

Gage Inspection Services

Property Inspection Report



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Inspection prepared for: James Kershner
Real Estate Agent: Mary Haufler - Sothebys

Date of Inspection: 12/6/2017 Time: 9:00 AM
Order ID: 7

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Exterior Structure

Page 9 Item: 7	Fascia Boards/Trim	<p>Maintenance Trim/fascia damage has been noted at the front right side of the home. We recommend referring to the pictures and contacting a qualified contractor to review the current pest report and make needed repairs.</p>
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Trim damage at garage



Door jamb damage to rear exterior door



Door jamb damage at rear exterior door

Site Concrete and Paving

Page 12 Item: 1	Driveway(s)/Parking	<p>Attention The driveway slopes to the home. There is a drain installed to divert runoff away from the home. Recommend monitoring this area during the rains to determine proper function. Inquire with owner disclosures for any past moisture intrusion or ponding water.</p>
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Driveway slopes to home.

Roof

Page 15 Item: 3	Moss/Mildew	<p>Yes There is moss growth on the roof. The moss growth should be treated and removed.</p>
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Moss growth at roof top.

Page 16 Item: 9	Flashing/Caulking	<p>Attention There are some exposed fasteners at the roof top flashings. These are potential leaking points. It is advised to seal of these areas with a mastic type material as a preventative measure.</p>
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Seal exposed fasteners as needed.

Page 16 Item: 10

Vents/Chimneys/Covers

Attention

Some of the roof top plumbing vents are cracking and showing wear. Though functional future replacement of the storm collars is recommended Typically the storm collars are expected to have a 10 year life expectancy.



Worn storm collars at plumbing vents.

Page 17 Item: 11

Gutters/Downspouts

Attention

There is a gutter seam at the rear of the home that is leaking. It is recommended to caulk and seal the seams of the gutter to properly protect the structure and maintain intended drainage.



Leaking point at rear gutter seam.

Utility Services

Page 18 Item: 9	Vents/Exhaust	The inspector has noted gas odors in the sub area around the furnace. The exact source of gas odors was not determined. Repairs are indicated. Check with the utility supplier; no-cost service may be available.
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Fireplace

Page 24 Item: 1	Solid Fuel/Gas Logs/Gas Appliances	There is soot build up at the interior of the fireplace indicating cleaning is needed. Recommend contacting a qualified chimney sweep company for service.
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Soot build up at fireplace.

Kitchen

Page 25 Item: 9	Stove Exhaust Fan	Attention The stove top exhaust area is greasy. Recommend cleaning this area as a preventative measure.
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Greasy stove top exhaust.

Page 26 Item: 10	Exhaust Filter	<p>Attention</p> <p>The grease filter(s) on the exhaust fan needs to be replaced or cleaned. This should be done on a regular basis as part of preventative home maintenance.</p>
Bedrooms		
Page 28 Item: 5	Window Condition	<p>Attention</p> <p>There is a window in the second bedroom that needs adjustments to properly close.</p>
Bathroom		
Page 30 Item: 17	Window Condition	<p>Attention</p> <p>The low window installation is conducive to moisture intrusion into wall framing. We suggest continually maintaining proper caulking/grout to prevent moisture intrusion.</p>
Water Heater		
Page 31 Item: 5	Evidence Of Encrustations	<p>Yes</p> <p>Rusting and encrustations was noted at the water heater at the drain line. At the time of the inspection the area was dry and no current active leak was noted. Recommend monitoring this area.</p>



Encrustations at water heater

Raised Foundation

Page 38 Item: 15

Insulation

Batten Insulation

Some insulation has fallen in the sub area. It is recommended to reinstall insulation as needed and replace if wet or damaged.



Fallen insulation in the sub area.

Inspection Details

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

1. Weather

Sunny

2. Attendance

Selling Agent present

3. Occupancy

Occupied - Furnished

The utilities were on at the time of inspection.

Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

4. Description

5. Approx. Year Built

Refer to transfer disclosure

6. Floors

2

7. Bedrooms

3

8. Bathrooms

2

9. Other Room(s)

FR/DR

10. Smoke Detectors

Yes

There are smoke detectors installed. Recommend testing the system prior to occupying the home and every month to identify functional operation of the detector(s). If applicable, tall ceiling height installation may not be accessible for testing. The national fire protection association (NFPA) recommends that a CO alarm should be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms. For added protection, install additional CO alarms in each separate bedroom prior to occupancy.

11. Carbon Monoxide

Functional

The inspector noted the presence of one or more carbon monoxide (CO) detectors inside the structure. The detectors were tested, and found to be functional at the time of the inspection. The detectors are battery operated and the inspector recommends replacing the batteries in all the units when the buyer takes possession of the property. Testing the units routinely and/or every month to identify functional operation is also recommended.

12. Furniture Storage

Average

As per the National Association of Home Inspectors, Inc., Standards of Practice 2.1, exclude any item(s) concealed or not readily accessible to the Inspector. The Inspector is not required to move furniture, personal, or stored items; lift floor coverings, or panels; or perform any test(s) or procedures which could damage or destroy the item(s) being evaluated.

2.2 The determination of or damage caused by termites or any wood damaging insects or organism is excluded. World Inspection Network and their affiliates are not state licensed pest control operators.

13. Floor Structure

Manufactured Floor Joists

14. Ceiling Structure

Wood Trusses

15. Roof Structure

Wood Trusses

16. Interior Stairway Structure

Functional

The stairs, when walked and inspected appeared to be in satisfactory condition and the handrails were securely fastened. The riser and tread of each step are relatively the same height and length. Measuring each component is not performed. No obvious unsafe conditions are apparent.

Exterior Structure

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Siding Material

Stucco

2. Siding Condition

The stucco/plaster appears in serviceable condition. Cracking is common to this type of material. Seal any cracking as needed.

3. Painted Surfaces

Satisfactory

It is recommended to maintain the exterior paint on the siding material to prevent damage and maintain a pleasing look.

4. Window Glass

Functional

5. Caulking Structure

Satisfactory

Touching up the structure caulking around the tops and sides of the window and door trim should be performed yearly as a part of routine maintenance. The caulking keeps rain water from penetrating behind the siding material and causing premature deterioration of the material.

6. Eave/Soffit Areas

Satisfactory

Review the current pest report for related conditions, if any. Any second story or enclosed eaves cannot be inspected.

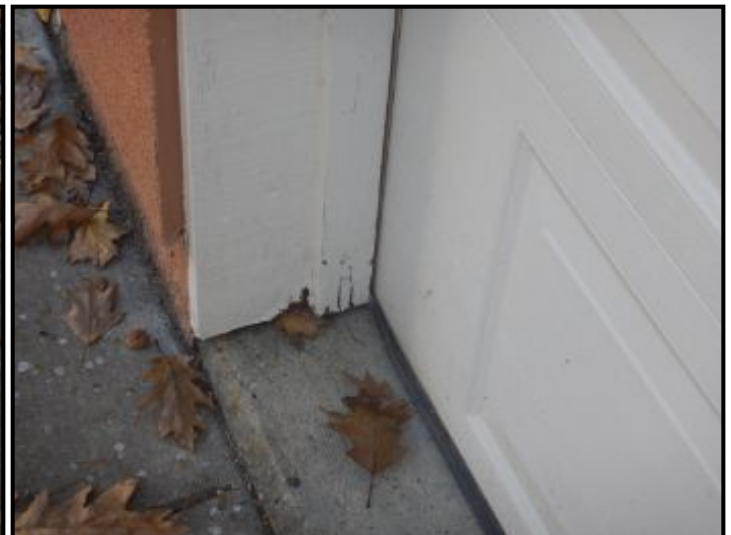
7. Fascia Boards/Trim

Maintenance

Trim/fascia damage has been noted at the front right side of the home. We recommend referring to the pictures and contacting a qualified contractor to review the current pest report and make needed repairs.



