

Prepared for Exclusive Use by:

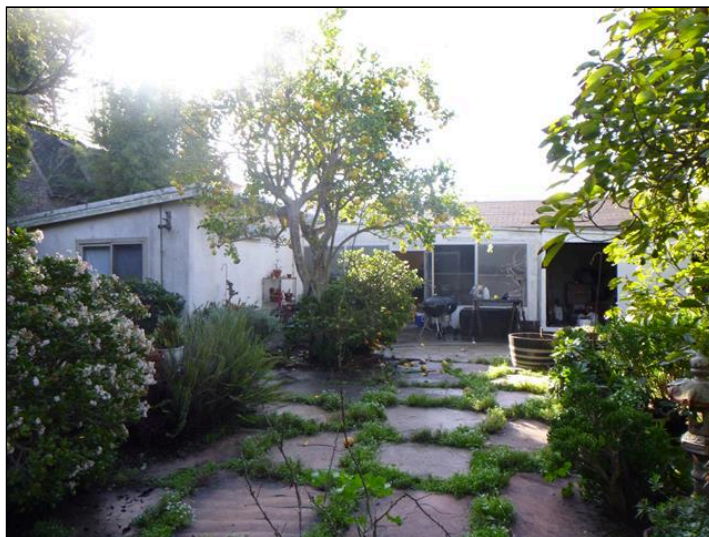
Susan Kruger

Address of Inspected Property:

2530 Murrell Rd
Santa Barbara CA 93109

Inspection Date:

1/16/2023



Inspector and Company:

Richard Grunder

HouseMaster
1187 Coast Village Rd 1-284
Santa Barbara Ca 93108
(805) 898-2698

Table of Contents

[Cover Page..... 1](#)

[Table of Contents 3](#)

[Intro Page 4](#)

[1 ROOFING 7](#)

[2 EXTERIOR ELEMENTS13](#)

[3 SITE ELEMENTS 15](#)

[4 GARAGE 17](#)

[5 ATTIC 19](#)

[6 BATHROOMS..... 21](#)

[7 KITCHEN 24](#)

[8 INTERIOR ELEMENTS 27](#)

[9 ELECTRIC SYSTEM 29](#)

[10 HEATING SYSTEM 32](#)

[11 PLUMBING SYSTEM . 33](#)

[12 WATER HEATER 35](#)

[Summary 37](#)

INSPECTION INFORMATION

CLIENT:

Susan Kruger

PROPERTY ADDRESS:

*2530 Murrell Rd
Santa Barbara CA 93109*

INSPECTION DATE/TIME:

1/16/2023 - 9:00 am

INSPECTOR:

Richard Grunder

INSPECTION COMPANY:

*HouseMaster
1187 Coast Village Rd 1-284
Santa Barbara Ca 93108
(805) 898-2698*

INSPECTION DETAILS

DESCRIPTION:

Single Family

TYPE OF INSPECTION:

SELLER LISTING INSPECTION

AGE OF HOME:

63 YEARS

PEOPLE PRESENT:

Sellers, Sellers Agent & Inspectors

STATUS OF HOME:

Occupied

WEATHER:

Overcast

TEMPERATURE:

50 TO 60

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise.

Independent inspection(s) may be required to evaluate element conditions. If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of DBR Franchising, LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no

way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

AGE ESTIMATIONS AND DESIGN LIFE RANGES - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; **elements and areas concealed from view for any reason cannot be inspected.** This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, antennas, solar panels, low-voltage lighting, and other similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

MATERIAL:

MIXED
ASPHALT SHINGLES
SHEET/ROLLED

ESTIMATED AGE:

05 TO 10 YEARS
25 TO 30 YEARS

DESIGN LIFE:

15 TO 20 YEARS
25 TO 30 YEARS

LOCATION:

WHOLE STRUCTURE

INSPECTION METHOD:

WALKED ON

SKYLIGHT(S):

ONE

SPECIAL LIMITATIONS:

TREE BRANCHES

S F P NA NI

					1.0 ROOFING Roof shingles are worn/failing with granule loss and exposed fiberglass noted. Consult roofer for repair/ replacement cost estimate. (See Picture(s)) Multiple layers noted. Stripping will be required when re-roofing. Consult roofer for cost estimate. A determination should be made at time of re-roofing as to if flashing and roof decking replacement will be necessary. (See Picture(s)) Tree branches noted in contact with roof. Suggest trimming/ removing branches to eliminate pest access to roof and roof wear. (See Picture(s))
					1.1 EXPOSED FLASHING Rusting flashings noted. (See Picture(s)) Suggest painting to extend service life. Anticipate new flashing expense with new roof. (See Picture(s))
					1.2 CHIMNEYS / VENTS Abandoned/out of service stove flue penetration noted at room addition. Suggest removal of penetration if a stove is not going to be re-installed.
					1.3 SKYLIGHT(S) Skylights are particularly prone to leakage. Repairs noted around this skylight. The integrity of the flashings is generally the first point to consider when leakage occurs. Surface damage or loss of the seal on insulated glazing can occur, but such a defect may not be readily apparent during an inspection. Have a roof evaluate skylight.
					1.4 PLUMBING STACKS Gaps noted at roof penetrations. Reseal roof penetrations now and on a routine basis to prevent leakage to interior of structure. (See Picture(s))
					1.5 VENTILATION COVERS
					1.6 RAIN GUTTERS / EAVETROUGHES Standing water noted in gutters. Ensure gutters are sloped properly to prevent standing water. (See Picture(s)) Suggest adding more rain gutters and downspouts to aide in controlling water run off away from structure. (See Picture(s))
					1.7 DOWNSPOUTS / ROOF DRAINS Recommend extending rain gutter downspouts to move water away from the foundation. Downspouts near structure may allow excessive water to pond and/or penetrate into structure. Consider installing downspouts into built in drains to aide in diverting water run off. See site elements section of report and supplemental comments for additional information. (See Picture(s))
					1.8 FASCIA / SOFFITS Paint is peeling/loose at numerous locations. Due to the age of the home (1978 and older), the paint may contain lead. Suggest repainting to preserve wood. Use care when working with old materials, especially with paint. Have tested prior to disturbing. (See Picture(s))

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

--	--	--	--	--	--

Wood damage/rot noted at fascia/eaves/soffit members. Anticipate repairs. See pest control company report for conditions and repair/treatment costs related to wood framing and trim members. (See Picture(s))

