



Buyers Protection Group



**1415 Leslie Road  
Healdsburg CA 95448**

**Client(s): Zissis  
Inspection Date: 4/24/2015**

**The Best Inspectors. Anywhere.**

**Inspector: Jose Gonzalez #**

# Table Of Contents

|  |    |
|--|----|
| Cover Page .....                       | 1  |
| Table of Contents .....                | 2  |
| Key Findings Introduction.....         | 3  |
| Action Items .....                     | 4  |
| Consideration Items .....              | 7  |
| General Information .....              | 10 |
| ADDITIONAL INFORMATION.....            | 11 |
| EXTERIOR.....                          | 11 |
| DECK / BALCONY / PORCH / PATIO.....    | 14 |
| ROOF.....                              | 15 |
| GARAGE/CARPORT .....                   | 16 |
| HEATING & AIR CONDITIONING.....        | 17 |
| PLUMBING .....                         | 19 |
| WATER HEATER .....                     | 20 |
| ELECTRICAL .....                       | 21 |
| SMOKE & CARBON MONOXIDE DETECTORS..... | 23 |
| FIREPLACE .....                        | 23 |
| OTHER SYSTEMS .....                    | 24 |
| INTERIOR COMMON AREAS & BEDROOMS.....  | 24 |
| KITCHEN & APPLIANCES .....             | 27 |
| LAUNDRY AREA .....                     | 28 |
| Downstairs Bathroom.....               | 29 |
| Jack & Jill Bathroom.....              | 30 |
| Guest Bedroom Bathroom .....           | 31 |
| Master Bathroom.....                   | 32 |
| GENERAL DISCLAIMERS.....               | 33 |

Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

### SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction (home buyer, home seller, and real estate agents). *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

### SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

### SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

**To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:**

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
  - Report Id: 150414000010133
  - Client's Last Name: Zissis
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

## Action Items

### ADDITIONAL INFORMATION

#### Additional Information

- ☒ 1. **NOTICE TO THIRD PARTIES:** This inspection was performed for the current property owner in accordance with the terms outlined in our Inspection Agreement, and is subject to all terms and conditions contained in this Agreement. This report is the confidential property of client named above and is not intended to benefit any person not a party to this Agreement. By accepting and using this inspection report, client accepts all provisions of said Agreement. Inspector assumes no liability for third party interpretation or use of the report. As property conditions can change after the date of our inspection it is suggested that the interested parties use this report for reference, only and review property personally, themselves.

### EXTERIOR

#### Siding & Trim

- ☒ 2. Deterioration noted to some trimwork, fascia and support post at the right side of the structure. We suggest further review by a licensed pest inspector; repair or treatment should be made, as necessary.

#### Doors

- ☒ 3. Doors and shutters, including but not limited to; those of the windows, are severely weathered. Some decay was noted to various doorframes and corresponding thresholds. Some of the doors display signs of moisture intrusion. Proper preparation and a good coat of paint or stain can protect and extend the useful life of the siding and trim. We recommend consulting a pest inspector for further review and recommendations and that correction of moisture source be verified.

### DECK / BALCONY / PORCH / PATIO

#### Deck/Slab

- ☒ 4. The front deck consists of a sealed membrane surface with a layer of tile installed over it. The membrane surface could not be viewed to establish its condition. However tile surface is damage and sealed membrane displays signs of leaking. Moisture stains and decay were evident on the wood sheathing under this deck. We recommend review and repair/replacement, as necessary, by a qualified waterproofing technician or licensed roofing contractor.
- ☒ 5. Sporadic organic/fungus growth noted to the decks at the sides of the structure. The glulam support beam at left deck is severely deteriorated; this is a safety concern. **THE USE OF THIS DECK (AND PATIO BELOW) SHOULD BE DISCONTNUED UNTIL REPAIRED.** We suggest further review by a licensed general contractor and/or structural pest inspector; repair or treatment should be made, as necessary.

### ROOF

#### Condition

- ☒ 6. Roof appears to be nearing the later stages of its useful life. Dislodged and/or improperly installed shingles noted near ridges and front/left field. Due to the above noted and signs of past leaking observed inside the home, we suggest consulting a licensed roofing contractor for further review.

#### Flashings

- ☒ 7. The rubber seals around some of the plumbing vents are cracked. This can allow moisture intrusion down the outside of the vent pipe and into the attic space. We recommend damaged seals be repaired or replaced, as needed.

#### Other Roof Items

- ☒ 8. Wood deterioration noted to both of the exposed gable beams. We recommend affected materials be repaired or replaced, as necessary.

## Action Items

### GARAGE/CARPORT

#### Garage Roof

- ❌ 9. The carport/breezeway roof cover is in need of replacement. Air-pockets noted in the membrane. The discoloration and decay observed at the sheathing below indicate the roof leaks. The plywood sheathing is buckled and the far/ left support beam somewhat displaced. Client is advised to seek further review by a licensed roofing contractor.

#### Other Garage Items

- ❌ 10. Deterioration noted to the carport wood division wall and/or roof framing. We suggest further review by a licensed pest inspector; repair or treatment should be made, as necessary.

### HEATING & AIR CONDITIONING

#### Ducting

- ❌ 11. Due to possible contamination from water and/or pests, client is advised to have this ductwork inspected, cleaned or replaced by a qualified professional, as necessary.

### WATER HEATER

#### Condition

- ❌ 12. This is an older water heater that has exceeded its designed life. Although operable at the time of inspection, water heaters can go out suddenly. While this unit could last for an indefinite period of time, we cannot predict its remaining life. Client is advised to plan and/or budget for replacement, accordingly. Periodic observation, for signs of leaking, is further advised.

### ELECTRICAL

#### Sub Panel(s)

- ❌ 13. Doubled-up circuitry noted at neutral bar (i.e. 2 neutral wires on a single terminal). This condition can cause wiring to become loose, leading to arcing and overheating. Each grounded conductor should terminate within the panel board in an individual terminal that is not also used for another conductor. We recommend review by a qualified professional electrician for correction, as necessary, to ensure proper operation and safety.

### SMOKE & CARBON MONOXIDE DETECTORS

#### CO Detector(s) Operational Status

- ❌ 14. No CO detector found. As this dwelling has gas combustion appliances within it, we recommend client consider the installation of one or more CO (carbon monoxide) detectors in front of sleeping areas and on each level of the home as a safety enhancement.

#### Other Location Notes

- ❌ 15. Some of the smoke alarm units are incomplete and missing batteries. We recommend all inoperable unit be replaced.

### FIREPLACE

#### Firebox & Damper

- ❌ 16. Cracked/damage refractor panel noted. Recommend replacement by a qualified chimney specialist.

### INTERIOR COMMON AREAS & BEDROOMS

#### Interior Floors

## Action Items

### INTERIOR COMMON AREAS & BEDROOMS

- 17. Cracking noted in the tile flooring throughout the downstairs living areas. This type of condition would not be considered a structural defect. However, this damage might also indicate cracking or settling in the concrete slab foundation. We recommend further review by a qualified foundation contractor and/or flooring specialist.
- 18. Some deterioration was noted to the floor adjacent to some of the upstairs French doors. We suggest maintenance and repairs, as necessary.

### KITCHEN & APPLIANCES

#### Kitchen Electrical

- 19. Exposed romex (NM Non-metallic cable) wiring noted under the sink. This may be a safety concern if used where it could be subject to physical damage. We suggest consulting an electrician for further review.

#### Kitchen Sinks & Drains

- 20. The faucet is leaking at the base of the spigot. We suggest repair or replacement, as needed.

#### Kitchen Dishwasher

- 21. Inoperable. We recommend review and repair/replacement by a qualified appliance technician, as necessary.

#### Kitchen Oven

- 22. Operable, but the glass in the door is broken. We recommend review and applicable correction by a qualified appliance technician.

### Downstairs Bathroom

#### Bathroom Electrical

- 23. When tested, the front ground fault interrupter breaker (GFI) failed to interrupt power at the test outlet box. This type of problem is typically due to improper wiring or a faulty device. We recommend correction, as necessary, (to provide the recommended protection), by a licensed electrician.

### Jack & Jill Bathroom

#### Bathroom Tub/Shower Faucet & Plumbing

- 24. Valves were operable but the faucet/valves do not stop at the "OFF" position. We suggest repair or replacement.

## Consideration Items

### ADDITIONAL INFORMATION

#### Additional Information

25. We suspect this home has been vacant for an extended period of time. Waste lines and fittings dry out while a house is vacant and, in some cases, the operational checks during a building inspection do not reveal leaks that show up only after the house is in full use. Such leaks sometimes self-heal, but often repairs are necessary. For example, a drain leak may not become apparent in a wall/ceiling surface until several hours after the inspection. Items solidify in inactive waste lines, and require clean out after use; expect this possibility. Inspection of the below surface sewer components is beyond the scope of this visual inspection. Scanning of the lines is the only way to assure there are no broken or clogged components. As a rule, we recommend sewer lines in place 40 years or more be scanned before closing because finding and correcting these problems can be expensive.

