

Gage Inspection Services

Property Inspection Report



811 Sentinel Ct, Santa Rosa, CA 95409
Inspection prepared for: Debrah Orlando
Real Estate Agent: Doug Swanson -

Date of Inspection: 6/2/2023 Time: 9:00 AM
Order ID: 1320

Inspector: Scott Gage
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Gage Inspection Services


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.

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.

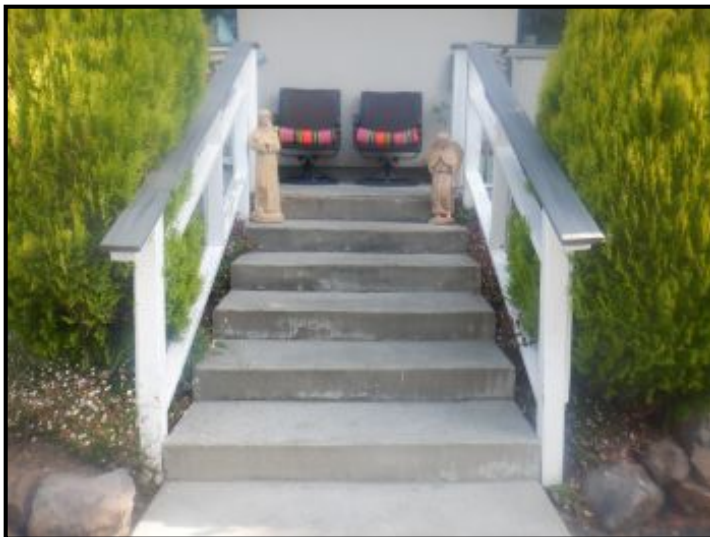
For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check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

Inspection Details		
Page 19 Item: 10	Smoke Detectors	<p>Maintenance There is a missing smoke detector in the hallway. It is recommended to install newer 10 yr smoke detectors in the hallway as well as in each individual bedroom. Recommend testing the system prior to occupying the home and every month to identify functional operation of the detectors. If applicable, tall ceiling height installation may not be accessible for testing. California law requires that working smoke detectors be present upon the transfer of sale.</p>
		
<p>Missing smoke detector.</p>		

Page 19 Item: 11	Carbon Monoxide	<p>Maintenance This structure is not equipped with carbon monoxide detectors at both levels of the home. California requires that all residents must have properly positioned carbon monoxide detectors in their home. This requirement applies only to homes that have appliances that burn fossil fuels or homes that have attached garages or fireplaces. The International Association of Fire Chiefs recommend a CO detector be installed on every floor of the home including the basement. A detector should be located within 10 feet of each bedroom door and there should be one near or over any attached garage. Home owners should remember not to install carbon monoxide detectors directly above or beside fuel burning appliances as appliances may emit a small amount of carbon monoxide upon start up. 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. 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.</p>
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Site concrete and paving

Page 21 Item: 3	Steps	<ul style="list-style-type: none"> • Attention • The railing system for the concrete stairway at the left side of the home does not have what is considered a gripable hand rail system. Installing a hand rail system up to current standards is recommended as a health and safety consideration. • Any stairway with 4 or more risers should have a handrail system installed. As a health and safety consideration it is recommended to install a railing/handrail system at the exterior concrete steps.
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Railing not considered a gripable hand rail.



No handrail installed at stairway.

Exterior Structure

Page 24 Item: 4	Window Glass	<p>Attention There is missing and loose exterior weather stripping for the corner window in the dining area. The weather stripping helps to prevent potential moisture intrusion and should be replaced.</p>
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Loose weather stripping around window.

Page 25 Item: 7	Fascia Boards/Trim	<ul style="list-style-type: none"> • Maintenance • Fascia damage has been noted at the north exterior of the home. We recommend referring to the pictures and contacting a qualified contractor to review the current pest report and make needed repairs. • Bird damage was noted to the fascia boards at the north side peak of the roof. We recommend contacting a qualified pest control company for evaluation/recommendations.
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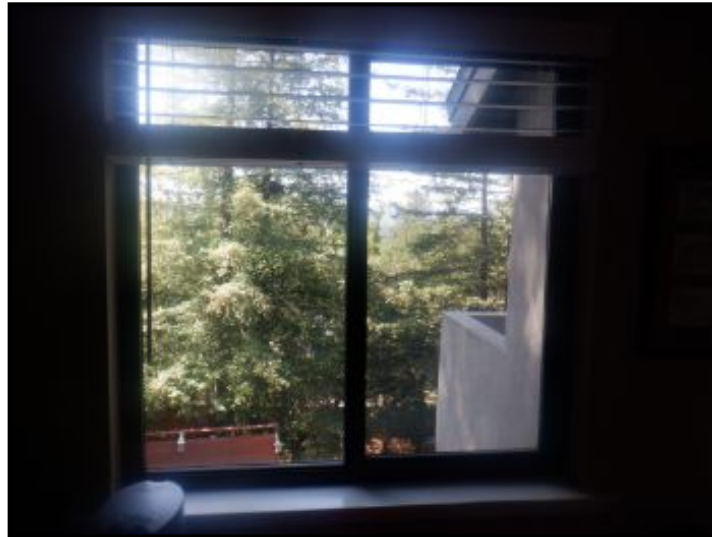


Fascia damage at right side of home.



Bird damage at peak of roof.

Page 25 Item: 9	Double Pane Seals/Insulating Windows	<p>Maintenance There is a double pane insulating window that has lost the vacuum seal between the panes of glass. The location is the bedroom at the end of the hallway. The conditions is identified by signs of fogging, a halo effect or condensation build up between the panes of glass. Recommend contacting a glass company for complete window evaluation and estimates for replacement. The deficiency on any other windows is sometimes only visible under certain climatic conditions.</p>
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Lost seal at bedroom window.

Decks

Page 29 Item: 1	Surface	<ul style="list-style-type: none"> • Attention • The south side balcony is a wood framed deck with a weather proof membrane installed. The surface coat is showing wear and is recommended to be resealed to prevent deterioration and potential moisture intrusion. • There is a lifted deck board off the bedrooms that may cause a potential tripping hazard. Its recommended to refasten the board to the deck framing as a preventative measure.
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Worn surface at master bedroom deck.



Worn surface at master bedroom deck.

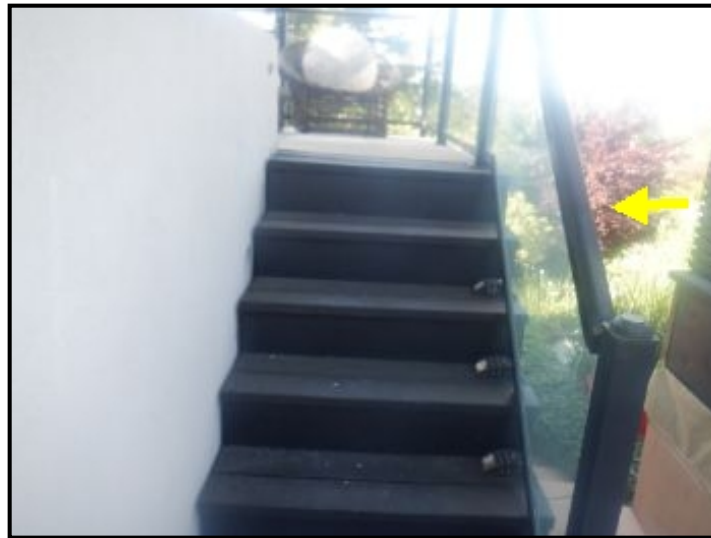


Worn surface at master bedroom deck.



Lifted deck board.

Page 29 Item: 3	Steps/Handrails	Attention The hand rail at the stairway up to the south side balcony is wobbly. It is recommended to tighten the supplied hardware as needed.
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Wobbly stairway railing.