S F P N A NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



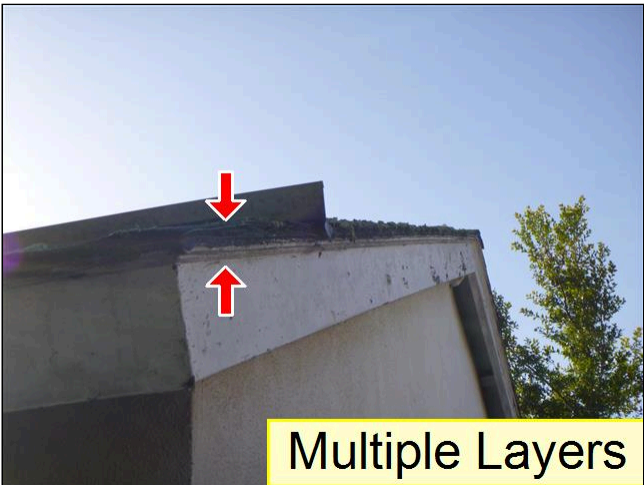
Worn Shingles

1.0 ROOFING (See Picture(s))



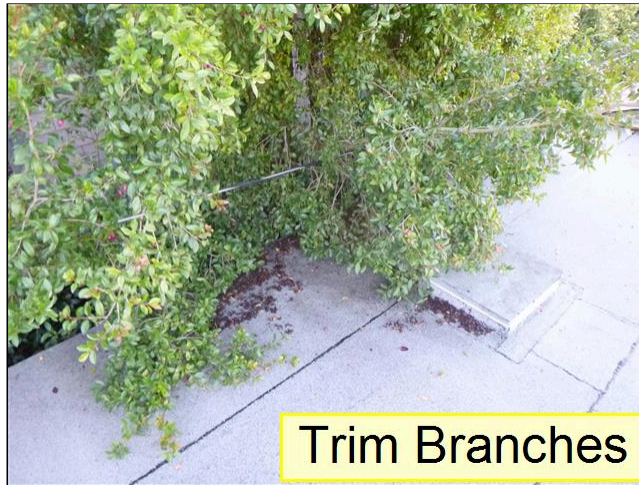
Worn Shingles

1.0 ROOFING (See Picture(s))



Multiple Layers

1.0 ROOFING (See Picture(s))



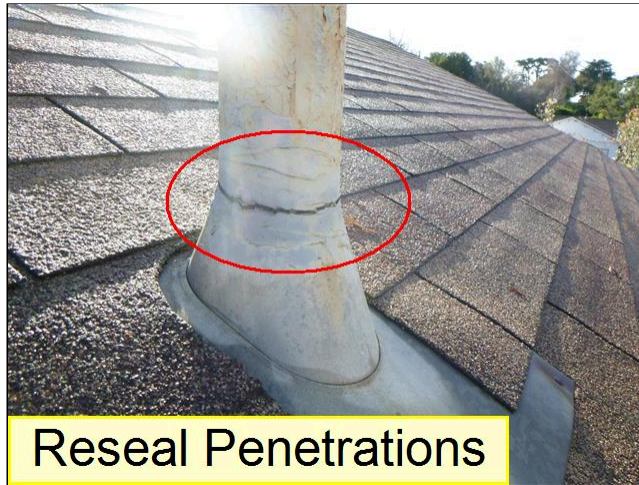
1.0 ROOFING (See Picture(s))



1.1 EXPOSED FLASHING (See Picture(s))



1.1 EXPOSED FLASHING (See Picture(s))



Reseal Penetrations

1.4 PLUMBING STACKS (See Picture(s))



Standing Water

1.6 RAIN GUTTERS / EAVETROUGHES (See Picture(s))



Add Rain Gutter

1.6 RAIN GUTTERS / EAVETROUGHES (See Picture(s))



Extend/Connect Downspouts

1.7 DOWNSPOUTS / ROOF DRAINS (See Picture(s))

Peeling Paint



1.8 FASCIA / SOFFITS (See Picture(s))



1.8 FASCIA / SOFFITS (See Picture(s))

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectable during a home inspection, but may result in latent concerns. Gutters (eavetroughs) and downspouts (leaders) will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Roofer Opinion - Obtain the roof manufacturer's and/or a qualified roofer's opinions as to roof conditions and, if necessary, remedial needs and associated

costs, prior to closing. If overall roof wear or damage exists, replacement is normally required. In other cases, recommendations for roof replacement versus repair needs can be subjective and based on economic issues or discretionary issues.

Roof Systems - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

Asphalt/Fiberglass - Most newer asphalt roofing products are reinforced with glass fibers to improve the strength of the base felt. Some of these products, however, are susceptible to manufacturing defects that may or may not affect roof function. The manufacturer or qualified roofer should be consulted if there are any reported or suspected concerns.

Roof Flashings/Seal - Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

Roofing Appearance - Conditions such as light surface mildew (fungus) buildup on the roofing, slight granule loss, uneven/irregular coloring, (shingle shading), and similar relatively superficial conditions generally do not affect roof function. Maintain/ repair as desired. Heavy mildew/fungus buildup may indicate a ventilation concern and/or lead to more serious concerns related to mold.

Multiple Layers of Roofing - A determination should be made at the time of re-roofing as to whether or not rip off of the existing layers and/or roof decking will be necessary. Roof loads, local requirements and practices, or the need to provide a firm base for the new roofing are some of the factors that must be considered when determining the extent of work required.

2. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible outer surfaces of the house envelope and appurtenances as listed herein; **elements concealed from view by any means cannot be inspected**. Like roofs, these elements are subject to the effects of both long-term wear and sudden damage due to ever-changing weather conditions. Descriptions are based on predominant/representative elements and are provided for general informational purposes only; specific materials and/or make-up are not verified. Neither the efficiency nor integrity of insulated window units is determined in a standard home inspection. Furthermore, the presence and condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items are not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

SIDING:
STUCCO

PORCH:
COVERED

SPECIAL LIMITATIONS:
VEGETATION

S F P N A N I

●						2.0 SIDING Suggest sealing now and annually at any gaps, cracks, around light fixtures, windows, doors, trim, etc...to aide in preventing water penetration and pest intrusion. Paint is peeling/loose at numerous locations of wood trim. Anticipate re-painting. Due to the age of the home (1978 and older), the paint may contain lead. Suggest repainting to preserve wood. Use care when working with old materials, especially with paint. Have tested prior to disturbing.
		●				2.1 ENTRY DOORS Worn/weathered doors noted. Anticipate replacement. (See Picture(s))
●						2.2 SLAB FOUNDATION Foundation surface is not fully visible (slab on grade with stucco to grade) therefore limited inspection noted. No significant cracking noted at the time of inspection.
		●				2.3 ELECTRIC / GFCI Open junction box with exposed wiring noted at left side of house. Install an outlet or a cover plate for safety. (See Picture(s)) Suggest upgrade to Ground Fault Circuit Interrupters (GFCI) outlets at all exterior outlets for added safety. Consult licensed electrical contractor for installation.

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



Weathered Door

2.1 ENTRY DOORS (See Picture(s))



2.3 ELECTRIC / GFCI (See Picture(s))

NOTE: All surfaces of the exterior envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Wood Deterioration - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize these concerns but will not eliminate them altogether. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be identified as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact our office. All exterior wood elements should be inspected at least annually; repair and/or refinish as needed.

Lead-Based Paints - Exterior surfaces may be covered with lead-based paint, particularly in pre-1978 homes. The likelihood of exposure to lead hazards is minimal if the paint is intact or covered with another product. Neither testing nor assessment is part of a standard home inspection. Testing by a qualified specialist should be arranged if paint damage or other potential hazards exist or to address individual concerns.

3. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

PATIO(S):

CONCRETE
FLAGSTONE
WOOD DECK

PATIO LOCATION:

REAR

WALKWAY:

CONCRETE
STONE
FLAGSTONE
MIXED

DRIVEWAY:

CONCRETE

SPECIAL LIMITATIONS:

VEGETATION

S F P N A N I

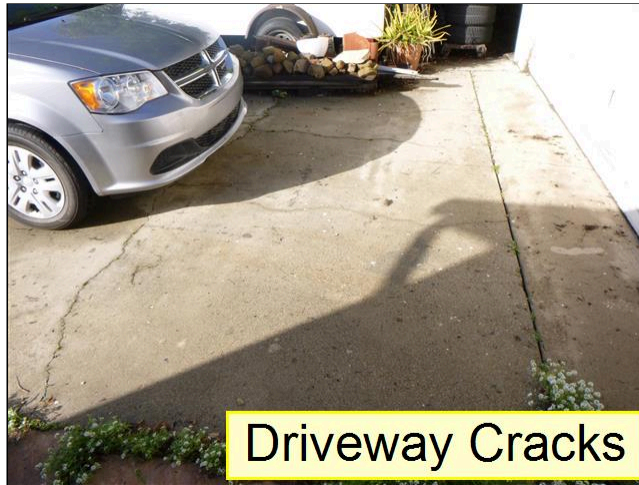
						3.0 WALKWAYS Unlevel surfaces with trip concerns noted. Suggest root removal and resetting for safety. (See Picture(s))
						3.1 PATIO(S)
						3.2 DRIVEWAY Cracking noted at driveway. Anticipate repairs/sealing of cracks to prevent water penetration, further cracking and to extend service life. (See Picture(s))
						3.3 GROUND SLOPE AT FOUNDATION Poor grading/drainage noted. Recommend proper grading with positive fall to direct water away from foundation and hardscaping. Suggest upgrade of rain gutter downspouts connected to subsurface drains to keep water away from foundation and hardscaping. Monitor/maintain water drainage around structure and correct as needed for proper removal.

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



3.0 WALKWAYS (See Picture(s))



3.2 DRIVEWAY (See Picture(s))

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays and uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified servicepersons is recommended prior to closing.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Site Elements - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

Fencing/Sheds - The inspection of fencing, site walls, and sheds is not included in the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.

4. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

DESCRIPTION:

MULTIPLE CAR
ATTACHED

HOUSE/GARAGE SEPARATION:

COVERED FRAMING

INSULATION:

NONE

VAPOR RETARDER:

OBSERVED

SPECIAL LIMITATIONS:

INACCESSIBLE AREA(S)/STORAGE
FINISH MATERIALS

S F P N A N I

●						4.0 EXPOSED FRAMING No structural conditions to report on garage framing. See pest control company report for conditions related to wood framing members.
				●		4.1 FLOOR SLAB
		●				4.2 VEHICLE DOOR(S) Weathered one piece wood tilt up garage door with worn hardware noted. Upgrade to a lighter roll up door would be beneficial. (See Picture(s))
			●			4.3 DOOR OPERATOR(S)
		●				4.4 ELECTRIC / GFCI Sub-standard wiring noted at garage. Consult electrician for evaluation/correction and upgrade to today's standards for safety. (See Picture(s)) Extension cord wiring noted in garage. Suggest removal and hard wiring. Consult an electrician for proper installation. Suggest upgrade to GFCI (Ground Fault Circuit Interrupter) type outlets in garage (unless a refrigerator or freezer will be used in garage) for added safety. Consult an electrician for installation.

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



4.2 VEHICLE DOOR(S) (See Picture(s))



4.4 ELECTRIC / GFCI (See Picture(s))

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - More than many other areas of a house, garages tend to contain storage and other items that restrict the ability to observe the structure and other components. Any noted limitation may be in addition to normal restrictions. Recommend all obstructed areas be inspected when clear.

Electric/Wiring - All wiring should be secured, enclosed and generally protected from physical damage, particularly at the lower areas. Extension cord use should be limited to servicing portable tools/items. Ground-Fault Circuit-Interrupters (GFCIs) are generally advised (if not required) for general garage circuits.

5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

DESCRIPTION:

MULTIPLE AREA(S)

INSPECTION METHOD:

ENTERED

FRAMING:

WOOD FRAME
RAFTERS

SHEATHING:

BOARD SHEATHING

INSULATION:

LOOSE FILL
FIBERGLASS
2 TO 4 AVERAGE INCHES

VAPOR RETARDER:

OBSERVED

SPECIAL LIMITATIONS:

INACCESSIBLE AREA(S)/INSULATION
DESIGN
DISTURBED ASBESTOS MATERIAL

S F P NA NI

●					5.0 ROOF FRAMING <p>Disturbed asbestos in attic from abandonment/removal of original heating ducts. Consult an asbestos abatement contractor for evaluation and abatement cost estimate. (See Picture(s))</p> <p>No structural conditions to report in attic. See pest control company report for conditions related to wood framing members.</p> <p>NOTE: Rodent activity noted in the attic. Consult a pest control professional for evaluation and remediation as required.</p>
●					5.1 ROOF DECK / SHEATHING
●					5.2 VENTILATION PROVISIONS
	●				5.3 INSULATION <p>Compressed loose fill insulation noted. Consider additional insulation installation for energy savings and occupant comfort.</p> <p>See rodent activity and disturbed asbestos comment above.</p>

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

Disturbed Asbestos



5.0 ROOF FRAMING (See Picture(s))

NOTE:Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns

exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc..) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

Cathedral/Vaulted Ceiling - Cathedral/vaulted ceiling design restrictions generally prevent assessment of structural components, insulation or ventilation (moisture) provisions with this type construction. Ventilation inadequacies are common; assessment will be required when re-roofing or if any concerns are reported or develop.

6. BATHROOMS

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION:

MULTIPLE BATHS

LOCATION:

MASTER BEDROOM
HALLWAY

VENTILATOR(S):

EXHAUST FAN
WINDOW

SPECIAL LIMITATIONS:

FINISH MATERIALS

S F P N A N I

		●			6.0 SINK(S) Corrosion noted at shutoff valve beneath master bath sink. Replace components as needed to prevent leaks and moisture damage. (See Picture(s)) Older and worn faucets and vanities noted. Anticipate replacement. (See Picture(s))
	●				6.1 TOILET Worn toilets noted. Anticipate replacement.
		●			6.2 BATHTUB Bathtub and fixtures are worn. Anticipate repair/replacement. See supplemental information regarding older/worn fixtures/faucets. Caulking/grout repair is needed now and recommended as part of routine maintenance to tub/ shower/ counters and flooring areas on an annual basis to help prevent moisture intrusion, damage and mold build-up. Condition behind concealed areas was indeterminate at the time of the inspection.
		●			6.3 STALL SHOWER Cracked shower pan tiles and fixtures are older and worn. Anticipate repair/replacement. (See Picture(s)) Caulking/grout repair is needed now and recommended as part of routine maintenance at tub/shower and flooring areas on a regular basis to help prevent moisture intrusion, damage and mold build-up. Condition inside walls was indeterminate at the time of the inspection.
●					6.4 FLOOR(ING)
		●			6.5 ELECTRIC / GFCI Reverse polarity noted at master bathroom wall outlet. This presents a safety concern. Consult electrician for correction. See supplemental information for additional comments. (See Picture(s)) Outlets in bathrooms should be protected by a Ground Fault Circuit Interrupter. Consult electrician for installation for added safety. Due to the age of original construction, this is considered an upgrade item. However, it is highly recommended for safety reasons.
	●				6.6 VENTILATION Suggest installation of exhaust fan in master bath for improved ventilation over window.

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

Corrosion



6.0 SINK(S) (See Picture(s))

Worn Faucet



6.0 SINK(S) (See Picture(s))

Cracked Tiles



6.3 STALL SHOWER (See Picture(s))



6.5 ELECTRIC / GFCI (See Picture(s))

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Caulking/Grouting - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Shower Base/Pan - The base of many stall showers is a composite system, utilizing tile or other surface materials with an underlying base (pan) of metal or other material. These shower base/pans are subject to leakage with normal aging/wear, deterioration, or floor movement. This pan is not visible for inspection; the underside of the shower is generally unobservable as well. Accordingly, it is not possible during a standard inspection to confirm the watertightness of a shower pan. Leakage below a shower may be related to pan leakage and/or other factors. Pan leakage/replacement can be costly depending on shower design and the availability of matching tile. Before commencing any repair work, a qualified plumber or shower specialist should inspect the shower to determine cause of leakage and remedial needs.

Old Fixtures/Faucets - The sink faucets are old with significant wear and will require a high level of maintenance. Plan for replacement now or in near future. Replacement of old fixtures may necessitate additional plumbing work, structural alterations, or surface refinishing as the design of new fixtures may not be compatible with the plumbing or installation methods used with the existing sink.

7. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

VENTILATOR:

RECIRCULATING
BACK INTO KITCHEN

MICROWAVE OVEN:

ESTIMATED AGE: OLDER THAN 15 YEARS

DISHWASHER:

ESTIMATED AGE: 05 TO 10 YEARS

DISPOSAL:

NOT DETERMINED

REFRIGERATOR:

Not Inspected

SPECIAL LIMITATIONS:

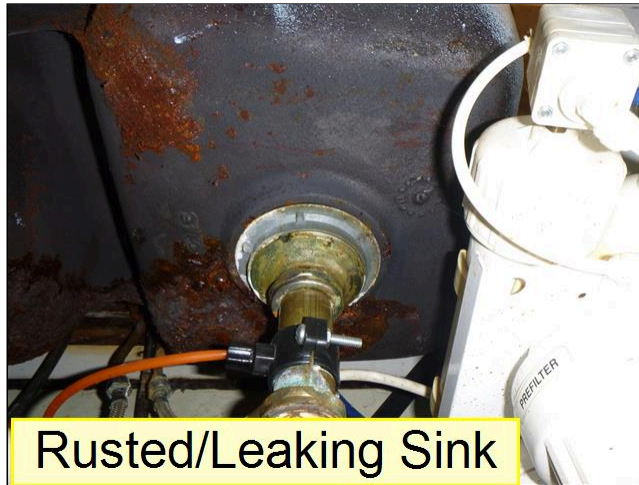
FINISH MATERIALS

S F P N A N I

		●			7.0 PLUMBING / SINK Sink is rusted through and leaking into cabinet. Replacement needed. (See Picture(s)) Stains/moisture damage noted under kitchen sink. Unable to determine condition behind concealed areas. Look for/anticipate hidden damage/mold behind materials. (See Picture(s))
		●			7.1 FLOOR(ING) Incomplete tile flooring install at kitchen with possible asbestos containing noted. Consult a flooring contractor for testing prior to disturbing. (See Picture(s))
		●			7.2 COOKING UNIT Older worn stove noted. Anticipate repair/replacement. Stove is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.
	●				7.3 ELECTRIC / GFCI Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets.
		●			7.4 DISHWASHER Air gap is not installed at dishwasher. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.
●					7.5 DISPOSAL
	●				7.6 VENTILATOR NOTE: Recirculating type exhaust fan noted above stove. This configuration does not allow for venting of cooking odors or fumes to exterior through roof vent. Suggest changing filter screens to style with activated carbon to remove cooking odors prior to recirculating back into room.
		●			7.7 COUNTERTOP Broken tiles noted at countertop. Repair/ replace tiles as desired. (See Picture(s)) Clean and re-seal gap at counter to backsplash joint to prevent water penetration behind materials.
		●			7.8 CABINetry See water damage comment above.
	●				7.9 MICROWAVE OVEN
		●			7.10 REFRIGERATOR

