

NORCAL

PROPERTY INSPECTORS



VETERAN
OWNED AND OPERATED



1344 1st Avenue, ADU, Oroville, CA 95965

Inspection prepared for: Gary Robinson & Willoh Robinson

Real Estate Agent: Jenifer Fotheringham - Fotheringham Ventures

Date of Inspection: 7/8/2026 Time: 09:00 AM

Age of Home: 131 Size: 3060

Weather: warm

26070809

Inspector: Patrick Maher

Lic # 81098L



Table Of Contents

Summary Page	2-3
OVERVIEW	4
INTERIOR	5-9
BATHROOMS	10-12
KITCHEN	13-15
LAUNDRY AREA	16
HEATING/AIR CONDITIONING	17-21
WATER HEATERS	22-24
ELECTRICAL/GAS SERVICE	25-27
ATTIC AREA	28-29
GARAGE AND/OR CARPORT	30-31
EXTERIOR AREAS	32-33
FOUNDATION	34-36
GROUNDS	37-40
ROOF	41-42

Summary Page

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. Further evaluation is recommended for any item written in red text or marked "needs to be serviced" or "recommend servicing" on this report -- further evaluation often times will allow a contractor to find additional items needing repair beyond the scope of the inspection. Failure to further evaluate any item as recommended releases us of any liability.

INTERIOR		
Page 5 Item: 2	Wall Conditions	• Loose towel rack at bathroom ADU
Page 5 Item: 3	Ceiling Conditions	• Microbial growth/irregular staining present- in closet in ADU
Page 5 Item: 4	Ceiling Fans	• Could not locate remote - unit not tested - ADU bedroom
Page 6 Item: 5	Floor Conditions	• Scratched/worn areas - typical for age and use • Loose carpet, recommend maintenance to prevent further loosening
Page 6 Item: 6	Window Conditions	• Visible internal condensation or hazy glass inside window - needs to be serviced/evaluated by a window contractor - recommend all windows be checked as others may exist - all openable windows at enclosed patio off master bedroom
Page 7 Item: 7	Doors	• Some doors drag on floor slightly • Knob missing to balcony at ADU
Page 8 Item: 11	Stairs & Handrails	• Rise too tall (maximum rise should be 7.75") - unsafe - needs to be serviced - to attic and basement • Stair run is less than 10" - needs to be serviced - to attic • Ceiling height less than six feet eight inches - check for permits for all alterations - to attic
Page 9 Item: 12	Closets	• Bypass door guides missing at base - needs to be serviced - ADU
Page 9 Item: 16	Carbon Monoxide Detectors	• Missing at downstairs - needs to be installed • Missing at hall - needs to be installed
BATHROOMS		
Page 10 Item: 6	Bath Tubs	• Drain stopper not operating - needs to be serviced - laundry room
Page 11 Item: 8	Shower Walls	• Cracked at pan - needs to be serviced/repared - master
Page 11 Item: 10	Toilets	• Water off to toilet in master - consult seller
Page 11 Item: 11	Plumbing	• Spa tub fixtures leaking into cabinet - need immediate service
Page 12 Item: 12	Electrical	• debris stuck in bottom half of left outlet - laundry area
KITCHEN		
Page 14 Item: 8	Ranges	• Right front element/burner not operating - needs to be serviced
Page 14 Item: 10	Microwaves	• Not operating properly/trips counter outlet GFC - needs to be serviced - ADU

Page 14 Item: 11	Exhaust Vents	• Does not operate - needs to be serviced
Page 15 Item: 12	Electrical	• Lights over range did not operate • Microwave, disposal and dishwasher on counter GFCI outlets - irregular installation - ADU
HEATING/AIR CONDITIONING		
Page 17 Item: 1	Heaters	• To warm to test (80 degrees) ADU
Page 17 Item: 2	A/C Evaporator Coil Box	• Rust stains/evidence of condensation in catch pan - recommend further evaluation by HVAC contractor - sub floor
Page 18 Item: 5	Gas Supply Valves and Pipes	• No sediment trap at gas supply - required since the early 2000s
WATER HEATERS		
Page 23 Item: 8	Strapping	• Canvas/Nylon type straps area present - recommend upgrading to two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom - garage electric water heater
Page 24 Item: 9	Gas Supply Valves and Pipes	• No sediment trap at gas supply - may have not been required at time of original installation, but is recommended
ELECTRICAL/GAS SERVICE		
Page 25 Item: 2	Sub Panels	• Newer panel, not allowed in bathroom - check for permits
GARAGE AND/OR CARPORT		
Page 30 Item: 1	Roof Condition	• Debris present on roof areas - recommend removal of all debris • Tree branches hanging over roof - needs to be serviced
Page 31 Item: 14	GFCIs	• None installed on north outlets - required
EXTERIOR AREAS		
Page 32 Item: 7	Exterior Windows	• Missing screen - master crank - screens are recommended at all openable windows
GROUNDS		
Page 37 Item: 3	Balconies	• Check for permits on roof terrace (does not have a proper access) • Latch on hatch to terrace is corroded and difficult to operate
Page 39 Item: 12	Fencing and Walls	• Vegetation or trees are affecting the fencing/walls in areas - recommend servicing
Page 40 Item: 13	Planters	• Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness • Trees or vegetation too close to structure areas - recommend servicing
ROOF		
Page 41 Item: 1	Condition	• Debris present in areas - recommend cleaning roof area of all debris • Deteriorated/cracked ridge caps • Recommend roofing contractor to further evaluate

OVERVIEW

1. Inspection Package - Directional Marker - Utilities Status - Occupancy - Other Info

Inspection type: Standard Inspection

Single Family Residence

All Utilities are ON for this inspection

Vacant structure - some areas contain staging materials or personal items left behind - these items are not moved and will prevent a complete inspection and limit visible access to some areas (this applies to all areas inside and outside of the structure being inspected).

2. Who is present at the inspection?

- Buyer arrived at the end of the inspection
- Buyer's agent present during inspection
- Seller's agent not present during inspection
- Owner not present during inspection

3. Wall materials throughout the structure

Drywall • Wallpaper • Tile

4. Ceiling materials throughout the structure

Drywall • Open beam ceiling construction in areas • Cathedral style (vaulted) in areas • Crown Molding

5. Floor materials throughout the structure

Carpet • Tile • Hardwood

6. Window materials/type throughout the structure

Double pane • Wood framed • Vinyl framed • Fixed frame or stationary type (does not open or close) • Horizontal sliding type (one window slides while the other remains stationary) • Vertical sliding type (one window slides while the other remains stationary) • Crank style

7. IMPORTANT NOTES

- This inspection is intended to identify major material defects only. Minor and cosmetic issues are excluded from inspection and report, but may be included in some comments as a courtesy. Small nail holes, drywall nail pops, small cracks, chipped areas, dirty areas and cosmetic blemishes are considered cosmetic in most cases.
- Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.
- It is common for many Sellers to patch, paint or touch up areas of the structure prior to selling. Recent paint or patching may cover known past defects not detectable by the Inspector - consult the seller/disclosures for all past repairs. It is beyond the scope of the inspection for the Inspector to note all patched areas locations or to try to determine the reason for any patches or past repairs.
- This structure is remodeled. Do not mistake this inspection for a building CODE inspection. You are advised to check all necessary building permits for this structure and all associated components. You are further advised to consult with your Realtor and the Contractor to understand all builder warranties.

INTERIOR

Interior page will include all bedroom items and the walls ceilings, floors, windows, and doors of bathrooms, kitchen, and laundry area. "Needs to be serviced" and/or "recommend servicing" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; general maintenance, repair and / or replacement by an appropriate licensed contractor may be required.

1. Bedroom Locations

Master • Front • ADU • Hall

2. Wall Conditions

Observations:

- Some areas not accessible or visible due to access limitations or personal items/furnishings
- No major visible defects observed at the time of inspection
- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- Loose towel rack at bathroom ADU



Loose towel rack at bathroom ADU

3. Ceiling Conditions

Observations:

- No major visible defects observed at the time of inspection
- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- Microbial growth/irregular staining present- in closet in ADU



Microbial growth/irregular staining present- in closet in ADU

4. Ceiling Fans

Observations:

- Operated at time of inspection
- Normal wear for age, no major visible defects
- Could not locate remote - unit not tested - ADU bedroom

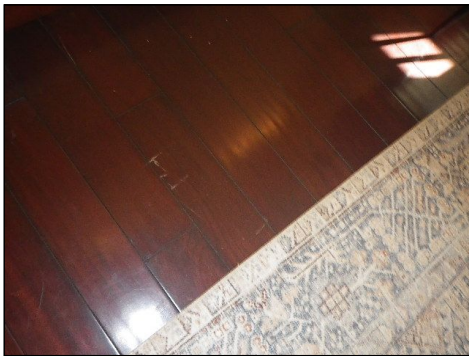


Could not locate remote - unit not tested - ADU bedroom

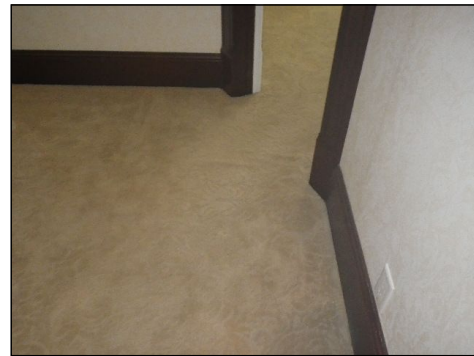
5. Floor Conditions

Observations:

- Personal items/furnishings prevent complete inspection in areas
- Normal wear for age - no major visible defects at the time of the inspection
- Scratched/worn areas - typical for age and use
- Loose carpet, recommend **maintenance** to prevent further loosening



Scratched/worn areas - typical for age and use



Loose carpet, recommend maintenance to prevent further loosening

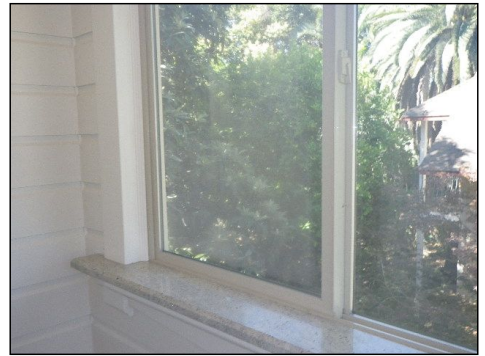
6. Window Conditions

Observations:

- Visible/accessible windows show signs of normal wear for age with no major visible defects at the time of the inspection
- **Check permits** for all replacements to ensure proper installation in accordance with local building codes (this may not included all windows at the structure)
- Visible internal condensation or hazy glass inside window - needs to be serviced/evaluated by a window contractor - recommend all windows be checked as others may exist - all openable windows at enclosed patio off master bedroom



Visible internal condensation or hazy glass inside window - needs to be serviced/evaluated by a window contractor - recommend all windows be checked as others may exist - all openable windows at enclosed patio off master bedroom

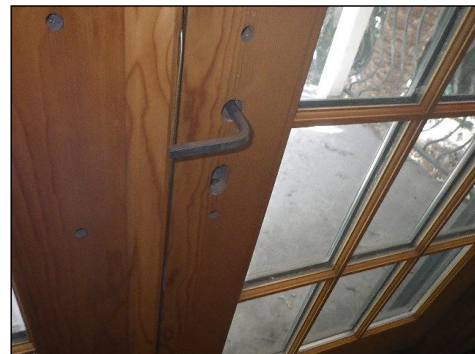


Visible internal condensation or hazy glass inside window - needs to be serviced/evaluated by a window contractor - recommend all windows be checked as others may exist - all openable windows at enclosed patio off master bedroom

7. Doors

Observations:

- Operated at time of inspection
- Normal wear for age - no major visible defects at the time of the inspection
- Pocket door - operated - normal wear for age
- Some doors drag on floor slightly
- Knob missing to balcony at ADU



Knob missing to balcony at ADU

8. French Doors

Observations:

- Door(s) operated at the time of the inspection
- Normal wear at time of inspection with no major visible defects

9. Fireplaces

Location/s: Living room

Prefabricated Sealed Vent Type

Observations:

- The fireplace is visually inspected only, the fireplace is not lit to test flame color or condition. The internal cavity of the fireplace is not inspected. It is recommended that you have an internal inspection of the chimney and a Gas Company evaluation of the fireplace prior to operating the fireplace.
- Normal wear at the time of the inspection - no major visible defects

10. Electrical

Observations:

- Only the visible and accessible switches/outlets are testing during this inspection, personal items/furnishings are not moved to access any outlets/switches behind them.
- Outlets/switches had normal wear for age - no major visible defects
- Whole house fan operated



Whole house fan operated

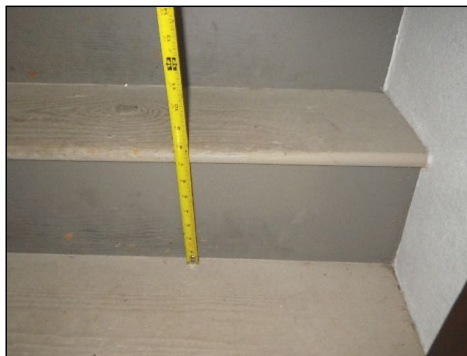
11. Stairs & Handrails

Observations:

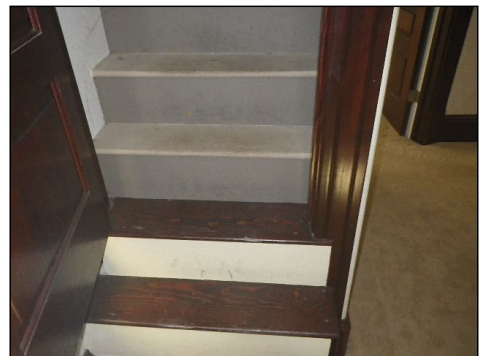
- Functional at time of inspection
- Rise too tall (maximum rise should be 7.75") - unsafe - needs to be serviced - to attic and basement
- Stair run is less than 10" - needs to be serviced - to attic
- Ceiling height less than six feet eight inches - check for permits for all alterations - to attic



Stair run is less than 10" - needs to be serviced - to attic



Rise too tall (maximum rise should be 7.75") - unsafe - needs to be serviced - to attic and basement



Rise too tall (maximum rise should be 7.75") - unsafe - needs to be serviced - to attic and basement



Stair run is less than 10" - needs to be serviced - to attic

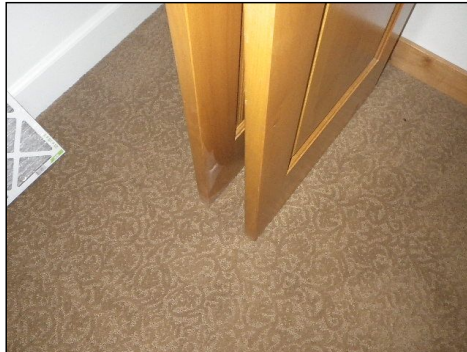


Rise too tall (maximum rise should be 7.75") - unsafe - needs to be serviced - to attic and basement

12. Closets

Observations:

- Normal wear for age with no major visible defects
- Bypass door guides missing at base - needs to be serviced - ADU



Bypass door guides missing at base - needs to be serviced - ADU

13. Cabinets

Observations:

- Normal wear for age of material - no major visible defects

14. Door Bells

Observations:

- Operated at time of inspection, front

15. Smoke Detectors

Observations:

- Operational at time of inspection via factory installed test button

16. Carbon Monoxide Detectors

Observations:

- Missing at downstairs - needs to be installed
- Missing at hall - needs to be installed

BATHROOMS

"Needs to be serviced" and/or "recommend servicing" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; general maintenance, repair and / or replacement by an appropriate licensed contractor may be required.

1. Locations

Master • Hall • Laundry room • Downstairs

2. Counters

Observations:

- Some counter areas not visible for inspection due to personal storage
- Counter has normal wear for age at time of inspection with no major visible defects

3. Cabinets

Observations:

- Normal wear for age of material - no major visible defects

4. Sinks

Observations:

- Fixture operated at the time of the inspection
- Normal wear at fixture/sink for age of material with no major visible defects

5. Mirrors

Observations:

- Mirror functional at time of inspection
- Normal wear for age of material with no major visible defects

6. Bath Tubs

Observations:

- **Drain stopper not operating - needs to be serviced - laundry room**



Drain stopper not operating - needs to be serviced - laundry room



General view

7. Showers

Observations:

- Fixture was tested and operating at time of inspection via normal fixture controls

8. Shower Walls

Observations:

- Solid surface (fiberglass/plastic/etc.) shower pan present
- Tile and grout present
- Shower walls have normal wear for age at the time of the inspection - no major visible defects -

recommend routine grout and sealer maintenance

- Cracked at pan - needs to be serviced/repaired - master



Cracked at pan - needs to be serviced/repaired - master

9. Enclosures / Shower doors

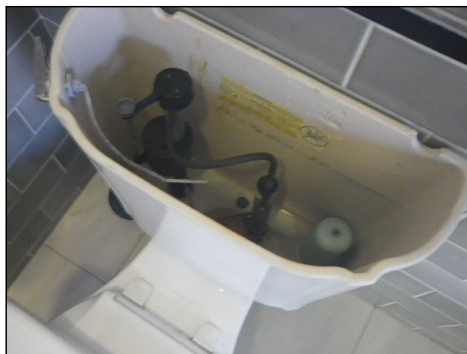
Observations:

- Shower curtain - N/A
- Designed without a door - N/A

10. Toilets

Observations:

- Tested and operational at time of inspection via normal fixture controls, flush test performed
- Toilet has normal wear for age at the time of the inspection - no major visible defects
- Water off to toilet in master - consult seller

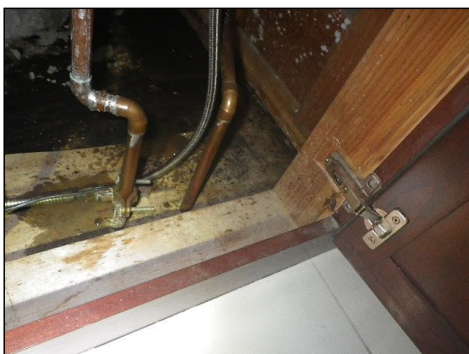


Water off to toilet in master - consult seller

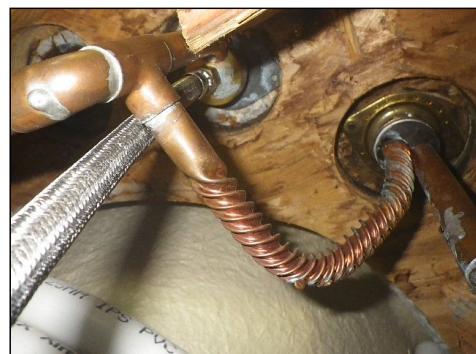
11. Plumbing

Observations:

- Spa tub fixtures leaking into cabinet - need immediate service



Spa tub fixtures leaking into cabinet - need immediate service



Spa tub fixtures leaking into cabinet - need immediate service

12. Electrical

Observations:

- Outlets/switches had normal wear for age - no major visible defects
- debris stuck in bottom half of left outlet - laundry area



debris stuck in bottom half of left outlet - laundry area

13. GFCIs

Observations:

- Tested and operational at time of inspection via normal control

14. Exhaust Fans

Observations:

- Operated at time of inspection
- Normal wear for age with no major visible defects

15. Heating

Observations:

- See HVAC page for more information about this section
- Central unit
- Electric ceiling
- Did not test the unit due to its poor condition
- Operated with normal wear - no major visible defects

KITCHEN

"Needs to be serviced" and/or "recommend servicing" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; general maintenance, repair and / or replacement by an appropriate licensed contractor may be required.

1. Counters

Observations:

- Some counter areas not visible for inspection due to personal storage
- Counter has normal wear for age at time of inspection with no major visible defects

2. Cabinets

Observations:

- Normal wear for age of material - no major visible defects

3. Sinks

Observations:

- Fixture operated at the time of the inspection
- Normal wear at fixture/sink for age of material with no major visible defects

4. Spray Wands

Observations:

- Operational at time of inspection

5. Dishwashers

Observations:

- The dishwasher inspection is limited and does not include an inspection of the water pump or any hoses inside or beneath the unit. The home inspector cannot predict the remaining life of the dishwasher or any parts within the dishwasher; nor can the home inspector tell you if or how well the dishwasher actually cleans or dries dishes. This inspection allows for one fill and one drain cycle only, the Inspector does not run the dishwasher for any full cycles.
- Tested and operational (one fill and drain cycle only, not full cycle) at time of inspection via normal controls
- Dishwasher has normal wear for age with no major visible defects
- Drained properly during inspection

6. Garbage Disposals

Observations:

- The garbage disposal has a limited inspection, the Inspector cannot predict the remaining life of the garbage disposal nor determine how well the garbage disposal disposes of food or other items. The sharpness or adequacies of the internal blades is not determined during the home inspection.
- Tested and operational at time of inspection via normal controls
- Normal wear for age - no major visible defects
- No visible leaks at the time of the inspection

7. Plumbing

Observations:

- Operational at time of inspection via normal fixture controls with no major visible defects
- No visible leaks found at the time of the inspection after running water at fixtures

8. Ranges

Observations:

- The range or cooktop has a limited inspection, the Inspector cannot predict the remaining life of the unit nor determine the BTUs output by each burner or if/how well the burners will cook food. For gas units - gas leaks cannot be detected with this inspection - a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection.

- Gas supplied unit
- **Right front element/burner not operating - needs to be serviced**



Right front element/burner not operating - needs to be serviced

9. Ovens

Observations:

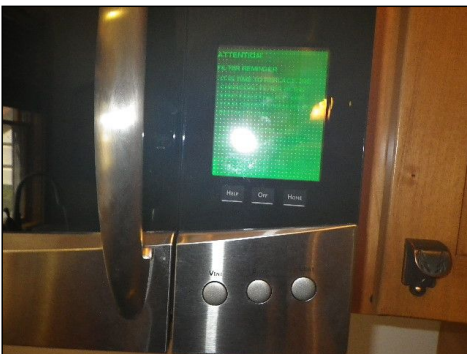
• The "Bake" feature is the only feature operated during a home inspection; convection, browning, rotisserie, warming drawers and other features are not tested during the oven inspection. Ovens are tested for basic heating element functionality. The oven cannot be tested to each incremental temperature setting or determine if adequate cooking temperatures can be achieved, nor if temperatures are calibrated with oven settings. We cannot determine if or how well the oven cooks food nor can we predict the remaining life left for the unit. For gas units - gas leaks cannot be detected with this inspection - a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection.

- Gas supplied unit
- Electric supplied unit
- Tested and operational at time of inspection via normal controls

10. Microwaves

Observations:

- The microwave is tested with a microwave tester or damp sponge/cloth only. No other features of the microwave are tested or evaluated for cooking. The home inspector cannot predict the remaining life left in the unit.
- Tested and operational at time of inspection via normal controls
- Normal wear for age - no major visible defects
- **Not operating properly/trips counter outlet GFCI - needs to be serviced - ADU**



Not operating properly/trips counter outlet GFCI - needs to be serviced - ADU



Not operating properly/trips counter outlet GFCI - needs to be serviced - ADU

11. Exhaust Vents

Exterior vented • Hood with fan

Observations:

- **Does not operate - needs to be serviced**



Does not operate - needs to be serviced

12. Electrical

Observations:

- Outlets/switches had normal wear for age - no major visible defects
- Lights over range did not operate
- Microwave, disposal and dishwasher on counter GFCI outlets - irregular installation - ADU



Microwave, disposal and dishwasher on counter GFCI outlets - irregular installation - ADU

13. GFCIs

Observations:

- Tested and operational at time of inspection via normal control

LAUNDRY AREA

"Needs to be serviced" and/or "recommend servicing" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; general maintenance, repair and / or replacement by an appropriate licensed contractor may be required.

1. Laundry Area Location

Separate laundry room present

2. Counters

Observations:

- Counter has normal wear for age at time of inspection with no major visible defects

3. Cabinets

Observations:

- Normal wear for age of material - no major visible defects

4. Dryer Vent

Observations:

- Normal wear on day of the inspection - no major visible defects

5. Plumbing

Observations:

- Plumbing is not visible/accessible - not inspected

6. Wash Basin

Observations:

- Operated with normal wear at time of inspection

7. Gas Valve

Observations:

- Not visible/accessible - not inspected (gas appliance not allowed due to location of bathroom)

8. Electrical

Observations:

- Visible switches/outlets have normal wear for their age - no major visible defects visible at the time of the inspection
- Has 240v service - tested and operated
- Could not access 240v service - not inspected

9. GFCIs

Observations:

- Tested and operational at time of inspection via normal control

HEATING/AIR CONDITIONING

"Needs to be serviced" and/or "recommend servicing" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; general maintenance, repair and / or replacement by an appropriate licensed contractor may be required.

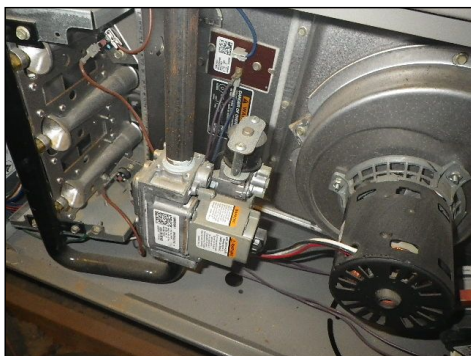
1. