Property Inspection Report

Zenith Property Inspections

John Remus

Serving the Greater South Bay Area Counties
The Peninsula, East Bay, South Bay
JR@ZenithInspect.com
408-554-5810

Quality Home Inspections you can trust!

Inspection Address

1234 Alpha Street
Cupertino, CA 95014

Table of Contents

Section Name **Page Number**

Report Information . . . 3
Inspection Summary - Action Items . . . 5
Grounds . . . 8
Building Exterior . . . 12
Roof System and Attic . . . 19
Electrical System . . . 24
Heating and Cooling . . . 28
Plumbing, Water and Gas . . . 31
Building Interior . . . 36
Bathroom - Master bath . . . 40
Bathroom(s) - Main hall and ADU . . . 42
Kitchen and Appliances . . . 44
Garage - Carport . . . 47
Laundry Area . . . 48
Foundation, Crawl Space, and Basement . . . 50

Report Information

Client Information

Client Name	Mr. Customer
Client Phone	408-555-1212

Property Information

Approximate Year Built	1948
Number of Bedrooms	3 in main house, 1 in ADU
Number of Bathrooms	2 in main house, 1 in ADU

Inspection Information

Inspection Date	January 1, 2020
Inspection Time	10 am
Weather Conditions	overcast and cool
Outside Temperature	approx 60

WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair.

Exterior: Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior: Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.) - The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law.

Whether or not they are concealed, the following are outside the scope of the inspection; *Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item. - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.*

CONFIDENTIAL REPORT

The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Inspection Summary - Action Items

This is only a summary of the inspection report and is not a complete list of discrepancies.

The complete report may include additional information of concern to you. It is important that you fully read the complete report to fully assess the findings of the inspection. The following is a general summary of my findings resulting from the visual inspection of the property and structure. Further information on the specific visual observations and recommendations is provided within the body of the report.

This is an older home built in 1948 that may predate some of today's generally-accepted building standards. Older homes are inspected within the context of the time period in which they were built, taking into account the generally-accepted building practices of that time period. The Inspection Report will comment on any unsafe conditions, but problems will be described as defects at the Inspectors discretion. Any new work must usually comply with building codes in effect at the time in which the remodel work is performed.

The home appears to be constructed consistent with local building practices at the time of original construction typical of similar style homes built in this area. The home appears to have had normal maintenance and care over the past years and any repair recommendations contained in this report are normal for a home of this construction, age and type. All homes require maintenance, occasional repairs, and occasional system improvements.

No major material defects were observed during the course of the visual inspection. The home showed normal wear and tear and the overall condition of the home is generally consistent with its age and type of construction. Any recommendations for improvements or repairs have been made to maintain one or more items in a satisfactory condition and to extend their useful life. Any repair recommendations are normal for a home of this construction, age and type.

Further details on the observations made during the course of the home inspection are provided within the body of the report. It is strongly recommended that you have appropriate qualified and licensed contractors further evaluate any major repairs noted and include the evaluation of the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection before the close of escrow.

There may be other items noted within the inspection report that will need attention, but they do not affect the habitability of the house. Many of these items are the result of normal wear and tear. A summary of the recommendations based upon the observations made during the visual inspection is provided in the Inspection Summary.

Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing or selling a home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

Thank you for selecting Zenith Property Inspections to complete your home inspection. We appreciate the opportunity to be of service and value your business. Should you have any questions about the inspection or the general condition of the house, we will be happy to answer those.

We wish you all the best.

Zenith Property Inspections

Inspection Summary - Action Items		
Area	Section	Observations
Grounds		
Walkway condition	1.3	Left side of house pavers have settled over time with movement creating some trip hazards and areas where water can pool. Recommend proper person evaluate for repair to create a flatter and safer walkway. Right side paver path was flat on day of inspection.
Brick patio and rear walkways	1.4	There are brick walkways in the front yard and around the rear of the house and the ADU. All appeared in serviceable condition except in a couple small areas. There is a small crack at the rear entrance step and on the right side of ADU sliding door there is a visible crack in the brick. Recommend proper person evaluate for repair to eliminate water penetration that could damage brickwork.
Gates	1.6	There is a tall gate on left side of house and a short gate on right side of house. The left gate post against the house was loose when tested. There is a small inside gate on left back corner of main house that needs adjustment to open/close properly. Recommend proper person evaluate for repair as may be needed for use and safety.
Building Exterior		
Exterior Wall Conditions	2.3	The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection except for a couple areas. At the right front lower corner of house there is a visible crack in the stucco. There is also a visible stucco crack at the corner of the upper side kitchen window. Recommend monitoring for future movement. These could be sealed and painted over to prevent any water penetration that could potentially expand the cracks.
Trim and Fascia boards	2.4	Overall the trim and fascia boards appeared serviceable at time of inspection. There were a couple areas where the side fascia boards showed some signs of deterioration - right side front corner of house fascia and above ADU entrance on right side. At rear of house above sliding doors there are a couple of the rafter beam ends that are showing some deterioration. Recommend proper person evaluate for repair as may be needed for structural integrity.
Window Conditions	2.5	Main house all windows appeared serviceable at time of inspection. ADU there are 2 windows that do not close all the way. Recommend proper person evaluate for repair as needed.
Chimney Conditions	2.10	The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection. The chimney and / or flue did not have a spark screen installed. Recommend installation of a spark screen as a safety enhancement.The back of the chimney at the top also shows some growth. Recommend cleaning the brick to prevent any growth penetration that could harm the structure of the chimney.
Roof System and Attic		
Gutter & Downspout Conditions	3.3	The gutter system appeared to be in serviceable condition at the time of the inspection. Damaged downspouts were observed at left rear corner of house, and recommend full downspout replacement as it is separated in multiple places. The downspout on left side of house midway is loose at the top. The downspout on the ADU at right front of unit is flattened and could back up if debris gets into it. The gutters on the back of the ADU also tested loose. Recommend proper person evaluate gutter and downspouts for repair as needed for proper flow of water away from property as needed.
Electrical System		

