

Gage Inspection Services

Property Inspection Report

1617 Ronne Dr, Santa Rosa, CA 95404
Inspection prepared for: Bill Cileo
Real Estate Agent: Doug Swanson -

Date of Inspection: 7/13/2023 Time: 9:00 AM
Order ID: 1344

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.


Site concrete and paving

Page 14 Item: 2	Walkways	<p>Attention There are some uneven concrete walkways at the driveway area that may cause potential tripping hazards. Repairs/patching is recommended as a health and safety consideration.</p>
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Uneven concrete walkway at front of home.

Exterior Structure

Page 15 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 glass slider in the kitchen. 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>
 <p>Lost seal at glass slider.</p>		
Page 16 Item: 12	Retaining Walls	<p>Maintenance There is damage to the bottom of the posts at the granny unit brick foundation wall. One of the posts appears to be support at the end of a beam. Future replacement of the support post with pressure treated wood is recommended. Contact a qualified contractor for evaluation.</p> <p>UPON REINPSECTION ON 7/17/23 THE DAMAGED SECTIONS OF POSTS AT THE BRICK FOUNDATION WALL HAVE BEEN REMOVED WITH NEWER PRESSURE TREATED WOOD MEMBERS INSTALLED.</p>



Post damage at brick foundation.



Post damage at brick walls.



Damaged posts replaced under granny unit.



Damaged wood members replaced under granny unit.

Decks

Page 20 Item: 4	Foundation/Framing	<p>Maintenance</p> <p>There is a small portion of the deck that has older framing members installed. There was wood damage, sagging support beams sub standard supports and missing fasteners to the framing at the under side of this portion of decking. Majority of the deck is modern pressure treated framing. We recommend contacting a qualified contractor for evaluation and recommendations for repairs.</p> <p>There is what appears to be fungus growth to wood members at the older section of the deck. 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.</p> <p>UPON REINSPECTION ON 2/17/23 IT WAS NOTED THAT THE OLDER DAMAGED SECTIONS OF DECK FRAMING HAVE BEEN REMOVED AND REPLACED WITH PRESSURE TREATED FRAMING AND THE APPROPRIATE FASTENERS AND SUPPORTS AS NEEDED.</p>
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Sagging support beam under deck.



Sub standard and damaged supports under deck.



Damage to under side of deck.



Damage to framing under deck.



Damage to framing under deck.



Fungus to under side of deck.



New deck framing installed.



New deck framing installed.



New deck framing installed.



New deck framing installed.

Electrical

<p>Page 38 Item: 7</p>	<p>Breaker Configuration</p>	<p>Maintenance The main electrical panel is a Zinsco brand panel. This product line is discontinued and several reports of failure over time with this equipment has been report. Failures include excessive corrosion and loose connections at the bus bar, many times leading to poor breaker connections arching and over heating. Although no adverse conditions were noted inside this particular panel, due to its historically poor reliability, electricians often advocate replacement. We suggest consulting with a qualified and licensed electrician on this issue.</p>
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Zinsco panel installed at home.

Page 39 Item: 9

Receptacle Ground
Verify

Attention

The inspector has discovered on or more three prong 110 volt outlets that do not have a correct ground in the garage. This is a common condition to homes of this age. For more information on ground receptacles contact a qualified electrician for evaluation.

UPON REINPSECTION ON 4/27/23 THE UNGROUND ELECTRICAL OUTLETS IN THE GARAGE WERE REMOVED.



Ungrounded outlets in garage.

<p>Page 40 Item: 12</p>	<p>Outlets, Switches, Junction Boxes, Lighting, Misc</p>	<p>Attention</p> <p>Unprotected Romex wiring was noted in the garage. Electrical cable is subject to physical damage and is typically installed in attics and inside walls. Any exposed wiring must be protected from damage below the height of 7 feet. Repairs should be made to properly protect the wiring system inside conduit. Contact a qualified electrician for repairs.</p> <p>UPON REINSPECTION ON 7/17/23 IT WAS NOTED THAT THE SECTION OF THE UNPROTECTED ROMEX WIRING IN THE GARAGE WAS REMOVED WHILE OTHER EXPOSED WIRING WAS ENCLOSED INSIDE OF PROTECTIVE CONDUIT.</p>
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Unprotected Romex in garage area.



Exposed electrical removed.



Conduit installed at exposed electrical.

Plumbing

Page 42 Item: 8	Evidence Of Leaks	<p>Maintenance</p> <p>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 a supply line fitting under the granny unit.</p> <p>UPON REINSPECTION ON 7/17/23 THE LEAKING PLUMBING WAS REMOVED UNDER THE GRANNY UNIT.</p>
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Leaking at supply line under granny unit.



