North Bay INSPECTION

Illuminating real estate investment decisions since 1999

1579 Sample Street , CA
Inspection prepared for: Sample Client
Date of Inspection: 5/12/2021

Inspector: Scott Schildknecht
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Thank you for choosing North Bay Inspection!

Dear Sample Client ,

On 5/12/2021, I completed an inspection of the building located at 1579 Sample Street . Your inspection report was compiled after performing a comprehensive visual inspection of the property using the criteria of serviceability and durability.

This property has some deficiencies that need attention, while others simply enhance safety, and utility of the building. I have listed some of the more notable issues observed by me in the "Primary Recommendations" section at the end of this report. This summary of recommendations is provided as a courtesy only. It is important to establish your own priorities after reading the entire report.

It has been a pleasure being able to serve you, and if I can be of any assistance to you concerning this report, or in the future, please do not hesitate to call on me. I will be happy to answer any questions you might have concerning this property.

Sincerely,

Scott Schildknecht
Home Inspector
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This is a confidential document and should be regarded as such.

If you are not a named client on this report and you wish to use this report we urge that you retain North Bay Inspection or hire another qualified inspection firm for an on-site review of this property and this report. This report was conducted on site by Scott Schildknecht of North Bay Inspection on 5/12/2021. Conditions change with time and the information provided in this report may become inaccurate.

Purpose and Scope of Home Inspection

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the American Society of Home Inspectors (ASHI). A copy can be obtained from http://www.homeinspector.org/Standards-of-Practice. As such, inspectors inspect the readily accessible and installed components and systems of a home as outlined below:

This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the ASHI standards are present but are not inspected, the reason the item was not inspected is reported as well.

General Limitations and Exclusions

The ASHI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Inspectors DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the ASHI Standards of Practice; detached structures other than carports or garages; common elements or

common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the ASHI Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not are included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

Definitions

IMPORTANT: An issue that doesn't necessarily need repair or replacement, but, in your inspector's opinion is a significant issue that needs to be brought to the attention of the client. An example might be an appliance that is functioning fine, but the inspector knows has been recalled by the manufacturer.

ATTENTION: A less significant issue that doesn't necessarily need repair or replacement, but needs to be brought to the attention of the client. An example might be a poor quality component in use that works fine but could be improved upon.

REPAIR NEEDED: An issue that in the opinion of your inspector needs repair now.

FURTHER INSPECTION: An issue that in the opinion of your inspector needs an independent additional inspection and evaluation by a trade professional.

ACCORDING TO OTHERS: Sometimes the inspector will receive information about the status of a structure, system or appliance from persons on site or in conversation. The report may have a notation "ATO" to indicate that this inspector had received information that may be pertinent to the condition of the property but could not be (or is beyond the scope of the inspection) confirmed by this inspector. Often simply asking your real estate professional/ or seller will confirm the information.

IMMEDIATE HAZARD: An issue, in the opinion of your inspector, that is inherently dangerous and needs to be addressed now. This can include issues that were not a violation of any code and were not considered a safety concern at the time of original construction, because inspectors cannot "grandfather" issues that present a threat to life or safety, regardless of the age or condition of a home. Clients must make their own decisions whether to accept an issue based on the age of a home or because it was allowed at the time of original construction.

GENERALLY: This term is used to indicate that a system is primarily in a given state of repair but may have specific exceptions that are typically noted elsewhere in the report or section. For example "The roof is in generally good condition." Meaning the roof was observed to be sound but has some areas that may need normal maintenance or small "touch-up" routine repairs.

AREA OF CONCERN: Issues that in the opinion of your inspector may soon develop into an issue needing repair or replacement or the services of a trade professional.

MAINTENANCE NEEDED: Used to highlight components that in the opinion of your inspector that need to be maintained, serviced or minor repairs.

NEEDS SERVICING: Used to highlight electro-mechanical components that in the opinion of your inspector

need to be serviced now by trade professionals.

SATISFACTORY: The item or system inspected is in fully serviceable condition, significant wear or damage was visible and may be at or near the middle of its service life.

GOOD CONDITION: The item or system shows only minimal wear and is in the first half of its service life.

MODERATLY WORN: A system or item that shows normal wear but is functional at the time of the inspection.

GENERALLY WORN Is defined as a system or item that shows significant wear, is functional but appears to be at or near the end of its service life. This item may continue to be serviceable but will need to be monitored and may need replacement in the short term.

REPLACEMENT NEEDED: Minor structural, electro-mechanical or plumbing components that need replacement now.

EXPECTED SERVICE LIFE: “Expected service life” refers to the length of time that the manufacture or inspector anticipates that appliance, fixture or system will remain fully functional with only normal maintenance required. The “beyond the service life” is this inspectors opinion that the system/ item could fail at any time. It is not uncommon for many components and systems in a home to go significantly beyond “the expected service life”.

QUALIFIED, LICENSED PROFESSIONAL: The report will often recommend the client seek the advice, repairs or further evaluation by persons who have legitimate, recognized credentials in the field or trade that they practice.

Inspection and Site Details

Inspection Time

Start:

2:00 PM
End:

3:30 PM

Attending Inspection

Selling Agent present

Residence Type/Style

Townhouse

Garage

Attached 2-Car Garage

Occupancy

Occupied - Furnished

The utilities were on at the time of inspection.

Moderate to heavy personal and household items observed.

Weather Conditions

There has been no recent rain

Temperature at the time of inspection approximately:

90 degrees

Exterior

Limitations of Exterior Inspection

IMPORTANT: Although we do look for insect and moisture damage we are not a licensed pest inspection firm. According to applicable laws we cannot provide a pest clearance. Our standard recommendation is that buyers have a specialized investigation for wood destroying pests, moisture damage and related issues.

This property has an irrigation system. It is beyond our scope of inspection to test and inspect this system. We recommend asking the owner about the use, care and maintenance of this system.

There appears to have been work or repairs done to this home. Our standard recommendation is to check building permit history of this home and to ask the owner who completed the work and if there is any warranty. Note: Many communities are aggressively seeking permits fees retroactively. Some municipalities can require new owners to bring the work up to current code and pay all permit fees.

Common Areas: It is our practice to overview the surrounding complex in which our client has an interest when maintenance costs are shared. We do not inspect each building on the property but try to assess the overall condition of the property. This property has evidence of ongoing maintenance with only typical signs of wear and aging. Overall, the property appears to be satisfactory.

These exterior findings noted in this report may be the responsibility of the Home Owners Association ("HOA"). It is beyond the scope of this inspection to identify what the client may be directly responsible for and what items the HOA may pay for. We recommend asking your real estate professional for more information regarding who may be financially responsible.

Grading and Surface Drainage

Grade of lot:

Slopes to front

Observations:

It appears that some improvements have been made to control water around this home. As technology and techniques improve there are typical areas that can be further improved upon. It is important for interested parties to understand that this home's foundation has been able to withstand decades of imperfect soil conditions and it is unlikely that this home's support system will quickly change or settle in any significant way. Reducing moisture and water around a home is always a worthwhile effort, but is rarely perfect.