Inspection Summary - Action Items		
General Conditions	4.11	The GFCI outlets all tested properly when inspected. Most of the 3 prong outlets tested NOT grounded. Recommend electrician evaluate for repair/replacement as needed for safety and use in both main house and ADU.
Building Interior		
Interior Door Conditions	7.6	Master bedroom bathroom door needs adjustment to close easier. All other doors in both main and ADU appeared serviceable at time of inspection.Door handle of door leading to patio from living room is loose. Recommend proper person evaluate for repair or replacement as may be needed for use and safety.
Electrical Conditions	7.8	Electrical conditions in both main house and ADU appeared serviceable except where noted earlier in report. In the ADU under the front window there is an uncovered outlet up against the metal behind the wall heater. Recommend electrician evaluate for repair as needed for safety and use.
Smoke and CO Alarm Conditions	7.10	There were only a couple smoke alarms present and only 1 Co2 alarm sitting on the counter. Recommend installing Smoke and Co2 alarms throughout home as required.
Fireplace Conditions	7.11	The fireplace in living room - the damper did not open/close when tested and the inside shows buildup of creosote. Recommend proper person evaluate for repair of damper for safety and use and also for potential chimney cleaning if needed.
Bathroom - Master bath		
Shower Condition	8.11	Overall the shower appeared serviceable. Outside left the shower door the tile on the bottom left needs cleaning and caulking to prevent water penetration. Top left of door on tile is cracked. Recommend repair to prevent moisture penetration.
Bathroom(s) - Main hall and ADU		
Vent Fan Conditions	9.8	Overall appeared serviceable at time of inspection. The ceiling fan vents through the attic and out through a roof vent. This is not the preferred way to vent moist air out of the house. It should have it's own roof vent or a special shared attic vent. This will prevent moist air from potentially being blown back into the attic where it could promote growth. A dedicated exhaust vent also prevents air from being blown back into the house from the roof vent into the bathroom.
Kitchen and Appliances		
Hood Fan Conditions	10.10	The hood fan appeared serviceable however the fan only operated at one speed even though there is a variable speed slider switch. Recommend proper person evaluate for repair/replacement as may be needed.

1 Grounds

Section Definition

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. All exterior grades should allow for surface and roof water to flow away from the foundation. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Grading

Grading Slope The site is flat.

Driveways - Sidewalks - Walkways

Driveway Material Asphalt.

asphalt driveway with common cracks

slight common cracks in asphalt driveway

1.1) Driveway Conditions

Common cracks were observed in the driveway. Owner was present during inspection and stated he is in the process of re-sealing the driveway.

Sidewalk Material No street side sidewalks in this neighborhood.

1.2) Walkway around house type

Paver walkway on left and right sides of house,

1.3) Walkway condition

Left side of house pavers have settled over time with movement creating some trip hazards and areas where water can pool. Recommend proper person evaluate for repair to create a flatter and safer walkway. Right side paver path was flat on day of inspection.

left side walkway pavers show movement creating some trip hazards

1.4) Brick patio and rear walkways

There are brick walkways in the front yard and around the rear of the house and the ADU. All appeared in serviceable condition except in a couple small areas. There is a small crack at the rear entrance step and on the right side of ADU sliding door there is a visible crack in the brick. Recommend proper person evaluate for repair to eliminate water penetration that could damage brickwork.

by ADU sliding door, crack in brickwork needs to be sealed

crack by rear house entrance step needs to be sealed.

brick steps and walkways in front and side of house

brick walkways in rear of house and around ADU

Fences and Gates

1.5) Fencing

There is fencing on all 3 sides of house. All in serviceable condition at time of inspection

left side fence from back corner

right side fence from back corner

1.6) Gates

There is a tall gate on left side of house and a short gate on right side of house. The left gate post against the house was loose when tested. There is a small inside gate on left back corner of main house that needs adjustment to open/close properly. Recommend proper person evaluate for repair as may be needed for use and safety.

left gate post against wall was loose when tested

small inside gate left side of house needs adjustment to close properly

2 Building Exterior

Section Description

Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any deficiencies or problems if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a qualified contractor or a structural engineer, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Front and Back Entrance

Front Entrance Type Covered Porch.

2.1) Front Entrance Conditions

The visible and accessible areas of the porch appeared to be in serviceable condition at the time of the inspection.

front entrance w/overhang

Back Entrance Type Covered Porch.

2.2) Back Entrance Conditions

The visible and accessible areas of the porch appeared to be in serviceable condition at the time of the inspection.

back entrance brick porch, in serviceable condition

Exterior Walls

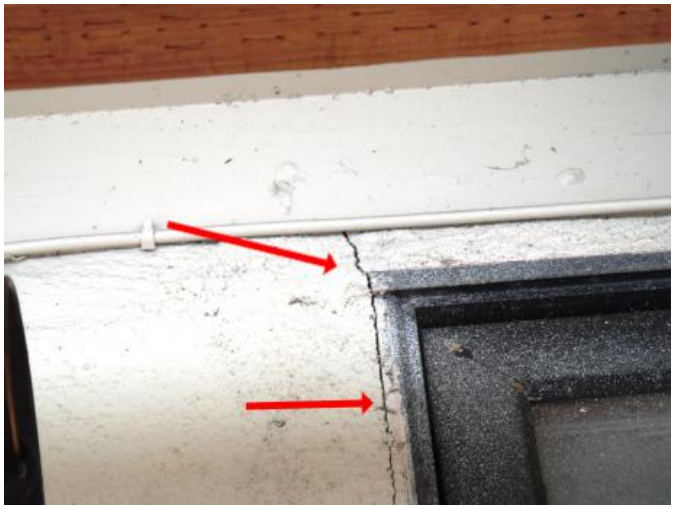
Structure Type Wood frame.