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



Rusted/Leaking Sink

7.0 PLUMBING / SINK (See Picture(s))



Stains/Water Damage

7.0 PLUMBING / SINK (See Picture(s))



Possible Asbestos Tiles

Incomplete Flooring

7.1 FLOOR(ING) (See Picture(s))



7.7 COUNTERTOP (See Picture(s))

NOTE: Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Electric/GFCI - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

Disposals - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Dishwasher Air Gap - Faulty installation/drainage problems or other factors may cause dishwasher drain water backup out of sink level air vent. Have the unit checked and evaluated by a qualified serviceperson.

8. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

PREDOMINANT CEILINGS:

WOOD FRAMED
DRYWALL

PREDOMINANT WINDOWS:

DOUBLE GLAZED
SINGLE GLAZED
MIXED

SLAB CONSTRUCTION:

WHOLE HOUSE

WALLS:

WOOD FRAMED
DRYWALL

DETECTOR(S):

NOT INSTALLED

PREDOMINANT FLOORS:

SLAB

DETECTOR LOCATION(S):

NOT CORRECT
SEE STATE REQUIREMENTS

SPECIAL LIMITATIONS:

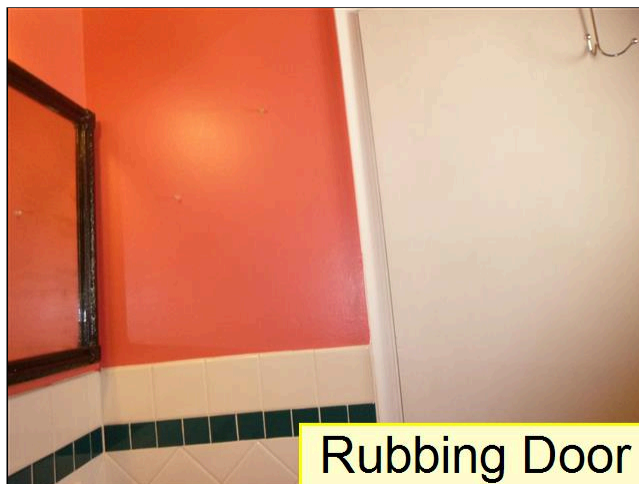
FURNISHING/STORAGE
FINISH MATERIALS

S F P NA NI

●					8.0 WALLS Anticipate repairs (patching & painting) of scuffs, scrapes and holes in walls. Damage is aesthetic only. No indications of structural defects.
●					8.1 CEILINGS NOTE: Acoustical ceiling material may contain asbestos. Suggest evaluation/testing before disturbing.
●					8.2 FLOORS Incomplete tile flooring install at kitchen with possible asbestos containing noted. Consult a flooring contractor for testing prior to disturbing.
●					8.3 WINDOWS Suggest upgrade to dual pane tempered glass windows for energy savings and added safety.
●					8.4 ROOM DOORS Several rubbing doors noted. Trim/sand doors as required for proper clearance. (See Picture(s))
	●				8.5 DETECTOR TEST Missing smoke and carbon monoxide detectors noted. See state department of health website for required locations.

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



8.4 ROOM DOORS (See Picture(s))

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Insulated Glass - Insulated (double or triple glaze) windows and doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess the seal integrity of these type units. A pre-closing check of all units when house is clear of drapes, window coverings, etc. and the view of the windows is unobstructed is advised.

Lead-Based Paints - There is a potential that exterior and/or interior surfaces are covered with a lead-based paint, particularly in pre-1978 homes. If paint is intact or covered with another product the likelihood of the release of any significant lead is minimized. No lead-based paint assessment is made as part of a standard home inspection. Individual concerns should be considered and testing by a qualified specialist can be arranged if needed.

Ceiling Materials - Acoustical tile and other finish surfaces, particularly textured ceiling surfaces on pre-1980 homes, may possibly contain asbestos. If the surface is undamaged and painted or coated, potential concerns related to airborne asbestos are reduced; however, if it becomes damaged, bulk and/or air sampling may be required to determine if there is a concern. Independent testing can be arranged if needed.

Pet/Pests - No determination was made regarding any damage and/or lingering odors/waste that may exist from pest infestation or household pet activity, unless specifically noted. Such conditions may not surface or become apparent for some time or until carpeting or other obstructions are removed. If pets have been kept in the house, there are likely some resultant conditions or residue.

Glass Surfaces - Sliders and other glass doors prone to impact/contact damaged and should be tempered or safety glazed to minimize concerns related to potential shattering. If verification of safety glazing is not possible, questionable units should be corrected or replaced.

Leakage/Stains - The cause or source for any reported/suspected leakage should be confirmed and repaired as needed. Leakage may cause consequential concerns such as structural damage and mold.

9. ELECTRIC SYSTEM

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-fault Circuit-interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.

SERVICE LINE:

OVERHEAD

SERVICE DISCONNECT(S):

MULTIPLE DISCONNECTS

DISTRIBUTION PANEL:

CIRCUIT BREAKER

HOUSEHOLD (120 VOLT) CIRCUITS:

COPPER

ENTRANCE LINE:

COPPER

SPECIAL LIMITATIONS:

INACCESSIBLE AREA(S)

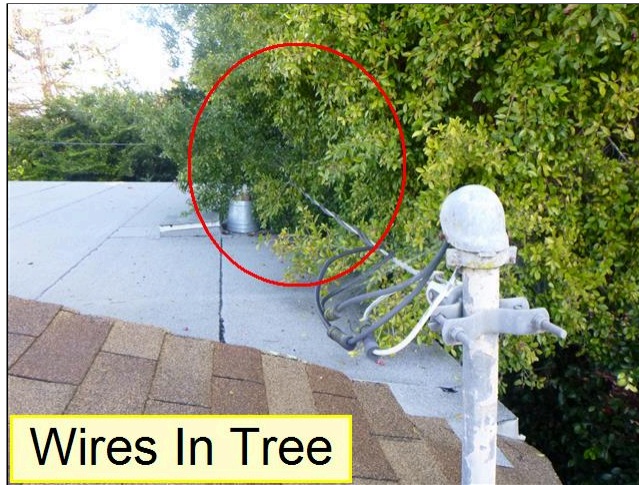
FINISH MATERIALS

S F P NA NI

			●		9.0 SERVICE / ENTRANCE LINE Service wires are in trees and may be damaged by branches. Consult utility company to trim branches away from service wires to prevent damage. (See Picture(s))
				●	9.1 SERVICE GROUNDING PROVISIONS No grounding of panel to earth visible. Suggest adding appropriate grounding (at panel and a jumper at water heater gas and water piping) for safety reasons. Consult an electrician for system evaluation and upgrade cost estimates prior to close of escrow.
			●		9.2 DISTRIBUTION PANEL Electric panel is undersized for future needs such as car charging. Consult with an electrical contractor for upgrade options/costs as desired.
				●	9.3 MAIN DISCONNECT(S) More than six disconnects noted in panel. A single main disconnect should be installed per current safety standards. Consult an electrician for evaluation/options/cost. (See Picture(s))
			●		9.4 DEVICES Reverse polarity noted at master bathroom wall outlet. This presents a safety concern. Consult electrician for correction. See supplemental information for additional comments. See comments in kitchen, bath, garage and exterior sections of report regarding suggestion for GFCI outlet upgrades. No door bell button installed. Install button or seal hole in stucco.
				●	9.5 WIRING / CONDUCTORS Sub-standard wiring noted at garage. Consult electrician for further evaluation and upgrades to today's standards for safety. Extension cord wiring noted in garage. Suggest removal and hard wiring. Consult electrician for proper installation. Open junction box with exposed wiring noted at left side of house. Install an outlet or a cover plate for safety. (See Picture(s))

