate ventilation may cause moisture damage, mold or mildew growth, suggest adding an exhaust fan as a future upgrade.

1009 Heating:

S; Register.

1010 Tub & Surround:

Tub has been painted. Painted surfaces are functional but are prone to chipping. Once the surface is chipped and is exposed to moisture, the paint will continue to peel/flake off.

Over flow drain cover was reversed.



Tub lacks stopper.



1012 Tub Faucet:

Hot and cold orientation reversed.



1013 Shower & Surround:

Tile

- Some of the grout was cracked, We suggest regrouting as needed, open joints may allow moisture intrusion. Maintenance of the joints is strongly advised.

*[MAINTENANCE NOTE] - As part of regular maintenance, we recommend monitoring and (re)sealing, caulking or regrouting voids as needed. Since open joints may allow moisture intrusion, maintenance of these seals is strongly recommended as an ongoing maintenance item.*

1014 Shower Door:

One of the doors has stiff operation and may not be properly installed. We recommend correcting the condition noted.



1015 Shower Faucet:

Loose pipe noted.



1016 Sink:

Lacks stopper.



1017 Sink Faucet:

Hot and cold orientation reversed.



1018 Traps/Drains/Supply:

S, No leaking detected under sink.

1019 Toilet:

Toilet flushed well and was stable but the base bolts are missing caps. We recommend correcting the condition noted.



1020 Counter/Cabinets:

S

## BATHROOM #2

1025 Location:

MASTER BATHROOM.



1026 Flooring:

Tile

1027 Walls:

*\*See interior comments heading for interior wall and ceiling surfaces notes.*

1028 Ceiling:

*\*See interior comments heading for interior wall and ceiling surfaces notes.*

1029 Doors:

S

1030 Windows:

Window in the path of shower spray was noted at hallway bathroom. Whenever a window is positioned below a shower head, water infiltration is always a concern. Moisture can enter any seam, deficient grouting, or crack in framing material that forms part of the seams or joints around a window. While removing or downsizing window may be the best option, we recommend (periodic) review of the seals/joints around such windows.



Window was inadequately installed. Daylight was visible around the window and leakage is likely. We recommend that the window be reviewed and properly repaired by a licensed contractor.  
\*Window appears to be single pane.

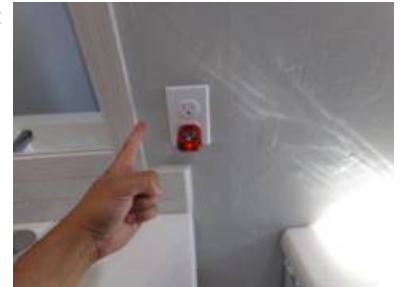


1031 Screens:

S

1032 Electrical:

Ungrounded 3-prong outlet. This configuration is not recommended. Correction recommended.



1033 Exhaust Fan:

Fan was functional but blows air directly into the attic. See attic comments.

1034 Heating:

S; Register.

1035 Tub & Surround:

Tub has been painted and the paint is chipped in various locations

*[NOTE] - Painted surfaces are functional but are prone to chipping. Once the surface is chipped and is exposed to moisture, the paint will continue to peel/flake off.*

1037 Tub Faucet:

S

1038 Shower & Surround:

Tile

- Some of the grout was cracked, We suggest regrouting as needed, open joints may allow moisture intrusion. Maintenance of the joints is strongly advised.

*[MAINTENANCE NOTE] - As part of regular maintenance, we recommend monitoring and (re)sealing, caulking or regrouting voids as needed. Since open joints may allow moisture intrusion, maintenance of these seals is strongly recommended as an ongoing maintenance item.*



1039 Shower Door:

One of the doors rolls due to the track not being horizontal. We recommend correcting the condition noted.



1040 Shower Faucet: S



1041 Sink: Lacks stopper.

1042 Sink Faucet: S

1043 Traps/Drains/Supply: S, No leaks detected during inspection.

1044 Toilet: Seat is loose.



1045 Counter/Cabinets: S

## INTERIOR ROOMS

### INTERIOR ROOMS

All ceiling and wall surfaces were not installed or finished by professional (kitchen, bathrooms and laundry included). All surfaces are mismatched, have visible joints, improperly patched and/or poor texture. This all points to the installer being a non-professional.

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

#### 1200

1200

#### ENTRY/LIVING ROOM.

1201 Floor:

Laminate

- The floor is sloped. Individual perception and sensitivity to floor sloping varies greatly. However, the slope in this case is significant. See foundation section of this report regarding this issue.



1202 Walls:

*\*See interior comments heading for interior wall and ceiling surfaces notes.*

1203 Ceiling:

*\*See interior comments heading for interior wall and ceiling surfaces notes.*

1204 Doors:

Door is split at joints and also has daylight visible under the door. Gap(s) noted at front door when closed. Suggest (re)installing weather strip material at door jamb for energy efficiency reasons.