Trim damage at garage



Trim damage at garage



Door jamb damage to rear exterior door



Door jamb damage at rear exterior door

8. Window Screens

Functional

9. Double Pane Seals/Insulating Windows

Satisfactory

At the time of the inspection the double pane insulating window seals were inspected and appeared to be in functional condition. The visual inspection of the windows may not disclose seals that have lost their vacuum seal in between the panes of glass. The deficiency is sometimes only visible under certain climatic conditions. The inspector may not be able to determine dirty or water stained windows as evidence of failed a vacuum seal. Gage Inspection Services does not warranty double pane windows. Under-lying flashings and proper installation cannot be observed and or determined. Water testing is not within the scope of this inspection.

10. Address Identification

Satisfactory

11. Watering System

Not tested

If installed, sprinkler and related irrigation systems are NOT within the scope of a home inspection.

12. Retaining Walls

NA

Structure Perimeter Exterior

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Foundation Material

Concrete

2. Vent Screens

Functional

3. Visible Cracks

No
Due to the stucco/plaster installation, the exterior foundation wall has limited visual accessibility.

4. Evidence of separation over 1/4"

No
The visual inspection of the exterior of the foundation did not reveal cracking in the foundation system with openings in excess of 1/4" in separation.

5. Evidence of movement

No

6. Site Drainage

Sloping Grade
The natural grade slopes to the structure. This condition is conducive to moisture intrusion into the sub area. It is recommended to provide and maintain positive fall/slope away from the perimeter foundation. Parties of interest should inquire with the owner and review the transfer disclosure as to any past or current drainage issues. Home owner is advised to monitor the exterior and the sub area to determine if any additional drainage system is needed.

7. Evidence of Erosion

No

8. Proper Earth Wood Clearance

Yes
Recommend providing at least 4-6 inches of clearance between the earth and wood siding material as a preventive maintenance measure.

9. Vegetation Clear From Structure

No

There is vegetation growing up against the exterior surface material. All vegetation should be trimmed at least 6-12 inches away from the structure to eliminate a common avenue for pest infestation or and damage to the exterior structure material.

Site Concrete and Paving

1. Driveway(s)/Parking

Attention

The driveway slopes to the home. There is a drain installed to divert runoff away from the home. Recommend monitoring this area during the rains to determine proper function. Inquire with owner disclosures for any past moisture intrusion or ponding water.



Driveway slopes to home.

2. Walkways

Functional

3. Steps

NA

Deck

1. Surface

Wood

2. Railings

Functional

3. Steps/Handrails

Functional

4. Foundation/Framing

Post/Pier

5. Flashing

Functional

6. Attachment Method

Lag Bolts

7. Cover

NA

8. Electrical Service

Yes

9. Weather Protective Cover

Yes

Garage

1. Size

2 Car

2. Garage Door

Functional

The garage door appears functional. Installation specifications are unknown and verification is not within the scope of this inspection.

3. Automatic Opener

Functional

The automatic garage door opener was identified to be in working order at the time of the inspection. Installation specifications are unknown and verification is not within the scope of this inspection. Periodic inspection and maintenance is recommended. Refer to manufacturers specifications.

4. Springs/Mount

Functional

Installation specifications is not within the scope of this inspection.

5. Safety Operation

Functional

Installation specifications is not within the scope of this inspection.

6. Floor Foundation

Functional

Cracking has been observed in the concrete floor.

7. Lighting

Functional

8. Fire Wall

Satisfactory

The common wall/ceiling between the house and the garage appears to provide required fire wall conditions. There are areas of the firewall that may be inaccessible for visual inspection due to storage in the garage(if applicable).