<p>Page 30 Item: 4</p>	<p>Foundation/Framing</p>	<ul style="list-style-type: none"> • Maintenance • There are joist hangers that are pulling away from the deck fascia board and fasteners that are not properly set. Though currently serviceable we recommend contacting the appropriate specialist for evaluation/repairs. • There was deterioration noted one of the deck joists at the left side of the home. Damaged wood should be removed and supported with new lumber and corrective measures to prevent this from recurring. We recommend referring to the current pest report.
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Joist hangers pulling away from deck fascia.



Damage to deck joist.

<p>Garage</p>		
<p>Page 32 Item: 2</p>	<p>Garage Door</p>	<p>Maintenance There is wood damage noted to the base of the garage door. Repair/replacement of the damaged wood is recommended. Contact a qualified garage door specialist for evaluation/recommendations.</p>



Wood damage to bottom panel of garage door.

Page 32 Item: 3

Garage Door Seal

Maintenance

The garage door seal is in a deteriorated condition. Recommend replacing to help prevent moisture penetration and further damage to the garage door.



Deteriorated garage door seal.

Page 33 Item: 5

Springs/Mounts

Maintenance

There are a few of the roller brackets that are loose causing the garage door to be rough when opening and closing. It is recommended to tighten any loose hardware as needed.



Loose roller brackets.

Loose roller brackets.

Bathrooms

Page 40 Item: 5	Shower Fixtures	<p>Maintenance The shower fixture in the hallway bathroom was loose and the buttons for the wand and shower head were sticking. Recommend contacting a qualified plumbing contractor for evaluation.</p>
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Loose shower fixture cover.

Page 41 Item: 8	Water Resistant Wall Cover	<p>Attention Minor grout voids were noted around the master bathroom tub surround tile wall. This is a condition that can lead to moisture intrusion and deterioration. Regrouting is recommended. These areas should be inspected and touched up on a regular basis as part of preventative home maintenance</p>
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Grout voids around tub.

Kitchen

Page 43 Item: 10

Stove Exhaust Filter

Attention

There is grease build up at the stove top exhaust fan and hood. Recommend cleaning and grease laden areas.



Grease build up at stove top exhaust.

Electrical

Page 51 Item: 10

GFCI Protection

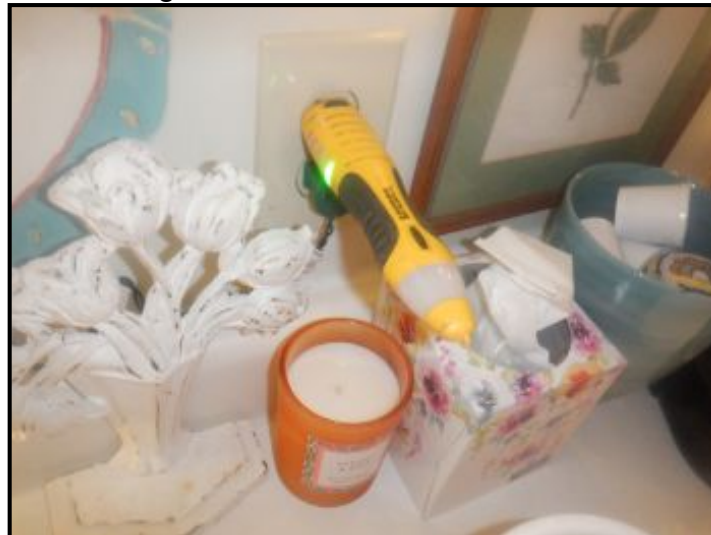
- Maintenance
- The exterior outlet at the deck off the master bedroom was tripped before the inspection started and the inspector was unable to reset indicating repairs/replacement is needed. Contact a qualified electrician for repairs.
- Current electrical standards require that ground fault interrupters (**GFCI**) be located in areas where there is a potential danger of electrical shock. Areas such as kitchens, bathrooms, garages and exterior outlets. The inspector recommend installing GFCI outlets at the outlet next to the studio shower and sink area as a preventative health and safety consideration.



Deck GFCI not resetting.



Outlet next to studio shower not GFCI



Outlet not GFCI next to sink in studio.

Page 52 Item: 12

Outlets, Switches,
Junction Boxes,
Lighting, Misc

- **Maintenance**
- There is a loose electrical outlet with exposed wiring at the entry of the downstairs studio. Repairs are needed to properly secure the outlet to the structure and protect the wiring system.
- There is a missing junction box cover next to the entry of the downstairs studio. Installing the proper cover is recommended to protect the wiring system.
- All damaged or missing cover plates should be replaced with new cover plates to restore proper function and reduce the risk of electrical shorts and hazardous shocks. There is a missing cover plate in the cabinet above the stove top and missing covers in the sub area.
- There is unused and unprotected wiring in the sub area of the home. If the wiring is not desired removal is recommended.



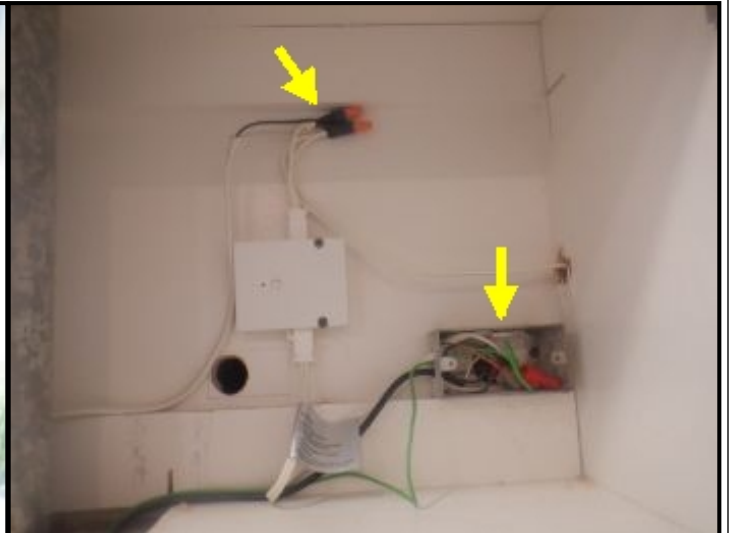
Loose electrical outlet in front of studio.



Missing cover



Missing cover plate in sub area.



Missing junction box and covers above stove top.



Exposed electrical in sub area.



Missing cover plate in sub area.

Plumbing

Page 54 Item: 8	Evidence Of Leaks	<p>Maintenance The inspector has found evidence of a plumbing leak. We advise the use of a qualified plumbing contractor to make final determination of the cause and to provide estimates for repairs. Location of the leak is the shower drain line visible from the sub area.</p>
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Leaking from shower drain line.

Water Heater

Page 56 Item: 8	Safety Tie Down	<p>Maintenance The water heater is not equipped with a tie down system in the sub area. Installation is required as per The California Office of the State Architect when solder or transferred. Contact a qualified plumbing contractor for repairs.</p>
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Water heater not properly strapped.

Heating System

Page 58 Item: 2	Location	<p>Attention There is moisture staining at the interior of the furnace indicating a past moisture issue. At the time of the inspection no current active leaking was noted. We recommend contacting a qualified HVAC contractor for evaluation.</p>
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Staining at interior of furnace

Page 59 Item: 7	Filter Condition	<p>Attention The furnace filters are in need of changing. This can restrict proper airflow and reduce the efficiency of the system. The inspector recommends changing or cleaning the filter on a regular basis as needed.</p>
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Replace air return filters.



Replace air return filter.

Air Conditioning		
Page 62 Item: 8	Condensate Drain System	<p>Maintenance There is moisture on the platform under the A Coil at the furnace indicating leaking. Contact a qualified HVAC contractor for evalaution/repairs.</p>



Leaking from furnace.

Roof

Page 64 Item: 12

Indications of leaking

Attention

There is moisture staining noted at the ceiling of the family room, kitchen and loft indicating past leaking. The areas were dry at the time of the inspection and no major adverse conditions were noted. We recommend referring to the seller about any past leaking or repairs.