Old leaking plumbing removed.

Water Heater

Page 45 Item: 7	Discharge Pipe	<p>Maintenance</p> <p>There is no discharge pipe installed at the water heater TPRV under the granny unit. Installation of a proper drain line discharging no more than 6" above the ground is needed as a health and safety consideration.</p> <p>UPON REINSPECTION ON 7/17/23 THE DISCHARGE LINE AT THE WATER HEATER WAS PROPERLY INSTALLED.</p>
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Missing drain pipe at water heater TPR valve.



Discharge pipe installed at water heater.

Roof

Page 50 Item: 11

Gutters/Downspouts

Attention

There are down spouts that are not secured to the structure. It is recommended to secure the downspouts to the home to maintain proper drainage.

It is recommended to install screens at the roof top drains to help prevent potential debris blockage.

UPON REINSPECTION ON 7/17/23 SCREENS HAVE BEEN INSTALLED AT THE ROOF TOP DRAINS TO PREVENT BLOCKAGE AND THE DOWNSPOUT WAS SECURED TO THE STRUCTURE.



Install screens at drains to prevent blockage.



Downspout not secured to structure.



Loose drain pipe used at downspout.



Downspout secured to structure.

Inspection Details

1. Weather

Sunny

2. Attendance

Selling Agent Present
Client Present

3. Occupancy

Vacant

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

1

7. Bedrooms

3

8. Bathrooms

3

9. Other Rooms

FR/DR

10. Smoke Detectors

Yes

There are smoke detectors present in the home. 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.

11. Carbon Monoxide

Present

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

13. Floor Structure

Concrete slab

14. Roof Structure

Wood framing

15. Interior Stairway Structure

NA

Site concrete and paving

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

1. Driveway/Parking

Functional

2. Walkways

Attention

There are some uneven concrete walkways at the driveway area that may cause potential tripping hazards. Repairs/patching is recommended as a health and safety consideration.



Uneven concrete walkway at front of home.

3. Steps

NA

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

Wood/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.

2. Siding Condition

Satisfactory where visible.

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

Functional

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

Satisfactory where visible

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

8. Window Screens

None

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 glass slider in the kitchen. 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.



Lost seal at glass slider.

10. Address Identification

Satisfactory

11. Irrigation System

Any 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.

12. Retaining Walls

Maintenance

There is damage to the bottom of the posts at the granny unit brick foundation wall. One of the posts appears to be support at the end of a beam. Future replacement of the support post with pressure treated wood is recommended. Contact a qualified contractor for evaluation.

UPON REINPSECTION ON 7/17/23 THE DAMAGED SECTIONS OF POSTS AT THE BRICK FOUNDATION WALL HAVE BEEN REMOVED WITH NEWER PRESSURE TREATED WOOD MEMBERS INSTALLED.



Post damage at brick foundation.



Post damage at brick walls.



Damaged posts replaced under granny unit.



Damaged wood members replaced under granny unit.

Structure Perimeter Exterior

1. Foundation Material

Concrete

2. Vent Screens

NA

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

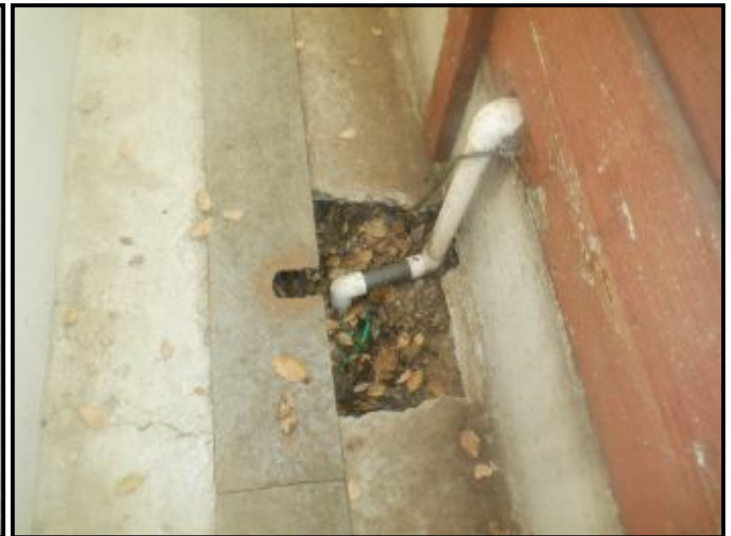
6. Site Drainage

Sloping grade

The natural grade at the right side of the home slopes to the structure. There is a drainage culvert that drains to day light under the deck and two sump pumps installed for additional drainage. Parties of interest should inquire with the owner and review the transfer disclosure as to any past or current drainage issues. Home owner is advised to monitor the exterior of the home to determine if any additional drainage system is needed.