Exterior Wall Covering The exterior of the house was covered with Stucco, Brick, and Wood paneling.

2.3) Exterior Wall Conditions

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection except for a couple areas. At the right front lower corner of house there is a visible crack in the stucco. There is also a visible stucco crack at the corner of the upper side kitchen window. Recommend monitoring for future movement. These could be sealed and painted over to prevent any water penetration that could potentially expand the cracks.

crack in stucco at lower right front of house



crack in stucco on left top corner of side upper kitchen window

2.4) Trim and Fascia boards

Overall the trim and fascia boards appeared serviceable at time of inspection. There were a couple areas where the side fascia boards showed some signs of deterioration - right side front corner of house fascia and above ADU entrance on right side. At rear of house above sliding doors there are a couple of the rafter beam ends that are showing some deterioration. Recommend proper person evaluate for repair as may be needed for structural integrity.

right front corner of house fascia loose, showing some deterioration

above ADU entrance door, right side showing deterioration, loose

rear rafter beam ends showing some deterioration

rear rafter beam ends showing some deterioration

Exterior Windows and Doors

Window Type Sliding windows on main house, Casement windows on ADU

Window Material Vinyl. Aluminum.

2.5) Window Conditions

Main house all windows appeared serviceable at time of inspection. ADU there are 2 windows that do not close all the way. Recommend proper person evaluate for repair as needed.

front of ADU window does not close all the way, needs cleaning/adjustment

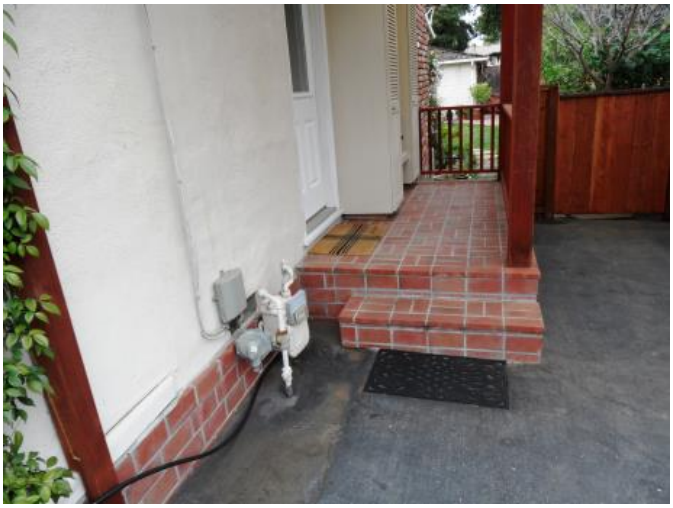
right side ADU window does not close all the way, needs adjustment/cleaning

right side ADU window screen has hole, needs repair

2.6) Exterior Front Door Conditions

The door(s) appeared to be in serviceable condition at the time of the inspection. There is also a side door entrance into the kitchen with a brick exterior porch and overhang.

Front door of main house opened/closed properly



right side entrance into kitchen from carport area

2.7) Exterior Back Sliding door

There are 3 sliding doors on back of house, 1 is the master bedroom. All appeared serviceable at time of inspection. Recommend tracks be cleaned for ease of sliding. The thresholds under the back sliding doors need to be resealed and repaired to prevent any moisture penetration.

threshold under rear sliding doors needs repair and recaulking to prevent moisture penetration

Exterior Water Faucets (hose bibs)

Faucet Locations

There are numerous faucets around the property. Left front side of house, front of ADU, back right side of house, and a couple in the planting areas left and back side of property.

front left side house main spigot

one of two water spigots in back planting area, this one is left side of yard by fence

2.8) Faucet Conditions

The hose faucets appeared to be in serviceable condition at the time of the inspection.

Chimney

2.9) Chimney Type

Mason built, brick.

2.10) Chimney Conditions

The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection. The chimney and / or flue did not have a spark screen installed. Recommend installation of a spark screen as a safety enhancement.The back of the chimney at the top also shows some growth. Recommend cleaning the brick to prevent any growth penetration that could harm the structure of the chimney.

no spark arrestor screen on chimney cap

back side of chimney top should be monitored for growth on it

Limitations of Structural Inspection

As described in the inspection contract, this is a visual inspection only. The inspection of the structural components was limited by (but not restricted to) the following conditions:

- *A representative sample of exterior components was inspected.*
- *Unless otherwise stated, inspection of exterior components like walls, windows, doors, is from ground level.*
- *Rain or snow can limit the exterior inspection and deep snow will obscure surface drainage problems as well as possible damage at the bottom of building walls and at foundations.*
- *Unless specifically noted in your report we do not inspect screening, shutters, awnings, or similar seasonal accessories, and fences.*
- *Structural components concealed behind finished surfaces could not be inspected. Only a representative sampling of visible structural components were inspected.*
- *Furniture and/or storage restricted access to some structural components.*
- *We do not determine indoor air quality.*
- *Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) are not positively identified. To do so requires a special inspection and laboratory analysis.*

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

3 Roof System and Attic

Section Description

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Roof Covering

Method of Inspection

Observed from ground. Owner was present during inspection and stated he recently had repairs completed with new wood shingles added where needed.

Roof Style

Hip.

Roof Covering Material

Wood shakes on main house and ADU. ADU also had standard shingle type covering on back of roof.

back roof of ADU also has asphalt type roof covering and wood shingles

Number of Layers

One.

3.1) Roof Covering Condition

The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.