9. Door(s) Garage-Building

Functional

Door from building to garage is a fire rated self closing door. Self closing hinges will need periodic adjustments for proper function.

10. Evidence of moisture penetration

- No

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age.

1. Roof Cover Material

Composition Shingle

2. Roof Type

Composition Shingle

Pitched

3. Moss/Mildew

Yes

There is moss growth on the roof. The moss growth should be treated and removed.



Moss growth at roof top.

4. Debris on Roof

No

There was no debris build up on the roof at the time of the inspection. Debris build up should be cleaned off the roof surface on an annual basis as a proper care and maintenance recommendation.

5. Cover

1 Layer

6. Cover Material Condition

Functional

The roof cover material on this structure appears to be in serviceable condition and is showing typical wear for the age of the roof.

7. Ridges

Functional

8. Valleys

Functional

9. Flashing/Caulking

Attention

There are some exposed fasteners at the roof top flashings. These are potential leaking points. It is advised to seal of these areas with a mastic type material as a preventative measure.



Seal exposed fasteners as needed.

10. Vents/Chimneys/Covers

Attention

Some of the roof top plumbing vents are cracking and showing wear. Though functional future replacement of the storm collars is recommended. Typically the storm collars are expected to have a 10 year life expectancy.



Worn storm collars at plumbing vents.

11. Gutters/Downspouts

Attention

There is a gutter seam at the rear of the home that is leaking. It is recommended to caulk and seal the seams of the gutter to properly protect the structure and maintain intended drainage.



Leaking point at rear gutter seam.

12. Indications of leaking

No

At the time of the inspection no current evidence of leaking was noted.

13. Soft Spots

No

14. Separate Certification Recommended

No

15. Roof Evaluated From

Walked roof surface.

Utility Services

1. Electrical Services

Underground

2. Water Source

Well

Well testing is outside the scope of this inspection. Contact the appropriate specialist for evaluation.

3. Water Meter Location

NA

4. Water Shutoff

Rear of home.

5. Sewer

Septic

The septic system is outside the scope of this home inspection. We recommend contacting the appropriate specialist for evaluation.

6. Sewer Line Clean Out

Rear yard

7. Gas Service

Propane

8. Service Shutoff

Rear of home

9. Vents/Exhaust

The inspector has noted gas odors in the sub area around the furnace. The exact source of gas odors was not determined. Repairs are indicated. Check with the utility supplier; no-cost service may be available.

10. Carbon Monoxide

Not tested

This building has fossil fuel and/or solid fuel burning systems that have the potential to generate carbon monoxide. Carbon Monoxide is a colorless, odorless gas that can cause serious injury or death. Testing for Carbon Monoxide (CO) is NOT within the scope of this home inspection. We recommend CO detectors with battery backup and a digital read out be purchased and installed in the hallway, every bedroom/living area of the structure, according to manufacturer's instructions prior to occupancy, and that fossil fuel-fire/gas appliances be serviced prior to occupancy as per manufacturer's instructions. For further information on the causes and measures to be taken to help prevent CO poisoning try these helpful links.

<http://www.epa.gov/air/urbanair/co/index.html>

<http://www.carbon-monoxide-poisoning.com>

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician

1. Panel/Sub Panel Location(s)

The electrical panels are located in the sub area.

2. Service Size (Amps) (Volts)

200 Amp

3. Over Current Devices

3.1. Breakers

3.2. Overload protection is provided by breakers for this structure.

Know how to reset a circuit breaker. After turning off or unplugging appliances on the circuit, push the switch firmly to the off position, then back on. If the overload is cleared, the electricity will come back on.

If your circuit breakers trip off repeatedly, there could be a problem with the appliance{s} on that circuit. If the appliances are unplugged but the circuit breaker trips off again, call an electrician. The inspector is not required to operate overload devices.

4. Service to Panel

NA

5. Panel to Structure

Copper/Aluminum

6. Panel Cover(s) Removed

Yes

The face plate of the main electrical panel and or sub panel if applicable, was removed to provide the inspector visual access for verification.

7. Breaker Configuration

Satisfactory

8. Wire-Over Current Compatibility

Satisfactory

9. Receptacle Ground Verify

Satisfactory

The inspector has SPOT CHECKED the three-prong female 110 volt electrical outlets throughout the structure, and has not found any that were not correctly grounded. NOTE! This is not a warranty and an undiscovered condition may exist.

10. GFCI Protection

Yes

It is recommended that ground fault interrupters (G.F.C.I.) be located in areas where there is a potential danger of electrical shock. This property has G.F.C.I. receptacles. Recommend testing monthly as these devices are susceptible to mechanical failure. It is not recommended to plug in refrigerators or freezers to any G.F.C.I. receptacle as food loss may occur in the event the receptacle trips or mechanically fails. Recommend testing monthly as a safety consideration.

11. Service Ground Verify

NA

The inspector is not required to verify continuity of connected service ground(s).

12. Outlets, Switches, Junction Boxes, Lighting

Functional

The inspector was able to identify and report on the condition of those receptacles, switches and junction boxes that were visible and accessible at the time of the inspection. Occupied homes often have furniture and stored items covering electrical receptacles, switches and junction boxes which limit their accessibility for inspection. Receptacles may need tightening. The inspector is not required to remove any cover plate.

13. Wire Method

Romex

From what the inspector could identify, the electrical wiring is 3 wire shielded cable.

14. Arc Fault Breakers (AFCI)

Not Installed

Arc fault breakers are protected receptacles installed in bedrooms designed to trip in the event of an arcing crimped plug cord due to a bed or dresser. Industry standards since 2004 require this installation. Consult with a qualified licensed electrician.

15. Weather Protective Cover

Functional

Main Entry

1. Correct Application

Functional

It is recommended to change locks after occupying the home.

2. Door Fit

Functional

3. Weather Stripping

Functional

4. Finish

Functional

5. Dead Bolts

Yes

6. Door Bell

Functional

7. Lighting

Functional

Other Ext. Entry Doors

1. Location

LR/BR

2. Correct Applications

Yes

3. Finishes

Satisfactory

4. Door Fit

Functional

5. Weather Stripping

Functional

6. Storm/Screen Doors

Functional

7. Locks

Functional

8. Sliding Glass Door/Safety

Satisfactory

Living Room

1. Floor

Functional

2. Windows

Functional

3. Ceiling/Walls/Doors

Satisfactory

Fireplace

1. Solid Fuel/Gas Logs/Gas Appliances

There is a gas-burning appliance in this home. This inspection does not cover flue draft, code clearances and improper installation. When turned on, condensation may appear which is common. There is a solid-fuel heating system/fireplace(s) in this home that appears to be in satisfactory condition. This inspection does not cover code clearances and improper installation. If additional information and certification is desired, contact this inspection service.

There is soot build up at the interior of the fireplace indicating cleaning is needed. Recommend contacting a qualified chimney sweep company for service.



Soot build up at fireplace.

2. Location

FR
BR

3. Exterior Chimney Condition(s)

Satisfactory

Inspection did not reveal any problems with the chimney system that would require service at this time. However, a program of regular inspections and periodical maintenance is necessary for the continued safe operation of the system.

4. Flue Dampers

NA

5. Flue Condition

Not Inspected

Flue evaluation is not within the scope of this inspection.

6. Rain Cap/Spark Arrestor

Functional

Kitchen

1. Floor Cover Material

Functional

2. Ceiling/Walls/Doors

Satisfactory

3. Kitchen Windows

NA

4. Lighting

Functional

5. Drawers/Doors

Functional

Cabinets/doors are typically in need of periodic adjustments.

6. Under Sink Inspection

Satisfactory

7. Sink/Faucet Leak

No

At the time of the inspection there was no sink or faucet leaks observed.