*1205 Windows/Screens:*

Front window does not close. Window may not be vertical, suggest correcting the condition noted.



*1206 Electrical:*

Outlets are mixed with grounded and Ungrounded 3-prong outlet. Ungrounded 3-pin configuration is not recommended. Correction recommended.

## BEDROOMS

### BEDROOM #1

1600 Location:

MASTER BEDROOM.



1601 Floor:

Laminate.

1602 Walls:

*\*See interior comments heading for interior wall and ceiling surfaces notes.*

1603 Ceiling:

*\*See interior comments heading for interior wall and ceiling surfaces notes.*

1604 Doors:

One side of the french door does not open and needs repair/adjustment.



A.) The exterior landing was too small. The landing should be a minimum of at least three feet square. We recommend correcting the condition(s) noted for safety reasons.

B.) There was improper rise/run on steps/stairs. This condition is a trip hazard. We recommend correcting the condition(s) noted for safety reasons.



1605 Windows:

*\*In the exterior door.*

1607 Electrical:

S, Grounded.

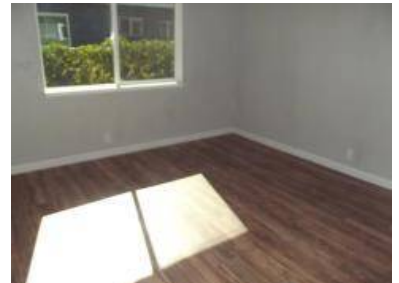
1608 Closet/Wardrobe:

S

### BEDROOM #2

1610 Location:

RIGHT BEDROOM.



1611 Floor:

Laminate.

1612 Walls:

*\*See interior comments heading for interior wall and ceiling surfaces notes.*

1613 Ceiling:

*\*See interior comments heading for interior wall and ceiling surfaces notes.*

1614 Doors:

Daylight was visible around the door(s).  
recommend correcting the condition(s) noted.

We



1615 Windows:

S

1616 Screens:

S

1617 Electrical:

Grounded.

**BEDROOM #3**

1620 Location:

**REAR RIGHT BEDROOM.**

1621 Floor:

Laminate.

1622 Walls:

*\*See interior comments heading for interior wall and ceiling surfaces notes.*

1623 Ceiling:

*\*See interior comments heading for interior wall and ceiling surfaces notes.*

1625 Windows:

S

1626 Screens:

S

1627 Electrical:

S, Grounded.

1628 Closet/Wardrobe:

S

## ATTIC AREA & ROOF FRAMING

The visible areas of the attic and roof framing were examined to determine their current condition and visible water stains. Areas concealed from view by any means are excluded from this report. Insulation is not moved during the inspection. Attic framing members/components and other multiple items are tested by examining a representative sampling as opposed to specific functionality of every single item. The accessible permanently installed equipment or components are checked for basic operation. Thermostatically operated attic vent fans are excluded from the inspection.

1751 Hatch:

Located in garage.

- No access hatch cover was installed. This violates the integrity of the fire wall, correction is advised.



1752 Accessible:

Yes attic space was accessible.

1753a Sheathing:

Plywood material.

1753b Framing:

Standard framing construction.

- Framing members are separated at ridge in numerous locations. It is recommended that further evaluation be made by a licensed general contractor/framing carpenter or if necessary, a structural engineer.



Broken rafter was noted at the rear left side of the attic. We recommend that client contact a licensed contractor for further evaluation and determination of the necessary corrective measures.



1754 Evidence of leaking:

Yes, evidence of leaking noted, unable to determine cause or if active, We recommend locating the source and correction and replacement of any damaged materials, suggest complete review/correction including cost estimate (bids) by appropriate person before the close of escrow.



1755 Insulation:

Where visible, thickness of insulation material is approximately 2-3 inches at present. This is insufficient and will result in significant energy loss over time. Recommend additional insulation be installed as a future upgrade.

*[NOTE] - Heating and cooling costs account for up to 50-70 percent of the energy used in an average home. This means that losing the building's hot or cold air makes for a significant energy waste. Taking steps to prevent this loss is important when thinking of ways to save money and make the building more energy efficient. Adding insulation to the attic area is one way to reduce energy costs by lowering the amount of energy needed to maintain the building interior at a comfortable temperature.*

1756 Ventilation:

Vents are located at soffits and gables. However, the screens were either dirty and/or painted which restricts air-flow. We recommend that all the vents be cleaned to improve the flow of air in the attic.



Spores noted on surfaces of the roof sheathing and framing members. Appears to be due to poor ventilation and the kitchen vent and master bath fan blowing air into the attic space. We recommend these surfaces be cleaned and chemically treated to remove the growth. We also recommend further investigation by a professional if client is concerned.