This home has surface drains. These drains can be effective in reducing ponding and controlling surface water and runoff. It is not uncommon to have catch basins fill with debris and become ineffective. We recommend that all surface drains be tested periodically by using a garden hose and check the low point or discharge termination. Some systems have separate systems for the downspouts and surface drains, however most systems are dual function. It is important to check this system every fall. Excess water near the perimeter of the home can adversely affect the foundation.

This property has dedicated drains for the roof drainage system. These drains can be effective in reducing ponding and controlling surface water and runoff. It is not uncommon to have these drains fill with debris and become ineffective. We recommend that all surface drains be tested periodically by using a garden hose and check the low point or discharge termination. Some systems have separate systems for the downspouts and surface drains however, most systems are dual function. It is important to check this system every fall. Excess water near the perimeter of the home can adversely affect the foundation.

Driveway

Materials:

Asphalt

Condition: Satisfactory

Observations:

The parking for this property is limited, determining the adequacy and location of specific parking arrangements is outside our scope of inspection. We recommend asking your real estate professional for more information about parking.

Walkways

Materials:

Concrete

Condition of walks:

Satisfactory

Observations:

There are one or more trip hazards around this home. We advise that these areas be well lit at night. We also recommend making appropriate changes to the walking surfaces to reduce trip hazards.

trip hazard

Exterior Doors

Type of Doors: Insulated metal clad

Sliding vinyl

GENERAL CONDITION OF DOORS:

Satisfactory

Observations:

At least one sliding glass door at the front of the home did not function smoothly or correctly. This door would benefit from adjustment or possible repairs. We recommend having a qualified handyperson or contractor perform further evaluations and repairs. Note: These doors can become somewhat difficult to operate and will benefit from regular cleaning and light lubrication of the tracks (use only 100% silicone lubricant).

Observations Exterior Cladding

Description:

Stucco

Observations:

There are some typical gaps between various trim pieces and between trim and siding components around this home. Keeping this home well sealed and painted will reduce water and insect entry. As a part of this home's routine maintenance program these gaps or small voids should be filled with the appropriate caulking.

About Caulking Cracks: Always use the highest quality caulking available that is designed for the application and material type. One of our favorite brands is VIP. For wood, they make a smooth product, for stucco, a textured product. For best results always have a bucket of water and a damp clean rag. Usually cutting only a small hole (1/8 inch) at the tip of the tube at a slight angle works best. Apply only enough caulking to fill the void or crack. On wall surfaces always wipe away all excess caulking, there should only be caulking in the crack. After the product dries, paint and seal the area.

There is insufficient clearance between the exterior siding components and grade. There should be six inches of clearance from soils and a minimum of two inches from concrete flatwork to minimize damage caused by rainwater splashing against the house and to make it easier to spot activity by wood-destroying insects. We recommend adjusting the exterior grading where necessary to achieve this clearance.

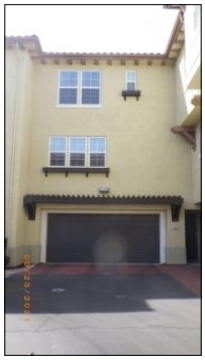
Some vegetation is growing against the sides of the foundation and house. This can lead to insect or vermin infestation and has even been known to result in substantial damage when shooters grow up and behind the siding into the framing. We advise cutting back all vegetation around the perimeter of the house, leaving no less than six inches of clearance between any vegetation and the side of the home.

There are typical, small hairline cracks and small flaws in the stucco in several places. It should be noted that settlement cracking is a common occurrence in stucco wall surfaces and the cracking observed is believed to be typical of that found in the average home of the same age.

About Stucco: Stucco is a mixture of cement and sand plaster, reinforced with metal lath and installed over a water resistant membrane, often oil saturated felt. Stucco can be pigmented color within the product, instead of painted. Sometimes the pigmented stucco can appear to be stained when it is simply moist or wet in one area and not another. Stucco cracking is common and may be caused by movement in the wall framing, foundation settling, seismic activity, or stucco shrinkage. Minor cracks typically do not need repair and may fill during the painting process. Larger cracks that may allow water to enter should be filled with an appropriate (textured) caulking and or patch material. Modern construction technique use a metal edge, called a weep screed at the base of the building that allows water or moisture that may have entered the stucco to escape. This weep screed should be about 6 inches above soil and 2 inches above concrete surfaces. We recommend keeping the base of the stucco clear of extraneous debris/soil and monitoring these areas close to the ground for evidence of wood destroying insects.

About Caulking Cracks: Always use the highest quality caulking available that is designed for the application and material type. One of our favorite brands is VIP. For wood they make a smooth product, for stucco a textured product. For best results always have a bucket of water and a damp clean rag. Usually cutting only a small hole (1/8 inch) at the tip of the tube at a slight angle works best. Apply only enough caulking to fill the void or crack. On wall surfaces always wipe away all excess caulking, there should only be caulking in the crack. After the product dries, paint and seal the area.

improve ground clearance



rear view of home

Observations: Eaves, Soffits, Fascia and Trim

Description:

Enclosed soffit

Observations: Window Frames and Trim

Type of Windows:

Dual glazed vinyl

Single hung

Observations:

This home has dual glazed windows.

About Dual Glazed Windows: This inspector makes reasonable efforts to inspect dual glazed windows for broken seals. Fogged glass or condensation is an indication of failure. Light conditions, shading, dirt/film, and window coverings can obscure visual identification of broken seals. We recommend that all windows be cleaned and the windows be carefully checked during ideal light conditions.

Window and door screens are not generally within the scope of a standard home inspection. Screens are considered a seasonal use item and can be stored and are not considered permanent as they do have a relatively short service life compared to most components. This inspector will however try to report any large rips and screen doors that are obviously damaged.

Several windows were difficult and or somewhat "rough" when operating. These window would benefit from routine maintenance, lubrication, and/or possible adjustment by a qualified glazing contractor. Note: We recommend using a silicone lubricant on vinyl windows as this does not attract dirt and debris as much.

Observations: Deck, Balcony

Desription:

Urethane "Elastomeric"

Location of deck and/or balcony: Front

The deck(s) are in generally satisfactory condition.

Observations:

PERIODIC MAINTENANCE: A urethane deck membrane is applied wet and then allowed to cure forming a thick waterproof membrane over the substrate. Urethane deck surfaces are extremely durable but still need regular periodic maintenance. Any small cracks or penetrations discovered in the surface should be immediately touched up or sealed with a urethane caulk to prevent water from getting under the surface and causing the membrane to blister. They must be cleaned at least annually and resurfaced About every 4 to 5 years or when the surface membrane begins to wear thin. Cleaning is accomplished by scrubbing with a soft-bristled brush and mild detergent and then rinsing with clear water. For resurfacing, the surface is first thoroughly cleaned, any blisters or tears in the surface are repaired, and then the entire surface is primed and recoated with a fresh layer of urethane to restore thickness and maintain water tightness.

Observations: Railings and Stairs

Materials:

Metal Railings

Fence Observations

Materials:

Metal

Soils

Observations

Materials:

This inspection report is a non-specialized "standard inspection" that meets or exceeds the American Society of Home Inspectors (ASHI) "Standards of Inspection". This firm does not purport or represent to have any specialized geological knowledge. No fees were paid to North Bay Inspection for a specialized soils analysis or report. Only a Soils Engineers Report can provide insight to any adverse soils conditions including but not limited to: Soils Identification, hydraulic conditions, hillside slippage, underground water conditions. Observations included in this section of this report are provided only to assist our client better understand the property and or note anything that appeared to out of the ordinary that may require further evaluations.

This soils under or around the subject property may be considered expansive.

About Expansive Soils: These soil types tend to expand when saturated and shrink when dry. This dynamic action can cause seasonal movement of the foundation, walls, trim, windows, and doors. Often older foundations are more likely to have these kinds of effects. More contemporary foundation styles are less prone to movement as the footings are deeper where the moisture content remains more stable. To minimize seasonal expansion/contraction we recommend that rain and roof water be effectively controlled away from the foundation. During the summer watering areas adjacent to the foundation can reduce summer soil shrinkage. It is beyond our scope to determine soil types and geologic conditions. To obtain further definitive information on soils, a geologist or soil engineer may be consulted.

Observations:

This basement and or subarea is below the soil grade level and could be subject to moisture/water intrusion. There were no obvious indications of ground water in the basement at the time of this inspection. We recommend asking the owner about the history of this area and if there have been any water, moisture, or humidity related problems. Note: This inspector cannot verify if this area has proper moisture barriers and drainage. It is beyond the scope of this inspection to water test or perform destructive testing. For further information about this basement an experienced waterproofing contractor should be consulted.

below grade\limited access

Roofing

Limitations of Roofing Inspection

Roofs may leak at any time - a standard home inspection is not a guarantee that the roof does not leak. Only specialized testing including water testing can provide a reasonable expectation of no leaks. Leaks often appear at roof penetrations, flashings, changes in direction, or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes, and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.

It is impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.

There was no access to the roof. Significant flaws could exist where this inspector could not access. We recommend further evaluation by a qualified roofing contractor.

Access to this roof was from: The ground

Roof Covering Observations

Description:

This home has a lightweight concrete tile/shingle roof. A concrete tile roof consists of preformed, interlocking tiles that are cast from concrete and fastened to the substrate with metal clips or by either nailing or screwing. Concrete roofs are very durable, but care must be taken when walking on them as stepping onto tiles at the wrong location can crack them. These roofs can be badly damaged by moss growth that is left unchecked, but when properly cared for have an expected service life in excess of 50 years.
There are several small corners of tiles that are cracked and others with very minor flaws. No leaks were evident at the time of this inspection. It is unlikely that any of these findings will cause any leakage or significantly affect the expected service life of the roof. For further information on this roof we recommend evaluation by a roofer experienced with concrete tile roofs.

Flashings

Materials:

Metal

Observations:

About Roof Flashings: Flashing is a generic term for materials, usually sheet metal, for waterproofing specific areas of a roof where the roofing materials would be inappropriate and would not provide an adequate watertight seal. Flashings usually last longer than the roofing materials but do require some regular maintenance. The roof system flashings are (normally) not fully accessible due to roofing or siding components.

Roof Drainage System

Description and Condition

Metal

The gutters and downspouts are in generally satisfactory condition.
Observations:

The gutters and downspouts were not inspected at the upper level(s) as they were too high to be safely reached by this inspector. Having an experienced handyman inspect and clean all gutters at least twice a year is recommended.

Insulation and Ventilation

Limitations

Materials:

The inspection of the insulation, vapor retarders, and ventilation systems of this home was limited to only unfinished accessible areas that are exposed to view. No invasive inspection methods were used, therefore the presence of required vapor retarders or the type and density of insulation installed behind finished surfaces could not be verified. Even if the type of materials used could be determined, no declarations have been made here as to the installed density or adequacy of concealed materials.

Should the client(s) wish detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities, or other inaccessible and/or unviewable areas, we suggest consulting an insulation contractor or certified energy auditor. Many have thermal imaging equipment that can aid in determining the overall effectiveness of installed insulation systems and identify areas needing improvement.

Our inspection was limited to viewing the attic space from the access scuttle and the utility area adjacent to the furnace and or where planking "cat walks' have been installed. We refrain from entering the attic(s) because the ceiling below could easily be damaged as ceiling joists were concealed with insulation, minimal headroom, or a risk of injury to the inspector.

Attic Insulation

Materials:

Loose fiberglass

Est. R. Value

R-19

Vapor Barrier: None - typical for this location/environment

Wall Insulation

Not visible -- likely fiberglass batt

Estimated R-Value:

R-19 (likely, not visible)

Vapor Barrier Type: Not visable - "Tyvek" or equivalent likely

Observations:

Assumed typical for the age of the home - not visible. Only destructive or specialized evaluation can determine the adequacy and/or type of insulation in concealed areas.

Crawlspace

Type of Insulation:

Unknown - not visible

Vapor Barrier: Not visible - unknown

Crawlspace Ventilation:

Vents at Rim band/perimeter of home

Foundation

Limitations

Limitations:

Only a representative sample of the visible structural components was inspected. It is beyond the scope of a standard home inspection to inspect all structural components. Inspection of structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings, and floors. No destructive testing was performed at this home. Removing carpeting, wall board, wall paper, cutting caulking, an opening, or causing damage to a home is considered destructive testing and is beyond our scope of inspection. A special contract must be signed by the owner, agent buyer, and the appropriate fees will be charged.

Foundation Obeservations

Type and Access:

This building is believed to have a "slab" foundation. Slab foundations are a relatively modern design that builders frequently use. They are strong, cost effective, and well suited to a variety of lot conditions. These foundations are usually steel reinforced with a grid pattern of ½ inch steel reinforcing bars. It is beyond the scope of this inspection to determine how much steel is used in a particular foundation. The perimeter of the foundation is typically deeper (12 - 18 inches thick) than the center areas (4 - 6 inches thick). Plumbing waste and water supply lines are usually installed before the concrete is poured and run under the concrete. Moving waste/supply lines and repair of waste/supply lines that are in a slab foundation can be difficult. Unless carpet and other floor coverings are pulled back or removed, it is impossible to definitively determine the condition of a slab foundation. Your inspector is trained to take careful note of many conditions and patterns (out of square doors, uneven floors, exterior cracks, etc.) that could indicate a problem.

Concrete perimeter type

The foundation was accessed from:

Walked

Condition:

Condition of Foundation:

Satisfactory - No obvious indications of any significant present or preexisting foundation flaws including cracks were noted during the inspection process. The client should understand that this is the assessment of a home inspector - not a professional engineer - and that despite this assessment, there is no way we can provide any guaranty that this foundation will never develop additional cracks or settle further. We suggest that if the client is at all uncomfortable with this condition or our assessment of it, a professional engineer be consulted to independently evaluate the condition prior to making a final purchase decision.

Observations:

The client should understand that this is the assessment of a home inspector - not a professional engineer - and that despite this assessment, there is no way we can provide any guaranty that this foundation will never develop additional cracks or settle further. We suggest that if the client is at all uncomfortable with this condition or our assessment of it, a professional engineer be consulted to independently evaluate the condition prior to making a final purchase decision.