8. Drains Appear Clear

Functional

Yes

9. Stove Exhaust Fan

Attention

The stove top exhaust area is greasy. Recommend cleaning this area as a preventative measure.



Greasy stove top exhaust.

10. Exhaust Filter

Attention

The grease filter(s) on the exhaust fan needs to be replaced or cleaned. This should be done on a regular basis as part of preventative home maintenance.

11. Stove/Cook Top

Gas

12. Cooktops/Burners

Functional

13. Controls

Functional

14. Oven

Electric

The oven temperature accuracy is not within the scope of this inspection.

15. Oven Operational

Functional

The oven temperature accuracy is not within the scope of this inspection.

16. Oven Appearance/Condition

Satisfactory

17. Counter Tops

Functional

18. Garbage Disposal

Functional

The garbage disposal appears to be operational at this time. On/off test was performed only. The grinding capability was not determined at the time of inspection.

19. Dishwasher

Functional

The dishwasher appears to be working. An on/off check of the dishwasher was performed to determine if it is operational. A full cycle check is often not possible in the time of this inspection; therefore, we cannot comment on the full extent of its functions or its ability to clean. It is recommended to inquire with the seller as to the function or run and observe a full cycle prior to occupying the home to determine any leaks or malfunction.

20. Refrigerator

Functional

21. Kitchen Fixtures

- Functional

22. Built-in Microwave

- Functional

Laundry

1. Locations

Off kitchen

2. Washer Hookup

Yes

3. Dryer Hookup

4. Gas Service

Not visible

5. 240V Electrical Service

Not visible

6. Drains

Not tested

There was no test performed of the washing machine drain. The inspector recommends testing the drain function prior to occupying the home to prevent any potential water damage and desired drainage.

7. Wash Basin

Functional

8. Dryer Vent

Satisfactory

9. Ventilation

• Functional

10. Counters

Functional

11. Floor Condition

Satisfactory

12. Wall Condition

Satisfactory

13. Window Condition

Functional

14. Ceiling Condition

Satisfactory

15. Doors

NA

Bedrooms

1. Floor Condition

NA

Carpet or floor covering is not within the scope of this inspection. Refer to agents inspection.

2. Doors

Functional

3. Wall Condition

Satisfactory

4. Ceiling Condition

Satisfactory

5. Window Condition

Attention

There is a window in the second bedroom that needs adjustments to properly close.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Guest/Master

2. Floor Condition

Satisfactory

3. Basin(s) Fixtures

Functional

At the time of the inspection all bathroom water fixtures were tested and functioning.

4. Basin Drain

Functional

At the time of the inspection all bathroom water fixtures were tested and functioning.

5. Shower Fixtures

Functional

At the time of the inspection the shower fixtures were tested and functioning.

6. Shower Head

Functional

At the time of the inspection the shower heads were properly functioning.

7. Shower Enclosure

Functional

There is a water resistant wall covering in the shower/bathtub area. However under-lying water proof membranes cannot be determined. Routine grout/caulking maintenance is recommended.

8. Water Resistant Wall Cover

Functional

There is a water resistant wall covering in the shower/bathtub area. However under-lying water proof membranes cannot be determined. Routine grout/caulking maintenance is recommended.

9. Caulking Water Exposed Areas

Satisfactory

The caulking in the bathroom appears to be providing adequate protection to the structure. Water leaking through non-sealed areas can cause structural damage. Caulking should be maintained to continue protection. Refer to the current pest report for comment.

10. Tub(s)

Functional

Quantity/adequacy of the hot water supply to fill the tub{s} and other multiple demand was not determined. Refer to appropriate tradesperson or manufacturers specifications.

11. Tub Fixtures

Functional

At the time of the inspection tub fixtures were tested and functioning properly. Recommend touching up caulking around all tub fixtures on a yearly basis to prevent any type of moisture intrusion.