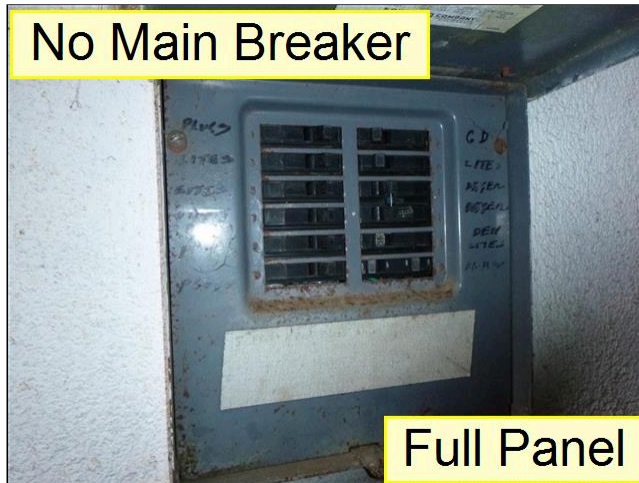
S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



Wires In Tree

9.0 SERVICE / ENTRANCE LINE (See Picture(s))



No Main Breaker

Full Panel

9.3 MAIN DISCONNECT(S) (See Picture(s))



Exposed Wire Splices

9.5 WIRING / CONDUCTORS (See Picture(s))

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Electrical System - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

Light Fixtures/Switches - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

Panel Capacity - The panel appears near or at capacity or is possibly undersized for house demands. An upgrade of the panel and associated wiring may be required.

GFCI - Ground-Fault Circuit-Interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

Auxiliary/Low Voltage Systems - Evaluation of ancillary, low voltage electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc.) is not performed as part of a standard home inspection.

Multiple Disconnects - Some panels are designed with multiple main disconnects; ensure proper de-energization of all service before work is done. Consider upgrade to single main.

10. HEATING SYSTEM

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

SYSTEM TYPE:

FUEL: NATURAL GAS
FORCED AIR

SYSTEM MAKE:

PAYNE

LOCATION:

ATTIC

ESTIMATED AGE:

15 TO 20 YEARS

DESIGN LIFE:

25 TO 30 YEARS

GENERAL DISTRIBUTION:

DUCTED/REGISTER-CENTRAL

S F P N A NI

●						10.0 HEATING UNIT Unit operated properly at the time of the inspection producing adequate temperature at registers. Unit is 17 years into manufacturers design life of 25 to 30 years. Suggest annual servicing/evaluation by a heating, ventilation and air conditioning (HVAC) contractor to extend service life and for proper and safe operation.
				●		10.1 BURNERS Heat exchanger is not fully visible due to design of system. Therefore not inspected. Recommend annual evaluation and repairs and service of unit to ensure proper and safe operation. Burner assembly was not removed during inspection to determine condition of heat exchanger. This is not performed during a standard inspection.
●						10.2 VENT CONNECTOR
●						10.3 GAS / FUEL LINES AT UNIT
●						10.4 COMBUSTION AIR PROVISIONS
		●				10.5 BLOWER Dirty filter and blower noted. Cleaning/servicing of unit and filter change by a heating and ventilation contractor is needed.
●						10.6 DISTRIBUTION SYSTEM
●						10.7 THERMOSTAT

S F P N A NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Central Heating Systems - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

Blower/Filters - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters as needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

Maintenance/Service - Servicing or repair of the heating system normally must be done by a qualified service company; most utility companies only service/handle gas supply concerns.

11. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a pressure test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

WATER SHUT-OFF LOCATION:

AT METER
AND AT HOUSE

WATER PIPING:

COPPER

DRAIN/WASTE LINES:

PLASTIC
CAST IRON
GALVANIZED
ABOVE GROUND
IN SLAB
IN GROUND
NOT DETERMINED

GAS SHUT-OFF LOCATION:

AT METER

SPECIAL LIMITATIONS:

INACCESSIBLE AREA(S)
FINISH MATERIALS

WATER TREATMENT SYSTEM:

NONE INSTALLED

S F P N A N I

					11.0 WATER PIPING Plumbing corrosion noted. See photos in bath and kitchen sections of report. Consult a plumber for evaluation/replacement.
					11.1 WATER FLOW AT FIXTURES The water pressure was 50 psi at the time of inspection which is within normal range of 40 to 80 psi.
					11.2 FIXTURE DRAINAGE
					11.3 DRAIN / WASTE PIPING See results of video scoping of in ground drain piping (by others) to learn condition of buried drain piping. DRAIN/ WASTE/ VENT PIPES are not fully visible due to design and construction methods and therefore the inspection is limited. Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe condition. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and the conditions of sub-slab or inground piping is excluded from a standard inspection.
					11.4 EXTERIOR FAUCET(S) Lack of anti-siphon valves noted at hose bibs. Suggest installing as an upgrade to keep water/ contaminants in hose from entering back into the potable water supply.
					11.5 LAUNDRY Steel braided hoses are suggested on washing machine as an upgrade over rubber hoses. Rubber hoses have been known to have a higher rate of failure and create water damage. Note: Utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection, unless otherwise noted. Concerns related to laundry supply, drainage and venting should be assessed by a licensed plumber.
					11.6 Dryer Vent Suggest regular cleaning of clothes dryer vent for fire safety and energy efficiency.
					11.7 GAS PIPING Rusting gas lines noted at meter. Suggest painting to extend service life. No gas leaks detected at the time of inspection.

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exists, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage

can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., older polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Plumbing Components - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

Backflow Preventer - These device are required in many areas, on exterior hose bibs (faucets) and at other threaded faucets such as laundry sinks to prevent water supply contamination.

Leakage/Stains - The cause or source for any reported/suspected leakage should be confirmed and repaired as needed. Leakage may cause consequential concerns such as structural damage and mold

12. WATER HEATER

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/ capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

WATER HEATER TYPE:
DIRECT-HEATED TANK
FUEL: NATURAL GAS

ESTIMATED CAPACITY:
40 GALLONS

WATER HEATER LOCATION:
GARAGE

ESTIMATED AGE:
15 TO 20 YEARS

SYSTEM MAKE:
KENMORE

DESIGN LIFE:
08 TO 12 YEARS

S F P N A N I

		●		12.0 WATER HEATER Seismic straps and blocking are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. (See Picture(s)) Water heater is 23 years old with a manufacturers design life of 8 - 12 years. Anticipate replacement. Drain pipe on drip pan should be routed to exterior of garage. Consult a plumber for proper installation.
		●		12.1 VENT CONNECTOR No screws installed at vent pipe. Add 3 screws to each joint to keep vent pipe connected properly, especially during seismic activity. Loose and/or damaged vent pipes pose a possible safety concern. Consult plumber for repair as required for occupant safety. (See Picture(s))
●				12.2 GAS / FUEL LINES AT UNIT
●				12.3 SAFETY VALVE PROVISIONS

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



12.0 WATER HEATER (See Picture(s))



12.1 VENT CONNECTOR (See Picture(s))

NOTE: Maintain hot-water supply temperatures at no more than about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Domestic Hot Water - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action.** Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

1. ROOFING

General Summary

1.0 ROOFING

Poor/Defective

Roof shingles are worn/failing with granule loss and exposed fiberglass noted. Consult roofer for repair/replacement cost estimate. (See Picture(s))

Multiple layers noted. Stripping will be required when re-roofing. Consult roofer for cost estimate. A determination should be made at time of re-roofing as to if flashing and roof decking replacement will be necessary. (See Picture(s))