Water heaters and dishwashers are notorious for developing leaks shortly after new occupancies if the home has been vacant for an extended period of time prior to a change of ownership. This occurs because these items have been inactive and seals dry out and corrosion builds and when they begin to be used again components fail. We strongly recommend client consider a home warranty on homes that have been vacant.

### EXTERIOR

#### Fences & Gates

26. It is recommended for child safety reasons that all pools have a barrier completely around them that is at least 48 inches above grade. This is measured from the side of the barrier which faces away from the swimming pool. As a safety enhancement, we recommend a proper barrier and safety alarms on gates and doors to the pool area be installed.

#### Siding & Trim

27. Siding is at or near grade level. Moisture from water collecting on grade surface can contribute to deterioration of the siding. Ideally, grade should be 6 inches below the edge of the siding. We suggest the corrections be made, as practical, including keeping the siding well painted and caulked to protect it from damage.

#### Windows

28. Evidence of one or more failed seals was noted at the time of our inspection. (See body of report for specific locations.) Detection of this type of defect can sometimes be extremely subtle. Weather conditions, lighting, dirty glass and screens can limit the inspector's ability to completely evaluate these windows visually for evidence of condensation between the panes of glass. *Because of this, per California Real Estate Inspection Association Guidelines (CREIA), our inspection does not warranty the integrity of dual-glazed window seals nor does it guarantee the detection of all failed seals that may be present.* We recommend client have all installed windows reviewed by a licensed window contractor for identification and correction of failed seals.

#### Other Exterior Items

29. Storage room was locked and no key was available to unlock it. Our review was limited to the exterior portions of this area. If desired, a further inspection of this area can be made, for an additional fee, when it is made accessible.

### ROOF

#### Gutters

30. Gutters contain debris, some are corroded and may need replacement. We recommend gutters be repaired or replaced by a qualified trade professional.

### HEATING & AIR CONDITIONING

#### Heater: Venting



## Consideration Items

### HEATING & AIR CONDITIONING

31. Flue termination point is located too close to a vertical wall. Gas appliance vents should be located two feet higher or eight feet away from vertical surfaces. We recommend correction, as necessary.

#### Ducting

32. Inconsistent or unbalanced airflow or delivery observed at the heating registers. Client may wish to consult with a HVAC specialist about balancing the airflow if this is a concern.

#### A/C: Operational Condition

33. Based on our estimate of its age, this air conditioner is nearing the later stages of its designed life. The unit did operate when tested, but we cannot estimate its remaining life or efficiency. Client is advised to service the unit regularly and to plan and/or budget for replacement, accordingly.

#### Other HVAC Items

34. Air conditioner coil box at the furnace lacks a secondary drain. Depending on the manufacturer specifications and local requirements, these should be present to allow safe drainage of condensate in the event the primary drain becomes blocked. The drainpipe should terminate in a readily observable location such as over a window or door. We suggest review of the heating system by a licensed HVAC contractor.

### PLUMBING

#### Main Shut-off

35. Based on third-party information and visual evidence, we believe the water supply to this property is supplied by a well. Verification of the actual water source is beyond the scope of a home inspection. Due to the inaccessible nature of this system, its components are not within the scope of this inspection. We recommend a detailed review of this equipment and water quality testing be performed by a qualified well specialist.

#### Drain/Waste Vents

36. Based on third-party information and visual evidence, we believe the waste disposal system to this property is on-site. Verification of this is beyond the scope of a home inspection. Septic tanks, leach fields and other types of private waste systems are not within the scope of this report. Client is advised to consult with a septic specialist.

### WATER HEATER

#### Earthquake Strapping

37. Earthquake straps were installed around the water heater tank, but were not installed correctly. We recommend straps be secured to the wood framing with threaded lags. At minimum, all water heaters should be secured in accordance with California building code, or modifications made thereto by local city and/or county building departments. As water heater bracing requirements can vary from city to city, current requirements can be obtained from the local city or county building departments. We suggest strap manufacturer's instructions be referred to for proper performance of these restraints.

### ELECTRICAL

#### Main Panel


38. The panel is equipped with breakers fabricated by a maker other than the panel manufacturer. The use of dissimilar breakers can void the manufacturer's warranty. Determining product compatibility is beyond the scope of a general home inspection. If client has concerns, we recommend consulting a licensed electrical contractor.
39. Pointed sheet metal screws have been used to secure the dead front cover to the front of the panel. Blunt screws should be used to prevent the wire insulation from being cut by the screws.
40. Breakers are not clearly labeled. We suggest individual circuits be clearly identified with labels at the circuit breakers.



## Consideration Items


### Downstairs Bathroom

#### Bathroom Electrical

-  41. The wall light fixture over the shower did not operate at the time of inspection, possibly due to a burnt-out bulb. We suggest proper operation of the light fixture be demonstrated with a new bulb or repairs be made, as necessary.

### Jack & Jill Bathroom

#### Bathroom Tub/Shower & Surround

-  42. Voids and/or cracks noted to grout of tiles. We suggest all tile edges of the surround walls be kept caulked and sealed to deter moisture penetration. All missing or damaged grouting should be replaced. Failure to keep the walls well sealed can cause deterioration and moisture damage to the interior walls and surrounding floors. This damage is not always visible at the time of inspection.

*Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To BPG Inspection Services*

|   |                          |                                   |
|---|--------------------------|-----------------------------------|
| <b>Date:</b> 4/24/2015                                  | <b>Time:</b> 09:00:00 AM | <b>Report ID:</b> 150414000010133 |
| <b>Property:</b> 1415 Leslie Road, Healdsburg, CA 95448 |                          | <b>Prepared By:</b> Jose Gonzalez |

## General Information

*This is a confidential report for the exclusive use of the above-named client. Any use by unauthorized persons is prohibited.*

*The intent of this report is to give our client a comprehensive, clear-cut, unbiased view of the condition of this property as it sat on the date of our inspection. Here are a few things you should know about the scope of our inspection:*

*Unless specifically agreed upon in our Inspection Agreement, our inspection is limited to the primary building on the property. Additional buildings or components such as pools, spas or detached decks can be arranged to be included in our evaluation for an additional fee and must be expressly identified in our Inspection Agreement. The purpose of this inspection is to identify 'MAJOR' problems associated with the property (although minor items may also be mentioned). This inspection is based upon a visual review of accessible areas of the structure. We do not accept responsibility for conditions that might be present but are concealed from view or inaccessible. Keep in mind this is not a code-compliant inspection and we make no representations as to the extent or presence of building code or zoning violations; we simply state whether an item is serving its intended purpose based upon when it was installed.*

*Below the headings of many of the sections of this report you will find descriptions and important information regarding our inspection process for that category. Please read this text as it explains the scope and limitations of our review and provides the reader with key information about what is and is not able to be evaluated as part of our inspection. Should you have any questions about what was inspected, we encourage you to call our office; we will be happy to answer your questions.*

*Our inspection was performed in accordance with the standards of practice of the California Real Estate Inspection Association (CREIA). We included a copy of these standards in our e-mail confirming this inspection. If you did not receive this e-mail or would like another copy, contact our office and we will be happy to provide you with one.*

*Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to evaluate the component and make those repairs in compliance with the standard of care for that industry. We advise our clients to obtain documentation from these professionals concerning the work performed.*

*Our goal is to be as thorough and complete as possible. If you believe a condition is present that should have been noted in the report is not, please contact our office and will make sure that we address your concern. We try to keep the report as concise as possible; if when reading the report you feel further clarification would be helpful, we are always available to further answer any questions you may have.*

## DEFINITION OF TERMS

*In reading this report, the following definitions are used:*

**Inspected (IN)** = *This item was inspected and is in good condition and able to serve its intended purpose based upon when it was installed or built.*

**Not Inspected (NI)** = *This item, component or unit was not inspected (reason for not inspecting should be noted).*

**Not Present (NP)** = *This item, component or unit is not in this home or building.*

**Action Item:** *The item is not functioning as intended or needs repair or further evaluation.*

**Consideration Item:** *The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).*

Sometimes we just include comments describing the material of certain items. These are made for informational purposes and if no other accompanying information is provided these items can be considered to be in serviceable condition.


To help make things easier to understand, we have included digital photographs and/or line diagrams of some items and components within this report. These images are for your convenience only and do not represent all conditions that may be deficient. NOT ALL DEFECTS ARE PHOTOGRAPHED; the entire written report should be reviewed.


|   |  |  |
|---|--|--|
| <b>IN ATTENDANCE:</b><br>Seller's Agent | <b>TYPE OF BUILDING:</b><br>Single Family (2 story)  | <b>APPROX. AGE OF BUILDING:</b><br>20-25 years |
| <b>OCCUPANCY:</b><br>Vacant             | <b>VIEW ORIENTATION:</b><br>The front door of the structure was used for the purpose of describing orientation when referring to left and right, front and rear. | <b>WEATHER:</b><br>Overcast, Cold              |
| <b>RAIN IN LAST 48 HOURS:</b><br>No     |  |  |

## 1. ADDITIONAL INFORMATION

### Inspection Items

#### Additional Information

 **NOTICE TO THIRD PARTIES:** This inspection was performed for the current property owner in accordance with the terms outlined in our Inspection Agreement, and is subject to all terms and conditions contained in this Agreement. This report is the confidential property of client named above and is not intended to benefit any person not a party to this Agreement. By accepting and using this inspection report, client accepts all provisions of said Agreement. Inspector assumes no liability for third party interpretation or use of the report. As property conditions can change after the date of our inspection it is suggested that the interested parties use this report for reference, only and review property personally, themselves.

 **We suspect this home has been vacant for an extended period of time. Waste lines and fittings dry out while a house is vacant and, in some cases, the operational checks during a building inspection do not reveal leaks that show up only after the house is in full use. Such leaks sometimes self-heal, but often repairs are necessary. For example, a drain leak may not become apparent in a wall/ceiling surface until several hours after the inspection. Items solidify in inactive waste lines, and require clean out after use; expect this possibility. Inspection of the below surface sewer components is beyond the scope of this visual inspection. Scanning of the lines is the only way to assure there are no broken or clogged components. As a rule, we recommend sewer lines in place 40 years or more be scanned before closing because finding and correcting these problems can be expensive.**

Water heaters and dishwashers are notorious for developing leaks shortly after new occupancies if the home has been vacant for an extended period of time prior to a change of ownership. This occurs because these items have been inactive and seals dry out and corrosion builds and when they begin to be used again components fail. We strongly recommend client consider a home warranty on homes that have been vacant.

## 2. EXTERIOR

### Styles & Materials

|   |   |                                     |
|---|---|-------------------------------------|
| <b>DRIVEWAYS &amp; WALKWAYS:</b><br>Concrete<br>Gravel                      | <b>SIDING MATERIAL:</b><br>Plywood<br>Wood batt-and-board | <b>TRIM MATERIAL:</b><br>Wood       |
| <b>WINDOWS:</b><br>Wood frames<br>Dual-glazed windows<br>Failed seals noted | <b>FENCES &amp; GATES:</b><br>Metal                       | <b>GAS SERVICE:</b><br>Propane (LP) |

|   |                         |  |
|---|-------------------------|--|
| <b>GAS METER LOCATION:</b><br>Rear of house | <b>GRADE:</b><br>Sloped |  |
|---|-------------------------|--|

### Inspection Items

#### Driveway & Walkways

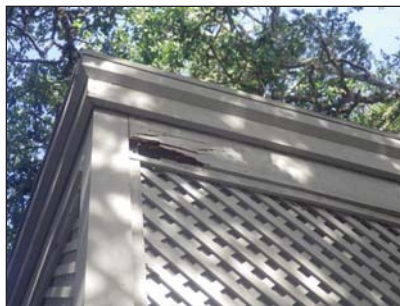
- ◆ Uneven joints noted. This is a possible trip hazard. We recommend efforts be made to repair or mitigate this unevenness. See **Grade** comments below regarding soil conditions.

#### Fences & Gates

- ◆ Due to the size of this property, fences away from the structure were not inspected.
- ◆ Portions of the fences were hidden from view by plants; our inspection was limited in these areas.
- 📷 ◆ It is recommended for child safety reasons that all pools have a barrier completely around them that is at least 48 inches above grade. This is measured from the side of the barrier which faces away from the swimming pool. As a safety enhancement, we recommend a proper barrier and safety alarms on gates and doors to the pool area be installed.

#### Siding & Trim

- ◆ To help deter future moisture intrusion and decay of wood materials, we advise all voids, cracks and seams of the exterior siding, trim and window frames be regularly sealed with caulking as part of routine home maintenance.
- ◆ The corrosion noted on the nails securing the siding is an indication that improper fasteners were used. Nails on exterior surfaces should be non-ferrous or galvanized to resist corrosion. We recommend affected fasteners be replaced or at least be kept well painted to deter further corrosion.
- ◆ Exterior paint deterioration noted. Proper preparation and a good coat of paint or stain can protect and extend the useful life of the siding and trim.
- 📷 ◆ Siding is at or near grade level. Moisture from water collecting on grade surface can contribute to deterioration of the siding. Ideally, grade should be 6 inches below the edge of the siding. We suggest the corrections be made, as practical, including keeping the siding well painted and caulked to protect it from damage.
- ◆ The corrosion noted on the nails at the exterior cladding is an indication that improper fasteners were used. Nails on exterior surfaces should be non-ferrous or galvanized to resist corrosion. We recommend affected fasteners be replaced or at least be kept well painted to deter further corrosion.
- ☒ ◆ Deterioration noted to some trimwork, fascia and support post at the right side of the structure. We suggest further review by a licensed pest inspector; repair or treatment should be made, as necessary.



#### Doors

- ☒ ◆ Doors and shutters, including but not limited to; those of the windows, are severely weathered. Some decay was noted to various doorframes and corresponding thresholds. Some of the doors display signs of moisture intrusion. Proper preparation and a good coat of paint or stain can protect and extend the useful life of the siding and trim. We recommend consulting a pest inspector for further review and recommendations and that correction of moisture source be verified.



### Windows

- ◆ The window frames have dual-glazed glass for increased energy efficiency.
- ◆ Evidence of one or more failed seals was noted at the time of our inspection. (See body of report for specific locations.) Detection of this type of defect can sometimes be extremely subtle. Weather conditions, lighting, dirty glass and screens can limit the inspector's ability to completely evaluate these windows visually for evidence of condensation between the panes of glass. *Because of this, per California Real Estate Inspection Association Guidelines (CREIA), our inspection does not warranty the integrity of dual-glazed window seals nor does it guarantee the detection of all failed seals that may be present. We recommend client have all installed windows reviewed by a licensed window contractor for identification and correction of failed seals.*

### Exterior Electrical

- ◆ Waterproof covers noted at exterior outlets for protection. Outlets are grounded and ground fault interrupter is provided for safety. We suggest periodic testing to ensure proper working order.

### Grade

- ◆ Home is built on a sloped lot. Geological evaluations are beyond the scope of this report. We recommend consulting with a geotechnical engineer if concerned by conditions listed in this report or which you have observed. Conditions at the time of our inspection do not always allow us to fully evaluate the adequacy of lot grading with a one-visit visual review. In addition to our inspection, we recommend the property owner be consulted for knowledge of past occurrences of water accumulation.

As this house is located within a slope, some water may collect next to the house from time to time due to watershed from the slope. This can vary from year to year based upon a number of variables. To reduce any potential adverse effects that could occur from this condition, homeowner should periodically make maintenance efforts to keep drainage areas clear and ensure soils and flatwork are properly graded to divert run-off away from the foundation, as practical.

### Foundation

- ◆ Concrete slab construction. Slab foundations are primarily inspected from the exterior perimeters. Floor coverings limit our review of the slab at the interior of the structure. Unable to determine from visual inspection whether the structure frame is anchored to the foundation, as all sill plates were enclosed inside the walls.

### Gas Service

- ◆ Service is propane. Evaluation of the propane tank is beyond the scope of this inspection. We suggest consulting with the fuel supplier as to the condition of this tank and the supply lines.

### Hosebibs [Inspected]

### Other Exterior Items

- ◆ This home is constructed with some exterior walls which, due to their height or lack of eave protection, are particularly vulnerable to the effects of weather. This is a common condition. Doors and windows within these walls may allow moisture intrusion during wind-blown rain. As part of routine home maintenance, efforts should be made to keep windows and doors well sealed, as practical, to deter moisture. Canopies and overhangs can also help shield the doors and windows.

- ◆ Large trees are growing in close proximity to this structure. Evaluation of these trees or their future effect on the dwelling is beyond the scope of our inspection.
- ◆ Although it may not have been required when this house was built, we recommend that address numbers (ideally, illuminated) be present on the house so as to be visible from the street. This is to prevent delays in emergency services.
- ◆ Swimming pool present. Evaluation of the pool or pool equipment is excluded from the scope of this inspection.
- ☒ ◆ Storage room was locked and no key was available to unlock it. Our review was limited to the exterior portions of this area. If desired, a further inspection of this area can be made, for an additional fee, when it is made accessible.