1757 Exhaust Vents:

Kitchen hood and master fan do not have vent pipes installed and blow air into the attic. This condition can allow moisture to buildup in the attic. Suggest complete review/correction by appropriate person.



1758 Ducting:

S; Insulated ductwork noted where visible.

[NOTE] - *Inspection of interior condition of ductwork is beyond the scope of a home inspection and was not inspected. If client is concerned about the cleanliness of ductwork or their integrity throughout the building then further review/testing by a licensed HVAC contractor is advised.*

1759 Comments:

Open splices/open junction boxes were noted. This is a safety concern. Whenever an electric wire is cut and reconnected, the "splice" should be encased in a covered junction box to prevent shocks and separation of the splice. We suggest review/correction by a licensed electrician to ensure safety.





## BEYOND THE SCOPE

### 1900 WHEN IT'S BEYOND THE SCOPE

CONCEALED AREAS:	<i>If areas of the home are inaccessible or concealed from the inspectors view, then an inspection of that area did not take place. 1) Request that any information about any hidden problems be revealed to you about these inaccessible or hidden areas from the seller prior to the close of escrow 2) Return to the property prior to the close of escrow and perform a walk-through inspection of your own after the owner's belongings have been removed 3) If your inspection or information reveals hidden damage or concerns contact a qualified specialist or your inspector for a return visit.</i>
PERMITS/BUILDING VIOLATIONS:	<b>CODE</b> <i>If you are concerned about code violations or building permit information you should: 1) Contract with a company to research permit information available at the appropriate building and safety office. ) If you have additional concerns with regard to code violations you may contract for a code compliance survey of the property. A typical home inspection is not such a service.</i>
GEOLOGICAL STABILITY:	<i>Soil condition or stability is not determined during this home inspection. Should you decide to obtain a geological report of the site conditions you might contact a geological inspection firm through your real estate agent or a non profit association of geotechnical engineers for referral.</i>
STRUCTURAL STABILITY ENGINEERING ANALYSIS:	<b>OR</b> <i>Engineering analysis of a building's structure is performed only by a licensed structural engineer with the use of measurements, calculations, or other scientific evaluation. Engineering is beyond the scope of a typical home inspection. To receive an inspection and report on the structure by an engineer, ask your real estate agent or a non-profit association of structural engineers for referral.</i>
SEWER BLOCKAGE:	<i>Check with the seller for information about the history of the sewer or private waste disposal system. Having a drain service company video review and service the main drain line to be sure it is open and flowing before the close of escrow is recommended on all homes.</i>
RADIO CONTROLLED DEVICES:	<i>Numerous devices in homes that are operated with remote controls are not within the scope of this inspection. For information about these devices we first suggest that you obtain a list of all the remote controls from the seller. (The operation of the overhead garage door automatic opener will be tested using the permanent control button provided in the house or garage.) Many radio controlled devices have changeable codes which you may want to consider altering for your use or safety. You may wish to contact the installer or manufacturer for additional information and evaluation.</i>
REINSPECTION AND REPAIRS:	<i>Reinspection's are only performed on items not accessible at the time of original inspection or that were unable to be inspected due to utilities not turned on. Should repairs be necessary we suggest they be performed by appropriate persons and that work complies with applicable Law, including governmental permit, inspection, and approval requirements. Buyer should obtain from seller receipts for Repairs performed by others, a written statement indicating the date of Repairs performed by Seller and provide Copies of receipts and statements of seller prior to final verification of condition. (Ref: Residential Purchase Agreement Form RPA-CA, page 4 item 10.)</i>
MOLD, MILDEW, FUNGUS AND MICROBIAL ORGANISMS:	<i>Mold, mildew, fungus and other microbial organisms commonly occur in areas that show evidence of or have the potential for leaking, moisture intrusion and/or inadequate ventilation. The identification of the organisms is beyond the scope of the inspector. Any area or item exhibiting such conditions can be a health hazard to some people. If concerned about this possibility, we recommend further investigation be performed by a Certified Industrial Hygienist to determine if there exists an ongoing climate for incubation or microbial contamination and that steps be taken to eliminate this climate.</i>
PRODUCT RECALLS SAFETY ALERTS:	<b>AND</b> <i>Product recalls and consumer product safety alerts are added almost daily. If client is concerned about appliances or other items installed in the home that may be on such lists, client may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) web site <a href="http://www.cpsc.gov">http://www.cpsc.gov</a> or <a href="http://www.recalls.com">www.recalls.com</a> for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists.</i>
ENVIRONMENTAL HAZARDS OR	<i>Environmental hazards, materials or conditions, including, lead, asbestos and radon and</i>



## Report:

### MATERIALS:

*not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire and flood. Homes built before 1979 may have products in them that contain some amounts of asbestos or lead. Determining the presence of these products is beyond the scope of this report. An environmental survey is not part of a home inspection, this service is available by contracting with an appropriate specialist.*