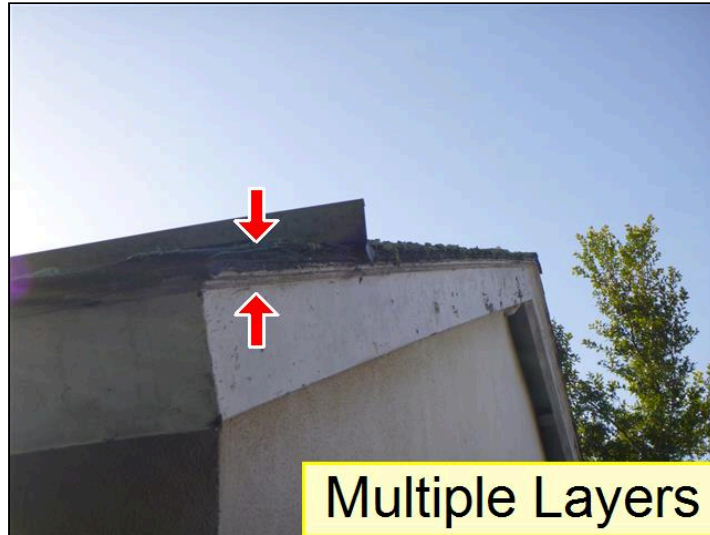
Tree branches noted in contact with roof. Suggest trimming/ removing branches to eliminate pest access to roof and roof wear. (See Picture(s))



1.0 (See Picture(s))



1.0 (See Picture(s))



1.0 (See Picture(s))

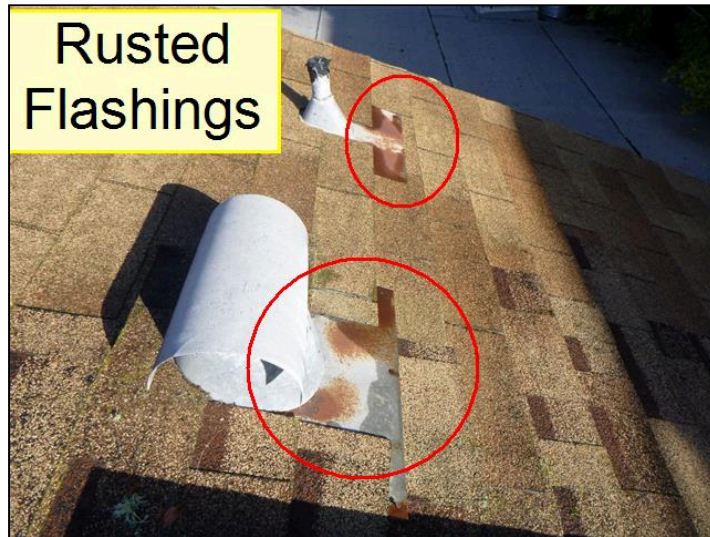


1.0 (See Picture(s))

1.1 EXPOSED FLASHING

Fair

Rusting flashings noted. (See Picture(s)) Suggest painting to extend service life. Anticipate new flashing expense with new roof. (See Picture(s))



1.1 (See Picture(s))

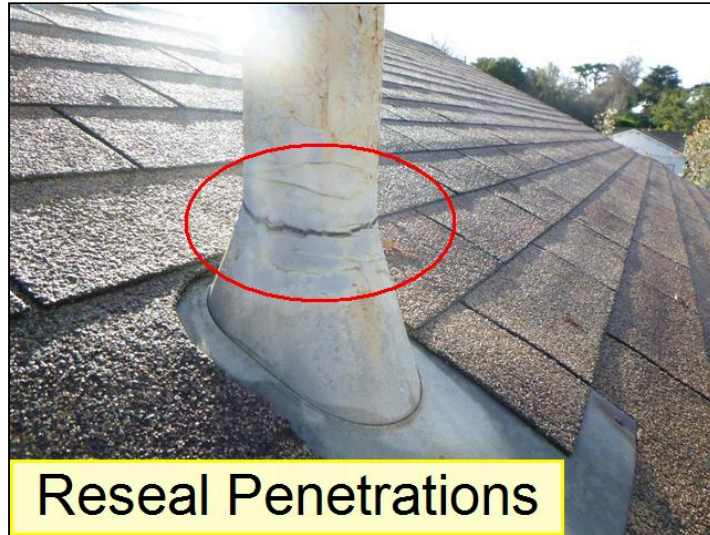


1.1 (See Picture(s))

1.4 PLUMBING STACKS

Poor/Defective

Gaps noted at roof penetrations. Reseal roof penetrations now and on a routine basis to prevent leakage to interior of structure. (See Picture(s))



1.4 (See Picture(s))

1.6 RAIN GUTTERS / EAVETROUGHS

Poor/Defective

Standing water noted in gutters. Ensure gutters are sloped properly to prevent standing water. (See Picture(s))

Suggest adding more rain gutters and downspouts to aide in controlling water run off away from structure. (See Picture(s))



1.6 (See Picture(s))



1.6 (See Picture(s))

1.7 DOWNSPOUTS / ROOF DRAINS

Fair

Recommend extending rain gutter downspouts to move water away from the foundation. Downspouts near structure may allow excessive water to pond and/or penetrate into structure. Consider installing downspouts into built in drains to aide in diverting water run off. See site elements section of report and supplemental comments for additional information. (See Picture(s))



1.7 (See Picture(s))

1.8 FASCIA / SOFFITS

Fair

Paint is peeling/loose at numerous locations. Due to the age of the home (1978 and older), the paint may contain lead. Suggest repainting to preserve wood. Use care when working with old materials, especially with paint. Have tested prior to disturbing. (See Picture(s))

Wood damage/rot noted at fascia/eaves/soffit members. Anticipate repairs. See pest control company report for conditions and repair/treatment costs related to wood framing and trim members. (See Picture(s))



1.8 (See Picture(s))



1.8 (See Picture(s))

2. EXTERIOR ELEMENTS

General Summary

2.0 SIDING

Fair

Suggest sealing now and annually at any gaps, cracks, around light fixtures, windows, doors, trim, etc...to aide in preventing water penetration and pest intrusion.

Paint is peeling/loose at numerous locations of wood trim. Anticipate re-painting.

Due to the age of the home (1978 and older), the paint may contain lead. Suggest repainting to preserve wood. Use care when working with old materials, especially with paint. Have tested prior to disturbing.

2.1 ENTRY DOORS

Poor/Defective

Worn/weathered doors noted. Anticipate replacement. (See Picture(s))



2.1 (See Picture(s))

2.3 ELECTRIC / GFCI

Poor/Defective

Open junction box with exposed wiring noted at left side of house. Install an outlet or a cover plate for safety. (See Picture(s))

Suggest upgrade to Ground Fault Circuit Interrupters (GFCI) outlets at all exterior outlets for added safety. Consult licensed electrical contractor for installation.



2.3 (See Picture(s))

3. SITE ELEMENTS

General Summary

3.0 WALKWAYS

Fair

Unlevel surfaces with trip concerns noted. Suggest root removal and resetting for safety. (See Picture(s))

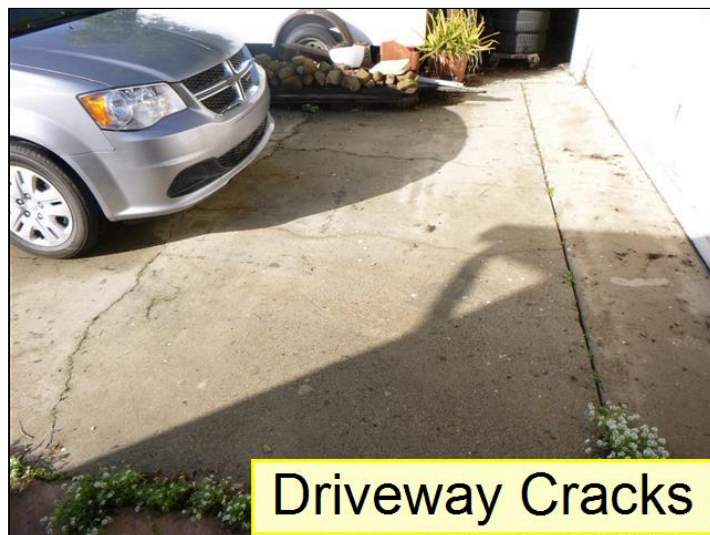


3.0 (See Picture(s))

3.2 DRIVEWAY

Fair

Cracking noted at driveway. Anticipate repairs/sealing of cracks to prevent water penetration, further cracking and to extend service life. (See Picture(s))



3.2 (See Picture(s))

3.3 GROUND SLOPE AT FOUNDATION

Poor/Defective

Poor grading/drainage noted. Recommend proper grading with positive fall to direct water away from foundation and hardscaping. Suggest upgrade of rain gutter downspouts connected to subsurface drains to keep water away from foundation and hardscaping.

