North Bay INSPECTION

Illuminating real estate investment decisions since 1999

1234 sample street , CA
Inspection prepared for: Sample Client
Date of Inspection: 4/3/2022

Inspector: Scott Schildknecht
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Northbayinspection.com

Thank you for choosing North Bay Inspection!

Dear Sample Client ,

On 4/3/2022, I completed an inspection of the building located at 1234 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
(707) 649-8700
Scott@NorthBayInspection.com
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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 4/3/2022. 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: 09:00 AM
End: 12:00 PM

Attending Inspection

Client present

Buyer Agent present

Selling Agent present

Residence Type/Style

Two story detached single family home

Occupancy

Occupied - Furnished

The utilities were on at the time of inspection.

Moderate to heavy personal and household items observed.

Weather Conditions

Clear, sunny sky

There has been no recent rain

Temperature at the time of inspection approximately:

70 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.

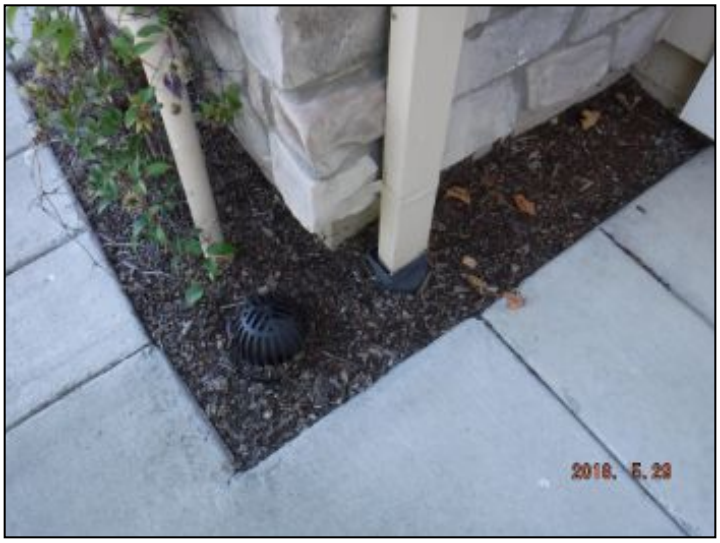
Grading and Surface Drainage

Grade of lot: Relatively level

Observations:

• 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.



dedicated drains

has surface drains

Driveway

Materials: Concrete

Condition: Generally satisfactory
Observations:
• The driveway is in generally satisfactory condition with typical cracks and stains in several places. There were no indications of unusual settlement.

Walkways

Materials: Concrete

Patio Block

Gravel

Dirt/Tanbark

Condition of walks:

Generally 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.

Patio Cover, Concrete, Outbuilding(s)

Patio Descipition: Location(s):

Front and rear

PATIO MATERIAL(S):

Concrete

Brick pavers

Observations:
• The concrete flatwork and patios were in generally good condition with no indications of unusual settlement or problems.

Exterior Doors

Type of Doors: Type of Doors:
, Insulated Metal clad, Sliding vinyl, Insulated fiberglass, Condition of doors:, Satisfactory

Exterior Cladding

Description: Stucco, Cement-based siding - such as HardiePlank, Stone veneer

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 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.

• This home has concrete fiber cement siding at the front and right side. Any obvious defects or problems will be listed below. About Fiber Cement Siding: The generic trades name for this is referred to as Hardieplank siding. It is a preferred siding product for a number of reasons including fire resistance, durability, water and insect damage resistance. This product can be painted like most other products and tends to hold the finish paint well beyond wood products. This material can swell and delaminate slightly if continuously submerged in water and can break with sharp hammer- like blows. This product, if properly installed is likely to provide decades of service.

• This home has a "stone" veneer (concrete product) at the front. The veneer was checked in several places and felt well adhered to the building with no indication of looseness. This veneer is generally not considered a structural element as it is simply a decorative siding that is attached to the (typically plywood) sheathing with many metal ties. Note: it is not uncommon to see small hairline cracks between bricks/ stones. We recommend monitoring veneers for any rapid changes/ enlarging cracks as this could be an indication of settlement.

• The siding is loose or has gaps on the front and right side side. Loose siding can allow water and insect entry. We recommend securing any loose siding components and sealing it with an appropriate high quality caulking.

• There are holes, voids or damage to the exterior cladding of this home at the left side. These holes can allow water, insect or animal entry into the framing or home. We recommend having a qualified contractor provide further evaluation and cost estimates for all appropriate repair.

gaps at siding

gaps at trim and siding

cracked siding

loose siding

loose siding

rear view of home

Eaves, Soffits, Fascia and Trim

Description: Exposed frieze blocking with vents, Enclosed soffit
Observations:
• There is weathered, faded, cracked or blistering paint on this home at several places on the trim components. Paint is not only important to the appearance of the house, it protects wood siding and trim from weather damage. We recommend having the home touched up or repainted as necessary.