Moisture staining at dining room ceiling.



Moisture staining at loft ceiling.



Moisture staining at ceiling.

<p>Page 65 Item: 16</p>	<p>Skylights</p>	<p>Attention There is moisture staining around the skylight indicating past leaking. The areas are dry at the time of the inspection and no major adverse conditions were noted. We recommend referring to the seller about any past potential issues or repairs.</p>
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Moisture staining below skylight.

Moisture staining at skylight.



Moisture staining at skylight.

Raised Foundation

Page 69 Item: 18

Rodent Activity

Yes

Evidence of rodent activity was noted in the sub area. It could not be determined if this is a current active issue. It is advised to keep the exterior of the home properly sealed to prevent access into the sub area. We recommend contacting the appropriate pest control company for evaluation/recommendations.



Rodent droppings in sub area.

Inspection Details

1. Weather

Sunny

2. Attendance

Client Present
Selling Agent Present

3. Occupancy

Occupied-Furnished

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

4. Description

Wood framed

1)The inspector as a part of the inspection, is NOT required to determine installation guidelines, structural calculations, unstable geological conditions, presence of any hazardous material such as lead and asbestos, manufacturers specifications (or recalls) and building codes, or detect the presence of Chinese Drywall or its potential problems, out buildings, septic systems and or sewer pumps, well systems/alternative water systems or water quality testing, solariums, the presence of wood destroying organisms or fungal rot, condition of floor coverings, conditions relating to animals, rodents, or other household pets or the damage caused therby, cosmetic items, including without limitation, paint, scratches, scrapes, dents, cracks, stains or faded surface, remove appliances, remove insulation, operation of window coverings, operation of free standing appliances, automatic window coverings, inspect furnace heat exchangers, radiant/hydronic heating systems or specialized heating systems, sauna/steam bathroom function, music systems, central vacuum function, structural engineering calculations or deficiencies, unstable geological conditions or soil contamination, solar system function and or alternative power source. This is a visual non-invasive inspection as per industry standards. We cannot assume responsibility for hidden latent defects or quality of workmanship. Please carefully read all transfer disclosures as the inspector does not have or is required to have access to transfer disclosures, current or past litigation issues and any previous inspection reports. Gage Inspection Services reserves the right to review any visual defect not disclosed in this inspection within the standard of practice prior to repair. If repairs are performed on alleged items not included in this report prior without notifying this inspection company for evaluation

2)Some bio-organic organisms (molds) are known to produce toxins that produce toxic responses with sufficient exposure. Structure toxic bio-organic detection and testing is NOT within the scope of this home inspection as Gage Inspection Services is not a certified professional bio-organic expert and or industrial hygienist. If parties of interest desire information contact a qualified industrial hygienist prior to the end of the contingency/inspection period.

3) All conditions in this inspection report are as of the time and day of the inspection. The home inspection is performed within the scope of the ASHI standards of practice. Please review the Standards of practice at www.ASHI.org.

5. Approx. Year Built

Refer to disclosures.

Portions of the home has been remodeled, altered and or added. We recommend referring with the owner for more information and to determine if any required permits were obtained and finaled. Determining Code and local regulations or compliance is outside the scope of this inspection.

6. Floors

2

7. Bedrooms

3

8. Bathrooms

2.5

9. Other Rooms

LR/FR/DR

10. Smoke Detectors**Maintenance**

There is a missing smoke detector in the hallway. It is recommended to install newer 10 yr smoke detectors in the hallway as well as in each individual bedroom. Recommend testing the system prior to occupying the home and every month to identify functional operation of the detectors. If applicable, tall ceiling height installation may not be accessible for testing. California law requires that working smoke detectors be present upon the transfer of sale.



Missing smoke detector.

11. Carbon Monoxide**Maintenance**

This structure is not equipped with carbon monoxide detectors at both levels of the home. California requires that all residents must have properly positioned carbon monoxide detectors in their home. This requirement applies only to homes that have appliances that burn fossil fuels or homes that have attached garages or fireplaces. The International Association of Fire Chiefs recommend a CO detector be installed on every floor of the home including the basement. A detector should be located within 10 feet of each bedroom door and there should be one near or over any attached garage. Home owners should remember not to install carbon monoxide detectors directly above or beside fuel burning appliances as appliances may emit a small amount of carbon monoxide upon start up. 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. 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

The inspector is not required to move furniture, personal, or stored items; lift floor coverings, or panels; or perform any test or procedures which could damage or destroy the item being evaluated. The determination of or damage caused by termites, any wood damage insects or organism is excluded. Gage Inspection Services is not a state licensed pest control company.

13. Floor Structure

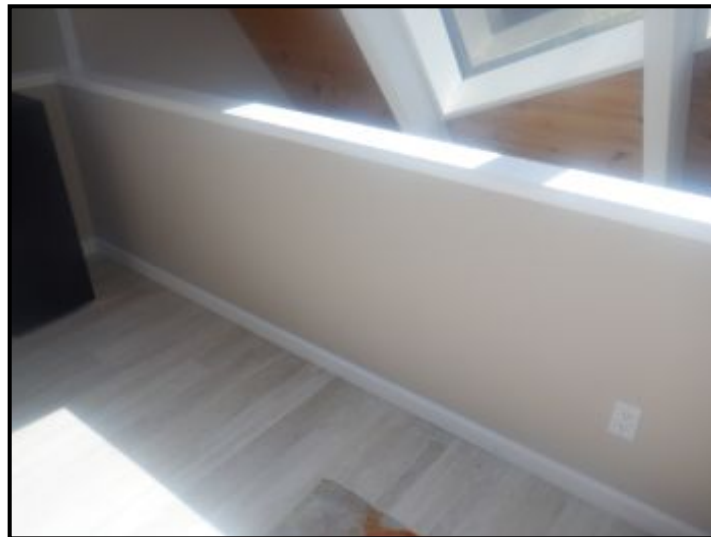
Floor joists

14. Roof Structure

Roof rafters

15. Interior Stairway Structure

- Functional
- The stairs when walked and inspected appeared to be in satisfactory condition and the hand rails 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.
- Perhaps acceptable at the time of construction the interior wall at the loft is lower than the current recommended height of 42". This is an informational item and rebuilding is not required.



Interior wall lower than current standards.

Site concrete and paving

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways

1. Driveway/Parking

Functional

Normal settling type cracks were noted. All concrete, asphalt, and masonry eventually cracks. The cracks observed appear to be normal. The life expectancy of driveway and sidewalk paving is approx 40 to 50 years.



