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Report:



Sacramento Home Inspections +

Confidential Inspection Report

1234 Nowhere Dr,
Sacramento, CA 95820

September 2, 2019



SIGNED

A handwritten signature in black ink, appearing to read "M. Thick".

Inspection Lic # LMH46258999138
CSLB # B758731

Prepared for: John 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

SUMMARY

IMPORTANT: This summary section is not the entire report. The complete report may include additional information of concern to you. It is recommended that you read the complete report. The entire Inspection Report, including the CREIA Standards of Practice Inspection Agreement and the Limitations and Scope of Inspection (at the end of this report) must be carefully read in order to fully assess the findings and limitations of this inspection and report. This summary is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting your real estate agent and/or an attorney.

106 - Garage access door jamb was deteriorated. We recommend that this condition be repaired. **111** - Nesting birds noted. If concerned, we recommend that client contract a bird remediation company to installed netting or bird spikes. **304** [Roof] - A.) Ridge, rake and/or hip tiles junctions are lacking or have deteriorated seals. We recommend that all junctions be resealed to prevent moisture intrusion. B.) Several roof tiles have slipped down. We recommend client contact a licensed roofing contractor to locate, reposition and secure all loose tiles. C.) Several roof tiles are broken and/or cracked. We recommend client contact a licensed roofing contractor to locate, repair and/or replace all damaged tiles. **614** [Garage door opener] - The garage door opener failed to close when tested with normal operating controls. We recommend the opener, sensors and/or the controls be repaired or replaced. **716** [Washing Machine Service Box]- Hot handle was difficult to operate. We recommend that the valve be reviewed, repaired or replaced by a licensed plumber. **804** - No carbon monoxide (CO) detector was installed. Unit needs to be installed in the hallway near sleeping rooms for safety. **811a** [A/C] - Supply air temperature measured approximately 63°F. Return air temperature measured approximately 74°F. Temperature drop/differential observed was less than the recommended 15 - 20 degrees. (taken between interior return and supply air). The unit may have not been serviced, a licensed HVAC specialist should be called to make further evaluation. **915** [Stove] - A.) Unit was inoperable; 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. B.) The gas shutoff valve for the cooktop/range was not accessible/visible. The shutoff valve should be readily accessible for maintenance and emergencies. We recommend correcting the condition(s) noted for safety reasons. **1758** [Ducts] - Some of the ducts were chewed by rodents. It is recommended that the client obtain further review of the ducts and that all ducts be properly cleaned and sealed. **1759** [Attic] - A.) Evidence of past rodent activity noted in attic. Rodents are a potential source of damage and disease. Recommend further review/correction by qualified contractor (Branch II pest inspector) at this time. B.) Open electrical wire splices were noted near the laundry dryer vent pipe. 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

Inspection # M02090218.
Inspection Date: 9-2-18.
Inspector: Mike and Peter Thick
Client:
Property Address:
Weather Conditions: Hot.

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 re programed 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. If you have any questions, please call us.

EXTERIOR-STRUCTURE

100 EXTERIOR - STRUCTURE

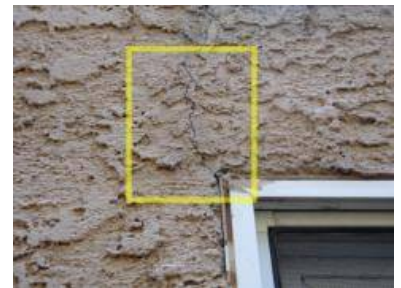
Type of structure: Single Family dwelling.

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:

The siding material is an exterior finish insulated stucco. Several cracks noted around the windows and doors. Cracks noted in stucco are common due to the shrinkage in the wood framing. This occurs during the construction when lumber is damp. When the wood finally dries it shrinks and causes the exterior siding material to move which causes cracks. The cracks noted can be caulked and painted in the course of routine maintenance. - We recommend a full evaluation and/or corrections by a specialist in the appropriate trade if concerned.



Stucco on the right side of the garage was discolored. Suggest painting to match adjacent surface color.



Some chipping stucco noted around the rear drain cleanout. Suggest sealing to prevent moisture intrusion.