12. Tub/Shower Drain

Functional

At the time of the inspection the tub/shower drain seemed to be draining freely

13. Toilets

Functional

Home maintenance should include periodic tightening of the toilet{s} to prevent damage from a potential leak. Recommend re-setting toilet on a new wax ring every five years.

14. Ventilation

Satisfactory

Ventilation is provided by a ceiling exhaust fan and appears in a servicable condition.

15. Mildew Noted

No

16. Heating

Functional

17. Window Condition

Attention

The low window installation is condusive to moisture intrusion into wall framing. We suggest continually maintaining proper caulking/grout to prevent moisture intrusion.

18. Ceilings/Walls/Doors

Satisfactory

19. Cabinets

Functional. As part of regular maintenance cabinets and doors will need periodic adjustments.

20. Counters

Satisfactory

Water Heater

1. Location

Sub Area

2. Type

Gas

3. Size

There are two water heaters in the home. One is an 80 gallon tank while the other is a 75 gallon tank.

4. Evidence of Leaks

No

5. Evidence Of Encrustations

Yes

Rusting and encrustations was noted at the water heater at the drain line. At the time of the inspection the area was dry and no current active leak was noted. Recommend monitoring this area.



Encrustations at water heater

6. TPRV

A pressure & temperature relief valve & extension is present and appears satisfactory.

7. Discharge Pipe

Functional

The water heater pressure relief valve is equipped with a discharge pipe.

8. Safety Tie Down

Functional

The water heater tank is equipped with a seismic tie-down system that in the opinion of the inspector should prevent damage to the system in the event of an earthquake.

9. Venting

Functional

10. Combusion

Functional

Heating System

1. System Type(s)/Info:

Gas fired furnace

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, and ducts. Our evaluation is limited to inspection of the visible components and their basic function. Evaluation of efficiency and or adequacy of the system is not within the scope of this inspection. Such an evaluation requires more exhaustive testing and analysis.

2. Location(s)

Sub area.

Brand: Bryant

Year: 2000

Input: 120,000 BTU

3. Thermostat Location

Living room

4. Thermostat Condition

Functional

5. On/Off Check

Functional

Since there are no visible posted current service records on the furnace, contact a licensed HVAC contractor to perform a diagnostic/installation evaluation and service the furnace as a Health and Safety consideration. Home maintenance should include annual servicing of the furnace as a health and safety consideration. The national fire protection association (NFPA) recommends that a CO alarm should be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms. For added protection, install additional CO alarms in each separate bedroom prior to occupancy.

6. Operation Noise

Satisfactory

7. Filter Condition

Satisfactory

The inspector recommends changing the filters about 3-4 times a year. The filter size is 24x25x5.

8. Vents/Flues

Functional

Review all gas appliances, intake and exhaust venting by P.G.&E. and or qualified licensed contractor prior to taking occupancy as health and safety consideration.

9. Ducts/Returns/Radiators

Functional

During diagnostic furnace evaluation, duct installation/adequacy/air loss evaluation is recommended. Air loss testing is not within the scope of this inspection. Recent changes in residential energy efficiency standards (Title 24), requires upgrading of some pre-existing heating & cooling components upon replacement, or in some cases, repair of existing systems. Additional costs may be incurred when these standards are met. Recommend consulting with a qualified licensed HVAC contractor for further information.

10. Non-Heated Area(s)

None

11. Service Notes/Filter Size

None Visible

Refer to owner for service records. If the unit has not been serviced on an annual basis, contact a licensed HVAC contractor for diagnostic/installation evaluation. The inspector is NOT required to inspect the heat exchanger. This is a technically exhaustive procedure. WIN Home Inspection is not a certified heating technician company.