Monitor/maintain water drainage around structure and correct as needed for proper removal.

4. GARAGE

General Summary

4.0 EXPOSED FRAMING

Satisfactory

No structural conditions to report on garage framing. See pest control company report for conditions related to wood framing members.

4.2 VEHICLE DOOR(S)

Poor/Defective

Weathered one piece wood tilt up garage door with worn hardware noted. Upgrade to a lighter roll up door would be beneficial. (See

Picture(s)



4.2 (See Picture(s))

4.4 ELECTRIC / GFCI

Poor/Defective

Sub-standard wiring noted at garage. Consult electrician for evaluation/correction and upgrade to today's standards for safety. (See Picture(s))

Extension cord wiring noted in garage. Suggest removal and hard wiring. Consult an electrician for proper installation.

Suggest upgrade to GFCI (Ground Fault Circuit Interrupter) type outlets in garage (unless a refrigerator or freezer will be used in garage) for added safety. Consult an electrician for installation.



4.4 (See Picture(s))

5. ATTIC

General Summary

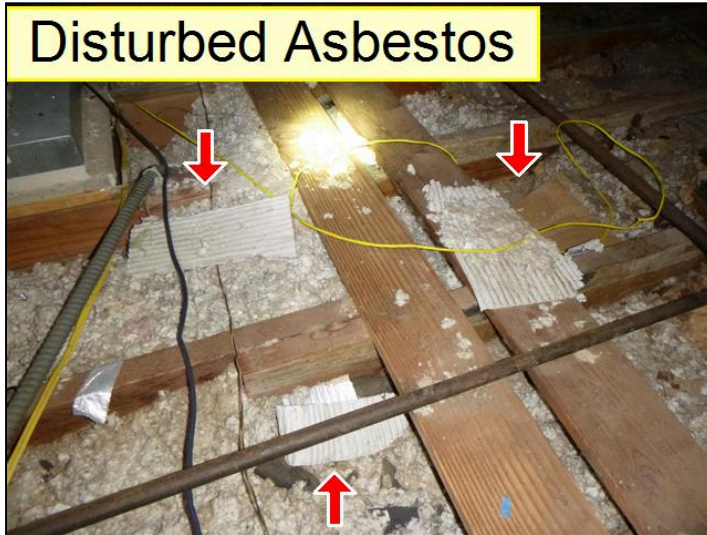
5.0 ROOF FRAMING

Satisfactory

Disturbed asbestos in attic from abandonment/removal of original heating ducts. Consult an asbestos abatement contractor for evaluation and abatement cost estimate. (See Picture(s))

No structural conditions to report in attic. See pest control company report for conditions related to wood framing members.

NOTE: Rodent activity noted in the attic. Consult a pest control professional for evaluation and remediation as required.



5.0 (See Picture(s))

5.3 INSULATION Poor/Defective

Compressed loose fill insulation noted. Consider additional insulation installation for energy savings and occupant comfort.
See rodent activity and disturbed asbestos comment above.

6. BATHROOMS

General Summary

6.0 SINK(S)

Poor/Defective

Corrosion noted at shutoff valve beneath master bath sink. Replace components as needed to prevent leaks and moisture damage. (See Picture(s))

Older and worn faucets and vanities noted. Anticipate replacement. (See Picture(s))



6.0 (See Picture(s))



6.0 (See Picture(s))

6.1 TOILET

Fair

Worn toilets noted. Anticipate replacement.

6.2 BATHTUB

Poor/Defective

Bathtub and fixtures are worn. Anticipate repair/replacement. See supplemental information regarding older/worn fixtures/faucets. Caulking/grout repair is needed now and recommended as part of routine maintenance to tub/ shower/counters and flooring areas on an annual basis to help prevent moisture intrusion, damage and mold build-up. Condition behind concealed areas was indeterminate at the time of the inspection.

6.3 STALL SHOWER

Poor/Defective

Cracked shower pan tiles and fixtures are older and worn. Anticipate repair/replacement. (See Picture(s))

Caulking/grout repair is needed now and recommended as part of routine maintenance at tub/shower and flooring areas on a regular basis to help prevent moisture intrusion, damage and mold build-up. Condition inside walls was indeterminate at the time of the inspection.



6.3 (See Picture(s))

6.5 ELECTRIC / GFCI

Poor/Defective

Reverse polarity noted at master bathroom wall outlet. This presents a safety concern. Consult electrician for correction. See supplemental information for additional comments. (See Picture(s))

Outlets in bathrooms should be protected by a Ground Fault Circuit Interrupter. Consult electrician for installation for added safety. Due to the age of original construction, this is considered an upgrade item. However, it is highly recommended for safety reasons.



6.5 (See Picture(s))

6.6 VENTILATION

Fair

Suggest installation of exhaust fan in master bath for improved ventilation over window.

7. KITCHEN

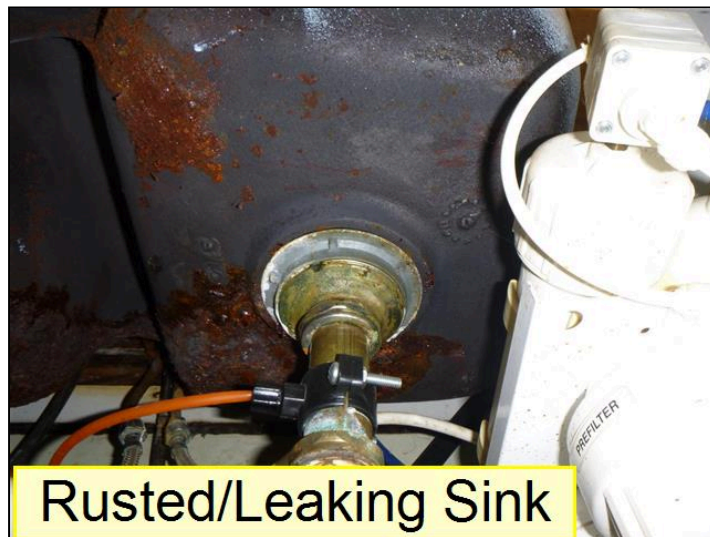
General Summary

7.0 PLUMBING / SINK

Poor/Defective

Sink is rusted through and leaking into cabinet. Replacement needed. (See Picture(s))

Stains/moisture damage noted under kitchen sink. Unable to determine condition behind concealed areas. Look for/anticipate hidden damage/mold behind materials. (See Picture(s))



7.0 (See Picture(s))



7.0 (See Picture(s))

7.1 FLOOR(ING)

Poor/Defective

Incomplete tile flooring install at kitchen with possible asbestos containing noted. Consult a flooring contractor for testing prior to disturbing.
(See Picture(s))



7.1 (See Picture(s))

7.2 COOKING UNIT

Poor/Defective

Older worn stove noted. Anticipate repair/replacement.

Stove is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.

7.3 ELECTRIC / GFCI

Fair

Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets.

7.4 DISHWASHER

Poor/Defective

Air gap is not installed at dishwasher. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.

7.6 VENTILATOR

Fair

NOTE: Recirculating type exhaust fan noted above stove. This configuration does not allow for venting of cooking odors or fumes to exterior through roof vent.

Suggest changing filter screens to style with activated carbon to remove cooking odors prior to recirculating back into room.

7.7 COUNTERTOP

Poor/Defective

Broken tiles noted at countertop. Repair/ replace tiles as desired. (See Picture(s))

Clean and re-seal gap at counter to backsplash joint to prevent water penetration behind materials.



7.7 (See Picture(s))

7.8 CABINETRY

Poor/Defective

See water damage comment above.

8. INTERIOR ELEMENTS

General Summary

8.0 WALLS

Fair

Anticipate repairs (patching & painting) of scuffs, scrapes and holes in walls. Damage is aesthetic only. No indications of structural defects.

8.1 CEILINGS

Fair

NOTE: Acoustical ceiling material may contain asbestos. Suggest evaluation/testing before disturbing.

8.2 FLOORS

Fair

Incomplete tile flooring install at kitchen with possible asbestos containing noted. Consult a flooring contractor for testing prior to disturbing.