Drain installed at right side of home.



Sump pump at right side of home.

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

Yes

There is no vegetation growing up against the exterior surface material. All vegetation should be kept trimmed at least 6-12 inches away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material

Decks

1. Surface

Wood

2. Railings

Functional

3. Steps/Handrails

NA

4. Foundation/Framing

Maintenance

There is a small portion of the deck that has older framing members installed. There was wood damage, sagging support beams sub standard supports and missing fasteners to the framing at the under side of this portion of decking. Majority of the deck is modern pressure treated framing. We recommend contacting a qualified contractor for evaluation and recommendations for repairs.

There is what appears to be fungus growth to wood members at the older section of the deck. 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.

UPON REINSPECTION ON 2/17/23 IT WAS NOTED THAT THE OLDER DAMAGED SECTIONS OF DECK FRAMING HAVE BEEN REMOVED AND REPLACED WITH PRESSURE TREATED FRAMING AND THE APPROPRIATE FASTENERS AND SUPPORTS AS NEEDED.



Sagging support beam under deck.



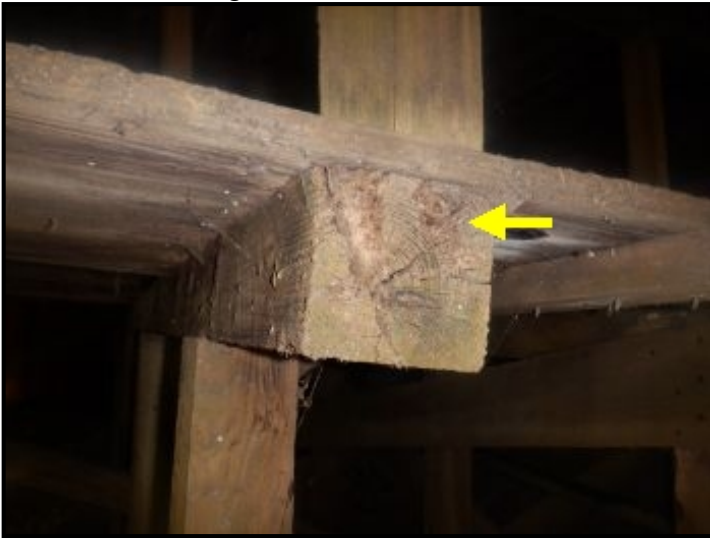
Sub standard and damaged supports under deck.



Damage to under side of deck.



Damage to framing under deck.



Damage to framing under deck.



Fungus to under side of deck.



New deck framing installed.



New deck framing installed.



New deck framing installed.



New deck framing installed.

5. Attachment Method

Not attached

6. Flashing

NA

7. Cover

NA

8. Electrical Service

No

9. Weather Protective Cover

NA

Garage

1. Size

2 Car

2. Garage Door

Functional

There is moisture staining noted to the OSB boards on the garage. It was not determined if this is caused by a current active moisture issue. No major adverse conditions were noted at the time of the inspection. It is recommended to keep the exterior wood members in a well sealed condition as part of preventative maintenance.



Moisture staining to garage door.

3. Garage Door Seal

NA

4. Automatic Opener

NA

5. Springs/Mounts

NA

6. Safety Operation

NA

7. Floor Foundation

Functional

Limited visibility due to storage of personal items.

8. Lighting

Functional

9. Firewall

NA

10. Door(s) Garage-Building

NA

11. Moisture Penetration

No

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

Functional

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

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. 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

Functional

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

6. Shower Head

Functional

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

7. Shower Enclosures

Functional

The shower enclosure appears to be in serviceable condition.

8. Water Resistant Wall Cover

Functional

There is a water resistant wall covering in the shower/tub area. However underlying water proof membranes cannot be determined. Routine grout/caulking maintenance is recommended as part of preventative home maintenance. Testing of the shower pan is outside the scope of this inspection.

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.

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

• Yes

• There is mildew noted to the caulking around the granny unit shower. Mildew in the bathroom can be a health hazard, in addition to contributing to odor problems. Chemical cleaning is indicated and additional ventilation in this area should be considered.