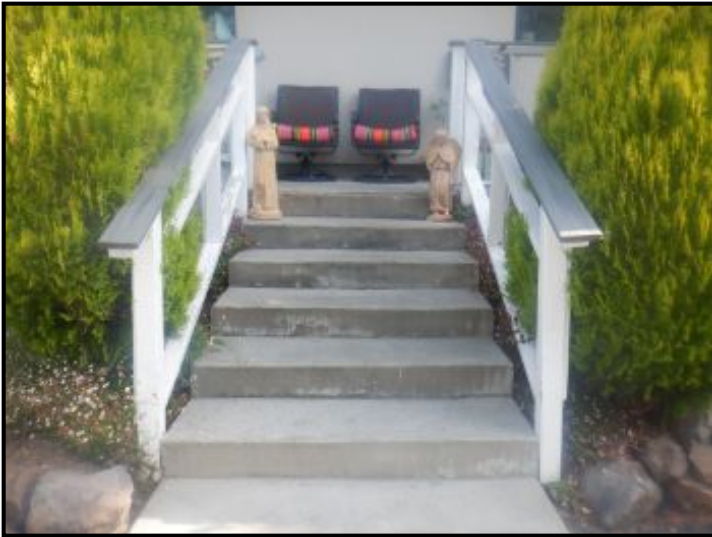
Cracking at driveway

2. Walkways

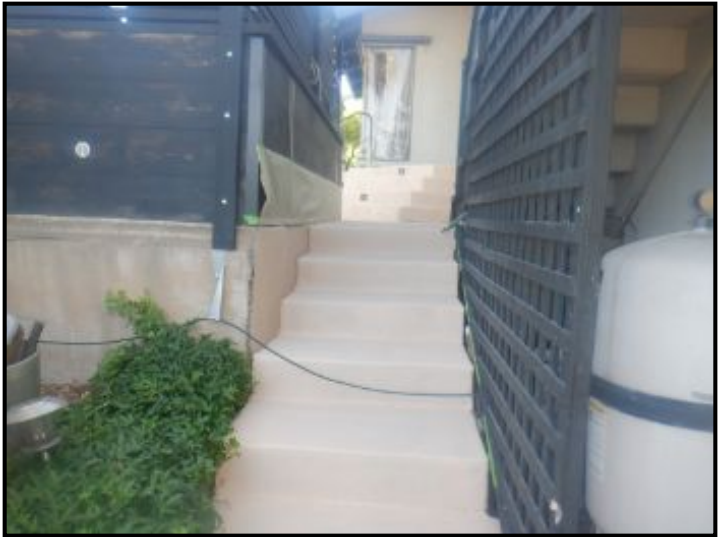
- Cracks are present at the concrete walkways. These types of cracks are common and usually due to curing, expansion and or soil movement/settling. Patching cracks can help to prevent excess moisture from gaining entry under the driveway and causing further cracking. Corrective measures should be taken if a tripping hazard is present.
- There are gaps between the concrete walkways and the building. We recommend that the gaps be filled or caulked to prevent water entry and possible undermining or settlement.

3. Steps

- **Attention**
- The railing system for the concrete stairway at the left side of the home does not have what is considered a gripable hand rail system. Installing a hand rail system up to current standards is recommended as a health and safety consideration.
- Any stairway with 4 or more risers should have a handrail system installed. As a health and safety consideration it is recommended to install a railing/handrail system at the exterior concrete steps.



Railing not considered a gripable hand rail.



No handrail installed at stairway.

Exterior Structure

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. Siding Material

Stucco

Under-lying flashings to prevent moisture intrusion cannot be observed. Water testing and invasive inspection is not within the scope of this inspection. Refer to owner or disclosures for any issue with moisture intrusion if any.

Standard stucco siding is porous by nature and are designed to absorb and drain moisture.

Therefore they rely on the proper installation of the construction paper that is installed behind the base coat. They also rely on the correct installation of windows, flashings and other construction details that are not visible. We cannot determine if this application is watertight.

2. Siding Condition

Satisfactory where visible.

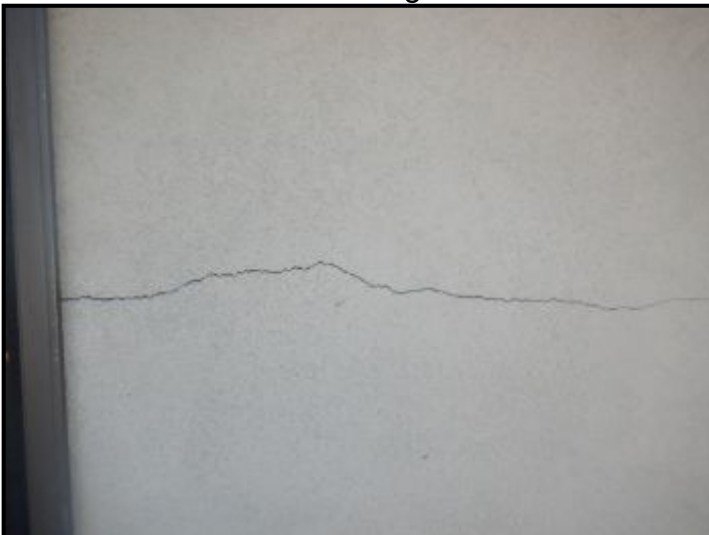
The stucco exterior appears in serviceable condition. Cracking is common to this type of material. Seal any cracking as needed.



Seal stucco cracking as needed.



Seal stucco cracking as needed.



Seal stucco cracking as needed.



Seal stucco cracking as needed.



Seal stucco cracking as needed.

3. Painted Surfaces

Satisfactory

It is recommended to keep the exterior of the structure in a well painted/sealed condition to maintain proper protection.

4. Window Glass

Attention

There is missing and loose exterior weather stripping for the corner window in the dining area. The weather stripping helps to prevent potential moisture intrusion and should be replaced.



Loose weather stripping around window.

5. Caulking/Structure

Satisfactory

As part of preventative maintenance touching up the structure caulking around the tops and sides of the windows and exterior trim should be performed yearly. The caulking keeps rain water from penetrating behind the surface material and causing premature deterioration.

6. Eave/Soffit Areas

Satisfactory

Review the current pest report for related conditions, if any.

7. Fascia Boards/Trim

- Maintenance
- Fascia damage has been noted at the north exterior of the home. We recommend referring to the pictures and contacting a qualified contractor to review the current pest report and make needed repairs.
- Bird damage was noted to the fascia boards at the north side peak of the roof. We recommend contacting a qualified pest control company for evaluation/recommendations.



Fascia damage at right side of home.



Bird damage at peak of roof.

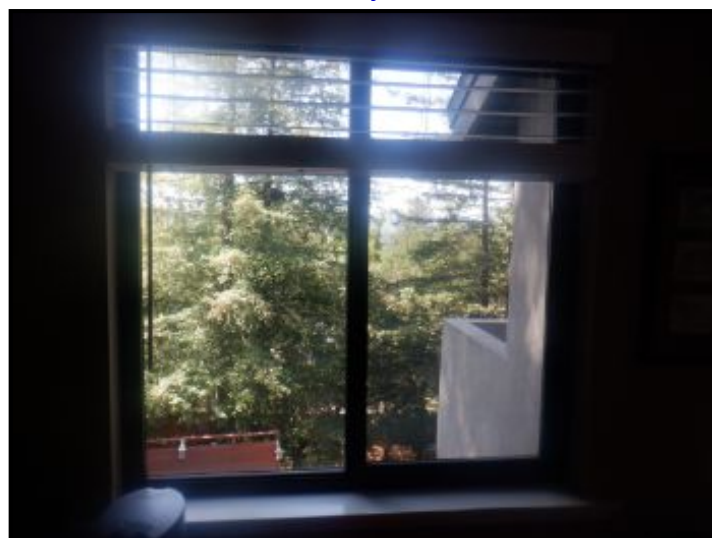
8. Window Screens

Functional

9. Double Pane Seals/Insulating Windows

Maintenance

There is a double pane insulating window that has lost the vacuum seal between the panes of glass. The location is the bedroom at the end of the hallway. The condition is identified by signs of fogging, a halo effect or condensation build up between the panes of glass. Recommend contacting a glass company for complete window evaluation and estimates for replacement. The deficiency on any other windows is sometimes only visible under certain climatic conditions.



Lost seal at bedroom window.

10. Address Identification

Satisfactory

11. Irrigation System

- The irrigation system in the home is outside the scope of this inspection and not tested. If an irrigation system is present, we recommend having it inspected by an independent landscaping company familiar with irrigation systems or having the current owners explain the times and zones present and what areas are covered by the system.
- The landscaping may include pre-cast concrete accessories, such as bird baths, fountains, statues, benches et. Although we do not inspect such items, many consist of heavy, stacked and balanced components that can represent a safety hazard, particularly to children. Therefore, they should be confirmed to be adequately secured to prevent accidental tipping or falling.