**3. DECK / BALCONY / PORCH / PATIO**

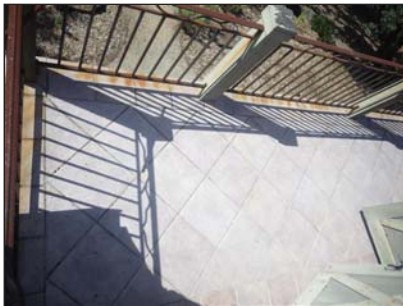
**Styles & Materials**

|  |  |  |
|--|--|--|
| <b>LOCATION:</b><br>Front and sides of the structure | <b>DECK/SLAB:</b><br>Wood deck<br>Tile over wood sheathing | <b>BARRIERS &amp; ENCLOSURES:</b><br>Wood<br>Metal |
|--|--|--|

**Inspection Items**

**Deck/Slab**

- ☒ ◆ The front deck consists of a sealed membrane surface with a layer of tile installed over it. The membrane surface could not be viewed to establish its condition. However tile surface is damage and sealed membrane displays signs of leaking. Moisture stains and decay were evident on the wood sheathing under this deck. We recommend review and repair/replacement, as necessary, by a qualified waterproofing technician or licensed roofing contractor.



- ◆ The sides decks are attached to the structure with a ledger board. Moisture intrusion can sometimes occur through the fasteners used to secure the ledger to the exterior wall. Ideally, a flashing or spacers should be installed to deter this from occurring. At minimum, the top of the ledger board should be periodically caulked.
- ☒ ◆ Sporadic organic/fungus growth noted to the decks at the sides of the structure. The glulam support beam at left deck is severely deteriorated; this is a safety concern. THE USE OF THIS DECK (AND PATIO BELOW) SHOULD BE DISCONTINUED UNTIL REPAIRED. We suggest further review by a licensed general contractor and/or structural pest inspector; repair or treatment should be made, as necessary.



**Cover** [Not Present]



**Steps & Handrails**

- ◆ Although it may have been standard at the time of construction, the spacing between rails is farther apart than is recommended. This is a potential child safety concern and correction is advisable.
- ◆ Hand railing and/or spindles to the right side deck are loose and the stairs are missing a proper (graspable) handrail. We recommend correction, as necessary, by licensed personnel.

**Electrical** [Inspected]

**Other Deck/Patio Items**

- ◆ A self-contained, above-ground spa was noted. Evaluation of this system is excluded from the scope of this inspection.

**4. ROOF**

*Our evaluation of the roof is to determine if portions are missing and/or deteriorating. The review is based on observations made on the day of our inspection under weather conditions noted at the beginning of the report. Portions of the underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore our review is not a guarantee against roof leaks or a certification. As several factors affect the aging and wearing of roof surfaces, we cannot predict the remaining life of roof coverings.*

**Styles & Materials**

|  |   |  |
|--|---|--|
| <b>ROOF TYPE:</b><br>Sloped  | <b>ROOF COVERING MATERIAL:</b><br>Composition shingle | <b>OBSERVED FROM:</b><br>Walking on the roof |
| <b>CONDITION:</b><br>Nearing the later stages of its designed life | <b>GUTTERS &amp; DOWNSPOUTS:</b><br>Metal             | <b>SKYLIGHTS:</b><br>Present                 |

**Inspection Items**

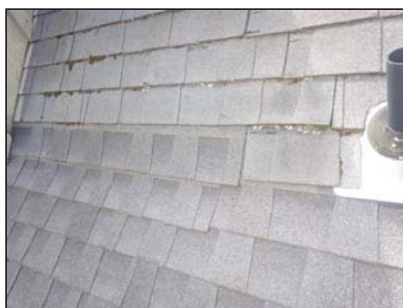
**Roof Access Conditionals**

- ◆ Findings were based on observations made from walking on the roof.



**Condition**

- ◆ Roof appears to be nearing the later stages of its useful life. Dislodged and/or improperly installed shingles noted near ridges and front/left field. Due to the above noted and signs of past leaking observed inside the home, we suggest consulting a licensed roofing contractor for further review.



- ◆ Common moss growth noted which can accelerate the deterioration of roofing materials.



**Flashings**

- ✘ ◆ The rubber seals around some of the plumbing vents are cracked. This can allow moisture intrusion down the outside of the vent pipe and into the attic space. We recommend damaged seals be repaired or replaced, as needed.



**Skylights**

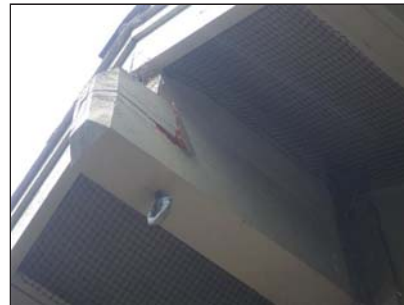
- ◆ Skylights should be regularly inspected and may require caulking as part of normal maintenance.

**Gutters**

- ☒ ◆ Gutters contain debris, some are corroded and may need replacement. We recommend gutters be repaired or replaced by a qualified trade professional.
- ◆ Downspouts discharge onto the roof-to-wall flashing at several locations. This can sometimes cause leaking when winds blow water up under this flashing. We suggest the downspouts be extended to drain away from the walls.

**Other Roof Items**

- ◆ The air-space between the roof and the ceilings was not accessible for review due to construction design. These types of roofs do not normally have an entry scuttle due to prohibiting clearance.
- ✘ ◆ Wood deterioration noted to both of the exposed gable beams. We recommend affected materials be repaired or replaced, as necessary.



**5. GARAGE/CARPORT**

**Styles & Materials**

|                         |   |                           |
|-------------------------|---|---------------------------|
| <b>TYPE:</b><br>Carport | <b>GARAGE ROOF:</b><br>Low-pitch construction | <b>FLOOR:</b><br>Concrete |
|-------------------------|---|---------------------------|

**Inspection Items**

**Garage Roof**

- ✘ ◆ The carport/breezeway roof cover is in need of replacement. Air-pockets noted in the membrane. The discoloration and decay observed at the sheathing below indicate the roof leaks. The plywood sheathing is buckled and the far/ left support beam somewhat displaced. Client is advised to seek further review by a licensed roofing contractor.



**Garage Floor** [Inspected]

**Garage Electrical** [Inspected]

**Other Garage Items**

✘ ♦ Deterioration noted to the carport wood division wall and/or roof framing. We suggest further review by a licensed pest inspector; repair or treatment should be made, as necessary.



**6. HEATING & AIR CONDITIONING**

Our evaluation of heating appliances is both visual and functional provided fuel and power are supplied to the component. Verification of thermostat temperature accuracy is not part of our evaluation. Calculations for determining the proper size or adequacy of the heating or cooling systems are beyond the scope of this inspection. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Judging the sufficiency of airflow or balanced delivery of heat in forced-air systems is a subjective evaluation; therefore, we only note a poor condition if, in the inspector's opinion, the flow seems to be less than normal based on your inspector's experience. We urge you to personally test this system.

NOTE: As of October 1, 2005, installing or replacing certain heating, ventilating and air conditioning (HVAC) equipment may trigger a requirement to test and, if necessary, properly seal or replace the existing ductwork connected to that equipment. In addition, A/C equipment being replaced after January 23, 2006, is required to upgrade to a SEER 13 energy rating. Due to increased sizes of some of these units, additional costs may be incurred for this upgrade requirement.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. PG&E OR MOST LOCAL PROPANE SUPPLIERS WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

**Styles & Materials**

|   |   |  |
|---|---|--|
| <b>HEATER TYPE:</b><br>Gas forced-air unit<br>Extra Info : Input Rating: 88,000 BTU's/hour. | <b>HEATER MAKE:</b><br>Bryant   | <b>HEATER DATE OF MANUFACTURE:</b><br>1997       |
| <b>LOCATION OF HEATER:</b><br>Exterior closet at rear of structure                          | <b>HEATER DISCONNECT(S):</b><br>Gas shut-off valve present<br>Electrical disconnect present | <b>HEATER ELECT. IGNITION SYSTEM:</b><br>Present |
| <b>HEATER VENTING:</b><br>Intact, where visible   | <b>THERMOSTAT LOCATION:</b><br>Living room  | <b>A/C MAKE:</b><br>Bryant                       |

|                                  |   |                            |
|----------------------------------|---|----------------------------|
| A/C DATE OF MANUFACTURE:<br>2000 | LOCATION OF A/C:<br>Rear of the structure | A/C DISCONNECT:<br>Present |
|----------------------------------|---|----------------------------|

### Inspection Items

#### Heater: Operational Condition

- ◆ Heating unit was tested using normal control settings and it operated properly during our inspection. We suggest regular cleaning and lubrication of the blower (if applicable) as part of the routine maintenance of this furnace.