8.3 WINDOWS

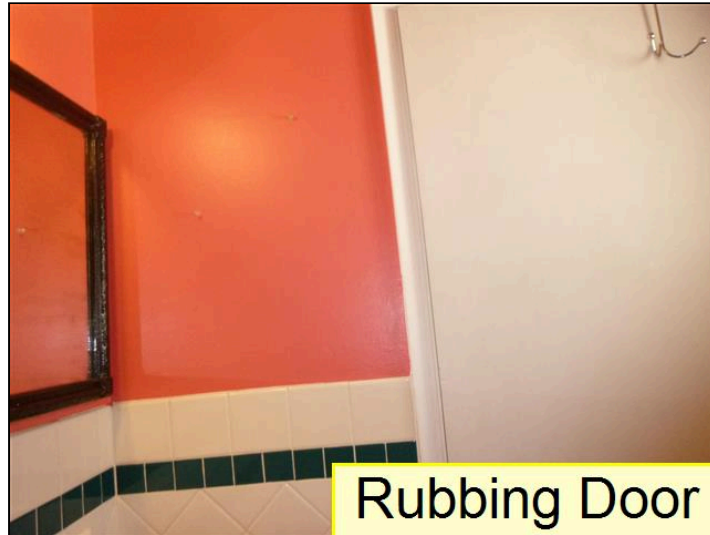
Fair

Suggest upgrade to dual pane tempered glass windows for energy savings and added safety.

8.4 ROOM DOORS

Fair

Several rubbing doors noted. Trim/sand doors as required for proper clearance. (See Picture(s))



8.4 (See Picture(s))

8.5 DETECTOR TEST

Poor/Defective

Missing smoke and carbon monoxide detectors noted. See state department of health website for required locations.

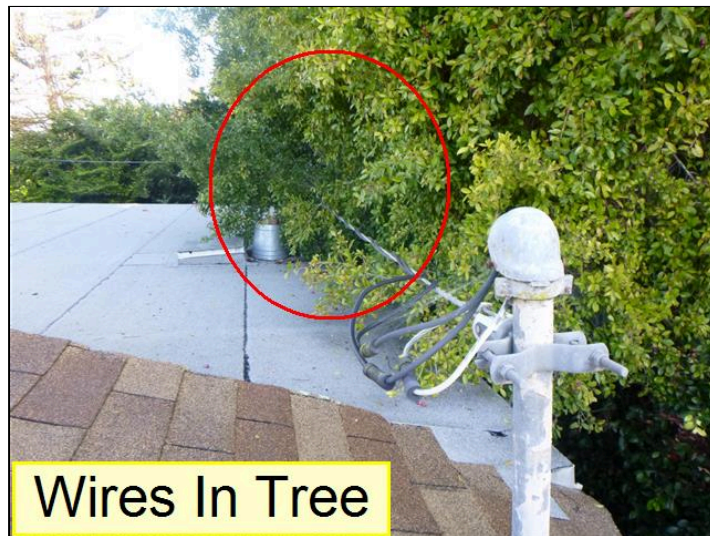
9. ELECTRIC SYSTEM

General Summary

9.0 SERVICE / ENTRANCE LINE

Poor/Defective

Service wires are in trees and may be damaged by branches. Consult utility company to trim branches away from service wires to prevent damage. (See Picture(s))



9.0 (See Picture(s))

9.1 SERVICE GROUNDING PROVISIONS

Not Applicable

No grounding of panel to earth visible. Suggest adding appropriate grounding (at panel and a jumper at water heater gas and water piping) for safety reasons. Consult an electrician for system evaluation and upgrade cost estimates prior to close of escrow.

9.2 DISTRIBUTION PANEL

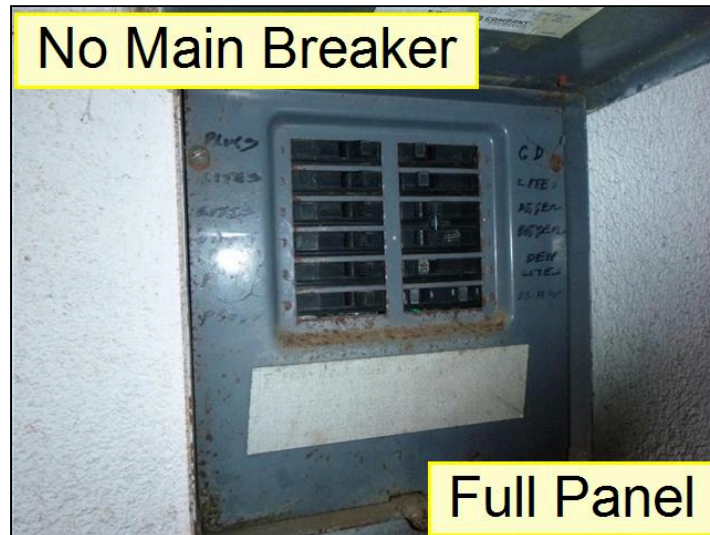
Poor/Defective

Electric panel is undersized for future needs such as car charging. Consult with an electrical contractor for upgrade options/costs as desired.

9.3 MAIN DISCONNECT(S)

Not Applicable

More than six disconnects noted in panel. A single main disconnect should be installed per current safety standards. Consult an electrician for evaluation/options/cost. (See Picture(s))



9.3 (See Picture(s))

9.4 DEVICES

Poor/Defective

Reverse polarity noted at master bathroom wall outlet. This presents a safety concern. Consult electrician for correction. See supplemental information for additional comments.

See comments in kitchen, bath, garage and exterior sections of report regarding suggestion for GFCI outlet upgrades.

No door bell button installed. Install button or seal hole in stucco.

9.5 WIRING / CONDUCTORS

Poor/Defective

Sub-standard wiring noted at garage. Consult electrician for further evaluation and upgrades to today's standards for safety.

Extension cord wiring noted in garage. Suggest removal and hard wiring. Consult electrician for proper installation.

Open junction box with exposed wiring noted at left side of house. Install an outlet or a cover plate for safety. (See Picture(s))



9.5 (See Picture(s))

10. HEATING SYSTEM

General Summary

10.0 HEATING UNIT

Satisfactory

Unit operated properly at the time of the inspection producing adequate temperature at registers.

Unit is 17 years into manufacturers design life of 25 to 30 years.

Suggest annual servicing/evaluation by a heating, ventilation and air conditioning (HVAC) contractor to extend service life and for proper and safe operation.

10.5 BLOWER

Poor/Defective

Dirty filter and blower noted. Cleaning/servicing of unit and filter change by a heating and ventilation contractor is needed.

11. PLUMBING SYSTEM

General Summary

11.0 WATER PIPING

Poor/Defective

Plumbing corrosion noted. See photos in bath and kitchen sections of report. Consult a plumber for evaluation/replacement.

11.3 DRAIN / WASTE PIPING

Not Inspected

See results of video scoping of in ground drain piping (by others) to learn condition of buried drain piping.

DRAIN/ WASTE/ VENT PIPES are not fully visible due to design and construction methods and therefore the inspection is limited.

Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe condition. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and the conditions of sub-slab or inground piping is excluded from a standard inspection.

11.4 EXTERIOR FAUCET(S)

Fair

Lack of anti-siphon valves noted at hose bibs. Suggest installing as an upgrade to keep water/contaminants in hose from entering back into the potable water supply.

11.5 LAUNDRY

Not Inspected

Steel braided hoses are suggested on washing machine as an upgrade over rubber hoses. Rubber hoses have been known to have a higher rate of failure and create water damage.

Note: Utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection, unless otherwise noted. Concerns related to laundry supply, drainage and venting should be assessed by a licensed plumber.

11.6 Dryer Vent

Poor/Defective

Suggest regular cleaning of clothes dryer vent for fire safety and energy efficiency.

12. WATER HEATER

General Summary

12.0 WATER HEATER

Poor/Defective

Seismic straps and blocking are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. (See Picture(s))

Water heater is 23 years old with a manufacturers design life of 8 - 12 years. Anticipate replacement.

Drain pipe on drip pan should be routed to exterior of garage. Consult a plumber for proper installation.



12.0 (See Picture(s))

12.1 VENT CONNECTOR

Poor/Defective

No screws installed at vent pipe. Add 3 screws to each joint to keep vent pipe connected properly, especially during seismic activity. Loose and/or damaged vent pipes pose a possible safety concern. Consult plumber for repair as required for occupant safety. (See Picture(s))



12.1 (See Picture(s))

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Richard Grunder