3.2) Flashing Conditions

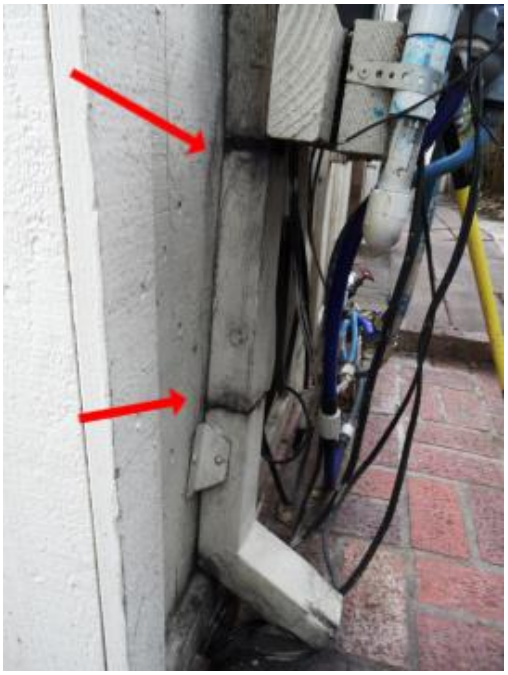
The exposed flashings appeared to be in serviceable condition at the time of inspection.

front of house roof showing replaced shingles

rear of house roof shingles appeared serviceable

3.3) Gutter & Downspout Conditions

The gutter system appeared to be in serviceable condition at the time of the inspection. Damaged downspouts were observed at left rear corner of house, and recommend full downspout replacement as it is separated in multiple places. The downspout on left side of house midway is loose at the top. The downspout on the ADU at right front of unit is flattened and could back up if debris gets into it. The gutters on the back of the ADU also tested loose. Recommend proper person evaluate gutter and downspouts for repair as needed for proper flow of water away from property as needed.



back left corner of main house, downspout needs repair

back left corner of main house, downspout weld broken, needs repair

gutter on back left of main house, loose from house when tested, needs repair

downspout on ADU, length is smashed and needs repair for proper flow

left side house, mid way, downspout loose

3.4) Skylight

There are multiple skylights on home. All appeared serviceable at time inspection.

3.5) Eave overhang

The eave overhangs all appeared to be in serviceable condition at the time of inspection.

Attic and Insulation

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists making access and mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic Access, Main house Hallway.

attic entrance in hallway

Method of Inspection Viewed from ladder. There is room to enter however it is being used as storage and inspector was unable to enter.

Roof Frame Type The roof framing is constructed with rafter framing.

3.6) Attic Conditions

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.

Attic Ventilation Type Ridge Vents. Soffit vents.

3.7) Attic Ventilation Conditions

Ventilation appeared serviceable at time of inspection.

Attic Insulation Type Batt Insulation.

3.8) Attic Insulation Conditions

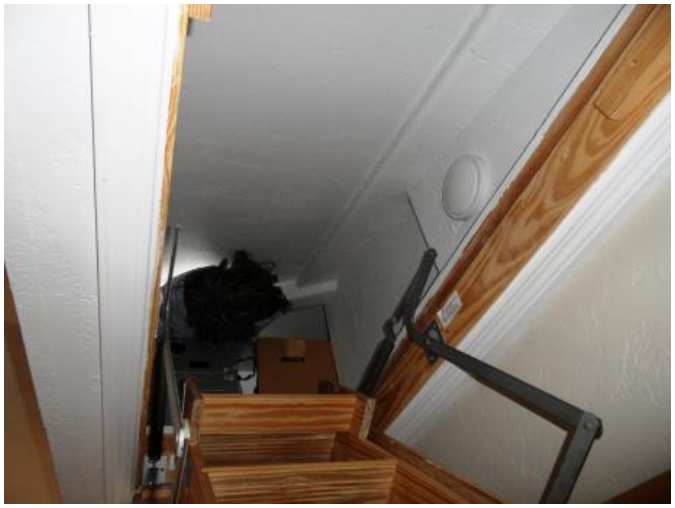
Compared with today's standards, the amount or type of insulation was minimal.

visible insulation in minimal in main house attic

visible insulation in minimal in main house attic

3.9) Attic Access, ADU unit

The attic in the ADU is finished and used currently for storage via a drop down ladder



looking into drop down ladder entrance to ADU attic storage

Limitations of Roof and Attic Inspection

As described in the inspection contract, this is a visual inspection only. Roofing life expectancy varies depending on several factors such as material quality, roof slope, color, sun and weather exposure, ventilation, and workmanship. Any estimates of remaining life are approximations. This assessment of the roof does not preclude the possibility of leaks. Leaks can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- *The entire underside of the roof sheathing is not inspected for evidence of leakage and access to some under-roof areas may be partly or entirely blocked from observation.- Evidence of prior leakage may be disguised by interior finishes.*
- *Valleys and flashing's that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.*
- *We do not inspect antennae, nor the interiors of flues or chimneys which are not readily accessible, nor other installed roof accessories.*

The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- *In inspecting insulation we do not disturb vapor barriers. Insulation/ventilation type and levels in concealed areas are not determined. No destructive tests are performed. Any estimates of insulation R values or depths are rough average values.*
- *We do not determine indoor air quality. Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) are not positively identified. To do so requires a special inspection and laboratory analysis.*

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection

4 Electrical System

Section Description

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke and Carbon Monoxide Alarms should be installed per California code requirements (see checklist included).

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Service Drop - Weatherhead

Electrical Service Type The electrical service is overhead.

Electrical Service Material Copper.

4.1) Electrical Service Conditions

The main service entry appeared to be in serviceable condition at the time of inspection.

electrical entrance back of ADU

Main Electrical Panel

Main Panel Location back of ADU

main electrical panel backside of ADU w/meter

main breaker panel

4.2) Electrical Panel Conditions

The main panel appeared to be in serviceable condition at the time of the inspection.

Main Disconnect Location At Main Panel.

Circuit Protection Type Breakers.

4.3) Wiring Methods

The main power cable is aluminum. The branch cables are copper.