- ◆ The filter installed in this unit is dirty. This can slow airflow and reduce the efficiency of the system. We suggest cleaning or replacing this filter periodically as part of routine maintenance.

#### Heater: Venting

- ◆ Flue termination point is located too close to a vertical wall. Gas appliance vents should be located two feet higher or eight feet away from vertical surfaces. We recommend correction, as necessary.

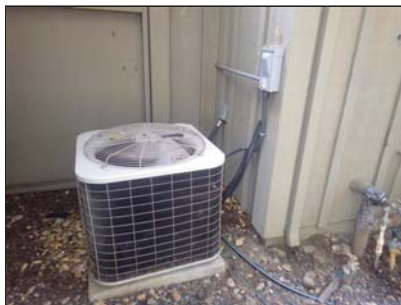
#### Thermostat [Inspected]

#### Ducting

- ◆ Inconsistent or unbalanced airflow or delivery observed at the heating registers. Client may wish to consult with a HVAC specialist about balancing the airflow if this is a concern.
- ◆ Due to possible contamination from water and/or pests, client is advised to have this ductwork inspected, cleaned or replaced by a qualified professional, as necessary.

#### A/C: Operational Condition

- ◆ Based on our estimate of its age, this air conditioner is nearing the later stages of its designed life. The unit did operate when tested, but we cannot estimate its remaining life or efficiency. Client is advised to service the unit regularly and to plan and/or budget for replacement, accordingly.



- ◆ The condensing unit is located closer to the exterior wall of the house than is commonly recommended by most manufacturers. This can inhibit the efficiency of the unit. Ideally, the condenser should be located so that good airflow can be obtained all the way around the unit.
- ◆ The A/C unit is not resting on a level pad, possibly due to platform settlement. While this will not prevent the compressor from working, it can potentially reduce its designed life and/or hinder its efficiency. We suggest efforts be made to re-level the A/C unit to preserve its useful life.

- ◆ Soil has collected against the base of the condensating unit. We suggest soil be graded away from the base to deter corrosion.
- ◆ The radiant fins are bent. Although the unit will continue to operate, this can reduce the efficiency of an air conditioner. Sometimes these fins can be repaired by having a HVAC contractor comb them back.

**Other HVAC Items**

- ☒ ◆ Air conditioner coil box at the furnace lacks a secondary drain. Depending on the manufacturer specifications and local requirements, these should be present to allow safe drainage of condensate in the event the primary drain becomes blocked. The drainpipe should terminate in a readily observable location such as over a window or door. We suggest review of the heating system by a licensed HVAC contractor.



**7. PLUMBING**

Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned on or off during the inspection. Inactivity can cause the seals in these valves to harden and crack over time, leading to the possibility of leaking when turned. These valves sometimes drip when used after long periods of inactivity. We suggest all shut-off valves be turned regularly to ensure free movement in case of an emergency. Angle stops that are shut off are not opened as they may be sealing an active plumbing leak. Further information about the operational status of any fixture noted to have a supply valve shut-off should be obtained from the seller of the property.

Verification of the presence and condition of waste line clean-outs outside the footprint of the home is beyond the scope of this inspection. As waste lines are buried and inaccessible, determination of waste disposal system or the condition of lines underground is not part of this inspection. Clean-outs can be buried under soil, hidden under landscaping or covered by decks or patios. Detection of broken or clogged buried waste lines can rarely be made from a visual review. Because of this, we recommend client consider having this property's waste lines inspected by video camera by a qualified technician.

Judging the sufficiency of water flow in plumbing is a subjective evaluation. Determination of poor or serviceable conditions is judged based on your inspector's experience. We urge you to personally test the plumbing fixtures for your own evaluation.

**Styles & Materials**

|   |                                      |  |
|---|--------------------------------------|--|
| <b>MAIN SHUT-OFF LOCATION:</b><br>Rear of structure | <b>WATER SUPPLY PIPES:</b><br>Copper | <b>PRESSURE READING:</b><br>Pressure was within recommended guidelines |
| <b>DRAIN LINES:</b><br>Cast iron                    |                                      |  |

**Inspection Items**

**Supply Pipes**

- ◆ Copper plumbing is preferred for its durability and long service life.

**Main Shut-off**

- ◆ Pressure at 10 a.m. was 65 psi. This pressure is within recommended guidelines.

NOTE: Since main water shut-off valves are operated infrequently, it is not unusual for them to become stuck over time. They often leak or break when operated after a period of inactivity. For this reason, inspectors do not test main water shut-off valves during a home inspection. We recommend caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in the event of emergency.

- Based on third-party information and visual evidence, we believe the water supply to this property is supplied by a well. Verification of the actual water source is beyond the scope of a home inspection. Due to the inaccessible nature of this system, its components are not within the scope of this inspection. We recommend a detailed review of this equipment and water quality testing be performed by a qualified well specialist.

**Drain/Waste Vents**

- Based on third-party information and visual evidence, we believe the waste disposal system to this property is on-site. Verification of this is beyond the scope of a home inspection. Septic tanks, leach fields and other types of private waste systems are not within the scope of this report. Client is advised to consult with a septic specialist.

**8. WATER HEATER**

*Determining adequate sizing of water heating appliances or evaluating wait times for hot water delivery at various plumbing fixtures is outside the scope of a home inspection. Water temperature over 125 degrees Fahrenheit can cause injury. Water temperature set higher than this represents a scalding hazard. We do not recommend the temperature setting be adjusted any higher than this.*

**Styles & Materials**

|  |   |   |
|--|---|---|
| <b>MAKE:</b><br>State  | <b>DATE OF MANUFACTURE:</b><br>1997                               | <b>LOCATION:</b><br>Laundry area                                |
| <b>CAPACITY:</b><br>50-gallon  | <b>FUEL TYPE:</b><br>Gas  | <b>CONDITION:</b><br>Operable; see comments                     |
| <b>SHUT-OFF VALVES:</b><br>Gas shut-off valve present<br>Cold water shut-off valve present | <b>TEMPERATURE RELIEF VALVE:</b><br>Installed as a safety feature | <b>EARTHQUAKE STRAPPING:</b><br>Extra Info : See comments below |
| <b>VENTING:</b><br>Intact, where visible   |   |   |

**Inspection Items**

**Condition**

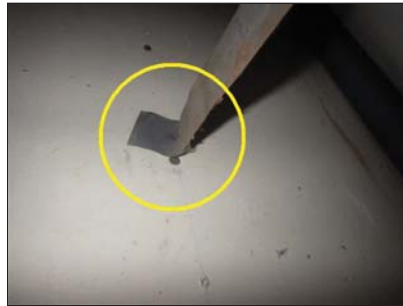
- This is an older water heater that has exceeded its designed life. Although operable at the time of inspection, water heaters can go out suddenly. While this unit could last for an indefinite period of time, we cannot predict its remaining life. Client is advised to plan and/or budget for replacement, accordingly. Periodic observation, for signs of leaking, is further advised.



**Earthquake Strapping**

- Earthquake straps were installed around the water heater tank, but were not installed correctly. We recommend straps be secured to the wood framing with threaded lags. At minimum, all water heaters should be secured in

accordance with California building code, or modifications made thereto by local city and/or county building departments. As water heater bracing requirements can vary from city to city, current requirements can be obtained from the local city or county building departments. We suggest strap manufacturer's instructions be referred to for proper performance of these restraints.



**Temperature Relief Valve** [Inspected]

**Venting**

- ◆ See *Heater; Venting* comments.

**9. ELECTRICAL**

**Styles & Materials**

|  |  |   |
|--|--|---|
| <b>SERVICE ENTRANCE:</b><br>Underground              | <b>MAIN PANEL LOCATION:</b><br>Extra Info : Laundry              | <b>OVERLOAD PROTECTION:</b><br>Breakers                     |
| <b>MAIN DISCONNECT:</b><br>Present, as recommended   | <b>SUB PANEL LOCATION:</b><br>Extra Info : Master bedroom closet | <b>BRANCH CIRCUIT WIRING:</b><br>Copper, which is preferred |
| <b>GROUNDING:</b><br>Unable to view grounding method |  |   |

**Inspection Items**

**Main Service Information**

- ◆ Main electrical service is approximately 200 amps, 220 volts.
- ◆ Metered panel is located remotely, and therefore was not inspected.

**Main Panel**

- 🔍 ◆ The panel is equipped with breakers fabricated by a maker other than the panel manufacturer. The use of dissimilar breakers can void the manufacturer's warranty. Determining product compatibility is beyond the scope of a general home inspection. If client has concerns, we recommend consulting a licensed electrical contractor.