• UPON REINPECTION ON 7/17/23 THE MILDEW GROWTH WAS REMOVED AND THE SHOWER RECAULKED AT THE GRANNY UNIT.



Mildew at granny unit shower caulking.



New caulking installed at granny unit shower.

15. Heating

Functional

There is electric in floor heating in the bathrooms that are outside the scope of this inspection.

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

A flex drain line has been installed under the kitchen sink at the granny unit. Though functional these types of drains are known to be more susceptible to clogging. Future replacement with a rigid drain line is recommended.



Flex drain line installed in granny unit.

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

Functional

11. Stove/Cook Top

Electric/Gas

12. Cooktop/Burners

Functional

13. Controls

Functional

14. Oven

Electric/Gas

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

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

Yes

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

Functional

9. Ventilation

Satisfactory

Ventilation is provided by a ceiling exhaust fan.

10. Counters

NA

11. Floors/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.

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

FR

2. Solid Fuel/Gas Logs/Gas Appliances

Functional

There is a gas burning appliance in this home. This inspection does not cover flue draft, code clearances and improper installation. When turned on condensation may appear which is common.

3. Hearth Extension

NA

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

Overhead



2. Water Source

City

3. Water Meter Location

Not located

4. Water Shutoff

Not located

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.

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/Laundry Room



2. Service Size (Amps)

100 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.

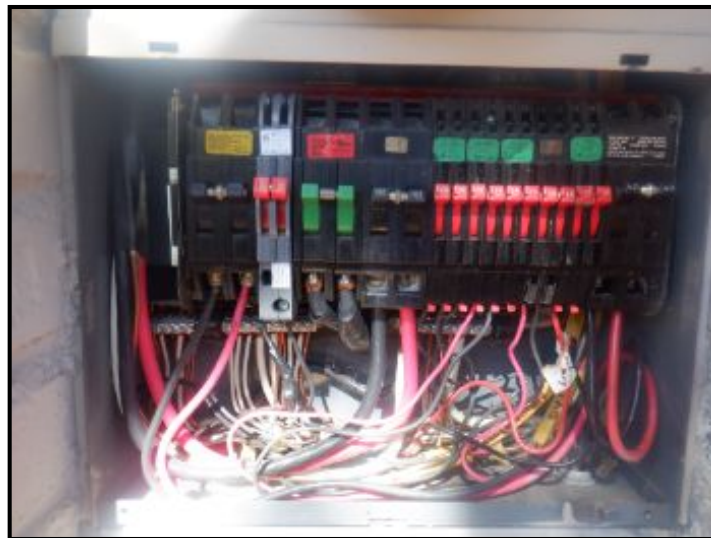
6. Open Breaker Slots At Panel

No

7. Breaker Configuration

Maintenance

The main electrical panel is a Zinsco brand panel. This product line is discontinued and several reports of failure over time with this equipment has been report. Failures include excessive corrosion and loose connections at the bus bar, many times leading to poor breaker connections arching and over heating. Although no adverse conditions were noted inside this particular panel, due to its historically poor reliability, electricians often advocate replacement. We suggest consulting with a qualified and licensed electrician on this issue.



Zinsco panel installed at home.

8. Wire-Over Current Compatibility

Satisfactory

9. Receptacle Ground Verify

Attention

The inspector has discovered on or more three prong 110 volt outlets that do not have a correct ground in the garage. This is a common condition to homes of this age. For more information on ground receptacles contact a qualified electrician for evaluation.

UPON REINPSECTION ON 4/27/23 THE UNGROUND ELECTRICAL OUTLETS IN THE GARAGE WERE REMOVED.



Ungrounded outlets in garage.

10. GFCI Protection

Yes

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

11. Service Ground Verify

NA

The inspector is not required to verify continuity of connected service grounds.

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

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

Attention

Unprotected Romex wiring was noted in the garage. Electrical cable is subject to physical damage and is typically installed in attics and inside walls. Any exposed wiring must be protected from damage below the height of 7 feet. Repairs should be made to properly protect the wiring system inside conduit. Contact a qualified electrician for repairs.

UPON REINSPECTION ON 7/17/23 IT WAS NOTED THAT THE SECTION OF THE UNPROTECTED ROMEX WIRING IN THE GARAGE WAS REMOVED WHILE OTHER EXPOSED WIRING WAS ENCLOSED INSIDE OF PROTECTIVE CONDUIT.



Unprotected Romex in garage area.



Exposed electrical removed.



Conduit installed at exposed electrical.

13. Wire Method

Romex

14. Arc Fault Breakers

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

No

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 a supply line fitting under the granny unit.