Report:

Suggest trimming all trees and vegetation away from home. Vegetation in contact with or encroaching with building materials may trap moisture causing damage/deterioration, harbor insects or rodents and allow the growth of mold/mildew.



102 Trim:

Ends of all barge rafters appear to be weathered. Unable to determine if ends are just deteriorated or not. Suggest further review be performed by a licensed pest inspector.

[NOTE] - *Typical weathered conditions noted on exterior wood members. Wood is an organic material so some degree of splitting/cracking/chipped material etc. is typical and to be expected. Recommend evaluation of exterior wood members' condition/integrity by a licensed, Branch III, structural pest control operator in order to determine whether any remediation or (re)sealing is deemed necessary at this time.*



Trim (siding, doors and windows) have gaps/voids that need to be sealed. 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 materials should be kept painted to avoid the possibility of moisture related deterioration.



103 Window Frames:

S; Vinyl clad, /Dual Pane.

[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.*

Report:

104 Electric Fixtures:

The exterior light(s) are loose and not sealed/caulked at the wall to prevent moisture intrusion.



Outlet by the front entry was functional but was loose. For maximum safety we recommend that the loose outlet be tightened.



105 Gutters/Downspouts:

S; The water testing of gutters, downspouts and underground drain piping where present is beyond the scope of this inspection.

106 Exterior Doors:

Garage access door jamb was deteriorated. We recommend that this condition be repaired.



107 Bell/Chime:

S

108a Chimney #1:

S; Located at center of home.



Viewed from:

Chimney was viewed from roof. Our inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. A qualified fireplace professional will clean the interior if necessary, use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. If the fireplace has not been inspected by a qualified fireplace professional within the past year we recommend this be done prior to use.

Report:

109 Gas Meter:

Located on right side of home

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



Rust noted on gas pipe, suggest repainting rusted surfaces.



110 Foundation:

S; Concrete, slab on grade construction.

[NOTE] - Slab was viewed from exterior only, unable to view and confirm current condition of interior slab due to wall-to-wall flooring. Footing not fully visible due to vegetation, hardscape or soil height. Expect to see some degree of cracking in concrete when floor coverings are removed/replaced due to shrinkage in the drying process. These cracks should be sealed to prevent moisture and insect entry. If large cracks are present along with movement, we recommend further evaluation by a structural engineer.

Foundation bolting:

Unable to determine if framing is bolted or condition of anchor bolts. Walls are covered, unable to view.

Crawl Space

None.

111 Comments:

Nesting birds noted. If concerned, we recommend that client contract a bird remediation company to installed netting or bird spikes.



EXTERIOR -GROUNDS

200 EXTERIOR GROUNDS

201 Driveway:

Concrete

- Stress/shrinkage/settlement cracks noted. These appear to be typical. Suggest further review/correction bid by qualified contractor if concerned.

202 Walks:

S; Concrete.

203 Fence:

S; Wood fences are serviceable.



204 Gates:

Secondary gate on the right side of the home does not properly latch due to a weak post. The post yields to applied pressure and should be stabilized .



205 Sprinklers:

Manually operated and auto timer system. These systems are outside the scope of a standard home inspection; system was not operated by inspector.

206 Lot Grade at Foundation:

Lot grade within six feet of structure slopes away from foundation.

Sill plate/weep screed:

Lot grade is properly below weep screed at foundation.

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/ Concrete tile.

[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:*

The roofing material was installed with tight valleys. While this is allowed, tight valley configurations reduce the roof water flow runoff and are prone to debris buildup. Regular maintenance and cleaning will be required to prevent water from damming.

303 *Drains/Waste vents:*

S

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

304 *Comments:*

Roof shows wear consistent for its age and type where visible. We suggest that a complete review and maintenance efforts be made by a qualified licensed roofing contractor in the areas where roofing materials are damaged, loose and/or missing.

Ridge, rake and/or hip tiles junctions are lacking or have deteriorated seals. We recommend that all junctions be resealed to prevent moisture intrusion.

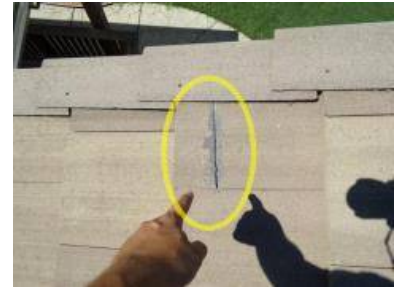


Several roof tiles have slipped down. We recommend client contact a licensed roofing contractor to locate, reposition and secure all loose tiles.