12. Retaining Walls

NA

Structure Perimeter Exterior

1. Foundation Material

Concrete

2. Vent Screens

Functional

3. Visible Cracks

No

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

- Satisfactory
- 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.
- Expansive soils are commonly found in this area. This type of soil will expand when wet and contract when dry, often leaving cracks in the soil and gaps between the foundation and the surrounding grade. This typically is a seasonal condition caused by winter rains.

7. Evidence of erosion

No

8. Proper earth/wood clearance

Yes

It is recommended providing at least 4-6 inches of clearance between the earth and wood siding material as a preventative 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 infestations or any damage to the exterior structure material.

Patios/Decking/Porches

1. Surface

Concrete patio

Cracks are present at the concrete patio. These types of cracks are common and usually due to curing, expansion and or soil movement/settling. Patching cracks can help to prevent excess moisture from gaining entry under the driveway and causing further cracking. Corrective measures should be taken if a tripping hazard is present.

2. Railings

Functional

3. Steps/Handrails

Functional

4. Electrical Service

Yes

5. Weather Protective Covers

Yes

6. Lights

Functional

7. Cover/Enclosure

NA

Decks

1. Surface

- Attention
- The south side balcony is a wood framed deck with a weather proof membrane installed. The surface coat is showing wear and is recommended to be resealed to prevent deterioration and potential moisture intrusion.
- There is a lifted deck board off the bedrooms that may cause a potential tripping hazard. Its recommended to refasten the board to the deck framing as a preventative measure.



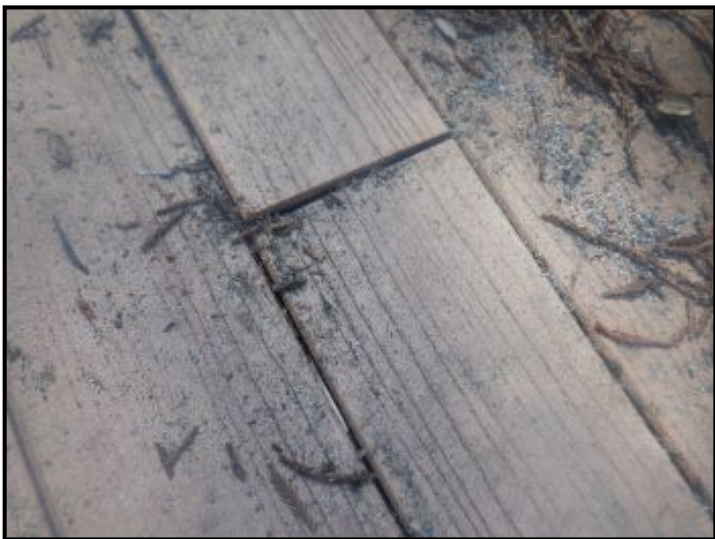
Worn surface at master bedroom deck.



Worn surface at master bedroom deck.



Worn surface at master bedroom deck.



Lifted deck board.

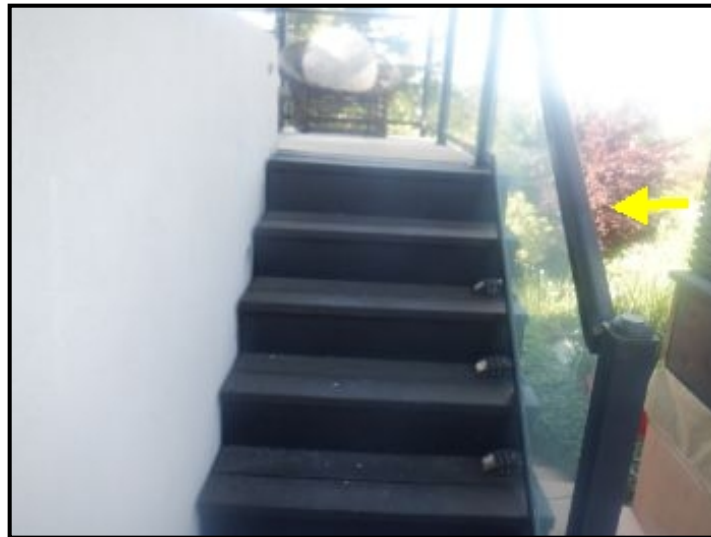
2. Railings

Functional

3. Steps/Handrails

Attention

The hand rail at the stairway up to the south side balcony is wobbly. It is recommended to tighten the supplied hardware as needed.



Wobbly stairway railing.

4. Foundation/Framing

- Maintenance
- There are joist hangers that are pulling away from the deck fascia board and fasteners that are not properly set. Though currently serviceable we recommend contacting the appropriate specialist for evaluation/repairs.
- There was deterioration noted one of the deck joists at the left side of the home. Damaged wood should be removed and supported with new lumber and corrective measures to prevent this from recurring. We recommend referring to the current pest report.



Joist hangers pulling away from deck fascia.



Damage to deck joist.

5. Attachment Method

Cantilevered Joists

6. Flashing

Functional

7. Cover

NA

8. Electrical Service

Yes

9. Weather Protective Cover

Functional

Garage

1. Size

2 Car

2. Garage Door

Maintenance

There is wood damage noted to the base of the garage door. Repair/replacement of the damaged wood is recommended. Contact a qualified garage door specialist for evaluation/recommendations.



Wood damage to bottom panel of garage door.

3. Garage Door Seal

Maintenance

The garage door seal is in a deteriorated condition. Recommend replacing to help prevent moisture penetration and further damage to the garage door.



Deteriorated garage door seal.

4. 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 the home inspection.

5. Springs/Mounts

Maintenance

There are a few of the roller brackets that are loose causing the garage door to be rough when opening and closing. It is recommended to tighten any loose hardware as needed.



Loose roller brackets.



Loose roller brackets.

6. Safety Operation

Functional

The garage door responded to the automatic opener button and reversed when the optic safety reverse beam was interrupted. The downward pressure safety reverse was not tested. We recommend checking it periodically to ensure it reverses properly.

7. Floor Foundation

Functional

8. Lighting

Functional

9. Firewall

Functional

10. Door(s) Garage-Building

Functional

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

11. Moisture Penetration

No

Pool

1. Pool Safety Features

This inspection does not include the swimming pool and its components. The inspector is required to comment on any safety features that are present.

As of 2018 California Home Inspectors are required to inspect for drowning prevention devices for all homes that have pool systems. SB 442 was enacted by California legislation as a building code requirement and a way to inform home buyers during the home inspection process. SB442 requires installation of 2 of 7 identified drowning safety devices. These will be required with renovations or new pool systems installed. Home inspectors are required to identify installation of these devices only. The inspection does not include the pool or its equipment.

SB442 identifies the 7 possible drowning prevention devices as:

- 1: An enclosure that isolates the pool or spa from the private single family home.
- 2: Removable mesh fencing with a gate that is self closing and self latching and can accommodate a key lockable device.
- 3: An approved safety pool cover.
- 4: Exit alarms on the private single family home's door that provide direct access to the swimming pool or spa.
- 5: A self closing, self latching device with a release mechanism place no lower than 54 inches above the floor on the private single family home's doors providing direct access to the pool or spa.
- 6: An alarm that, when place in a pool or spa, will sound on detection of accidental entrance into the water.
- 7: Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features et forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM of the American Society of Mechanical Engineers(ASME).

The bill excludes hot tubs or spas with locking safety covers that comply with the American Society for Testing and Materials(ASTM)



Main Entry

1. Door Fit

Functional

2. Finish

Functional

3. Weather Stripping

Functional

4. Dead Bolts

Yes

5. Door Bell

Functional

6. Lighting

Functional

Other Ext. Entry Doors

1. Finishes

Functional

2. Door Fit

Functional

3. Weather Stripping

Functional

4. Screen Door

Functional

5. Locks

Functional

6. Sliding Glass Door/Safety

Functional

LR/Other Rooms

The living room section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior. Our inspection of the readily accessible portions of the interior rooms includes the surface of walls, ceilings, floors. Cosmetic deficiencies are considered normal wear and are not included in this report. Minor cracks are typically found at the interior of homes and are typically cosmetic in nature. The conditions of floors under carpet, furniture or other coverings cannot be determined and is specifically excluded from the inspection report. We do not evaluate curtains, drapes, blinds shutters or any other type of window coverings.