Seismic restraints

Materials:

No seismic restraints observed (read this section carefully)
Observations:

No anchor bolts were observed although this home is likely to have sill to foundation connections. Exterior and interior walls conceal the evidence of these fasteners. Modern construction techniques require that all homes have adequate sill bolting systems. About Anchor Bolts: The use of sill-to-foundation anchors is a relatively recent phenomenon. Many homes built prior to the 1950's did not utilize any anchors and some earlier systems would be considered inadequate today. Installing an approved system of seismic restraints can significantly reduce earthquake related damage. Typically modern bolt systems are 5/8ths of an inch in diameter with 2 by 2 inch steel washers installed at least every six feet on center and within 12 inches of any cuts in the sill plate.

Electrical

Limitations of Electrical Inspection

Limitations/ General Comments:

Performing an in-depth analysis of this homes entire electrical system, breakers, panels is well beyond the scope of a standard home inspection. Labeling of electric circuit locations in panels are not checked for accuracy. This inspection firm attempts to open all accessible electrical panels - we are only looking for obvious indications of faulty wiring, heat, or arcing. Electrical components concealed behind finished surfaces are not visible to be inspected. Only a representative sampling of outlets, switches, and light fixtures were tested. Due to the specialized nature of home security alarm systems, phone systems, cable services we recommend you review these systems with the seller or specialized vendors.

Service Drop

Description:

Underground service lateral

Service Grounding

Materials:

This home appears to have a properly grounded electrical system with a UFER (Underground Ferrous Electrode Rod) type grounding system. It is typical for modern homes particularly those with a slab type foundation to have a UFER ground. This is a system where the ground wire is connected to a piece of reinforcing steel rod (re-bar) buried in the concrete below the home. This is considered a superior method of electrical grounding.

Electrical Service Rating

Electrical Service Rating:

125 amps

Main Service Panel(s)

Manufacturer:

Square D

Location of Main Panel:

Rear

Observations:

The installation of the main electrical panel appears to have been completed by qualified personnel. A comprehensive analysis of the electrical system is a specialized and lengthy process that exceeds the scope of a standard general building inspection. If further examination of the system is desired, the reader is referred to the services of a certified electrician or electrical engineer.

The main panel appears to have room for future upgrades or additions to the system. For more information we recommend further evaluation by a qualified electrician.

main panel ok

Overcurrent Protection

Materials:

Breaker

Distribution Wiring

Type of wiring used:

Nonmetallic sheathed cable (Romex) and aluminum at large branch circuits

Armored (BX) cable

Nonmetallic conduit

Lighting, Fixtures, Switches, Outlets

Description of Outlets:

Grounded

Observations:

This home has an alarm/security system. Testing this system is beyond the scope of this inspection. We recommend meeting with the sellers to learn the proper operation of this system prior to the close of escrow.

Note: Only a representative number of outlets were tested. At least one outlet was tested in each room. All accessible bathroom outlets and outlets within 6 feet of a water source were tested for correct polarity.

One or more outlets in the upstairs hallway bathroom are poorly secured or supported. All outlets must be securely attached to adjacent framing or wall surfaces. A loose outlet is a potential hazard. We recommend having all loose outlets evaluated and properly secured by a qualified electrician.

This home has ceiling fans added. Sometimes as a courtesy this firm will turn on the fans but fully evaluating these units is beyond the scope of this inspection due to the frequent improper installation of these units and myriad of types of automatic controls. Our standard recommendation is to have a qualified electrician disassemble these units to assure proper wiring and mounting.

About Ceiling Fans: Ceiling fans are heavy and require special hanging hardware in the ceiling. This hardware is concealed and generally not visible. Unqualified persons often install these units. It is prudent to have a qualified contractor verify that the ceiling fan(s) are securely mounted. This is particularly important when the fan is located over a bed. Indications of improper mounting include any wobble, unevenness, or gaps visible. This inspector did not identify any ceiling fan problems at the time of inspection.

There is at least one missing light fixture cover ("globe") in the garage storage area. Exposed light bulbs or florescent lights can be a potential safety/fire hazard. We recommend further evaluation and repairs by a qualified handyperson or electrician.

We found that at least one outlet is missing a cover in the attic of the home. It is possible for persons to come in contact with energized components - a significant safety hazard. To achieve the intended level of safety we recommend all missing covers be immediately installed.

missing cover

GFCI / AFCI Protection

About GFCI:

This home has GFCI outlet protection. Ground Fault Circuit Interrupters are receptacle outlets designed to protect people from electrical shock. They are designed to "sense" a change in ground and trip off to prevent electric shock or electrocution. Most building codes adhere to The National Electric Code which requires this type of protection for bathrooms, basements, exteriors, garages, and within six feet of any water fixture such as a kitchen sink, laundry sink, etc. It is common practice to use a single GFCI device to protect a series of outlets "downstream" from it. Some homes utilize GFCI breakers that are located in the electrical distribution service panel. Both types of protection have test buttons that should be tested periodically to assure that it is operating correctly. Although GFCI protection is a significant safety improvement it is not infallible. GFCI units cannot protect against all types of electrical hazards.

Observations:

At least one GFCI outlet or breaker in this structure is older - more than 12 years old. These units do not last infinitely and tend to "trip" easily as they get older. Many electricians will simply replace older GFCI outlets as a preventative measure.

Carbon Monoxide (CO) Detector(s)

Location:

First floor

2nd floor

Observations:

At least one carbon monoxide detector is located in the building. This type of alarm is required to be installed on each floor of the home at the time of sale. Note: Although there may have been CO2(s) found in the home we strongly recommend checking to make sure they are still there prior to close of escrow or more importantly prior to occupation.

About Carbon Monoxide (CO): It is a lethal gas -- invisible, tasteless, odorless -- produced in normal amounts whenever you use an appliance which burns a combustible fuel -- gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

Smoke/Heat Detector(s)

Location:

In all sleeping rooms as required

Not Tested

Observations:

Although this home has some smoke alarms we recommend installing more. To bring the home up to modern standards: One in each bedroom (sleeping room), in common hallways adjacent to sleeping rooms, and at least one on each level of the home. It is a standard recommendation that smoke alarms are located where they will not be triggered by steam and/or fumes from bathrooms or kitchens. Note: Many municipalities now require that older homes must be upgraded to meet modern smoke alarm codes upon sale of the property and we recommend the installation of at least one photo electric type detector in this home.

One or more smoke detectors in this home are older (more than 10 years) The life expectancy of smoke alarms is generally 10 years, after which point their sensors can begin to lose sensitivity. The test button only confirms that the battery, electronics, and alert system are working; it doesn't mean that the smoke sensor is working. We recommend replacing them with new models. Note: Many municipalities now require that older homes must be upgraded to meet modern smoke alarm codes upon sale of the property including upgrading to have batteries that last at least 10 years.

missing smoke detector


old smoke detectors

Plumbing

Limitations of Plumbing Inspection

General Plumbing Comments:

The sections of the plumbing system concealed by finishes, storage, structure, or the ground surface are not inspected.

Public municipal water supply

Municipal waste system

Main Water Shut Off

Location:

Location of Water Shutoff:

Rear of home

main shutoff

Service Piping Into The House

Materials:

Copper

The size of the main service pipe to this home is: 1 inch

Distribution piping Observations

Materials:

Copper
Observations:

This home has many angle stop valves at most or all plumbing fixtures. The angle stop valves were not tested. About Angle Stops: Angle stops are valves that control the water to a specific fixture such as a sink or toilet and are often found below that fixture. These valves provide a quick and convenient way to shut off the water to that fixture in the event of a leak or repair. Because they are infrequently used they could be difficult to turn or may be completely frozen. Angle stops should be used periodically to help keep them functional. It is not our practice to test or turn these valves during our inspection as this can cause them to leak if they have not been used regularly.

Exterior Hose Bibs/Spigots

Description:

Only a representative number of exterior hose bib (faucets) were tested. It is beyond the scope of a standard home inspection to test all hose bibs.

Anti Siphon Present

Observations:

At least one hose bib (facet) or valve is leaking at the garage. We recommend repairs by a qualified handy person or plumber. Note: Simply tightening the stem washer crush nut may stop this leak.

The hose bib (faucet) is loose in the garage. Loose pipes and hose bibs can break causing significant water related damage. We recommend having a qualified handy person or plumber properly securing all loose hose bibs.

loose hose bib

Water Flow and Pressure

Water Pressure:

62 PSI

Observations:

Note: Water pressure between 45 and 65 PSI is considered normal. Pressure in excess of about 80 PSI is considered excessive.

water pressure 62 PSI

Waste/ Vent Observations:

Materials:

ABS Plastic

Cast Iron

Location of the main sewer clean-out is: At the rear

Location of the main sewer clean-out is: In the garage

Observations:

This building has cast iron waste lines. Cast iron waste plumbing has been the traditional industry standard in residential housing for nearly a century and has a typical service life of 40+ years.

sewer cleanout

cast iron waste lines

Traps and Drains

Observations:

At least two pipes, usually under cabinets in this home do not have tight fitting escutcheons (“metal ring block”). These rings prevent air, insect, and vermin entry. This home would benefit from installing all missing escutcheons and/or sealing around pipes with a polyurethane sealant.

Water Heater #1 Observations

Description:

48 Gallons

Brand: Rheem

Date on Water Heater:

Approx. 2013

Energy Source: Natural gas

Type: Conventional storage tank

General Condition:

Water heater #1 condition:

The water heater appears to be functional but is in moderately worn condition (due to age). The exact service life remaining for this water heater is unknown. The water quality, amount of use, maintenance, and the initial quality of the unit all will have an effect on how long it will last. Water heaters can last up to 20 years or fail within five. This water heater is seven or more years old.

Location of Water Heater #1

Garage

Observations:

This water heater(s) is bonded. Modern construction now requires that the hot and cold water pipes be bonded or grounded to the gas line to prevent electrical arcing near gas appliances.

The water heater(s) appears properly strapped and secured.

All water heaters will benefit from regular draining of sediments. Please check the manufacturer's instructions for specific details about maintaining this water heater.

About Draining Water and Removing Sediment: Most water heaters have a hose bib type valve near the base of the unit. Its function is to drain the water heater for service, replacement, and to help remove sediments that have collected at the bottom of the tank. Most manufacturers recommend draining water out of this hose bib on a regular basis (every six months or so) to reduce sediment buildup. Performing this task on a regular basis will help the water heater attain its intended service life. If the tank has not been drained until it begins to make noises the sediments have likely solidified and require the use of a product that will dissolve the mineral buildup (Mag-erad is a food grade/approved product).

Procedure: First reduce the water heater temperature at the control valve (doing this right after morning showers, washing, is best) wait until water has cooled to less than 120 degrees. Shut off the water supply to the unit. Remove the cathode anode (zinc rod). Pour the sediment dissolving product in the tank and wait at least eight hours. Replace the cathode anode with a new one (available at a plumbing supply firm). Attach a garden hose to the hose bib and turn on the valve for at least ten minutes or until water runs clear (turning on

a hot water faucet somewhere in the house will speed the process). Remove the hose and check the hose bib for leaks. This procedure should significantly extend the life of the water heater.

moderatley wonr

TPR Valve

Observations:

The water heater(s) in this building has a temperature relief valve (TPR valve).

About TPR valves: A Temperature and pressure relief valve is a safety valve, which released excess pressure in the event that the regulator fails, this safety device can prevent an explosion. Hot water may occasionally drip or spray from the valve discharge pipe, caused by changes in water pressure. Leaky valves may fail from build-up of mineral deposits over time and should be replaced when these deposits become readily visible. Manufactures recommend that the TPR valve be tested once a year.

The discharge pipe at the temperature and pressure relief (TPR) valve improperly discharges in the garage. There is supposed to be a discharge pipe installed and configured in a continuous drainage plane, that terminates outside and within 6 to 24 inches of the ground in an observable place. The reason for the discharge pipe is simple - to prevent injury from scalding, should the T & P valve suddenly vent boiling water or water under extreme pressure. To achieve the intended level of safety we recommend having this discharge piper properly configured to an observable place outside the home.

Water Heater Flue Observations

Materials:

Metal "B type" double wall
Observations:

The visible section(s) of the water heater flue appeared normal with no obvious defects.

Gas Lines

Description:

Black iron pipe used for gas branch or distribution service

Shut Off:

The main house gas meter is located at the rear of the home. The main gas valve to the home is located to the left of the meter. We suggest having the proper (dedicated) wrench "zip tied" to the gas meter for easy access in the event of an emergency. These wrenches are now available at a home supply store.

Heating and Air Conditioning

Limitations of Heating and Air Conditioning Inspection

Caution: Do not store combustible materials near this furnace or other gas fired appliances. Be particularly careful when storing flammable liquids such as paint thinner, solvents, gasoline, oil, etc.

The heat exchanger was largely inaccessible for this inspection. A crack in the heat exchanger can be a serious health hazard as it can allow carbon monoxide to enter the living space of the home. No obvious flaws were detected at the time of this inspection. It is beyond the scope of this inspection to perform a specialized evaluation of this heat exchanger. For a more specialized inspection we recommend having this furnace combustion area accessed and inspected by a qualified HVAC contractor. Caution: Do not store combustible materials near this furnace or other gas fired appliances. Be particularly careful when storing flammable liquids such as paint thinner, solvents, gasoline, oil, etc.

Heating System

Description:

Forced air

Manufacturer: York

Capacity:

Approx 57,000 BTU

Energy Source: Natural Gas

Heater Type: Induced draft type

General Condition of Heating System:

General condition of Heating System One:

The furnace is older, generally worn and likely original to the home. This unit may be near the end of its service life and could need replacement soon. This type of furnace has an expected service life estimated between 20 and 30 years. The amount of use, quality of components, and maintenance received will greatly determine the actual service life of this furnace. Some furnaces will last over 40 years or more while others will fail in less than 15 years. We recommend that this unit be further evaluated and serviced by a qualified HVAC contractor.

Date on Furnace:

Approx. 2002

Location of Heating System

Attic

generally worn

Heating & Cooling Distribution

Description:

Flexible polyethylene

Condition: Generally satisfactory

Filter(s)

Description:

Type of Filter: Reusable type

Location of Filter: Return intake, hallway

Condition: Dirty

Observations:

MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

The furnace filter is dirty and should be replaced now. A dirty filter will reduce the efficiency and service life of the furnace.

dirty filter

Flue

Flue Type:

Metal B type double wall

Observations:

The visible portion(s) of the exhaust vent for this furnace(s) was examined and was found to be correctly configured with no obvious flaws/problems. The exhaust vent(s) appeared to be functioning normally.

Thermostat(s)

Description:

Digital - programmable type.

Note: Thermostats are not checked for calibration or timed functions.

Observations:

The thermostat is in satisfactory condition

Cooling System 1

Description:

Compressor/Condensing unit:

York brand

Date of AC

Approx. 2002

At the left

Observations:

The air conditioning compressor appears to be worn and original to the home and could be nearing the end of its expected service life. Although this unit may function normally we recommend having it serviced and evaluated by a HVAC contractor.

generally worn

Condensate Drain

Observations:

The condensate line appears properly configured with no obvious defects.

About Water from the Air Conditioner: Water is a byproduct of the air conditioning process; as humid air touches cool condenser pipes/coils it condenses creating the water. It is normal to see water dripping from the condensate lines when the air conditioner is running. The discharge piping for this condensate should be sloped and supported in the same way as other drain piping. Newer approved systems will have a second condensate line with a P-Trap. This is particularly important when the coils are located in the home over wood or sheetrock surfaces. Condensate lines should discharge to a plumbing fixture or a location approved by the local building department. Some jurisdictions require a rock filled French drain termination for this water. The drain line should be checked periodically to verify that it is not clogged and is draining freely.

Note: Newer installations have secondary condensate lines that act as a redundant feature to assure that condensate water does not damage interior features. These secondary lines are often located directly above windows or doors (conspicuous) so it can be monitored. If these secondary lines drip water it may be an indication that the AC system needs immediate attention from a qualified HVAC contractor.

Interior

Walls and Ceilings

Description:

Type of interior walls: Drywall
Observations:

There are minor wall blemishes throughout the home that are of no real significance to this inspection. We only report on individual conditions that are significant and that indicate underlying defects of a more serious nature such as settling, structural inadequacies, water intrusion, rot, or insect damage.

There are cracks in the interior wall/ceiling surfaces that we believe are the result of structural movement caused by settling. The cracks are unsightly and should be repaired. This inspector does not anticipate any rapid changes barring sudden impacts (construction, earthquakes, etc.). Please read the structural section of this report carefully for more information about settlement.

typical settlement cracks

Floor Surfaces

Materials:

Carpeting

Stone tile

Plastic laminate (Pergo or equivalent)

Linoleum

The floors in this home are in moderately worn condition.

Observations:

There are minor floor blemishes throughout the home that are of no real significance to this inspection. We only report on individual conditions that are significant and that indicate underlying defects of a more serious nature such as settling, structural inadequacies, water intrusion, rot, or insect damage.

Some tiles on the floor in the kitchen are cracked. The exact cause of the crack(s) are unknown but likely due to one or more factors including but not limited to: Typical framing/foundation movement over time, heavy items dropped on the tile, improper support framing, improper underlayment, seismic activity, or even faulty materials. This inspector does not anticipate any rapid changes. We recommend monitoring this area for changes. For more information a specialized tile contractor should perform further evaluation and possible repairs. Note: Any visible structural defects will be noted in the framing or foundation sections of this report.

There are stone or ceramic tiles applied over a wood framed subfloor in this home. On the surface, the installation appears normal. This inspector could not visually confirm the use of an approved underlayment such as mortar, Wonderboard, or other concrete based backer board. There is no way that we can determine visually (without destructive testing) whether proper underlayment has been used to prevent future movement or cracking. We recommend asking the owner for the name of the contractor who installed this flooring and what type of warranty can be extended.

cracked tile

Interior Doors

Materials:

Composition hollow core

Bi-Fold doors

Sliding

Condition: Appear generally satisfactory

Observations:

There are one or more doors missing in this home. We recommend asking the owner about the location of these missing doors and/or having a qualified handyperson/contractor install any missing doors.

Closets

Observations:

At least one set of sliding closet doors are missing the lower guide. The lower guide prevents the doors from swinging and potentially coming off the track possibly injuring persons nearby. We recommend having a qualified handyperson install the missing guide.

Limitations of Interiors Inspection

The closets were mostly inaccessible due to storage of personal property and clothes. We recommend checking these areas during the final walk through as defects could be concealed.

There were many areas in this home that were simply not accessible due to storage of personal property - it is possible for significant defects to exist in these areas.

At least one room in this home is located below the grade or soil level. Rooms that are located lower than the soil can be subject to moisture intrusion, dampness, and even flooding. It is beyond the scope of this inspection to determine the adequacy, type, or existence of any waterproofing behind finished surfaces/floors. We recommend asking the owner/occupant if this area has had any history of water or moisture related problems.

Kitchen

Microwave/Refrig

Materials:

The refrigerator was not tested or inspected as this is outside the scope of our inspection. No obvious dampness was seen on the floor at the time of the inspection. We do not open the refrigerator. We do not move the refrigerator but we attempt to look behind it when possible. We recommend asking the owner about the history and function of this appliance and/or testing the refrigerator during the inspection phase of the purchase process. We recommend checking below this unit regularly as a part of this homes routine maintenance - the water lines and evaporative pans can leak causing significant damage to the floors/framing.

Countertops

Materials:

Type(s) of Countertop:

Stone or Granite tile

Condition: Satisfactory

Observations:

The kitchen counter tops were partially obscured with storage of personal property. Not all areas were visible at the time of this inspection. Our standard recommendation is to check these areas thoroughly when cleared of items.

Ranges, Ovens and Cooktops

Description:

Condition: Satisfactory

LG

Freestanding type range/oven

Range and oven: Gas

Observations:

The oven and range were tested and functioned normally. It is beyond our scope of inspection to test for temperature accuracy or other functions such as self-cleaning, convection fans, timers, etc.

There is no anti-tip bracket behind/under the range/oven to prevent it tipping when the door is opened. Anti-tip devices come with new range/ovens and are supposed to be used. Without an anti-tip bracket, the stove could tip away from the wall, spilling its contents. A bracket should be added before using this oven.

tested ok

Dishwasher

Condition:

The dishwasher is in satisfactory condition. The dishwasher was turned to the rinse or short wash cycle to test for leaks only. It is beyond the scope of this inspection to check the ability of this appliance to clean dishes.