Air Conditioning

1. Type of Units

Split AC

2. Location of Units

Exterior

3. Systems Operation

Not Tested

Severe damage can occur to air conditioning compressors if they are turned on when the outside temperature is below 60' F. Verify function and service records with seller prior to close of contingency/inspection period. System adequacy/capacity is not within the scope of this inspection as per NAHI standards section 11.3.11. If adequacy design information is desired, contact a licensed HVAC contractor for evaluation and service prior to end of the contingency/inspection period.

4. Service Records

NA

5. Energy Source

Electric 240 Volt

6. Condensing Coil Condition

Functional

Interior components is not within the scope of this inspection.

7. Power Disconnect Location

At unit

Disconnect was properly installed and in acceptable condition. The equipment disconnect acts as a shut off switch for use in an emergency or while servicing.

8. Condensate Drain System

Functional

The condensate drain system is installed and appears to be without any visible flaws.

Plumbing

1. Size Service to Structure

3/4"

2. Structure Pipe Material

Copper

3. Waste Pipe Material

ABS

4. Pipe Rumble Noise

No

5. Surge Bangs

No

6. Encrustation Evident

No

Encrustations (readily visible deposits at the pipe connections) are an early indication of a developing leak. There were no encrustations visible that would indicate a developing leak.

7. Water Pipe Insulation

No

8. Evidence of Leaks

No

An inspection of the readily accessible sections of the plumbing water supply, waste pipes, faucets and fixtures identified no visible leaks that require repair at this time. A program of regular inspection by the homeowner should be considered in order to identify any visible leaks prior to causing any substantial damage.

9. Interior Water Flow

Functional

The inspector opened and closed both hot and cold water at multiple faucets, basins and fixtures simultaneously. Little or no pressure drop resulted indicating water pressure is functional at the time of inspection.

10. Exterior Water Flow

Functional

Average city water pressure is 40-75psi. If the water pressure exceeds 80psi., the inspector recommends to install an exterior pressure reducer or adjust the existing pressure reducer if installed.

11. Drainage and Sump Pumps

No

Raised Foundation

1. Access Location

Exterior

2. Access Size

Satisfactory

3. Clearance

Satisfactory

4. Inaccessible Areas

Noted

There are areas under the structure that are not readily accessible to the inspector due to floor insulation and or mechanical components/structure design. There is no removal of insulation during this visual non-invasive inspection. WIN Home Inspection is not responsible for abnormal conditions existing under insulated flooring and or inaccessible areas.

5. Debris/Trash

Refer to current pest report.

6. Moisture/Dampness

Satisfactory

7. Vapor Barrier

None

8. Ventilation

Satisfactory

9. Proper Earth Wood Clearance

Yes

Inspection of the crawl space area does not show any contact of earth to wood.

10. Wood Members

Satisfactory

Wood destroying organisms and or decay/fungal rot at any location within the subject property is not within the scope of this inspection. This inspection company is not a state licensed pest control company. Review the current pest report for any related conditions.

11. Evidence of Cracks In Foundation

No

No significant horizontal, vertical cracks or deterioration is noted on the interior foundation walls. A visual evaluation of the raised concrete foundation walls was performed and appears to be in satisfactory condition.

12. Separation Over 1/4"

No

13. Sill Plate Anchors

Verified

The sill-plate anchors were located and verified to be in place at accessible areas only at the time of this inspection. Sill plate anchors{anchor bolts}are fasteners that connect the mud sill to the foundation. These anchors limit the framing's ability to move independently on the foundation in the event of an earthquake. The inspector does NOT measure layout of sill plate anchor bolts or determine structural adequacy strength. Rust on metal framing components, including anchor bolts, joist hangers and nails is common. For information regarding this condition, consult with an appropriate specialist.

14. Method Of Inspection

Entrance

15. Insulation

Batten Insulation

Some insulation has fallen in the sub area. It is recommended to reinstall insulation as needed and replace if wet or damaged.



Fallen insulation in the sub area.

16. Pier Type And Condition

Functional

Concrete

Excavation evaluation below grade is not within the scope of this inspection.