1. Floor

Attention

Though serviceable there are a hand full of flooring tiles that are cracked or have grout voids in the dining and entry area.



Cracked tiles at entry way.



Grout voids at dining area.



Cracked tiles at entry area.



Cracked tiles at entry area.

2. Windows

Functional

A representative number of windows were tested(not all windows were opened, closed, and latched). The sampled windows appear to be properly installed and in serviceable condition, however it is possible that windows that were not tested may required maintenance or repair.

3. Ceiling/Walls/Doors

Functional

As in any building, there are cosmetic flaws and blemishes, as well as normal wear and tear. We make no attempt to list all conditions we deem cosmetic in nature.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Floors

Functional

2. Walls/Ceilings/Doors

Satisfactory

As in any building, there are cosmetic flaws and blemishes, as well as normal wear and tear. We make no attempt to list all conditions we deem cosmetic in nature.

3. Window

Functional

A representative number of windows were tested(not all windows were opened, closed, and latched). The sampled windows appear to be properly installed and in serviceable condition, however it is possible that windows that were not tested may require maintenance or repair.

Bathrooms

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. Floors

Satisfactory

2. Ceiling/Walls/Doors

Satisfactory

There are grout voids noted to the hallway bathroom wall tiles at the upper quarter round pieces. As in any building, there are cosmetic flaws and blemishes, as well as normal wear and tear. We make no attempt to list all conditions we deem cosmetic in nature.



Grout voids around tiles.

3. Basin 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 the basin drains were flowing freely.

5. Shower Fixtures

Maintenance

The shower fixture in the hallway bathroom was loose and the buttons for the wand and shower head were sticking. Recommend contacting a qualified plumbing contractor for evaluation.



Loose shower fixture cover.

6. Shower Head

Functional

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

7. Shower Enclosures

Functional

The shower enclosure appears to be in serviceable condition.

8. Water Resistant Wall Cover

Attention

Minor grout voids were noted around the master bathroom tub surround tile wall. This is a condition that can lead to moisture intrusion and deterioration. Regrouting is recommended. These areas should be inspected and touched up on a regular basis as part of preventative home maintenance



Grout voids around tub.

9. Tubs

- Functional
- Quantity/adequacy of the hot water supply to fill the tub and other multiple demand was not determined. Refer to the appropriate trades person or manufacturers specifications.
- Industry standards require a hydro massage tub motor to be accessible. There is no visible access. Items such as tub motor **GFCI** protection, bonding to ground and tub support could not be verified. Contact the appropriate specialist for evaluation.

10. Tub Fixtures

Functional

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

11. Tub/Shower Drain

Functional

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

12. Toilet

Functional

Home maintenance should include periodic tightening of the toilet to prevent damage from a potential leak. Recommend resetting toilet on a new wax ring every five years

13. Ventilation

Satisfactory

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

14. Mildew Noted

No

15. Heating

Functional

16. Windows

Functional

17. Cabinets

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

18. Counters

Satisfactory

Kitchen

The inspection of refrigerators, freezers, ice makers and portable appliances are outside the scope of this inspection. Oven self cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.

1. Floor Cover Material

Satisfactory

2. Ceilings/Walls/Doors

Satisfactory

3. Window

Functional

4. Lighting

Functional

5. Drawers/Doors

Functional

Cabinets/doors are typically in need of periodic adjustments.

6. Under Sink

Satisfactory

7. Sink/Faucet Leak

No

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

8. Drains Appear Clear

Yes

9. Stove exhaust Fan

Functional

10. Stove Exhaust Filter

Attention

There is grease build up at the stove top exhaust fan and hood. Recommend cleaning and grease laden areas.



Grease build up at stove top exhaust.

11. Stove/Cook Top

Electric

12. Cooktop/Burners

Functional

13. Controls

Functional

14. Oven

Electric

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

15. Oven Operation

Functional

The oven controls were tested and determined to be functioning as intended. Self cleaning functions are not tested as a part of this inspection.

16. Oven Appearance/Condition

Satisfactory

17. Counter Tops

Satisfactory

18. Garbage Disposal

Functional

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

19. Dishwasher

Functional

The dishwasher appears to be functioning. An on/off of the dishwasher was performed to determine if it is operation. 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 of malfunction.

20. Refrigerator

Refrigerators are not considered to be built in appliances, and therefore they are not inspected and are not included as part of this report. Refer to the seller about proper function.

21. Kitchen Fixtures

Functional

22. Built In Microwave

NA

Laundry

If a washer and dryer are present no physical testing of the appliances are performed. Appliances are not moved during the inspection, therefore the floor and surrounding areas are not visible for inspection.

1. Location

Off kitchen

2. Washer Hookup

Yes

If a washing machine is present, no testing of the appliance will be performed. If the laundry system will stay after the transaction we recommend inquiring with the seller about proper function.

3. Dryer Hookup

Yes

If installed and the dryer is staying after the transaction the unit was not tested. We recommend referring to the seller about proper function.

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 line. The inspector recommends testing the drain function prior to occupying the home to prevent any potential water damage and desired drainage.

7. Wash Basin

NA

8. Dryer Vent

Not visible

9. Ventilation

Satisfactory

10. Counters

NA

11. Floors/Walls/Ceilings/Doors

Satisfactory

12. Windows

NA

Fireplace

This inspection was performed in substantial compliance with InterNACHI's Phase I Standards of Practice for Inspecting Fireplaces and Chimneys. It exceeds what is required by both InterNACHI's commercial and residential standards of practices. The inspection shall include examination of readily accessible and visible portions of solid-fuel-burning, low-heat, fireplaces and chimneys. The inspection is not all inclusive or technically exhaustive. The goal of this inspection is to provide observations which may lead to the decrease of the hazards associated with fireplaces and chimneys.

1. Location

Loft

2. Solid Fuel/Gas Logs/Gas Appliances

There is a gas burning appliance in this home. Due to the pilot light being turned off and the remote not having batteries the fireplace was not tested. This inspection does not cover flue draft, code clearances and improper installation. When turned on condensation may appear which is common.

3. Hearth Extension

Functional

The typical width of the hearth extension is 16' from the fireplace opening.

4. Exterior Chimney Condition

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.

5. Flue condition

Not inspected

Flue evaluation is not within the scope of this inspection. We recommend that a flue evaluate is performed by a qualified chimney sweep company for safety reasons.

6. Flue Damper

NA

7. Rain Cap/Spark Arrestor

Functional

There is a spark arrestor installed at the chimney top.

Utility Services

1. Electrical Service

Underground

2. Water Source

City

3. Water Meter Location

Not located

4. Water Shutoff

Front left corner

The main water shut off valve was not operated because it is common for leakage to occur after turning a handle that has not been operated for an extended period of time. We cannot guarantee that the valve is not frozen or will not begin to leak after it has been operated.



5. Sewer

City

Underground conditions are not within the scope of this inspection.

We do not inspect the sewer lateral. This is the section of waste piping that runs from the house to the city sewer or septic. These lines can get compromised by tree roots or other underground items causing damage or blockage. It is recommended to have the sewer lateral inspected using a small camera system. If this type of inspection is desired, we recommend contacting the appropriate specialist.

6. Sewer Clean Out

Not located. A clean out should be present to allow for easy servicing and inspection of the drain lines. It is possible there is a drain line present that was not visible to the inspector at the time of the inspection. Refer to seller

7. Gas Service

- Natural
- No bonding wire was visible at the gas line near the meter. Ideally a bonding wire should be present, as it provides additional electrical safety should the pipes become energized.
- There are no drip legs installed adjacent to the gas fire appliances. These are typically required to be installed immediately adjacent to specific gas fired appliances (generally water heaters and furnaces) and are intended to prevent debris within the pipe from entering and obstructing the orifice or control valve of the appliance. Installation is advised.