Sub-Panels

Sub-Panel Location Hallway in water heater/furnace closet, and Master bedroom closet

4.4) Sub-Panel Conditions

The sub-panels appeared to be in serviceable condition at the time of the inspection.

Main Disconnect Location At Main Panel.

Circuit Protection Type Breakers.

4.5) Wiring Methods

The main power cable is aluminum. The branch cables are copper.

Switches and Fixtures

4.6) General Issues

There were not issues with switches or fixtures tested at time of inspsection

4.7) Types of Fixtures

Ceiling light, pocket lights, fans

Ceiling Fans

4.8) Fan Locations

All 3 bedrooms and the ADU had ceiling fans

4.9) General Conditions

All were serviceable at time of inspection

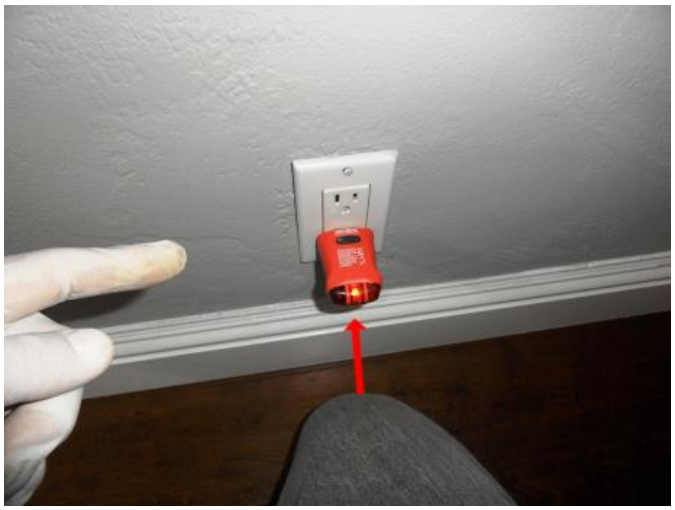
Electrical Outlets

4.10) Types of Outlets

3 prong and GFCI outlets throughout the house.

4.11) General Conditions

The GFCI outlets all tested properly when inspected. Most of the 3 prong outlets tested NOT grounded. Recommend electrician evaluate for repair/replacement as needed for safety and use in both main house and ADU.



sample plug 2nd bedroom showing not grounded

living room area wall outlet showing not grounded

Limitations of Electrical Inspection

As described in the inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- *Electrical components concealed behind finished surfaces could not be inspected.*
- *Only a representative sample of outlets and light fixtures were tested.*
- *Furniture and/or storage may have restricted access to some electrical components.*
- *We do not inspect remote control devices unless such are the only control device for equipment.*
- *Alarm systems and components, low-voltage wiring systems and components, and ancillary wiring systems and components which are not part of the primary electrical power distribution system are not inspected unless they are explicitly named in your report.*
- *We do not measure amperage, voltage, impedance as part of a home inspection.*

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection

5 Heating and Cooling

Section Description

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Heating

Location of Unit Furnace is located in closet in main hallway.

furnace is hall closet

manufacture date 2006 on furnace label

Heating Type Forced Air.

Energy Source Natural Gas.

5.1) Unit Conditions

The heating system was operational at time of inspection. This is not an indication of future operation or condition.

Distribution Type The visible areas of the heat distribution system is ductwork with registers.

5.2) Distribution Conditions

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection. The air return with the filter is in the hall ceiling. Recommend filter be replaced at least annually to maintain clean air quality when in use.

air return for furnace with filter inside in hall ceiling

5.3) Thermostat Condition

The normal operating controls appeared to be serviceable at the time of the inspection.

Whole house attic fan

5.4) Whole house cooling fan

The main house has a whole house attic fan that will pull air in and push out through attic. Main opening is in main hallway. Attic fan is right above it in attic. Did not test as part of this inspection.

fan in attic for whole house attic fan

louvers in main hall ceiling for whole house attic fan

Limitations of HVAC Inspection

As described in the inspection contract, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- *Window mounted air conditioning units are not inspected.*
- *The adequacy of cooling supply or distribution is not determined*
- *Unless specifically noted in your report, electronic air cleaners are not inspected.*
- *The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:*
- *While we do check for the presence of a heat source in habitable areas, the adequacy of heat level and heat distribution balance are not determined during a home inspection. (This work requires heat loss calculations and an extensive building survey that is normally performed when the initial heating capacity is selected.)*
- *The interiors of flues and chimneys are not inspected except where readily accessible.*
- *Furnace heat exchangers are not inspected though we may spot and call to your attention external signs indicating a concern.*
- *Unless explicitly stated in your report, electronic air filters, humidifiers, dehumidifiers and solar space heating equipment are not inspected/tested.*

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Remaining Useful Life: *No representation is made on the continued life expectancy of the heating and cooling systems. Any mechanical device may be functional at one moment and later malfunction. Liability is specifically limited to those situations where it can be conclusively shown that the mechanical device inspected was inoperable or in the immediate need of repair or not performing the function for which it was intended at the time of inspection.*

6 Plumbing, Water and Gas

Section Description

All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drain pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Water Main Line

Main Shutoff Location front left side of house at hose bib

main water shutoff on hose bib, front left side of house

water pressure within recommended range

Main Line Material The visible material of the main line / pipe appears to be galvanized.

6.1) Main Line & Valve Conditions

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

water meter at street in front of house

water meter at street

6.2) Supply Line Material

copper

6.3) Supply Line Condition

appeared serviceable

Drain - Waste Lines

Drain Line Material The visible portions of the waste lines are galvanized.

