

Gage Inspection Services

Property Inspection Report



301 Conor Ct, Forestville, CA 95436
Inspection prepared for: Mike O'Connor
Real Estate Agent: Doug Swanson -

Date of Inspection: 2/27/2024 Time: 9:00 AM
Order ID: 1461

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.

Garage		
Page 12 Item: 10	Door(s) Garage-Building	<p>Maintenance A pet door has been installed compromising the fire rating of the door and protection from potential exposure to carbon monoxide. Replacement with a proper fire rated door is recommended.</p>
		
<p>Pet door installed at garage door.</p>		
Fireplace		

Page 23 Item: 2	Solid Fuel/Gas Logs/Gas Appliances	<ul style="list-style-type: none"> • Maintenance • There are cracks at the interior fire bricks. Recommend contacting a qualified chimney specialist for evaluation/recommendations.
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Cracked bricks at interior of fireplace.

Electrical

Page 29 Item: 10	GFCI Protection	<p>Attention 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 exterior as a preventative health and safety consideration.</p>
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Exterior outlets are not GFCI protected.

Plumbing

Page 31 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 hallway bathroom.</p>
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Leaking from toilet drain line.

Water Heater

Page 33 Item: 7

Discharge Pipe

Attention

There is a discharge pipe installed, however, the pipe does not terminate to the ground. Industry standards require installation of a 3/4" copper, galvanized, or cpvc pipe that terminates to the ground no higher than 6" or exterior as a safety consideration.



Discharge line does not terminate to the ground.

Inspection Details

1. Weather

Sunny

2. Attendance

Client Present
Buyer 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

1

7. Bedrooms

4

8. Bathrooms

2.5

9. Other Rooms

LR/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

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

Wood trusses

15. Interior Stairway Structure

NA

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.

2. Walkways

Functional

3. Steps

Functional

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.

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

Functional

9. Double Pane Seals/Insulating Windows

Satisfactory

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

10. Address Identification

Satisfactory

11. 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

Functional

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

Sloping grade

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

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

Patios/Decking/Porches

1. Surface

Concrete patio

2. Railings

NA

3. Steps/Handrails

Functional

4. Electrical Service

Yes

5. Weather Protective Covers

Yes

6. Lights

Functional

7. Cover/Enclosure

Functional

Fence/Gates

1. Fences

Functional

2. Gates

Functional

3. Locks/Latches

Functional

Garage

1. Size

3 Car

2. Garage Door

Functional

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

The single car garage door was not tested due to the storage of personal items and the addition of a room.

3. Garage Door Seal

Functional

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

Functional

Installation specifications is not within the scope of this inspection.

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

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

10. Door(s) Garage-Building

Maintenance

A pet door has been installed compromising the fire rating of the door and protection from potential exposure to carbon monoxide. Replacement with a proper fire rated door is recommended.



Pet door installed at garage door.

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

The sliding glass door is labeled as tempered safety glass.

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

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

Functional

11. Stove/Cook Top

Gas

12. Cooktop/Burners

Functional

13. Controls

Functional

14. Oven

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

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 or 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

Hallway

2. Washer Hookup

- Yes
- There is no drain pan installed at the washing machine. While it is not required future installation with a drain line terminating to the exterior of the home is recommended.
- 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

Yes

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

Home maintenance should include annual cleaning of the dryer vent ducting. One-half inch of lint build up will reduce venting capability by 40%. Recommend duct cleaning a a qualified professional as a preventative safety consideration.

9. Ventilation

Satisfactory

Ventilation is provided by a ceiling exhaust fan.

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

FR/LR

2. Solid Fuel/Gas Logs/Gas Appliances

- There is a gas burning appliance in this home. This inspection does not cover flue draft, code clearances and improper installation. When turned on condensation may appear which is common.
- There is a solid-fuel heating system/fireplace in this home. This inspection does not cover code clearances and improper installation. If additional information and certification is desired, contact a qualified chimney sweep company.
- **Maintenance**
- **There are cracks at the interior fire bricks. Recommend contacting a qualified chimney specialist for evaluation/recommendations.**



Cracked bricks at interior of fireplace.

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

Street



4. Water Shutoff

Left side of home.

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 under ground 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

Left side of home



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.

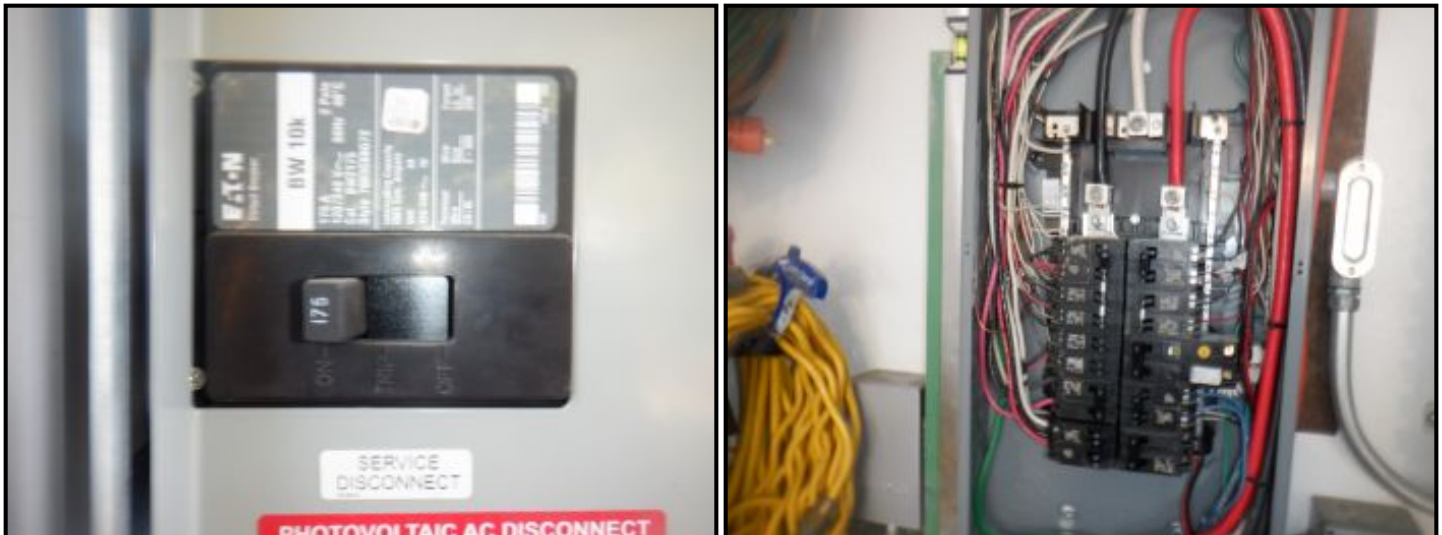
Electrical

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/Garage

There is a solar system installed at the home that is outside the scope of this inspection. Contact the appropriate specialist to evaluate the system.



2. Service Size (Amps)

175 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**Attention**

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 exterior as a preventative health and safety consideration.



Exterior outlets are not GFCI protected.

11. Service Ground Verify

NA

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

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

Functional

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

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

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 the hallway bathroom.



Leaking from toilet 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



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

Attention

There is a discharge pipe installed, however, the pipe does not terminate to the ground. Industry standards require installation of a 3/4" copper, galvanized, or cpvc pipe that terminates to the ground no higher than 6" or exterior as a safety consideration.



Discharge line does not terminate to the ground.

8. Safety Tie Down

NA

9. Venting

Functional

10. Combustion

Functional

11. Insulation Blanket

NA

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: Carrier

Year: 2023

Input: 80,000 BTU



3. Thermostat Location

Hallway

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

Satisfactory

The inspector recommends changing the furnace filter 3-4 times a year.

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

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

- There are areas of the ducting that the insulation wrap is in a deteriorated condition in the sub area. Keeping the ducting insulated is recommended to help with the heating/cooling efficiency of the home. Contact a qualified HVAC contractor for evaluation/repairs.



Insulation pulled away from sub area heating ducts.

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



3. System Operation

Not tested

Sever damage can occur to the air conditioning compressors if they are turned on when the outside temperature is below 60' F. Verify function and service records with seller prior to taking occupancy. The unit is dated to 2023

4. Service Records

NA

Refer to seller. If no servicing hs 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

Functional

Interior components is not within the scope of this inspection.

8. Condensate Drain System

Functional

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

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

No

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

4. Debris on Roof

Minor

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.

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

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

Functional

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.

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

Ground. Not all areas are visible

16. Skylights

No

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.



Low levels of insulation in attic.

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

Bedroom 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

6. Moisture/Dampness

The soil was dry to damp at the time of the inspection. There were no adverse conditions observed resulting from the moisture conditions. We recommend referring to the seller about the drainage history of the home.

7. Vapor Barrier

None

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.
There are fiberglass battens in the crawl through area that have fallen. We recommend reinstalling them as needed. If they have become wet or damaged they should be replaced.

16. Pier Type And Condition

Concrete

17. Drainage/Sump Pumps

There is a functioning sump pump installed in the sub area of the home. Typically it is preferred to have holes in the bucket and install drain rock around the outside of the bucket to increase efficiency and protect the pump.

**18. Rodent Activity**

No