- ◆ Panel is full; this panel has no more slots to add any additional breakers. Should system expansion be necessary in the future, panel may need to be replaced or a subpanel may need to be added.
- ⏏ ◆ Pointed sheet metal screws have been used to secure the dead front cover to the front of the panel. Blunt screws should be used to prevent the wire insulation from being cut by the screws.
- ⏏ ◆ Breakers are not clearly labeled. We suggest individual circuits be clearly identified with labels at the circuit breakers.

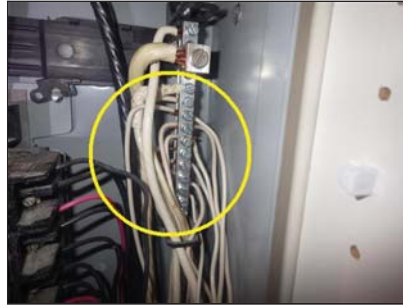
#### Sub Panel(s)

- ◆ We recommend that the area in front of this panel be kept accessible and that no combustible materials be stored near it.
- ◆ Panel is full; this panel has no more slots to add any additional breakers. Should system expansion be necessary in the future, panel may need to be replaced or a subpanel may need to be added.



- ⊗ ◆ Doubled-up circuitry noted at neutral bar (i.e. 2 neutral wires on a single terminal). This condition can cause wiring to become loose, leading to arcing and overheating. Each grounded conductor should terminate within the panel board in an individual terminal that is not also used for another conductor. We recommend review by a qualified professional electrician for correction, as necessary, to ensure proper operation and safety.





**Circuit Wiring & Grounding**

**10. SMOKE & CARBON MONOXIDE DETECTORS**

Smoke detectors are required on each level of the home, including basements, live-in attics, within 15 feet of all sleeping rooms, and (depending on the age of the structure) one inside each bedroom. If your detector uses batteries, we suggest changing the batteries immediately upon moving into your home. Thereafter, it is recommended that you replace the batteries annually or when the smoke detector chirps, signaling a low battery. Older smoke detectors may not be reliable as they age. It is a good idea to replace smoke detectors older than 10 years. It is also suggested you develop and rehearse escape plans for use in the event of a fire emergency.

**Styles & Materials**

|   |  |  |
|---|--|--|
| <b>SMOKE ALARM LOCATION:</b><br>Hall<br>Extra Info : & bedrooms | <b>CO DETECTOR LOCATION:</b><br>None present |  |
|---|--|--|

**Inspection Items**

**Smoke Detector(s) Operational Status**

- ◆ We suggest periodic testing to ensure proper working order.

**CO Detector(s) Operational Status**

- ◆ No CO detector found. As this dwelling has gas combustion appliances within it, we recommend client consider the installation of one or more CO (carbon monoxide) detectors in front of sleeping areas and on each level of the home as a safety enhancement.

**Other Location Notes**

- ◆ Some of the smoke alarm units are incomplete and missing batteries. We recommend all inoperable unit be replaced.

**11. FIREPLACE**

We can only comment on portions of the chimney that are visible from accessible vantage points. Some portions of the flue are likely to be concealed from view due to the height and construction design of the chimney. If the chimney is dirty, defects in the walls of the flue and firebox may not be detected. If client has concerns about the condition of the chimney based on our report or other observations, client may wish to contact a qualified chimney sweep for further evaluation.

**Styles & Materials**

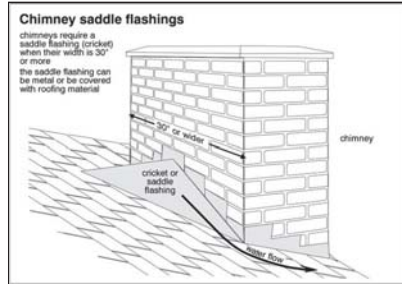
|                                    |                           |   |
|------------------------------------|---------------------------|---|
| <b>LOCATION:</b><br>Living Room    | <b>TYPE:</b><br>Fireplace | <b>CHIMNEY:</b><br>Metal flue, wood-framed chase with wood siding |
| <b>GAS SERVICE:</b><br>Not present |                           |   |

**Inspection Items**

**Chimney**

- ◆ A spark arrester with a cap is installed as a safety feature. As rain caps are not removed as part of our inspection, our review of the chimney flue was limited.

- ◆ When chimneys are wider than 30 inches, it is recommended that a cricket be present to divert roof run-off away from the base of the chimney. This will also help keep debris, which could damage the roofing materials or cause leaks, from collecting against the chimney. This should be considered when reroofing is done.



- ◆ The sheet metal chimney cap is flat or indented, allowing water to collect on it. This is not unusual, but it can accelerate corrosion and promote leaking. Suggest review and correction by a licensed mechanical contractor or qualified chimney specialist.

**Firebox & Damper**

- ✘ ◆ Cracked/damage refractor panel noted. Recommend replacement by a qualified chimney specialist.

**Gas Log Lighter or Logs** [Not Present]

**Other Fireplace Items**

- ◆ The hearth slab should be readily distinguishable from the surrounding or adjacent floor.



- ◆ The doors operate with difficulty. We suggest adjustment or repair, by qualified personnel.

**12. OTHER SYSTEMS**

**Styles & Materials**

|   |  |  |
|---|--|--|
| <b>OTHER SYSTEMS:</b><br>Security Alarm |  |  |
|---|--|--|

**Inspection Items**

**Other Systems**

- ◆ A security alarm system was noted as a feature of this home. These are specialized systems and, per our Inspection Agreement, are not within the scope of our inspection and was not evaluated as part of our inspection process.

**13. INTERIOR COMMON AREAS & BEDROOMS**

*Our interior review is visual and evaluated with similar aged homes in mind. Some items may not be fully visible due to furnishings and/or personal items. Such conditions would limit our review. The condition of floors under carpeting and rugs cannot be determined and is excluded from our inspection. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double-check these items, if these are of particular concern to you. Some cracking in walls or ceilings is common. Although these types of cracks can sometimes be indicative of significant structural defects, more commonly they are the result of lumber shrinkage or flexing, thermal or wind dynamics, expansive soils and/or common settling.*

All doors and a random sampling of (but not necessarily all) windows are operated during the course of our inspection. (Keyed locks are not tested.) We generally try to test one or more electrical outlets in each room. Furnishings, drapery and decorator items can limit this.

Determining the presence or absence of animal odors within this property is beyond the scope of our service. Excessive moisture conditions can lead to the growth of microorganisms (molds) that can cause adverse health reactions to humans and pets. Evaluation for hazardous materials, including but not limited to, asbestos, lead, radon, fungi and molds is beyond the scope of this inspection. (See our Inspection Agreement for specific limitations.) If client has concerns regarding the potential presence of any hazardous materials, we suggest appropriate specialists evaluate this dwelling.

**Styles & Materials**

|                                  |  |  |
|----------------------------------|--|--|
| <b>FLOORS:</b><br>Carpet<br>Tile |  |  |
|----------------------------------|--|--|

**Inspection Items**

**Interior Floors**

- ◆ Floor squeaks noted upstairs. These are common and can be the result of inadequate glue application, nailing shrinkage, twisting or loose framing. Correction is not necessary, but, if desired, the definitive repair is to secure the subfloor with zinc coated screws when floor coverings are replaced. We do not recommend wood wedges between the sub-floor and the floor joists; in some cases they actually increase the problem.
- ☒ ◆ Cracking noted in the tile flooring throughout the downstairs living areas. This type of condition would not be considered a structural defect. However, this damage might also indicate cracking or settling in the concrete slab foundation. We recommend further review by a qualified foundation contractor and/or flooring specialist.



- ☒ ◆ Some deterioration was noted to the floor adjacent to some of the upstairs French doors. We suggest maintenance and repairs, as necessary.



**Interior Walls**

- ◆ Common cracks were noted in the walls. One of the most common causes of these cracks, although certainly not the only cause, is settling and/or shrinkage of building components. Virtually all foundations settle somewhat and wood materials quite often twist and shrink as they age. This is especially true in newer homes where the use of non-kiln dried lumber is frequently used. These cracks can be covered by spackling, caulking and repainting. They may reappear based on seasonal conditions.

**Interior Ceilings**

- ◆ Cathedral ceilings were noted as a feature of this home. This type of construction design prevents us from thoroughly inspecting the space between the ceiling and the roof sheathing where these ceilings are present due to limited or no access. Verification of proper ventilation or the presence of insulation may not be possible without destructive investigation.
- ◆ Ceiling is discolored at the upstairs right side bedroom. This is indicative of past moisture intrusion. See **ROOF** Comments for recommendations.