• There are exposed beam(s) end(s). Wood beams and rafter tails that protrude beyond the eaves are exposed to harsh weather and therefore prone to moisture related damage. To prevent future damage on exposed beam it is worthwhile and relatively inexpensive upgrade to have sheet metal caps installed on the tops of these beams.

• The wood trim at the front porch column of this home is moisture and/or fungus damaged. Over time this damage can spread to adjacent wood members. We recommend further investigations by a licensed pest firm.

• There is moisture/ fungus damaged eave sheathing at the front second story that may or may not be the result of an existing roof leak. We recommend further investigation by a licensed pest firm and replacement as necessary. Note: Normally only water testing this roof could determine if this roof has an active leak. Water testing is a specialized investigation and is beyond the scope of a standard home inspection.

• There is moisture/ fungus damaged on the fascia board at the right front side. We recommend further investigation by a licensed pest firm and replacement as necessary. Note: Normally only water testing this roof could determine if this roof has an active leak. Water testing is a specialized investigation and is beyond the scope of a standard home inspection.

moisture damage

moisture damage

moisture damage

peeling paint

moisture damage

water stains

exposed beams (ok)

Window Frames and Trim

Type of Windows: Dual glazed, Vinyl, Sliders, 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.

• At least one window at the 1st bedroom upstairs has a damaged spring or cord. This can be a potential hazard as the window does not stay open and could crash down on a person causing injury. This window would benefit from adjustment\repair by a qualified carpenter or window specialist.(Note) Only a representative number of windows were tested as per ASHI standards. We recommend testing all window in this home for proper operation.

damaged spring

Railings

Materials: Wood Railings

Observations:
• The handrail/ guardrail at the front porch is moisture fungus damaged. We recommend further inspection by a licensed class three structural pest control firm.

moisture damage

Trees and Wildlife

Observations:
• There are large trees on this property. Trees can be an important part of the homes value and appeal. Unhealthy trees and or unstable soil conditions coupled with high winds can cause trees to fall and damage individuals and/or property. It is beyond the scope of this inspection to determine the condition of the trees on this lot and or adjacent properties. It is recommended that a qualified arborist or tree surgeon perform further evaluation of the trees.

• 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.

• Note: This inspector observed what appeared to be wasps and small nests in the eave area of the home. They do not harm the structure and they can be fairly easily removed with various sprays, including high pressure water in the wintertime and/or at night - when less active. Use caution!

Retaining Walls

Description: Garden walls

Observations:
• This property has one or more garden walls- low retaining walls to accommodate small changes in elevation.

About Garden Walls: Generally these walls are outside the scope of this inspection unless they could affect the home. Normally these walls are not considered structurally significant to the home as they are not near the foundation and failure would not harm the home or structure. Often these walls are not conforming to common building practices - do not have footings, and do not meet local code requirements. Wood retaining walls have a limited service life of about 10-20 years. Many local municipalities now require any retaining wall higher than 12 inches to meet stringent construction requirements- existing walls are not required to be as robust.

Fence Observations

Materials: Wood
Observations:
• There are fences and on at least three sides of this property. They are in generally serviceable but worn. The fence(s) may be directly on the lot line. It is beyond the scope of this inspection to determine lot lines or if these fences are in owned in common with neighbors. If precise delineation of lot lines is needed the property should be professionally surveyed. Note: Sometimes carefully reading the assessor's map and using a tape measure from a known point can provide fairly accurate lot lines.

• The fence leans and/or is loose at the rear of the property. The fence post(s) may be broken or rotten at the base. We recommend further evaluation and repair by a qualified handyperson or contractor.

• The fences at the perimeter of this home are at least partially covered with shrubbery and or vegetation. Defects and or damage could be concealed. Hint: Before trimming back this vegetation back be sure to look carefully for bee/ wasps nests, electrical wires, or other hazards.

loose fence

Soils

Soils

Materials: This soil under this home 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 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 soils types and geologic conditions. To obtain further definitive information on soils a geologist or soils engineer may be consulted.

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 only limited access to the roof due to steepness. Home inspectors are not obligated to access roof tops. Significant flaws could exist where this inspector could not access. For more information regarding this roof we recommend further evaluation by a qualified/ specialized roofing contractor.

Access to this roof was from: The ground, walking on lower levels, upper windows and / or a ladder.