6.4) Drain Line Conditions

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

6.5) Main house clean out location

There are two cleanouts. One of the front of the house under kitchen window and one of the left side of house.

main cleanout front of house behind bush

secondary main cleanout left side of house in walkway

6.6) Sump Pump

There is a sump pump in back yard to left of ADU under large panel. Did not test.

sump pump in use, left of ADU in planting area

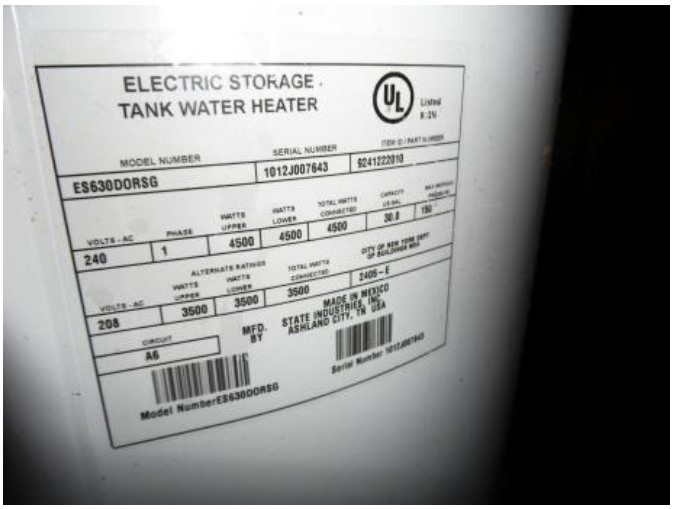
sump pump cover in planting area left of ADU

Water Heater(s)

Water Heater Type Natural Gas.

Water Heater Location 1 in main house, 1 outside ADU

ADU water heater closet



ADU water heater label, 2012 date

water heater main house, hall closet, gas shutoff top right of unit

main house water heater label, 2003

Water Heater Capacity Main house 40 gallon, ADU 30 gallon

6.7) Water Heater Conditions

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

Gas Meter

6.8) Meter location

right side front of house

gas meter right side front of house

gas meter right side front of house, need emergency shutoff wrench

Limitations of Plumbing Inspection

As described in the inspection contract, this is a visual inspection only. Water heaters and well pump systems, like most mechanical components, can fail at any time. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- *Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.*
- *Water supply quality and quantity are not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.*
- *Unless specifically stated in your report, we do not determine whether water supply and waste disposal systems are public or private.*
- *Unless specifically noted in your report, we do not inspect the following: clothes washing connections, wells, pumps, or water storage related equipment, water conditioning systems, solar water heating systems, fire and lawn sprinkler systems.*
- *We do not operate safety valves or shut-off valves.*

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection

7 Building Interior

Section Description

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist.

Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate.

We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Bedrooms

of Bedrooms

main house 3 bedrooms, ADU 1 bedroom

7.1) Windows and conditions

All bedroom windows tested appeared serviceable when tested

7.2) Flooring and conditions

All flooring appeared serviceable at time of inspection

Walls - Ceilings - Floors

Wall Material Type

drywall

7.3) Wall Conditions

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

7.4) Ceiling Conditions

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

Floor Finish Types

tile and wood flooring in both main and ADU living areas

7.5) Floor Conditions

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

Windows - Doors

7.6) Interior Door Conditions

Master bedroom bathroom door needs adjustment to close easier. All other doors in both main and ADU appeared serviceable at time of inspection.Door handle of door leading to patio from living room is loose. Recommend proper person evaluate for repair or replacement as may be needed for use and safety.

master bedroom bathroom door does not close properly

door handle is loose and needs repair

7.7) Interior Window Conditions

All windows tested appeared serviceable except where noted earlier in report.

Electrical Conditions

7.8) Electrical Conditions

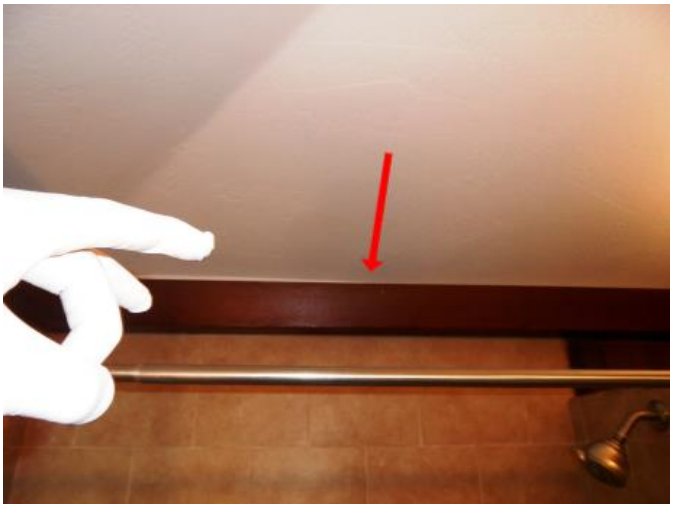
Electrical conditions in both main house and ADU appeared serviceable except where noted earlier in report. In the ADU under the front window there is an uncovered outlet up against the metal behind the wall heater. Recommend electrician evaluate for repair as needed for safety and use.

open wall outlet with wires up again the metal heater unit in ADU, needs repair

7.9) Lighting Conditions

appeared serviceable at time of inspection. The bathroom upper rim lights did not work when tested and need new bulbs, then retest.

ADU bathroom upper rim lights only one section worked



ADU bathroom upper rim lights only one section worked, this one not working

Smoke and CO Alarms

Locations

There were only a couple smoke alarms present and only 1 Co2 alarm sitting on the counter.