- ◆ Moisture intrusion can contribute to the growth of microorganisms such as mold that can cause adverse health effects in some people. If client has concerns regarding the presence of such growth, we suggest this property be evaluated by a qualified specialist.
- ◆ A few nail "pops" were observed on the ceiling of the bedrooms. These are cosmetic conditions where nails have become loose. Although no corrective action is necessary, these fasteners can be replaced with drywall screws and patched over for aesthetic reasons.

#### Interior Doors

- ◆ French doors with weather exposure were noted at multiple locations. These types of doors are known to have a tendency to leak during periods of wind-blown rain. Evidence of leaking was observed at the upstairs doors at the time of inspection. These doors should be properly flashed or caulked, as necessary, to prevent further moisture intrusion and damage to wood framing members.
- ◆ The top edges of the doors in this house are not painted. Door manufacturers recommend the top edges of doors be painted to seal wood and deter swelling.



#### Interior Windows

- ◆ Hopper windows over the doors were not tested due to access limitations.
- ◆ Multiple failed seals were noted in the dual-glazed windows, which will reduce visibility and the insulation capability of these windows. Refer to **EXTERIOR Doors & Windows** comments for further information regarding failed seals.

#### Interior Electrical

- ◆ Ceiling fans noted in the dining room and master bedroom. Ceiling fans should be braced between ceiling joists. This is not always done which can allow the fixture to work loose. Fan bracing could not be verified due to limited access and insulation in the attic. We recommend fan be periodically checked for looseness.
- ◆ Ceiling fan in the master bedroom wobbles when running. We suggest the paddles be balanced or the base be checked to ensure it is properly secured.

- ◆ Unable to determine the purpose of various wall switches throughout the dwelling. Interested third parties may wish to consult the property owner regarding their function or that a licensed electrician review these circuits.

**Interior Stairs** [Inspected]

**Other Interior Items**

- ◆ Pest control requires a special licensed in the state of California and evaluation of pest and rodent infestations is beyond the scope of a general home inspection. However, as a courtesy, we did observe evidence in the interior of this dwelling indicating rodent nesting. We are not experts in this field and do not know if this activity is recent. Evaluation of possible health concerns or sources of rodent entry is beyond the scope of our inspection. We suggest client contact a licensed general pest control service for further evaluation of this property and specific recommendations for exclusion and cleaning if concerned.

**14. KITCHEN & APPLIANCES**

*The kitchen inspection is a combination of visual and functional reviews. Shut-off valves and angle stops under sinks are not turned or tested during the inspection due to the possibility of causing leaks. (These types of valves are not designed to be used often and occasionally develop drips after being turned following long periods of inactivity). All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. As long as power is supplied, appliances will be operated to check their basic functions. All heating elements will be turned on for cooking appliances. Temperature calibrations of cooking appliances, oven self-cleaning cycles and clocks and timers are not evaluated. We cannot accurately predict remaining life expectancies of kitchen appliances. Dishwashers are typically run on their shortest cycle so as not to waste water. Our review is to determine if the system is free of leaks and excessive corrosion. NOTE: Dishwashers can fail at any time; we recommend they be routinely checked for leaks.*

**Styles & Materials**

|  |   |                                       |
|--|---|---------------------------------------|
| <b>FLOORS:</b><br>Tile                     | <b>COUNTERTOPS:</b><br>Wood                   | <b>DISPOSAL:</b><br>In-Sink-Erator    |
| <b>DISHWASHER:</b><br>KitchenAid           | <b>COOKTOP:</b><br>Viking<br>Gas and electric | <b>OVEN:</b><br>Whirlpool<br>Electric |
| <b>EXHAUST FAN:</b><br>Exhaust fan present | <b>TRASH COMPACTOR:</b><br>General Electric   |                                       |

**Inspection Items**

**Kitchen Floor**

- ◆ See INTERIOR Flooring.

**Kitchen Walls** [Inspected]

**Kitchen Ceiling** [Inspected]

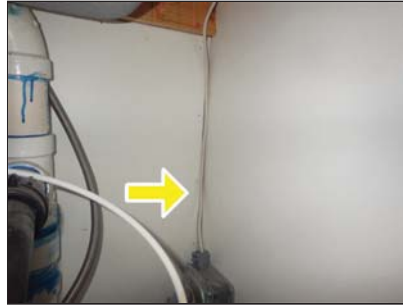
**Kitchen Doors**

- ◆ See EXTERIOR Doors.

**Kitchen Windows** [Inspected]

**Kitchen Electrical**

- ◆ Ground fault interrupter is provided for safety. We suggest periodic testing to ensure proper working order.
- ◆ Exposed romex (NM Non-metallic cable) wiring noted under the sink. This may be a safety concern if used where it could be subject to physical damage. We suggest consulting an electrician for further review.



**Kitchen Sinks & Drains**

♦ The faucet is leaking at the base of the spigot. We suggest repair or replacement, as needed.



**Kitchen Disposal**

♦ This garbage disposal is an older unit and made an unusual noise when operating, indicating bearings or other components are worn; unable to determine the remaining life of this unit.

**Kitchen Dishwasher**

♦ Inoperable. We recommend review and repair/replacement by a qualified appliance technician, as necessary.

**Kitchen Cooktop** [Inspected]

**Kitchen Oven**

♦ Operable, but the glass in the door is broken. We recommend review and applicable correction by a qualified appliance technician.

**Kitchen Exhaust Fan** [Inspected]

**Kitchen Cabinets & Counters**

♦ Cracks were noted in the grout at the backsplash and around the perimeter of the sink. This is a common condition. We suggest patching the grout or applying caulking.

**Other Kitchen Items**

♦ Water purifier noted. Testing of water purity or effectiveness of this unit is beyond the scope of this inspection.

**15. LAUNDRY AREA**

*Washing machines and dryers are not tested as part of our inspection. Dryer vents can become obstructed with lint over time. Vertical vents tend to collect debris more easily and will require cleaning more often. Cleaning the dryer duct is part of regular home maintenance. We cannot verify that dryer ducts are clear of build-ups or interior obstructions from our visual evaluation. Therefore, we suggest that interested parties contact an appropriate specialist to clean dryer ducts if this is a concern.*

**Styles & Materials**

|  |                        |  |
|--|------------------------|--|
| <b>LOCATION:</b><br>Extra Info : Off the Den | <b>FLOORS:</b><br>Tile | <b>DRYER HOOK-UP:</b><br>Gas and 220v electric hook-up available |
|--|------------------------|--|



**Inspection Items**

**Laundry Floors**

- ◆ See INTERIOR Flooring.

**Laundry Walls**

- ◆ Patching noted at the right wall. Unable to determine the effectiveness of this repair. We suggest the property owner be consulted regarding the history and nature of these repairs.

**Laundry Ceiling** [Inspected]

**Laundry Doors** [Inspected]

**Laundry Windows** [Not Present]

**Laundry Cabinets** [Inspected]

**Laundry Electrical** [Inspected]

**Laundry Exhaust Fan** [Not Present]

**Laundry Sinks & Plumbing** [Inspected]

**Laundry Washer Hook-up**

- ◆ We do not disconnect the supply hoses to the washer nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance. The washing machine and drain system were not tested.

**Laundry Dryer Hook-up**

- ◆ We suggest dryer vent be periodically cleaned for enhanced fire safety.
- ◆ The dryer vent is disconnected; correction is advisable.

**Other Laundry Area Items**

- ◆ Limited review due to stored personal property.

**16(A) . Downstairs Bathroom**

*Our focus in bathrooms is directed at identifying visible water damage and/or visible plumbing problems. Our review of the bathroom includes functional operation of the plumbing fixtures. Small drips from faucets or toilet valves that stick may not always be noted. These are considered routine maintenance issues. We do not water test shower pans over finished ceilings nor do we fill bathtubs to their overflow drain.*

**Styles & Materials**

|                        |                                    |   |
|------------------------|------------------------------------|---|
| <b>FLOORS:</b><br>Tile | <b>HEATING:</b><br>Central heating | <b>SHOWER &amp; SURROUND:</b><br>Fiberglass |
|------------------------|------------------------------------|---|

**Inspection Items**

**Bathroom Floor** [Inspected]

**Bathroom Walls** [Inspected]

**Bathroom Ceiling**

- ◆ Skylight noted as a feature of this bathroom.

**Bathroom Doors**

- ◆ See *INTERIOR/COMMON AREAS Interior Doors* regarding painted edges.

**Bathroom Windows** [Not Present]

**Bathroom Electrical**

- ◆ When tested, the front ground fault interrupter breaker (GFI) failed to interrupt power at the test outlet box. This type of problem is typically due to improper wiring or a faulty device. We recommend correction, as necessary, (to provide the recommended protection), by a licensed electrician.





- ◆ The wall light fixture over the shower did not operate at the time of inspection, possibly due to a burnt-out bulb. We suggest proper operation of the light fixture be demonstrated with a new bulb or repairs be made, as necessary.

**Bathroom Exhaust Fan** [Inspected]

**Bathroom Heating**

- ◆ See **HEATING & AIR CONDITIONING Ducting** comments.

**Bathroom Tub/Shower & Surround** [Inspected]

**Bathroom Tub/Shower Faucet & Plumbing**

- ◆ Leak noted around the front or cold water valve. We suggest adjustment or repair, by qualified personnel.



**Bathroom Sink, Faucet & Plumbing** [Inspected]

**Bathroom Toilet** [Inspected]

**Bathroom Cabinets** [Inspected]

**16(B) . Jack & Jill Bathroom**

*Our focus in bathrooms is directed at identifying visible water damage and/or visible plumbing problems. Our review of the bathroom includes functional operation of the plumbing fixtures. Small drips from faucets or toilet valves that stick may not always be noted. These are considered routine maintenance issues. We do not water test shower pans over finished ceilings nor do we fill bathtubs to their overflow drain.*

**Styles & Materials**

|   |  |   |
|---|--|---|
| <p><b>FLOORS:</b><br/>Carpet<br/>Tile</p> | <p><b>HEATING:</b><br/>Central heating</p> | <p><b>SHOWER &amp; SURROUND:</b><br/>Tile</p> |
|---|--|---|

**Inspection Items**

**Bathroom Floor**

- ◆ Floor squeaks were noted. These are common and can be the result of inadequate glue application, nailing shrinkage, twisting or loose framing. Correction is not necessary, but, if desired, the definitive repair is to secure the subfloor with zinc coated screws when floor coverings are replaced. We do not recommend wood wedges between the sub-floor and the floor joists; in some cases they actually increase the problem.

**Bathroom Walls** [Inspected]

**Bathroom Ceiling**

- ◆ Skylight noted as a feature of this bathroom.
- ◆ Operation of the openable skylight was not tested, as inspector could not locate an extension arm. We suggest proper operation be verified.

**Bathroom Doors**

- ◆ See **INTERIOR/COMMON AREAS Interior Doors** regarding painted edges.

**Bathroom Windows** [Not Present]

**Bathroom Electrical**

- ◆ Ground fault interrupter is provided for safety. We suggest periodic testing to ensure proper working order.

**Bathroom Exhaust Fan** [Not Present]

**Bathroom Heating**

- ◆ See **HEATING & AIR CONDITIONING Ducting** comments.

**Bathroom Tub/Shower & Surround**

- ☒ ◆ Voids and/or cracks noted to grout of tiles. We suggest all tile edges of the surround walls be kept caulked and sealed to deter moisture penetration. All missing or damaged grouting should be replaced. Failure to keep the walls well sealed can cause deterioration and moisture damage to the interior walls and surrounding floors. This damage is not always visible at the time of inspection.

**Bathroom Tub/Shower Faucet & Plumbing**

- ☒ ◆ Valves were operable but the faucet/valves do not stop at the "OFF" position. We suggest repair or replacement.

**Bathroom Sink, Faucet & Plumbing** [Inspected]

**Bathroom Toilet** [Inspected]

**Bathroom Cabinets** [Inspected]

**16(C) . Guest Bedroom Bathroom**

*Our focus in bathrooms is directed at identifying visible water damage and/or visible plumbing problems. Our review of the bathroom includes functional operation of the plumbing fixtures. Small drips from faucets or toilet valves that stick may not always be noted. These are considered routine maintenance issues. We do not water test shower pans over finished ceilings nor do we fill bathtubs to their overflow drain.*

**Styles & Materials**

|                        |                                    |  |
|------------------------|------------------------------------|--|
| <b>FLOORS:</b><br>Tile | <b>HEATING:</b><br>Central heating | <b>TUB &amp; SURROUND:</b><br>Extra Info : Meat tub with tiles surrounds |
|------------------------|------------------------------------|--|

**Inspection Items**

**Bathroom Floor** [Inspected]

**Bathroom Walls** [Inspected]

**Bathroom Ceiling**

- ◆ Skylight noted as a feature of this bathroom.
- ◆ Operation of the openable skylight was not tested, as inspector could not locate an extension arm. We suggest proper operation be verified.

**Bathroom Doors**

- ◆ See **INTERIOR/COMMON AREAS Interior Doors** regarding painted edges.
- ◆ Lock-set handle is damage. Recommend repair or replacement.

**Bathroom Windows** [Not Present]

**Bathroom Electrical**

- ◆ Ground fault interrupter is provided for safety. We suggest periodic testing to ensure proper working order.

**Bathroom Exhaust Fan** [Not Present]

**Bathroom Heating**

- ◆ See **HEATING & AIR CONDITIONING Ducting** comments.

**Bathroom Tub/Shower & Surround**

- ◆ Voids and/or cracks noted to grout of tiles. We suggest regrouting or caulking to deter moisture penetration to the walls.

**Bathroom Tub/Shower Faucet & Plumbing**

- ◆ Spout appears to be obstructed and sprays peripherally; maintenance or repairs is advised.

**Bathroom Sink, Faucet & Plumbing**

- ◆ The drain stopper is inoperable. We recommend adjustment or repair.

**Bathroom Toilet**

- ◆ Water was shut off at angle-stop at the time of this inspection; toilet was not tested. We do not turn on supply valves that are closed. These should be left on under ordinary circumstances. Seller should be consulted for details regarding the operational status of this toilet.

**Bathroom Cabinets** [Not Present]

**16(D) . Master Bathroom**

*Our focus in bathrooms is directed at identifying visible water damage and/or visible plumbing problems. Our review of the bathroom includes functional operation of the plumbing fixtures. Small drips from faucets or toilet valves that stick may not always be noted. These are considered routine maintenance issues. We do not water test shower pans over finished ceilings nor do we fill bathtubs to their overflow drain.*

**Styles & Materials**

|                        |                                    |   |
|------------------------|------------------------------------|---|
| <b>FLOORS:</b><br>Tile | <b>HEATING:</b><br>Central heating | <b>TUB &amp; SURROUND:</b><br>Extra Info : Metal tub with tiles surrounds |
|------------------------|------------------------------------|---|

**Inspection Items**

**Bathroom Floor** [Inspected]

**Bathroom Walls** [Inspected]

**Bathroom Ceiling** [Inspected]

**Bathroom Doors**

- ◆ See **INTERIOR/COMMON AREAS Interior Doors** regarding painted edges.
- ◆ The door does not latch securely; we suggest striker adjustment be made.

**Bathroom Windows** [Inspected]

**Bathroom Electrical**

- ◆ Ground fault interrupter is provided for safety. We suggest periodic testing to ensure proper working order.

**Bathroom Exhaust Fan** [Not Present]

**Bathroom Heating**

- ◆ See **HEATING & AIR CONDITIONING Ducting** comments.

**Bathroom Tub/Shower & Surround**

- ◆ Water drains slowly from the tub. An obstruction or build-up in the trap or drain lines has occurred. We suggest cleaning, maintenance or repairs be performed.

**Bathroom Tub/Shower Faucet & Plumbing**

- ◆ Diverter valve allows water through the tub spout and showerhead at the same time. We recommend adjustment, repair or replacement, as needed, by qualified personnel.

**Bathroom Sink, Faucet & Plumbing**

- ◆ The rear drain stopper is inoperable. We recommend adjustment or repair.

**Bathroom Toilet** [Inspected]

**Bathroom Cabinets** [Inspected]

#### 17. GENERAL DISCLAIMERS

*All buildings require maintenance. Older buildings or those exposed to more severe weather conditions will typically require a higher level of maintenance. This will vary depending on materials, previous maintenance and quality of construction. Identification of recalled or obsolete components or the determination of the availability of replacement parts or materials is beyond the scope of a general home inspection. We cannot accurately predict future performance; therefore, interested parties should budget funds and/or time for normal maintenance and repairs.*

*This report is not a substitute for the disclosures (seller and agents) required by Civil Code 112 et. seq., nor is it a substitute for the Real Estate Transferee Disclosure Statement (TDS-14). Please consult with your agent to identify which parties are responsible for disclosing those aspects of this transaction that would be important for you.*

**AS INDICATED IN OUR INSPECTION AGREEMENT AND COVER LETTER, LIMITATIONS EXIST WITH THIS INSPECTION. UNFAMILIARITY WITH THE PROPERTY WILL ALWAYS IMPACT DISCLOSURE. WE SUGGEST YOU OBTAIN WRITTEN DISCLOSURE FROM THE SELLER REGARDING ANY CONDITIONS THAT MAY NOT BE APPARENT AND ONLY PREVIOUS KNOWLEDGE COULD DISCLOSE.**

#### Inspection Items

Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To BPG Inspection Services