Roof Covering Observations

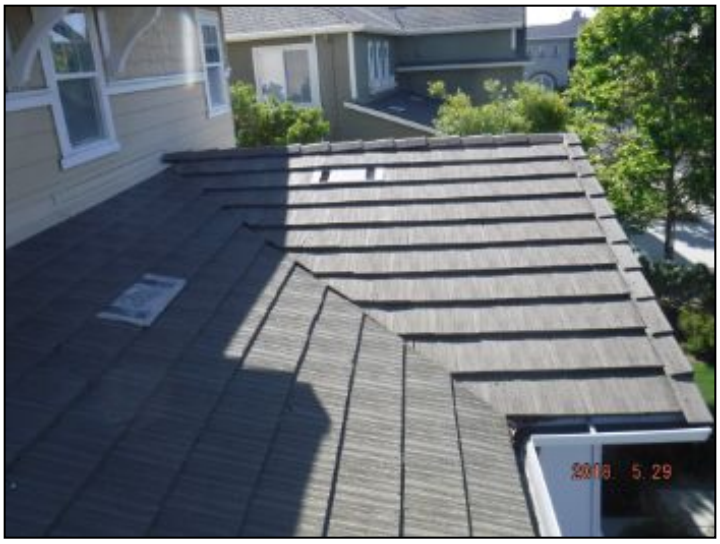
Description:
This home has a lightweight concrete tile/shingle roof. A concrete tile roof consists of preformed, interlocking tiles that are cast from concrete and fastened to the substrate with metal clips or by either nailing or screwing. Concrete roofs are very durable, but care must be taken when 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 a 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.

Condition of roof: This roof appears to be in generally satisfactory condition. Please read the entire roofing section carefully. For more an in-depth analysis of the condition and service life remaining we recommend consulting with a qualified roofing contractor.

Observations:
• There are some loose tiles on this roof. Loose tiles can slip out of place improperly exposing the waterproof membrane below and potentially fall causing property damage or injury to persons below. We recommend having a qualified roofing contractor check this roof for loose tiles and make the appropriate repairs.

• There is some moisture/ fungus damaged (dry rot) to some window trim and fascia boards visible from the roof. We recommend repairs and further evaluation by a qualified contractor and/ or pest firm. Note: Often this area will not be in the scope of a standard pest inspection as they normally will not inspect from the roof unless specifically arranged.

moisture damage



concrete tile roof

moisture damage

loose tiles

loose tiles

Flashings

Materials: Metal

Condition: Satisfactory
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:
• A representative number of accessible downspouts and gutters were inspected and one or more had significant amounts of dirt, moss or debris in them. Clogged gutters and downspouts will eventually overflow. This can sometimes result in the gutters being pulled off of the home or in significant moisture damage to fascias, soffits, frieze, walls or framing. Having the gutters and downspouts cleaned now is recommended. Thereafter, they should be serviced at least twice a year.

• 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.

• The gutter(s) at the left rear appear to be improperly sloped away from the drop-out - downspout location. This condition does not allow the water to completely drain from the gutters. The standing water is heavy and will cause premature wear and/or corrosion in the gutters. We recommend further evaluation and repairs by a qualified roofing or sheet metal firm.

• This home does not have gutters at the front second story. We recommend that a qualified contractor install gutters and downspouts where they are missing.

• Several of the downspouts terminations have been improperly embedded into the flatwork. This condition will require the downspout leaders to be cut/ modified to service and maintain the system.

missing gutters

gutter slope poor

Insulation and Ventilation

Limitations

Observations:
• 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.

Attic Insulation

Materials: Loose fiberglass
Est. R. Value R-30

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: Unknown - likely oil saturated paper

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

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

Type and Access:
• The house appears to have been built on a “post tension” type slab foundation.
About Post tension slab foundations: These foundations are designed to be well suited to a wide variety of lot conditions. This type of foundation is steel reinforced with a system of steel rods imbedded in the concrete slab. Once the concrete has cured to a specified degree, the threaded steel rods are then tightened to a predetermined torque. The concrete slab is held “in tension” with these taught steel rods. This produces a very strong and relatively lightweight foundation. It is beyond the scope of this inspection to determine how much steel is used in a particular foundation. Moving waste/supply lines and repair of waste/supply lines that are in a slab foundation can be difficult. This concrete foundation should never be cut, damaged or drilled without specific engineering approval and assistance - cutting the cables/ rods can cause serious injury and damage to the home. 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.

• The foundation was accessed from:

• Walked

Condition: 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.

nails sticking out

post tension slab foundation

Seismic restraints

Materials: 5/8 inch
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 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 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: 200 Amps

Main Service Panel(s)

Manufacturer: Manufacturer:
Square D

Location of Main Panel:

Left side

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 evaluations by a qualified electrician.

main panel ok

Sub Panel(s)

Location: Laundry room, Manufacturer:, Square D

Observations:
• The installation of the sub panel(s) 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.

sub 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 was 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.

• Several lights in this home did not go on. It would be prudent to consider changing and checking all lights for operation. It is beyond the scope of this inspection to install bulbs. We recommend considering replacing incandescent bulbs with cooler fluorescent type bulbs.

• There is at least one loose outlet in the office. Loose or improperly secured outlets are a potential fire and safety hazard. We recommend that a qualified electrician perform further evaluations and repairs.

loose outlet

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.

This home has Arc Fault Circuit interruption. AFCI is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection.

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 a preventative measure.

Carbon Monoxide (CO) Detector(s)

Location: First 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.