7.10) Smoke and CO Alarm Conditions

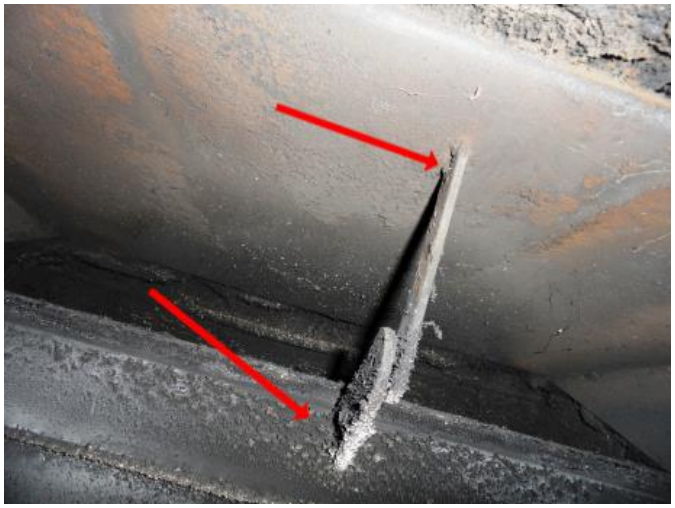
There were only a couple smoke alarms present and only 1 Co2 alarm sitting on the counter. Recommend installing Smoke and Co2 alarms throughout home as required.

Fireplace

Fireplace Location	There are 2 fireplaces. 1 in living room and 1 in master bedroom
Fireplace materials	living room is mason built, master bedroom is pre-fab gas unit

7.11) Fireplace Conditions

The fireplace in living room - the damper did not open/close when tested and the inside shows buildup of creosote. Recommend proper person evaluate for repair of damper for safety and use and also for potential chimney cleaning if needed.



inspector not able to move damper to close/open

some creosote buildup on inside of fireplace and chimney

Limitations of other Living Area Inspection

As described in the inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall coverings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- *Furniture, storage, and/or wall coverings may have restricted the inspection of the interior.*
- *We do not inspect paint, wallpaper, and other finish treatments. We do not inspect carpeting (except to note tripping hazards), window treatments, and central vacuuming systems.*

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection

8 Bathroom - Master bath

Walls - Ceilings - Floors

8.1) Wall Conditions

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

8.2) Ceiling Conditions

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

8.3) Floor Conditions

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

Windows - Doors

8.4) Bathroom Window Conditions

appeared serviceable when tested

8.5) Bathroom Door Conditions

There are two doors, the main and a sliding door into the closet. The main door as noted earlier needs adjustment to close smoothly, the pocket door worked fine.

Electrical Conditions

8.6) Electrical Conditions

Except where noted earlier, all plugs appeared serviceable when tested.

8.7) Lighting Conditions

appeared serviceable when tested

Bathroom Sink

8.8) Counter - Type and Condition

hard top counter, appeared serviceable

8.9) Sink Conditions

The sink appeared to be in serviceable condition at the time of inspection in bath.

Shower and Toilet

8.10) Shower - Type

walk in shower stall

8.11) Shower Condition

Overall the shower appeared serviceable. Outside left the shower door the tile on the bottom left needs cleaning and caulking to prevent water penetration. Top left of door on tile is cracked. Recommend repair to prevent moisture penetration.

bottom left corner of shower door should be cleaned and recaulked to prevent moisture penetration

top left corner of tile in master shower is cracked and needs repair

8.12) Toilet Conditions

The toilet appeared to be in serviceable condition at the time of inspection in bath.

9 Bathroom(s) - Main hall and ADU

Section Description

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. We do not leak-test shower pans, which is usually the responsibility of a licensed and qualified plumbing contractor. However, because of the possibility of water damage, most plumbing contractors will not leak-test second floor shower pans without the written consent of the owners or occupants. Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Walls - Ceilings - Floors

9.1) Wall Conditions

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

9.2) Ceiling Conditions

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

9.3) Floor Conditions

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

Windows - Doors

9.4) Bathroom Window Conditions

appeared serviceable at time of inspection

9.5) Bathroom Door Conditions

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

9.6) Electrical Conditions

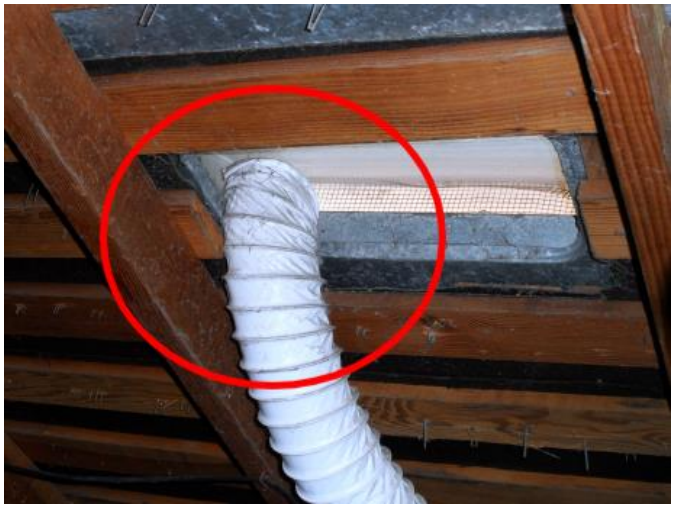
except where noted earlier in report, all appeared serviceable at time of inspection.

9.7) Lighting Conditions

except where noted earlier in report, all appeared serviceable at time of inspection.

9.8) Vent Fan Conditions

Overall appeared serviceable at time of inspection. The ceiling fan vents through the attic and out through a roof vent. This is not the preferred way to vent moist air out of the house. It should have it's own roof vent or a special shared attic vent. This will prevent moist air from potentially being blown back into the attic where it could promote growth. A dedicated exhaust vent also prevents air from being blown back into the house from the roof vent into the bathroom.



bathroom fan venting out through roof vent, not proper

vent pipe for bathroom fan should be a straight pipe where possible to ease elimination of moist air

Bathroom Sink

9.9) Counter - Cabinet Conditions

appeared serviceable at time of inspection

9.10) Sink Conditions

The sink appeared to be in serviceable condition at the time of inspection in bath.

Shower - Tub - Toilet

9.11) Shower - Tub Conditions

The bathtub, faucet, and drains appeared to be in serviceable condition.

9.12) Toilet Conditions

The toilet appeared to be in serviceable condition at the time of inspection in bath.

Limitations of Bathroom Inspection

As described in the inspection contract, this is a visual inspection only. Issues such as cleanliness, cosmetic flaws, and quality of materials, are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall coverings and bathroom fixtures. The inspection of the interior was limited by (but not restricted to) the following conditions:

- *Only a representative sampling of visible components was inspected.*
- *Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.) were not inspected.*

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

10 Kitchen and Appliances

Section Description

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or counter-top lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Walls, Ceilings, and Floors

10.1) Walls - Type and Condition

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

10.2) Ceiling - Type and Condition

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

10.3) Floors - Type and Condition

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

10.4) Heat Source Conditions

floor registers

Sink, Counters, and Cabinets

10.5) Counter - Type and Condition

hard surface counters, appeared serviceable at time of inspection

10.6) Cabinet Conditions

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

10.7) Sink Plumbing Conditions

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

10.8) Garbage Disposal Condition

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.

Appliances

Oven - Range Type The range is gas. The oven is electric

10.9) Oven - Range Condition

appeared serviceable at time of inspection

10.10) Hood Fan Conditions

The hood fan appeared serviceable however the fan only operated at one speed even though there is a variable speed slider switch. Recommend proper person evaluate for repair/replacement as may be needed.

variable speed for ran not working

10.11) Dishwasher Conditions

Windows and Doors

10.12) Kitchen Window - Type and Condition

appeared serviceable at time of inspection

10.13) Kitchen Door - Type and Condition

appeared serviceable at time of inspection

Electrical Conditions

10.14) Electrical Conditions

All appeared serviceable when tested except where noted earlier in report. see Electrical section

10.15) Lighting - Type(s) and Conditions

appeared serviceable at time of inspection

Limitations of Kitchen Inspection

As described in the inspection contract, this is a visual inspection only. Issues such as cleanliness, cosmetic flaws, and quality of materials, are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall coverings and kitchen fixtures. It is strongly recommended that a Homeowners Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that during the pre-closing walk through, all appliances be tested. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the kitchen was limited by (but not restricted to) the following conditions:

- *Only a representative sampling of visible components was inspected.*
- *Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.) were not inspected.*

- *Thermostats, timers and other specialized features and controls are not tested.*
- *The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.*
- *No representation is made to continued life expectancy of any appliance.*

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

11 Garage - Carport

Section Description

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings may not be standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. If there you have any living space above the garage, you may want to have it evaluated further by a structural engineer, as it may be seismically vulnerable. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Walls, Ceiling, and Floor

Garage Type No garage, small carport on right side of house.

small carport on right side of house

Limitations of Garage Inspection

As described in the inspection contract, this is a visual inspection only. The inspection of the garage was limited by (but not restricted to) the following conditions:

- *A representative sample of visible structural components was inspected.*
- *Unless otherwise stated, inspection of exterior components like walls, windows, doors, is from ground level.*
- *Structural components concealed behind finished surfaces could not be inspected.*
- *Unless specifically noted in your report we do not inspect screening, shutters, awnings, or similar seasonal accessories.*

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection

12 Laundry Area

Section Description

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Laundry

Location

master bedroom closet

12.1) Area Condition

appeared serviceable at time of inspection

washer and dryer to the right in master closet

hot and cold water hook ups behind washer

12.2) Washer and Dryer

washer and dryer not tested as part of this inspection

12.3) Hose Bibs - Hookups - Sink Faucets

appeared serviceable at time of inspection

12.4) Dryer Vent

dryer vents to rear of house

dryer vent, rear of house

Limitations of Laundry Inspection

As described in the inspection contract, this is a visual inspection only. Issues such as cleanliness, cosmetic flaws, and quality of materials, are outside the scope of this inspection. Comments will be general, except where functional concerns exist. The inspection of the laundry was limited by (but not restricted to) the following conditions:

- *Only a representative sampling of visible components was inspected.*
- *Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.) were not inspected.*
- *The effectiveness, efficiency and overall performance of laundry appliances is outside the scope of this inspection.*

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection

13 Foundation, Crawl Space, and Basement

Section Definition

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation.

All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Foundation

Foundation Type Crawl Space.

Foundation Material Concrete.

13.1) Foundation Conditions

appeared serviceable at time of inspection. There is some moisture but it's coming in from the main entrance on side of house.

piping under main bathroom under house

looking towards left front corner of house in crawl space, foundation wall and main pipes

rear foundation wall and piers

13.2) Exterior Foundation Vents

appeared serviceable at time of inspection

Crawl Space

13.3) Entrance Location and Condition

crawl space entrance on left side of house walkway

crawl space entrance cover on left side of house

crawl space entrance with cover removed

Flooring Structure

Flooring Support Type The wood framing floor system was constructed of 2 X 8 floor joists.

13.4) Flooring Support Conditions

The visible and accessible areas of the wood framing system appeared to be in serviceable condition at the time of the inspection.

Limitations of Foundation Inspection

As described in the inspection contract, this is a visual inspection only. Assessing the complete structural integrity of a building is

beyond the scope of a home inspection. When there are significant structural concerns about the building, an experienced foundation or structural repair contractor and/or a certified professional structural or civil engineer is recommended. Inspection of structural components were limited by (but not restricted to) the following conditions:

- *Only a representative sampling of visible structural components was inspected.*
- *Structural components concealed behind finished surfaces could not be inspected.*
- *Unless specifically noted in your report we do not inspect geological, geo-technical, or hydro-logical conditions, nor do we address erosion control and earth stabilization measures.Home inspections do not, unless specifically stated in your report, provide any engineering or architectural service, nor do they offer an opinion as to the adequacy of any structural system or component.*

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.