UPON REINSPECTION ON 7/17/23 THE LEAKING PLUMBING WAS REMOVED UNDER THE GRANNY UNIT.



Leaking at supply line under granny unit.



Old leaking plumbing removed.

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

Exterior

There are two water heaters installed at the exterior of the home. One is supplying the main home while the other is supplying the granny unit.



2. Type

Gas

3. Size

Tankless

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

Maintenance

There is no discharge pipe installed at the water heater TPRV under the granny unit. Installation of a proper drain line discharging no more than 6" above the ground is needed as a health and safety consideration.

UPON REINSPECTION ON 7/17/23 THE DISCHARGE LINE AT THE WATER HEATER WAS PROPERLY INSTALLED.



Missing drain pipe at water heater TPR valve.



Discharge pipe installed at water heater.

8. Safety Tie Down

NA

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

The heating system in the home consists of three mini split systems, a gas fireplace and electric wall heaters in the bedrooms.

2. Location

Throughout

3. Thermostat Location

On the unit/Remote

4. Thermostat Condition

Functional

5. On/Off Check

Functional

6. Operation Noise

Satisfactory

7. Filter Condition

NA

8. Vents/Flues

NA

9. Ducts/Returns

NA

10. Non-Heated Areas

None

11. Service Notes/Filter Size

NA

Air Conditioning

1. Type Of Unit

Mini split system

2. Location Of Unit

Mini split systems installed in the dining area, master bedroom and granny unit.

3. System Operation

Functional

4. Service Records

NA

5. Energy Source

Electric

6. Power Disconnect Location

NA

7. Condensing Coil Condition

NA

8. Condensate Drain System

Functional

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

Elastomeric Spray On Roofing.

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

Low Pitch/Flat

Due to the low and flat pitch roof there is staining on the roof top indicating past standing water. Excessive standing water can lead to premature deterioration. Recommend monitoring the roof top during the rains to determine if modifications are needed.



Staining indicating past standing water.



Indications of past standing water at roof top.

3. Moss/Mildew

No

Any moss growth on the roof top should be treated and removed.

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 valleys, 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.



Debris on roof.

5. Cover

1 Layer

6. Cover Material Condition

Functional

The roof cover material appears to have been recently installed and appears to be in satisfactory condition. Inquire with seller for permit, licensed roofing contractor information.

**7. Ridges**

NA

8. Valleys

NA

9. Flashings/Caulking

Functional

10. Vents/Chimneys/Covers

Functional

11. Gutters/Downspouts

We recommend inspection and cleaning the gutter system and roof surface on an annual basis. There is gutter screen material that can be installed over the gutter system to help keep debris out of the gutters. The screen helps keep leaves and other debris out of the gutter system to prevent clogging of the gutters, down spouts, and drain system.

Attention

There are down spouts that are not secured to the structure. It is recommended to secure the downspouts to the home to maintain proper drainage.

It is recommended to install screens at the roof top drains to help prevent potential debris blockage.

UPON REINSPECTION ON 7/17/23 SCREENS HAVE BEEN INSTALLED AT THE ROOF TOP DRAINS TO PREVENT BLOCKAGE AND THE DOWNSPOUT WAS SECURED TO THE STRUCTURE.



Install screens at drains to prevent blockage.



Downspout not secured to structure.



Loose drain pipe used at downspout.



Downspout secured to structure.



Screens installed at roof top drains.

12. Indications of leaking

No
At the time of the inspection the inspector found no evidence that the roof system is currently leaking. Gage Inspection Services is not a licensed roofing contractor and does not guarantee the roof from future leaking.

13. Soft Spots

No

14. Separate Certification Recommended

No

15. Roof Evaluated From

Walked roof surface

16. Skylights

No

Slab Foundation

1. Level/Gradation

Satisfactory

Level was observed by eye only. There may be variances in the floor grade. Our inspection of slab foundations conforms to industry standard, which is that of a generalist, not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural issues. The interior of the concrete slab can not be inspected due to installation of flooring material and personal items.

2. Off Sets-Heaving

No

3. Cracks/Separations

Not visible

All of the interior dwelling concrete slab floors are concealed by floor covering. Therefore the concrete slab is inaccessible for visual inspection. This inspection company is not responsible for any latent defects.

4. Moisture/Dampness

NA

See crack/separations category for comment.

5. Footings/Sills

Not visible

Due to this type of foundation, there is very limited visual inspection access. The exposed perimeter is the only area visually accessible. Slab foundation design is such that proper installation of anchor bolts cannot be verified.