• About: Carbon Monoxide (CO) 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:
• Smoke alarms were found in the building. Fire Codes require that alarms be installed in all sleeping rooms and in all common hallways that lead to bedrooms. 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. We recommend check or changing all smoke alarm batteries when taking possession of this home. 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 5 years.

• Currently this home is equipped with one or more ionization type of smoke detectors. Ionization type smoke detectors do work well alerting occupants to a smoldering fire, while a photo electric smoke detectors will detect a flaming fire as fire. To achieve a greater level of safety we recommend the installation of at least one photo electric type detector in this home.

• Old detectors. Smoke detectors last 6-10 years. Recommend replacing.

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: Front of home

main shutoff

Service Piping Into The House

Materials: Copper
PVC plastic
The size of the main service pipe to this home is: 1 1/2" inch

Distribution piping

Materials: PEX
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.

• There are some abandoned pipes at the exterior left side. We recommend having abandoned pipes removed to reduce the chance of confusion/ errors when service people are working on this plumbing system.

• This home has Cross linked polyethylene (PEX) water supply system/ piping. Cross-linked polyethylene tubing is an alternative material for domestic water systems piping systems. This inspector found no obvious problems at the time of this inspection. For a specialized review of this homes plumbing we refer you to a qualified plumbing contractor.

About PEX: In the 2001 edition of the California Plumbing Code, PEX is listed as an acceptable material for domestic water piping. It was after the CPC was issued that the approval of PEX was rescinded. Certain jurisdictions within California may allow the use of PEX, but some may not. PEX tubing is becoming widely used for domestic water systems throughout the U.S. because it is easy to install, cost effective, reliable, flexible in design and corrosion resistant. PEX seems to be ideal for use in domestic water systems. This municipality allows the use of this piping.

abandoned plumbing

PEX plumbing

Exterior Hose Bibs/Spigots

Description: Only a representative number of exterior hose bib (faucets) were tested. It 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 rear side. We recommend repairs by a qualified handyperson or plumber. Note: Simply tightening the stem washer crush nut may stop this leak.

• At least one hose bib (faucet) is loose at the exterior of this home. Loose pipes and hose bibs can break causing significant water related damage. We recommend having a qualified handyperson or plumber properly securing all loose hose bibs.

Water Flow and Pressure

Water Pressure: 60 PSI

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

• This building has a pressure regulator. Pressure regulators will reduce the water pressure to the home's fixtures. Ideal water pressure is from 45 to 65 pounds per square inch. Excessive pressure puts additional strain on piping, valves, faucets and other water fixtures. High pressure can lead to premature failure of these components. Over time the regulators may have to be adjusted and can become clogged, reducing the water volume to the home. Note: Adjusting the regulator is usually within the skill level of most handypersons. There is typically a lock nut and an adjustment bolt. Typically backing off the adjustment bolt will reduce the pressure.

water pressure 60 PSI

Waste/ Vent Observations:

Materials: ABS Plastic , Location of the main sewer clean-out is: At the front

sewer cleanout

Water Heater Observations

Description: Approximate capacity: 75 Gallons

Brand: Bradford White

Type: Conventional storage tank

Energy Source: Natural Gas

Date on water heater: Approx. 2004

General Condition: The water heater is in generally worn condition (primarily due to its age) and is likely nearing in the end of its expected service life. This water heater is 10 or more years old. This unit may need replacement at anytime. 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. For more information we recommend further evaluations by a qualified plumbing contractor.

Location of water heater: Garage
Observations:
• This water heater is not 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. This is easily accomplished by using the proper bronze clamps and bare # 4 or larger bare ground wire. This safety precaution is inexpensive and generally well within the ability of a home-owner or handy person.

• The water heater is not strapped according to modern standards water heaters over 50 gallons require 3 straps, or 2 straps designed for a water heater over 50 gallons. We recommend upgrading the restraints on this water heater. Note: The California State Architect is the determiner for minimum standards for Department of Real Estate (DRE) requirements.

About seismic restraints: The best braces are rigid and support the water heater both top and bottom; plumber's tape, aluminum straps, inlet/outlet supports and other non-approved restraints are no longer considered adequate restraint according to the guidelines of the California Seismic Safety Commission and the California State Architect Guidelines. As of January 1 1997, home sellers in California are required to certify that this water heater complies with current guidelines upon sale of the property.

• All water heaters will benefit from regular draining of sediments. Please check the manufacture'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 removed sediments that have collected at the bottom of the tank. Most manufactures recommend draining water out of this hose bib on a regular basis (every six months or so) to reduce sediment build-up. 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 build-up (Mag-erade 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 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.

• The water heater has rigid water supply pipes. Rigid pipes can break during an earthquake and the subsequent leaks can cause significant water damage to a home. We recommend replacing these supply lines

with the flexible type for enhanced protection.

generally worn

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.

Water Heater Vent Piping

Materials: Metal "B type" double wall
Observations:
• The visible section(s) of the water heater flue appeared normal with no obvious defects.

Faucets

Observations:
• The kitchen wet bar sink faucet assembly is loose. A loose faucet can malfunction and allow water to enter the areas below it. We recommend further evaluations and repairs by a qualified plumber.

Sinks

Observations:
• There is a drain line leak below the main kitchen sink. Plumbing leaks can cause significant water and fungus related damage. We recommend immediate evaluation and repairs by a qualified plumber.

drain leak

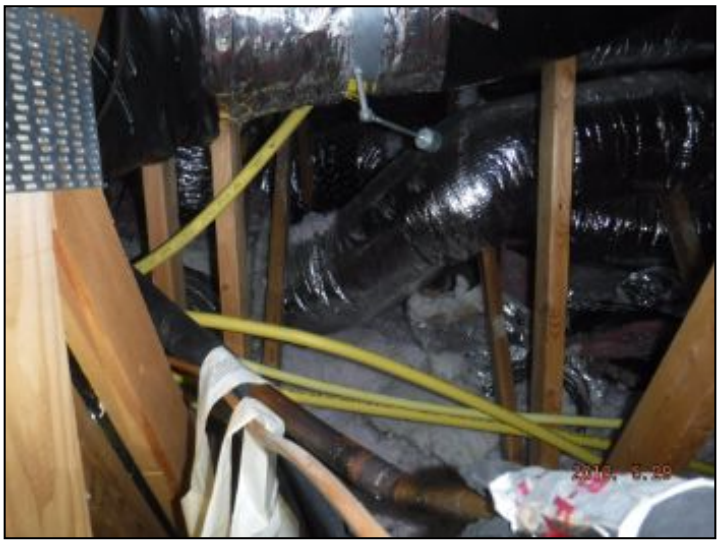
Gas Lines

Description: Corrugated Stainless Steel Tubing (CSST) for branch/distribution service

Galvanized

Shut Off: The main house gas meter is located at the left side 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.

gas meter



CSST gas lines

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: Carrier

Energy Source: Natural Gas

Capacity: Approx 85,000 BTU capacity

Heater Type: Induced draft type

General Condition of Heating System: The furnace appears worn but serviceable and is likely in the second half of its service life. Furnaces typically have an expected service life of about 20-25 years. It is particularly important that older furnaces receive regular servicing to assure maximum efficiency. Normal maintenance should include changing filters, lubricating bearings, adjusting the fuel/ air mixture and a basic safety check at least once per year.

Date on Furnace: Approx. 2004

Location of heating system: Attic

moderately worn

Heating & Cooling Distribution

Description: Flexible polyethylene

Observations:
• We found leaking/disconnected heating duct(s) in the attic at the plenum. This allows conditioned air to spill out improperly and wastes fuel. Immediate correction by a qualified HVAC repair person is recommended.

leaking plenum

Filter(s)

Description: Type of filter: Fiberglass disposable filter(s)

Type of filter: Reusable type

Type of filter: Electronic Air Cleaner

Location of filter: Return intakes

Location of filter: Right furnace panel/ compartment

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 rising 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.

• The heating/ cooling system is improperly equipped with multiple filters for the same system . We recommend only using one filter either at the return air grill or at the furnace blower compartment to achieve the intended amount of air flow and to help this unit achieve its expected maximum service life. An HVAC contractor can inform our client about the best type and location for optimal efficiency.

• We recommend the client(s) avoid replacing the furnace filter(s) with ordinary cartridges. Electrostatic filter cartridges are about 20 to 30 time more efficient than conventional fiberglass or pleated filter cartridges and can be purchased as disposable or reusable types. Regardless of type, the furnace filter(s) should be cleaned or changed no less than 4 times a year.

dirty filters

multiple filters

Flue

Flue Type: Metal B type double wall

Observations:
• The visible portion(s) of 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.

This home has a dual zone thermostat system
Note: Thermostats are not checked for calibration or timed functions.

Observations:
• The thermostat(s) is in satisfactory condition

Cooling System

Description: Compressor/Condensing unit:

Carrier brand

Date of AC: Approx.2004

At the rear

General Condition of Cooling System:
• The A/C system appears moderately worn and is the second half of its service life. These systems typically have an expected service life of about 20-25 years. It is particularly important that older units receive regular servicing to assure maximum efficiency.

Observations:
• The installation of the AC sub panel(s) 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.

• There is vegetation growing too close to this air conditioning compressor. For maximum efficiency this vegetation should be trimmed back to a distance of at least 12 inches from the sides and 48 inches from the top. We recommend trimming back all vegetation away from the unit.

moderately worn

Condensate Drain

Observations:

- The condensate line appears properly configured with no obvious defects.

About water from the air conditioner: Water is a by-product 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 acts as a redundant feature to assure that condensate water does not damage interior features. These secondary lines are often located directly above windows or door (conspicuous) so it can be monitored. If these secondary lines drip water it may be and indication that the A/C system needs immediate attention from a qualified HVAC contractor.

- The condensate pan at the air conditioner evaporator coil has some debris, construction materials or insulation in it. This debris can clog the condensate line and cause significant water damage to the interior of the home. We recommend clearing this pan of all debris that might cause the pan drain to clog.

debris in pan

Interior

Walls and Ceilings

Description: There are minor wall and ceiling 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.

Type of interior walls: Drywall

Floor Surfaces

Materials: Carpeting, Ceramic tile, Stone tile, Vynil, Engineered hardwood, The floors in this home are in generally satisfactory 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.

Interior Doors

Materials: Composition hollow core, Sliding, Condition: Appear generally satisfactory

Observations:
• The doors in the master bedroom rub on the carpet. This will prematurely wear the carpets. We recommend having a qualified handyperson or carpenter cut the doors to clear the carpet.

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.

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 no 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 home's routing maintenance - the water lines and evaporative pans can leak causing significant damage to the floors/ framing.

Countertops

Materials: Type(s) of Countertop:

Granite/ Stone

Condition: Generally satisfactory

Observations:
• The kitchen countertops 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: In wall type oven(s)
Cooktop: Gas Burners

Oven(s): Electric

Whirlpool

Kitchenaid
Relatively new
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.

• The range/ oven is relatively new and may still be under the contractors or manufactures warranty. We recommend asking for the name of the contractor and if the warranty might be extended to our client.

good condition

newer ovens

Dishwasher

Condition:

The dishwasher is in good condition. The dishwasher was turned to the rinse or short wash cycle to test for leaks only. No leaks were observed. It is beyond the scope of this inspection to check the ability of this appliance to clean dishes.

Observations:
• This dishwasher has an air gap device. The unit did not leak when the dishwasher was run and appeared to be functioning normally. The air gap is used for dishwashers to assure separation between the disposer or sink wastewater and the dishwasher. An air gap is usually found mounted to a hole on the sink. It has flexible rubber hoses that run to both the dishwasher and the garbage disposal. If this device leaks when the dishwasher is run this is an indication that the line(s) are clogged or the air gap device is faulty and requires replacement.

Hood/Exhaust Fan

Materials: Over range exhaust fan

Garbage Disposal

Materials: ISE- Badger V, Condition: Generally satisfactory

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

satisfactory condition

Cabinets and Drawers

Materials: Painted wood face frame

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

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 disposer, trash compactor, plumbing fixtures and the dishwasher. We do not turn on microwave convection ovens or any counter top devices such as blenders. These are not in-depth tests, 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 an electrical repairs -- with a $50-100 deductible. It is further recommended that appliances be operated once again during the final walkthrough inspection prior to closing.

Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.

Drain lines and water supply lines serving clothes washing machines are not operated--as they may be subject to leak if turned.

Washer

Observations:

- This home has washer/ dryer hook-up facilities in a dedicated room. 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.

- The clothes washer has a drain pan below it/ available These pans are typically installed as a preventive measure when the washer is located on a second floor or on the same level as the main floor.

Dryer

Description: There is a 220-volt outlet and a gas pipe/ line stubbed out at this location. The gas line was not tested.

120 Volt Circuit for Washer

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.

• The clothes dryer vent flows upward. This configuration can cause lint to become trapped and eventually clog. Due to the high temperatures of the dryer is a potential hazard (particularly with gas dryers). The vent appeared clogged at the time of this inspection. We recommend immediately having a qualified handyperson or handyperson clear and check this vent for proper flow. Note: This pipe should not exceed about 15 feet in length, have minimal bends/turns and terminate at the exterior of the home with either a flapper or a screen to prevent animal entry.

flows up dirty

Other Components

Description: Central Vacuum

Observations:
• This home is equipped with a central vacuum system which is outside the scope of this inspection and was not tested. Recommend you confirm functional operation prior to closing.

• The main vacuum motor for the central vacuum system is not securely mounted and could eventually become detached or damaged. We recommend having the unit repaired as necessary by a qualified appliance repair firm.

central vacuum

Bathrooms

Bathtub

Description: Plastic/Fiberglass

Cast Iron

Shower(s)

Description: Surround is stone tile

Cultured marble

Glass surround

Observations:
• There is a gap between the shower/ tub surround and the faucet or filler spout. This gap can allow water to enter the wall behind the surface. Water in the framing can cause significant damage. It is unknown if damage already exists in this area or not. We recommend properly sealing these fixtures and/or further evaluation by a qualified pest firm.

• The bath/shower surround leaks at the master bathroom. This leak will cause moisture related damage. We recommend that a qualified handyperson or contractor properly seal this area. Note: Usually silicone flexible caulking is the best product for this application, the caulking is normally applied only to the exterior of the surround frame (not the inside) so that it can drain into the pan.