Several roof tiles are broken and/or cracked. We recommend client contact a licensed roofing contractor to locate, repair and/or replace all damaged tiles.





Several of the tiles on the rear right side of the roof have sealant between each joint. Sealant between each joint is unnecessary and is not standard when installed. This has not appeared to have caused any adverse conditions; however, if client is concerned we recommend contacting the seller to learn more information.





PATIO/DECK

500 OTHER STRUCTURE

Location/Type:

REAR PATIO COVER.



501 Cover:

S; Corrugated plastic.

506 Deck/slab:

S; Wood.

508 Railing:

S; Wood

[NOTE] - Rails and spindles are weathered, we recommend that the patio cover be re-stained.



GARAGE/PARKING STRUCTURE

600 GARAGE/CARPORT

Type of structure:

Attached two car garage.



601 Exterior:

See #101.

602 Roof:

See roof comments.

603 Slab:

S; Concrete.

604 Window:

S; Fixed windows.

606 Access Door:

Door binds. The door rubbed the threshold, We recommend correcting the condition(s) noted.



Garage access door jamb was deteriorated. We recommend that this condition be repaired.



607 Fire Door:

S

608 Fire wall.

S

609 Walls:

S; There are some minor blemishes in various locations. These can be patched, prepared and finished in the course of routine maintenance.



610 Ceiling/rafters:

S

611 Electrical:

S; Ground fault circuit provided for safety. It is recommended that freezers and or refrigerators not be plugged into ground fault circuit plug outlets to prevent the accidental loss of contents.

612 Overhead Door:

Metal

- Daylight and gaps were noted around the door. This condition can allow pests to enter into the garage. May need additional weather seals to correct the condition.



613 Door hardware:

Safety springs installed.

614 Door Opener:

The garage door opener failed to close when tested with normal operating controls. We recommend the opener, sensors and/or the controls be repaired or replaced

LAUNDRY

705 LAUNDRY AREA

Location:

Located off garage.



706 Floor: S; LVT (Luxury Vinyl)

707 Walls: S

708 Ceiling: S

709 Doors: S

712 Cabinets: S

713 Electrical: S

714 Exhaust Fan: S

715 Laundry Sink/Tub: None.

716 Washer Service Hot handle was difficult to operate. We recommend that the valve be reviewed, repaired or replaced by a licensed plumber

[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: S; 220 v outlet noted.

- Gas hookup noted. -not tested.



718 Dryer Vent(s) Dryer vent was noted, not tested.

[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. Trap not visible in wall.

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

720 Comments: Low air flow at register was noted and further review by appropriate person is recommended to determine possible cause and improve energy efficiency.

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:

S; 200 amps/240 volts.



Location:

Service entrance is underground, with the main panel located at right side 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:

Grounding method appears to be by Ufer clamp (concrete-encased electrode).

[NOTE] - It is not possible/within the scope of this inspection, to fully evaluate hidden systems such as grounding rods and their continuity.

Conditions:

Normal wiring conditions, no doubled wiring, or corrosion noted.

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:

S; Piping, where visible, is copper.

Location:

Main shutoff valve is located at right side of garage.

[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 75. This is considered to be adequate. Recommended water pressure for residential buildings is typically between 30 to 80 PSI* (*PSI: pounds per square inch).

NOTE: Water pressure will vary from time to time.



Comments:

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:

ABS plastic where visible.

[NOTE] - Underground, concealed and or buried piping is not inspected/tested, drain cleanouts and location not verified.



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 & Carbon Monoxide **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).

- No carbon monoxide (CO) detector was installed. Unit needs to be installed in the hallway near sleeping rooms for safety.

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: 50 gallon Gas unit.



Brand Name(s) Bradford White.
Aprox. Age(s) 2000

[NOTE] - Unit is 19 years old and is beyond the manufacturers expected service life. It was however working properly during time of the inspection, but we suggest having a budget for replacement in the future.

Location: Located in garage.
Shutoff valve: Cold water shutoff valve intact.
TPR Valve: Temperature, pressure relief valve noted as required.
Drain line: Drain line installed.
Combustion Air: The combustion air supply appears adequate.
Earthquake safety: Earthquake safety straps installed.
Comments: Satisfactory condition, working normally.
805b Venting #1: S; Vents through the roof.



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.

FIREPLACE

Report:

806a Fireplace #1:

S; Located at family room.

[NOTE] - Fireplace appears serviceable. Due to the inaccessibility of many of the components of this unit, our review is limited. We recommend that a chimney sweep (further) review this unit for a more detailed analysis.



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:

S; 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 in attic.
Brand Names: York.
Approx. Age(s) 2000.
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.
Condensate drain line(s): Due to insulation and/or wall coverings, air conditioning condensate drain line(s) are not completely visible.

[NOTE] - Condensate line(s) terminate(s) on right side of the building.

Debris in safety drain pan should be removed to prevent clogging of secondary drain.



Report:

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.*



Some of the duct board was chewed by rodents. We recommend that the duct board be repaired by a licensed HVAC tech.



810b Venting #1:

S; Vents through roof as required.



AIR CONDITIONING SYSTEMS

811a Air Conditioning #1:

Electric split central air unit. The condensing unit and evaporator coils were at different locations.



Location:

With compressor located at rear of home.

Brand Names:

York.

Approx. Age(s)

2000.

Approx. Size(s)

3 ton.

Shut off/disconnect:

Electrical disconnect as required at unit.
 - The electrical disconnect box is not sealed/caulked at the wall, moisture intrusion possible, sealing/caulking suggested. We recommend correcting the condition(s) noted.



Air temperature Differential:

Supply air temperature measured approximately 63°F. Return air temperature measured approximately 74°F. Temperature drop/differential observed was less than the recommended 15 - 20 degrees. (taken between interior return and supply air). The unit may have not been serviced, a licensed HVAC specialist should be called to make further evaluation .



Conditions:

**See above comment.*

THERMOSTAT CONTROLS

812a Thermostat #1:

S; Located at living room near kitchen.

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.

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 at rear of home.



901 Floor: S; LVT (Luxury Vinyl)
 902 Walls: S
 903 Ceiling: S
 904 Doors: S
 905 Windows: S
 906 Screens: S
 907 Cabinets: Water damage noted on sides of sink cabinet from a previous leak.



908 Counter tops: S; Granite.
 909 Electric Fixtures: S; Ground Fault Circuit provided for safety.
 910 Sinks: S
 911 Faucet: S
 912 Traps/Drains/Supply lines: S, No leaks seen from supply or drains during inspection.
 913 Disposal(s): S
 914 Dishwasher(s): S;

[NOTE] - Dishwashers most commonly fail internally, at the pump, motor or seals. While, unless otherwise noted, this unit appears to be in satisfactory condition, we do not disassemble these units to inspect the above mentioned components. Our inspection is limited to operating the unit on "normal Wash" cycle only. Drying cycle not tested.

Report:

915 Stove/Cooktop(s):

A.) Unit was inoperable; 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.



B.) The gas shutoff valve for the cooktop/range was not accessible/visible. The shutoff valve should be readily accessible for maintenance and emergencies. We recommend correcting the condition(s) noted for safety reasons.

916 Oven(s):

S;

917 Hood/Fan Light:

Unit was functional
- Filter was missing.



918 Microwave(s):

S

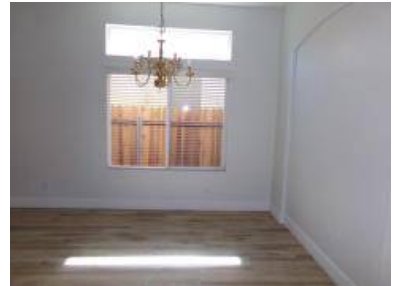
919 Trash Compactor:

None.

930 OTHER KITCHEN AREA

930 Location:

DINETTE.



931 Floor:

S; LVT (Luxury Vinyl)

932 Walls:

S

933 Ceiling:

S

934 Doors:

S

935 Windows:

Side window frame caulking has cracked. We recommend that the old bead be removed and a new seamless bead be applied.



Report:

Rear sliding window was difficult to operate and would benefit from cleaning and maintenance.



936 Screens: S
939 Electric Fixtures: S, Grounded.



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 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: S; LVT (Luxury Vinyl)
- 1002 Walls: S
- 1003 Ceiling: S
- 1004 Doors: S
- 1005 Windows: None.
- 1007 Electrical: S, Ground Fault Circuit provided for safety.
- 1008 Exhaust Fan: S
- 1009 Heating: S; Register.
- 1010 Tub & Surround: Seals/joints in the tub appear to be in satisfactory/serviceable condition at this time.

[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.

Small surface chip noted. Suggest sealing with epoxy if concerned.



- 1012 Tub Faucet: A.) The faucet(s)/spout were not sealed/caulked to the wall/deck. This condition is conducive to moisture intrusion into concealed spaces. Correction of the condition is advised.
B.) Tub faucet was loose.



- 1013 Shower & Surround: See #1010.
- 1014 Shower Door: None.

Report:

1015 Shower Faucet:

Shower diverter handle on the tub spout does not fully divert water to the shower.



1016 Sink:

Stopper was disconnected.



1017 Sink Faucet:

S

1018 Traps/Drains/Supply:

S, No leaking detected under sink.

1019 Toilet:

S

1020 Counter/Cabinets:

Loose cabinet hinge noted.



1021 Comments:

Chipped corner noted on medicine cabinet.



BATHROOM #2

1025 Location:

MASTER BATHROOM.



1026 Flooring:

S; LVT (Luxury Vinyl)

1027 Walls:

S;

Report:

- 1028 Ceiling: S
- 1029 Doors: S
- 1030 Windows: S
- 1031 Screens: S
- 1032 Electrical: S, Ground fault circuit protected for safety.
- 1033 Exhaust Fan: S
- 1034 Heating: S, Register.
- 1035 Tub & Surround: Some voids noted at caulked joints. We suggest caulking as needed, open joints may allow moisture intrusion. Maintenance of the joints is strongly advised.



- 1037 Tub Faucet: S



- 1038 Shower & Surround: Shower pan was repaired. Appears to be serviceable.



Shower pan weep holes were sealed. These weep holes should not be caulked or grouted over. If water ever gets trapped behind the tiles the weep holes allow water to drain out. We recommend correcting the condition noted.



- 1039 Shower Door: Rubber sweep under the door was missing. Suggest a new rubber sweep be installed.

- 1040 Shower Faucet: S
- 1041 Sink: S
- 1042 Sink Faucet: S
- 1043 Traps/Drains/Supply: S, No leaks detected during inspection.
- 1044 Toilet: S
- 1045 Counter/Cabinets: S



INTERIOR ROOMS

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

1200

1200

ENTRY/LIVING ROOM.



- 1201 Floor: S; LVT (Luxury Vinyl)
- 1202 Walls: S
- 1203 Ceiling: S
- 1204 Doors: S
- 1205 Windows/Screens: S
- 1206 Electrical: S, Grounded.

1210

1210

FAMILY ROOM.



- 1211 Floor: S; LVT (Luxury Vinyl)
- 1212 Walls: S

1213 Ceiling: Stress/shrinkage/settlement cracks noted.



1214 Doors: S
 1215 Windows: S
 1216 Screens: S
 1217 Electrical: S, Grounded.
 1219 Comments: Ceiling fan(s) noted.

[NOTE] - Ceiling fan attachment method is not verified. Determining the adequacy of such attachments is not within the scope of this inspection. We recommend further review by qualified contractor if concerned about whether ceiling fans were permitted and/or installed correctly.

1220

1220 FRONT OFFICE.



1221 Floor: S; LVT (Luxury Vinyl)
 1222 Walls: S
 1223 Ceiling: S
 1224 Doors: One of the doors rubs against the top door jamb. We recommend correcting the condition noted.



1225 Windows: S
 1226 Screens: S
 1227 Electrical: S, Grounded.

Report:1229 *Comments:*

Ceiling fan(s) noted.

[NOTE] - Ceiling fan attachment method is not verified. Determining the adequacy of such attachments is not within the scope of this inspection. We recommend further review by qualified contractor if concerned about whether ceiling fans were permitted and/or installed correctly.

**1230**

1230

HALLWAY.1231 *Floor:*

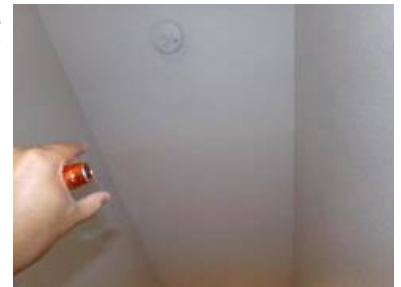
S; LVT (Luxury Vinyl)

1232 *Walls:*

S

1233 *Ceiling:*

Evidence of patching noted. The cause of this condition is unknown. Recommend that the seller be consulted for explanation.

1234 *Doors:*

S

1237 *Electrical:*

S, Grounded.

1239 *Comments:*

No Carbon Monoxide detector was installed.

BEDROOMS

BEDROOM #1

1600 Location:

MASTER BEDROOM.



1601 Floor:

S; Carpet.

1602 Walls:

S

1603 Ceiling:

Stress/shrinkage/settlement crack noted by the ceiling fan.



1604 Doors:

S

1605 Windows:

S

1606 Screens:

S

1607 Electrical:

Grounded outlets noted

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



1608 Closet/Wardrobe:

S; Attic access hatch noted here.

1609 Comments:

Ceiling fan(s) noted.

[NOTE] - Ceiling fan attachment method is not verified. Determining the adequacy of such attachments is not within the scope of this inspection. We recommend further review by qualified contractor if concerned about whether ceiling fans were permitted and/or installed correctly.

BEDROOM #2

Report:

1610 Location: **CENTER BEDROOM.**



1611 Floor: S; Carpet.
1612 Walls: S
1613 Ceiling: S
1614 Doors: S
1615 Windows: S
1616 Screens: S
1617 Electrical: S, Grounded.
1618 Closet/Wardrobe: S
1619 Comments: Overhead fan noted. Attachment method not verified.

BEDROOM #3

1620 Location: **ADJACENT TO LAUNDRY.**



1621 Floor: S; Carpet.
1622 Walls: S
1623 Ceiling: S
1624 Doors: S
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 master bedroom closet.
- One of the 2x4 hatch framing members was loose.



1752 Accessible:

Limited view from around hatch and areas with walk boards only. Comments below reflect readily visible areas only. We therefore recommend further review by a qualified contractor if a more exhaustive review of the attic components is desired.

1753a Sheathing:

S; Oriented strand board type material.

1753b Framing:

S; Premanufactured truss construction.



1754 Evidence of leaking:

No evidence of leaking where visible.

1755 Insulation:

Where visible thickness of insulation material is approximately 12+ inches. Unable to view area beneath insulation.

1756 Ventilation:

Appears to be adequate, vents located at eaves and gables.

1757 Exhaust Vents:

S; Exhaust vents where visible properly terminate out of attic as required.



1758 Ducting:

Insulated ductwork noted where visible.

- Some of the ducts were chewed by rodents. It is recommended that the client obtain further review of the ducts and that all ducts be properly cleaned and sealed.

[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.



Report:

1759 Comments:

Evidence of past rodent activity noted in attic. Rodents are a potential source of damage and disease. Recommend further review/correction by qualified contractor (Branch II pest inspector) at this time.



Open electrical wire splices were noted near the laundry dryer vent pipe. 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:** *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.*
- PERMITS/BUILDING VIOLATIONS:** **CODE** *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.*
- GEOLOGICAL STABILITY:** *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.*
- STRUCTURAL STABILITY ENGINEERING ANALYSIS:** **OR** *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.*
- SEWER BLOCKAGE:** *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.*
- RADIO CONTROLLED DEVICES:** *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.*
- REINSPECTION AND REPAIRS:** *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.)*
- MOLD, MILDEW, FUNGUS AND MICROBIAL ORGANISMS:** *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.*
- PRODUCT RECALLS SAFETY ALERTS:** **AND** *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 <http://www.cpsc.gov> or www.recalls.com 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.*
- ENVIRONMENTAL HAZARDS OR** *Environmental hazards, materials or conditions, including, lead, asbestos and radon and*



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.