Observations:

There is no air gap installed between the discharge line from the dishwasher to its waste receptacle. This is a relatively new dishwasher and some models have builtin back flow prevention devices. We recommend asking the owner for the installation instructions of this particular model to check the specifications of this particular unit. If not equipped with an air gap device older models can allow dirty contaminated water from the plumbing to be siphoned back into the dishwasher where it will contaminate the dishes. Correction will require installation of an air gap device at the kitchen sink, or wall, or necessitate looping the discharge line up over the top of the dishwasher so that it is above the flood rim of the adjacent sink and plumbing and cannot siphon waste backward. Note: Even if equipped with an internal air gap device most state residential codes require installation of this safety device.

tested ok

Hood/Exhaust Fan

Materials:

Over range exhaust fan

Condition: Satisfactory

Garbage Disposal

Materials:

Mainline

Condition: Satisfactory

Observations:

The garbage disposer is in satisfactory condition. The unit was turned on and it appeared to be functioning normally.

tested ok

Cabinets and Drawers

Materials:

Wood finished face frame

The builtin cabinetry in this home is in generally satisfactory condition. Any exceptions or findings, if any, will be noted in the following statement(s).

Observations:

There are one or more kitchen cabinets with loose/broken hinges that need to be repaired or replaced.

Laundry

Limitations of Appliances Inspection

Important: It is beyond the scope of this inspection to fully evaluate the condition and function of various appliances in a home. We do sometimes turn on appliances such as the range or oven. We do not turn on or test laundry equipment (washers, dryers). We will try exhaust fans, garbage disposal units, trash compactors, plumbing fixtures, and the dishwasher. Oven(s), range(s) and microwave thermostats, timers, clocks, and other specialized cooking functions and features are not tested during this inspection. We do not turn on microwave convection ovens or any counter top devices such as blenders. These are not in-depth tests and we try this equipment to assist our client with determining the overall condition of the home.

Some appliances are tested by turning them on for a short period of time. Recommend a one year Homeowner's Warranty or service contract be purchased. This covers the operation of appliances as well as associated plumbing and electrical repairs with a $50-100 deductible. It is further recommended that appliances be operated once again during the final walk-through inspection prior to closing.

Washer

Description:

Drain lines and water supply lines serving clothes washing machines are not operated as they may be subject to leaks if turned on. If equipment was installed at the time of this inspection the area below the washer/dryer was not visible and defects or signs of previous leaks may exist.

Power source: 120 Volt Circuit for Washer
Observations:

This home has washer dryer hookup facilities in a dedicated closet. It is beyond our scope of inspection to run this equipment or test the drainage. Note: It is very important to periodically clear the dryer vent screen and vent piping to prevent fires! The hot exhaust from both electric and gas clothes dryers are hot enough to cause the built up lint to catch fire. There is often a screen at the exterior of the home and home owners often over look clearing/cleaning this screen. We recommend checking the flow from the dryer when it is operating to assure that it is flowing freely to the exterior of the home.

Dryer

Description:

The laundry area appears to have only a 220-volt outlet available for the dryer - no gas line or stub was visible at the time of this inspection.
Observations:

The area below the washer/dryer was not visible. It is beyond the scope of this inspection to test these appliances.

Clothes dryer vents need to be checked regularly as a part of this building's routine maintenance program. Generally the dryer duct will have to be removed from the dryer and examined - this is beyond the scope of a standard home inspection. Clothes dryers produce enough heat to ignite dry lint. Clogged vents are a potential fire hazard and significantly reduces the efficiency of the dryer. We recommend checking the exhaust flow when the dryer is operating. An appliance technician or qualified handyperson should be able to assist with this recommended task.

Bathrooms

Bathtub

Description:

Plastic/Fiberglass

Observations:

The tub stopper in the master and upstairs hallway bathrooms are missing. We recommend repairs by a qualified handy person or plumber.

Shower(s)

Description:

Surround is cultured marble

Surround is ceramic tile

Observations:

The diverter spout (controls water to shower head and/or tub spout) at the tub/shower in the upstairs hallway bathroom leaks or will not function properly and needs to be repaired or replaced. We recommend further evaluation and repairs by a qualified handyman or plumber.

The shower head in the upstairs hallway bathroom leaks and should be repaired. Water spraying on the wall or on the floor is a primary cause of future moisture related damage. Note: Simply applying Teflon tape to the threads of the shower head/arm and properly tightening the various nuts will often stop the leak(s).

leaking shower head

Toilet(s)

Observations:

The toilet(s) were checked and they functioned normally.

A Word About Caulking and Bathrooms

As a general comment we recommend that the caulked seams between the base of the shower/tub and flooring be checked periodically to make sure it is watertight. Moisture damage at this location is very common and avoidable with regular maintenance.

How to Seal Fixtures: We found the best way to recaulk around bathroom fixtures is to first clean the area of any mold with a light solution of household bleach and water (4:1 ratio). Remove all loose or unsightly existing caulking while taking care not to scratch the adjacent surfaces. We recommend using a high quality 100% silicone (white) caulking. Apply an even bead, about 1/8 to 3/16s of an inch of caulking to the joint. Long straight areas can be carefully masked off with blue painters tape, leaving only the small area at the joint exposed. Smooth the caulking with your finger until it looks even and covers the seam. Hint! Have a small cup of paint thinner to dip your finger in to keep it clean and assist with making a smooth joint. Have several (slightly thinner dampened) rags available to wipe your fingers as soon as any buildup of caulking happens. Clean excess caulking with clean thinner dampened rages. Caution: Let these rags dry outside in the open on noncombustible surfaces before putting in garbage (preferably a steel can).

Flooring

Observations:

There is tile or stone tile covering one or more bathroom floors in this home. Tile floors are water resistant but not waterproof. It is beyond our scope of inspection to remove tile (or insulation in sub area(s)) to observe the subfloor/underlayment. It is possible for damage to exist below these tile surfaces that are not visible for a standard home inspection. We recommend having a qualified Class Three Structural Pest Control inspection firm perform further evaluation. Note: We recommend considering using an approved grout sealing product to improve water resistance, particularly near showers.

In the master bathroom there are some gaps between the tub/shower and the flooring. These voids can allow water to damage the wood subfloor below. As a part of this homes routine maintenance we recommend checking these areas for softness (damage) and keeping these joints well sealed.

needs sealing

Bath Fans

Locations:

In some bathrooms, not all

Condition:

Functional - generally worn

Observations:

At least one bathroom does not have an exhaust fan. Modern building codes require that bathroom(s) have an adequate exhaust fan to reduce the condensation in the bathroom. Older homes often do not have this feature but would benefit from the installation of a fan.

The bathroom exhaust fan(s) do work but are in generally worn condition. As these exhaust fans age they have a tendency to get noisy with a build up of dust and debris. Repair or replacement of the bathroom exhaust fan(s) is recommended by a qualified contractor.

At least one bathroom or laundry exhaust fan grill cover is not secure and/or has a gap between the sheetrock surface and the grill. This condition can allow fingers to reach moving parts. To achieve the intended level of safety, all exhaust grills should be properly secured.

Fireplace & Chimney

Fireplace Observations

Type and condition:

Prefabricated Direct Vent fireplace

Location:

Family room

Observations:

This home has fired type fireplace(s). This unit cannot burn solid fuels such as wood or presto logs. The unit was switched on and it functioned normally. The fireplace appears in generally satisfactory condition. For more information regarding maintenance and proper use of this fireplace we recommend reading the manufacturer's instructions (possibly asking seller for any literature or checking on-line).

tested ok

Chimney Observations

Materials:

Direct Vent Induction

Garage

Type of Garage

Type of Garage:

This home has an attached two car garage.
General comments:

There was minimal access to this garage due to a large amount of storage in this garage. Significant defects could exist where areas were not accessible to this inspector. To obtain further information about this garage we recommend having it cleared and inspected by a qualified inspection firm.

The garage floor was only partially accessible due to the storage of personal property and or vehicle storage.

Garage Structure Observations

Garage Structure:

Garage Foundation Condition: Generally satisfactory - no obvious defects.
Observations:

There are several small typical settlement cracks visible on the garage floor and/or foundation. It is not unusual for concrete garage floors and foundation to show indications of settlement or simply curing cracks over time. Controlling water around the garage by installing adequate drainage and diverting roof water at least 6 feet away from the structure can reduce or stop future cracking of the floor. It is not uncommon for the cracks to open and close with the seasons as the moisture level in the soils change. Should these cracks become larger over time this could be a sign of ongoing movement. This inspector does not anticipate any rapid changes in the condition of this floor. We recommend monitoring this area for any signs of change. For more more information a qualified structural engineer would need to be consulted.

Garage Framing Observations

Garage Framing:

Attached wood frame

Manufactured wood truss

Observations:

The framing/garage structure appeared normal with no obvious defects.

Garage Fire Protection Observations

Garage Fire Protection:

This garage has a firewall between the living space and the garage.
Observations:

The door leading directly to the interior of this home needs adjustment so it self closes and self latches. Modern construction requires that all doors adjacent to the interior of a garage must be self-closing, weather-stripped, and have a 20-minute listed/rated door(s). These doors prevent the spread of a fire to the main home to allow occupants time to escape in the event of a fire in the garage. We recommend repairing the self-closing hardware for this door.

There are holes or voids in the garage ceiling and/or walls. These sheetrocked walls/ceilings are intended to slow a fire from entering the living space and allow more time for occupants to escape. Holes or voids in these surfaces significantly reduce the intended fire protection for this home. We recommend properly repairing/sealing all holes in the walls or ceiling in the garage.

holes in firewall

Garage Door Observation

Garage Door Type(s): Insulated metal sectional

The garage has one auto access door

Observations:

At least one automatic garage door does not work properly - the wall mounted or remote control(s) button needs to be held down to close the unit. The door and/or opener needs to be properly adjusted. The automatic reverse safety features could not be adequately tested. This door needs adjustment/repair by a qualified garage door contractor.

Framing

Limitations:

Materials:

There is some personal property stored in the basement and or crawlspace. Some areas may not have been visually accessible. We recommend having the basement checked prior to the close of escrow to assure all property has been removed. Note: Storage of flammable liquids or materials should never be stored in the basement.

Floor Framing

Subfloor Sheathing Type:

Concrete slab first floor

Attic Framing

Attic Access

Hallway ceiling

Materials:

Manufactured truss system

Roof sheathing: Oriented Strand Board (OSB)

Observations:

Our inspection was limited to viewing the attic space from the access and where planking was installed. We refrain from entering the attic(s) because the ceiling below could easily be damaged as ceiling joists were concealed with insulation, minimal headroom, or a risk of injury to the inspector. Please refer to the Ventilation and Insulation section elsewhere in this report for more information on this attic.

The visually accessible areas of the attics framing appeared normal with no obvious defects.

visible areas ok

Wall framing

Materials:

Wood Stud

Second Story Floor Framing

Materials:

Not visible, OSB (Oriented Strand Board) or plywood likely

Materials:

Not visible, 2 by wood likely

Environmental

Limitations

Limitations:

Potentially hazardous materials have been used in the construction of buildings over the years. Many naturally occurring materials and man made building materials have been found to be dangerous or have adverse effects upon our environment. These substances include but are not limited to lead paint, asbestos, formaldehyde, electromagnetic radiation, and radon. Prior use of the property may also have adverse effects on use and occupant health such as fuel storage tanks, chemical storage, and spills. Hazardous materials, environmental hazards, and product liability are not included in the scope of this inspection. For further information call the EPA in San Francisco at (415) 744-1500.

This home has some natural stone, granite, or marble products. Some of these products have been found to have some levels of radon or other hazardous emissions. It is beyond the scope of this inspection to test these materials. We recommend contacting the Center for Disease Control (CDC) or specialized contractor for more information about these materials and possible hazards

This home was not tested for radon as that is outside the scope of a standard home inspection. Radon is not commonly found in the San Francisco Bay area. Although possible, it is unlikely, with the exception of imported materials or interior building materials. If more information is needed regarding radon we recommend contacting the Environmental Protection Agency and/or a specialized hazardous testing firm.

Observations

Observations:

This inspector found no obvious evidence of asbestos in this home. This is not a guarantee that there is none. It is beyond our scope of inspection to test for asbestos. Hazardous materials, environmental hazards, and product liability are not included in the scope of this inspection. For further information about asbestos we recommend calling the EPA in San Francisco at (415) 744-1500 or go to www.epa.gov.

About Mold: Usually the first indication of a mold problem is a strong earthy or musty smell. Mold requires moisture and/or high humidity to growth therefore it is imperative to identify the source of water and correct that condition. Molds thrive in areas where humidity levels exceed 60%. There are various devices available that can dehumidify indoor air. Areas where there is minimal air movement tend to promote mold, particularly moisture laden stagnant closets, corners, or crawlspaces. Often simply providing greater ventilation or by installing more or larger perimeter vents can solve a fungus problem.

There are an increasing number of people who have allergic reactions to molds. Some of the better known allergenic molds are Cladosporium and Alternaria. Your doctor can perform tests to determine if you are sensitive to these types of molds. Obviously removing and providing an inhospitable environment for mold growth is the most effective long term solution.

There are several molds that are identified as toxic to humans; however these types are not common in our climate therefore infrequently found. People who are exposed to toxic molds that have compromised immune systems (the elderly, infants, AIDs patients, and those undergoing chemo therapies) are most likely to be harmed. Some molds produce mycotoxins, such as Stachybotrys and Trichoderma. These two species are recognized as being among the most toxic. The only way to positively identify the presence of toxic molds is to test for it. There are several ways to test for mold and no one method works every time. Molds can and often do grow in enclosed areas such as in walls and are not physically accessible and air samples are not always accurate as the mold spores may not be airborne at the time of sampling.

Upon request North Bay Inspection can take a swab sample and send this into a certified lab for analysis. The cost of this testing is $125 for each sample. Usually only one sample is necessary. If there are different molds in several areas several samples may be necessary.

If significant amounts of molds are discovered during your home inspection it should be treated as if it might be dangerous and only by persons outfitted with the appropriate clothing, equipment and training should perform these services. Remediation of harmful molds can be very expensive. Some homeowner’s insurance policies cover the costs while others do not, we recommend checking with your insurance agent.

Primary Recomendations

Garage		
Page 45	Garage Fire Protection Observations	There are holes or voids in the garage ceiling and/or walls. These sheetrocked walls/ceilings are intended to slow a fire from entering the living space and allow more time for occupants to escape. Holes or voids in these surfaces significantly reduce the intended fire protection for this home. We recommend properly repairing/sealing all holes in the walls or ceiling in the garage.