• The shower door lower seal "wipe" is missing or damaged in the master bathroom. This condition can allow water to reach the floor potentially causing moisture related damage over time. We recommend having a qualified Glazer or other contractor provide further evaluations and repairs of this shower door. Note: These are normally a flexible flap that attaches to the bottom of the shower door with glue, in a track or possible with screws. After proper installation the door should close easily without binding.

missing wiper seal

leaking enclosure

Toilet(s)

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

- The toilet in the half bathroom is loose at the floor. Loose toilet pedestals can ruin the wax seal between the pedestal and the soil pipe, resulting in leaks and often rotting flooring beneath the toilet. We recommend having the pedestal tightened up. The client should note that the movement of this pedestal might have already damaged the seal, so we recommend replacing the seal as well. The whole process, removing the toilet to replace the seal and reinstalling the toilet, will take the average professional less than an hour.

loose toilet

A Word About Caulking and Bathrooms

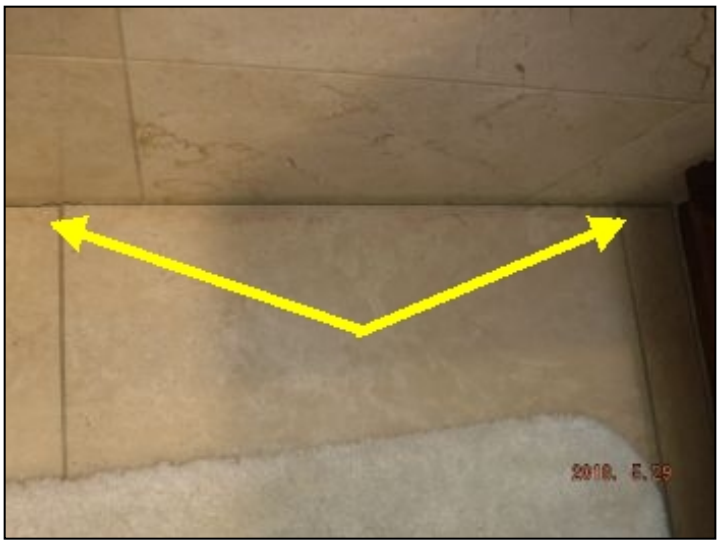
As a general comment we recommend that the caulked seams between the base of the shower/tub and flooring be checked periodically to make sure it is water-tight. Moisture damage at this location is very common and avoidable with regular maintenance.

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 -3/16 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 build-up of caulking happens. Clean excess caulking with clean thinner dampened rages. Caution! Let these rags dry outside in the open on non-combustible 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 insulation in sub area) to observe the sub-floor/ underlayment. It is possible for damage to exist below these tile surfaces that are not visible for a standard home inspection. We recommendation having a qualified pest inspection firm perform further evaluations. Note: We recommend to consider using an approved grout sealing product to improve water resistance, particularly near showers.

• In the master bathroom there are some gaps between the tub deck and the flooring. These voids can allow water to damage the wood sub-floor below. As a part of this home's routine maintenance we recommend checking these areas for softness (damage) and keeping these joints well sealed.



needs sealing

Bath Fans

Locations: In all bathrooms

Condition: Functioned normally - satisfactory condition

Observations:
• The various fans in the bathrooms were tested and all functioned normally. Exhaust fans can become easily clogged with lint, debris and dust. For maximum service life and efficiency we recommend that the grill and fan blades be cleaned regularly.

• The exhaust fan or grill in at least one bathroom appears partially clogged with lint or dust. We recommend cleaning this fan, grill and housing.

Fireplace & Chimney

Fireplace Observations

Type and condition: This home has at least two types of fireplaces:

Wood burning zero clearance

Gas "faux log" fireplace

Prefabricated Direct Vent fireplace

Fireplace condition: Good - no problems observed

Location: Family room

Master bedroom

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 appear in generally good condition. We advise asking the owner for more information regarding maintenance and proper use of this fireplace.

• This fireplace has a gas lighter. The gas lighter appeared functional. The gas valve for this device is located near (usually right or left side) the fireplace and requires a special key to operate. The key prevents unauthorized or accidental use. Testing this device is outside the scope of this inspection. We recommend asking the owner about the proper use, care and it there are any problems with this lighter. Note: This kind of gas lighter typically are designed to light logs and are turned off when the log(s) can burn by themselves.

• This fireplace has a gas-fired log system. This system is not currently configured for burning solid fuels such as wood or presto logs. The gas lighter appeared functional. The gas valve for this device is generally located on the side of the fireplace and requires a special key to operate. The key prevents unauthorized or accidental use. Testing this device is outside the scope of this inspection. We recommend asking the owner about the proper use, care and it there are any problems with this lighter.

no problems observed


Faux wood fireplace

Chimney Observations

Materials: Metal multi-wall (zero clearance type)

All accessible chimneys and flues were examined and found to be relatively clean. Despite this fact, it is impossible for us to determine with any degree of certainty whether all flues are free of defects. In accordance with recommendations made by the National Fire Prevention Association (NFPA) to have all chimneys inspected before buying/selling a home, the client(s) should consider having a CSIA (Chimney Safety Institute of America), or equivalently certified sweep, conduct a Level II inspection of all chimney flues prior to closing.

Observations:

- Adequate inspection of the crown and flue of the chimney could not be conducted because of the presence of a spark arrestor, the stack was simply too high or existing weather or chimney conditions made conducting such an inspection dangerous. This chimney is therefore excluded from the scope of this inspection. The National Fire Prevention Association (NFPA) recommends that a Level II inspection, with fiber-optic video camera, be conducted prior to buying/selling a home. It is recommended that the client(s) have this done prior to closing by a sweep certified by the Chimney Safety Institute of America (CSIA) or equivalent organization.

Garage

Type of Garage

Description: 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

General Comments: Garage foundation Condition: Generally satisfactory - no obvious defects

Observations:
• There are several very small typical settlement cracks and or curing cracks visible on the garage floor. It is not unusual for concrete garage floors even in newer homes to have very small cracks. These are often simply the result of the concrete fully drying and curing. 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 on-going movement. This inspector does not anticipate any rapid changes in the condition of this floor.

minimal access

typical cracks

Garage Framing Observations

Materials: Attached wood frame

Manufactured wood truss

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

Garage Exterior Observations

Materials: Same as house

Garage Fire Protection Observations

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

Garage Door Observation

Materials: Metal Sectional

Garage Door Condition: Generally satisfactory

The garage has two auto access doors

Opener Condition: Generally worn - read this section carefully

Observations:
• The overhead door in the garage is somewhat loud and/or squeaky. This door would benefit from adjustment and/or lubrication by a qualified garage door repair person.

• The garage door(s) typically have two safety functions, we do not test one function - the "auto reverse feature". The testing of the auto reverse feature typically involves manually preventing the downward path of the door, the door is usually held or a wood block placed on the ground in the path of the door. An improperly installed door or opener can cause the door to be damaged during this test - we no longer perform that test. Garage doors without this safety feature can injure people and pets. Most experts agree the downward force to activate this feature should be about 25 pound of pressure. Older openers are not provided with this feature. This door does however, have a functional photovoltaic sensor safety device that functioned normally. For more testing and information about the garage door safety features we recommend further evaluations by a garage door specialist. Note: The door force adjustments are usually located at the rear of the door motor/lifter device.

• The garage door opener is in generally worn condition. Although this unit functioned normally the opener appears more than 10 years old and may be nearing the end of its expected service life.

Garage Pedestrian Access

Observations:
• The pedestrian access door and or door jamb to this garage at the left side is moisture damaged. We recommend further inspection by a licensed class three structural pest control firm. We recommend further evaluation by a qualified pest firm.

moisture damage

Framing

Floor Framing

Subfloor Sheathing Type: Concrete slab first floor

Attic Framing

Attic Access Laundry room 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 joist 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.

attic framing 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 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. Remediation of harmful molds can be very expensive. Some home-owner’s insurance policies cover the costs while others do not, we recommend checking with your insurance agent.

Primary Recomendations

Exterior		
Page 10	Eaves, Soffits, Fascia and Trim	• The wood trim at the front porch column of this home is moisture and/or fungus damaged. Over time this damage can spread to adjacent wood members. We recommend further investigations by a licensed pest firm. • There is moisture/ fungus damaged eave sheathing at the front second story that may or may not be the result of an existing roof leak. We recommend further investigation by a licensed pest firm and replacement as necessary. Note: Normally only water testing this roof could determine if this roof has an active leak. Water testing is a specialized investigation and is beyond the scope of a standard home inspection. • There is moisture/ fungus damaged on the fascia board at the right front side. We recommend further investigation by a licensed pest firm and replacement as necessary. Note: Normally only water testing this roof could determine if this roof has an active leak. Water testing is a specialized investigation and is beyond the scope of a standard home inspection.
Roofing		
Page 16	Roof Covering Observations	• There is some moisture/ fungus damaged (dry rot) to some window trim and fascia boards visible from the roof. We recommend repairs and further evaluation by a qualified contractor and/ or pest firm. Note: Often this area will not be in the scope of a standard pest inspection as they normally will not inspect from the roof unless specifically arranged.
Electrical		
Page 24	Lighting, Fixtures, Switches, Outlets	• There is at least one loose outlet in the office. Loose or improperly secured outlets are a potential fire and safety hazard. We recommend that a qualified electrician perform further evaluations and repairs.
Plumbing		
Page 31	Sinks	• There is a drain line leak below the main kitchen sink. Plumbing leaks can cause significant water and fungus related damage. We recommend immediate evaluation and repairs by a qualified plumber.
Heating and Air Conditioning		
Page 34	Heating & Cooling Distribution	• We found leaking/disconnected heating duct(s) in the attic at the plenum. This allows conditioned air to spill out improperly and wastes fuel. Immediate correction by a qualified HVAC repair person is recommended.
Garage		
Page 52	Garage Pedestrian Access	• The pedestrian access door and or door jamb to this garage at the left side is moisture damaged. We recommend further inspection by a licensed class three structural pest control firm. We recommend further evaluation by a qualified pest firm.