8. Gas Odors Noted

No
Natural gas odors/leaks can occur at any time after the home inspection. If natural gas leaks occur contact P.G.&E for service. Carbon monoxide can occur any time after the home inspection. Gage Inspection Services is not liable for any issues arising after the home inspection from gas leaks or high levels of carbon monoxide not present at the time of the inspection. It is highly recommended to install carbon monoxide detectors in every living area of the home prior to occupancy.

9. Service Shutoff

At the meter. Home owner is advised to have a gas meter wrench nearby to shut the gas off in the event of an earthquake and gas odors are evident.



10. Vents/Exhaust

Satisfactory

Review all gas appliances, intake and exhaust venting by a qualified contractor prior to taking occupancy as a health and safety consideration.

11. 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 be installed in the hallway, every bedroom/living area of the structure, according to manufacturers instructions prior to occupancy and that fossil fuel-fire/gas appliance be serviced prior to occupancy as per manufacturers instructions.

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 Locations

Exterior



2. Service Size (Amps)

200 Amp

3. Over Current Devices

Breakers

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. If your circuit breakers trip off repeatedly, there could be a problem with the appliance 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. Panel To Structure

Copper

5. Panel Cover Removed

Yes

The face plate of the electrical panel(s) was removed to provide the inspector visual access for verification.

6. Open Breaker Slots At Panel

No

7. Breaker Configuration

Satisfactory

8. Wire-Over Current Compatibility

Satisfactory

9. Receptacle Ground Verify

Satisfactory

The inspector has SPOT CHECKED the three prong 110 volt outlets throughout the home, and has not found any there were not correctly grounded. This is not a warranty and an undiscovered condition may exist.

10. GFCI Protection

• Maintenance

• The exterior outlet at the deck off the master bedroom was tripped before the inspection started and the inspector was unable to reset indicating repairs/replacement is needed. Contact a qualified electrician for repairs.

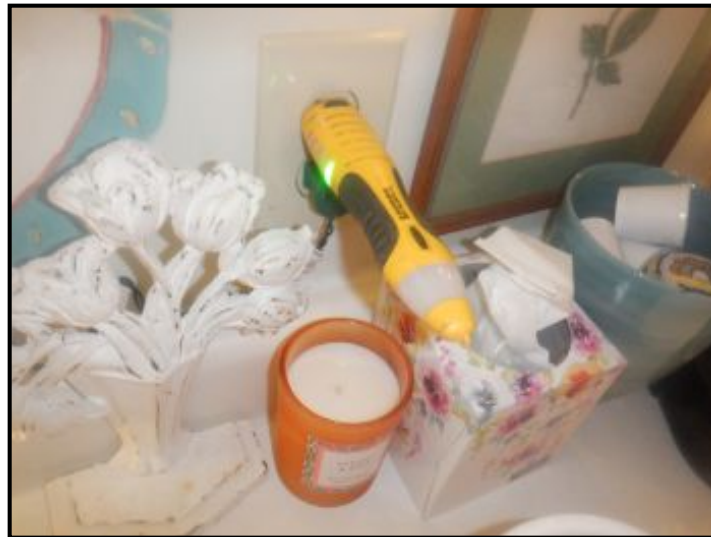
• Current electrical standards require that ground fault interrupters (GFCI) be located in areas where there is a potential danger of electrical shock. Areas such as kitchens, bathrooms, garages and exterior outlets. The inspector recommend installing GFCI outlets at the outlet next to the studio shower and sink area as a preventative health and safety consideration.



Deck GFCI not resetting.



Outlet next to studio shower not GFCI



Outlet not GFCI next to sink in studio.

11. Service Ground Verify

We noted that a ground electrode conductor was present and exited the electrical panel connected to a grounding rod.

12. Outlets, Switches, Junction Boxes, Lighting, Misc

- Maintenance
- There is a loose electrical outlet with exposed wiring at the entry of the downstairs studio. Repairs are needed to properly secure the outlet to the structure and protect the wiring system.
- There is a missing junction box cover next to the entry of the downstairs studio. Installing the proper cover is recommended to protect the wiring system.
- All damaged or missing cover plates should be replaced with new cover plates to restore proper function and reduce the risk of electrical shorts and hazardous shocks. There is a missing cover plate in the cabinet above the stove top and missing covers in the sub area.
- There is unused and unprotected wiring in the sub area of the home. If the wiring is not desired removal is recommended.



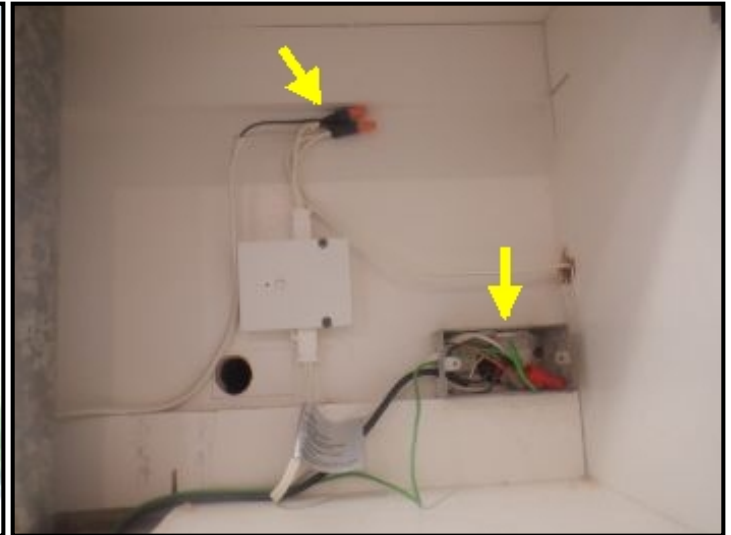
Loose electrical outlet in front of studio.



Missing cover



Missing cover plate in sub area.



Missing junction box and covers above stove top.



Exposed electrical in sub area.



Missing cover plate in sub area.

13. Wire Method

Romex

14. Arc Fault Breakers

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 electrician for evaluation.

Plumbing

All visible portions of the supply and waste line plumbing system were inspected. All accessible plumbing fixtures were operated using normal controls. The purpose of the plumbing inspection is to determine whether the system is functional and serviceable. Plumbing codes are not a part of this home inspection.

1. Service Size To Structure

3/4"

Current building standards require all exterior hose bibbs have an anti-siphon device installed to prevent back flow into the water distribution system. These anti-siphon devices are not installed.

2. Structure Pipe Material

Copper/PEX

3. Waste Pipe Material

Plastic

4. Pipe Rumble Noise

No

5. Surge Bangs

No

6. Encrustations Evident

No

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

7. Water Pipe Insulation

Yes

Having the hot water supply lines insulated is an added benefit helping with the efficiency of the home.

8. Evidence Of Leaks

Maintenance

The inspector has found evidence of a plumbing leak. We advise the use of a qualified plumbing contractor to make final determination of the cause and to provide estimates for repairs. Location of the leak is the shower drain line visible from the sub area.



Leaking from shower drain line.

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 the inspection. Preferred water pressure can be subjective. As of January 1, 2017 California state law requires that low water fixtures be installed in the home. It is not determined in this inspection if low flow water fixtures are installed. Though it is not required to change these out we recommend referring to the transfer disclosures on this issue.

10. Exterior Water Flow

Functional

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

Water Heater

1. Location

Garage/Sub Area



2. Type

Gas/Electric

3. Size

30 Gallon in sub area
Tankless in garage

4. Encrustations Noted

No

5. Evidence of leaks

No

6. TPRV

Installed

A temperature pressure relief valve (TPRV) is present. Physical testing of this device is not a part of this inspection. This safety feature releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The **TPRV valve** discharge pipe must be made of copper, iron, or CPVC (not regular **pvc**). It must terminate within 6" above the ground and the end cannot be threaded or have a fitting.

7. Discharge Pipe

Functional

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

8. Safety Tie Down

Maintenance

The water heater is not equipped with a tie down system in the sub area. Installation is required as per The California Office of the State Architect when solder or transferred. Contact a qualified plumbing contractor for repairs.



Water heater not properly strapped.

9. Venting

Functional

10. Combustion

Functional

11. Insulation Blanket

No

12. Installation

Functional

Heating System

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The inspector will test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. System Type(s) info

Gas fired furnace

Force 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

Garage

Brand: MayTag

Year: Unknown

Input: Unknown

Attention

There is moisture staining at the interior of the furnace indicating a past moisture issue. At the time of the inspection no current active leaking was noted. We recommend contacting a qualified HVAC contractor for evaluation.



Staining at interior of furnace

3. Thermostat Location

Various

There are multiple heating/cooling zones

4. Thermostat Condition

Functional

5. On/Off Check

Functional

Since there are no service records on the furnace we recommend to contacting a qualified 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 association recommends that a CO alarm should be centrally located outside of each separate sleeping are 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

Attention

The furnace filters are in need of changing. This can restrict proper airflow and reduce the efficiency of the system. The inspector recommends changing or cleaning the filter on a regular basis as needed.



Replace air return filters.



Replace air return filter.

8. Vents/Flues

Functional

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

9. Ducts/Returns

Functional

During diagnostic furnnce 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 and cooling components upon replacement, orin some cases, repair of existing systems. Additional costs may be incurred when these standards are met. Recommend consulting with a qualified HVAC contractor for further information.

10. Non-Heated Areas

None

11. Service Notes/Filter Size

None visible

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

Air Conditioning

1. Type Of Unit

Split AC

Inspection and evaluation of the condition of the cooling system was limited to the visible components and their basis functions. Evaluation of efficiency and or adequacy requires extensive diagnostic testing that is beyond the scope of this inspection.

2. Location Of Unit

Exterior

The exterior AC unit is not strapped to the concrete pad.



3. System Operation

Functional

The AC is operating and responding to the on/off command at the thermostat. System adequacy/capacity is not within the scope of this inspection. The typical expected life span of an AC unit is 15-20 years. The data plate was not visible to determine the age of the unit. Refer to seller.

4. Service Records

NA

Refer to seller. If no servicing has been performed in the last year, contact a qualified HVAC contractor for service prior to the end of the contingency/inspection period.

5. Energy Source

Electric 240

6. Power Disconnect Location

At unit

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

7. Condensing Coil Condition

Interior components is not within the scope of this inspection.

8. Condensate Drain System

Maintenance

There is moisture on the platform under the A Coil at the furnace indicating leaking. Contact a qualified HVAC contractor for evaluation/repairs.



Leaking from furnace.

Roof

Our roof inspection is to report on the type and current condition of the roofing materials at the time of the inspection. In no way should our report be considered any type of roofing warranty. All roofs require periodic maintenance and should be inspected annually. Condition of the roofing underlayment is not verified/inspected. For further evaluation and a roofing certificate we recommend contacting a qualified roofing contractor.

1. Roof Cover Material

Composition Shingle

Our inspection is a visual inspection of the current condition at the time of the inspection and is not a guarantee against leaking. If a warranty is desired, we recommend referral with a qualified roof contractor for further evaluation and a roof certification.

2. Roof Type

Pitched



3. Moss/Mildew

Yes

There is moss growth at the roof top. The inspector recommends removing the moss growth at some time in the future and treating the roof to prevent growth. Chemicals for preventing moss growth can be purchased at a local home improvement store. There are companies who will clean the roof and apply a material that will prevent moss growth for a number of years.

4. Debris on Roof

Yes

There is debris on the roof. Leaves, branches, and other material should be removed at some time in the near future. The debris can clog **valley**s, gutters, down spouts and or drains and cause roof leaks. Debris can hold moisture that can cause damage to the roof system if large accumulations develop. Debris 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 appears to be a newer install and appears to be in satisfactory condition. Inquire with seller for permit, licensed roofing contractor information.

**7. Ridges**

Functional

8. Valleys

Functional

9. Flashings/Caulking

Functional

Proper care and maintenance recommendations:

The inspector recommends that the caulking around the chimneys, roof vents and flashing material be inspected and touched up on an annual basis. Rain water leaking into the main structure from the roof is a common and avoidable condition of deteriorated flashing and caulking. The cost and time involved in upkeep is minimal as long as it is maintained on an annual basis.

10. Vents/Chimneys/Covers

Functional

11. Gutters/Downspouts

None

12. Indications of leaking**Attention**

There is moisture staining noted at the ceiling of the family room, kitchen and loft indicating past leaking. The areas were dry at the time of the inspection and no major adverse conditions were noted. We recommend referring to the seller about any past leaking or repairs.



Moisture staining at dining room ceiling.



Moisture staining at loft ceiling.



Moisture staining at ceiling.

13. Soft Spots

No

14. Separate Certification Recommended

No

15. Roof Evaluated From

Roof edge. Not all areas are visible

16. Skylights

Attention

There is moisture staining around the skylight indicating past leaking. The areas are dry at the time of the inspection and no major adverse conditions were noted. We recommend referring to the seller about any past potential issues or repairs.



Moisture staining below skylight.



Moisture staining at skylight.



Moisture staining at skylight.

Attic

The visible areas of the attic and roof framing were examined to determine their current condition and any possible water stains or ventilation issues. Insulation is not removed during this inspection and any areas not visible are excluded from this report.

1. Attic Access

Bedroom closet

2. Access

Satisfactory

3. Attic Evaluated By

Inspected from the attic access

There is no flooring installed in the attic. Only the visible portions from the attic access were inspected. Due to insulation installed and the potential to cause damage the attic area is not walked.

4. Inaccessible Areas

Yes

There are inaccessible structure cavities evident from the attic and there are areas of the attic which are inaccessible due to reduce clearance, insulation, design, or obstruction by structural members and or mechanical apparatus.

5. Framing Condition

Functional

The visual areas of the underside of the accessible areas of the roof were inspected.

6. Visible Light

No

7. Ventilation

Satisfactory

8. Insulation

Blown in fiberglass

There are low levels of insulation in the home. Adding additional insulation in the attic is recommended to help with the heating/cooling efficiency of the home. Contact the appropriate specialist for evaluation.

9. Ducting

Satisfactory

10. Rodent Activity

No

Raised Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Access Location

Exterior/Studio Closet

2. Access Size

Satisfactory

3. Clearance

Satisfactory

4. Inaccessible Areas

Yes

There are areas under the structure that are no 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. Gage inspection services is not responsible for abnormal conditions existing under insulated flooring and or inaccessible areas.

5. Debris/Trash

No

Refer to the current pest report

6. Moisture/Dampness

Satisfactory

7. Vapor Barrier

None

Review the current pest report for expanded comment/recommendations, if any

8. Ventilation

Satisfactory

9. Proper Earth/Wood Clearance

Yes

The inspection of the crawlspace 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 home inspection. This company is not a state licensed pest control company. Review the current pest report for any related conditions.

11. 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 are fasteners that connect the sill plate to the concrete foundation. These anchors limit the framings 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 the appropriate specialist.

14. Method Of Inspection

Entrance

15. Insulation

Batten Insulation.

16. Pier Type And Condition

Concrete

17. Drainage/Sump Pumps

NA

18. Rodent Activity

Yes
Evidence of rodent activity was noted in the sub area. It could not be determined if this is a current active issue. It is advised to keep the exterior of the home properly sealed to prevent access into the sub area. We recommend contacting the appropriate pest control company for evaluation/recommendations.



Rodent droppings in sub area.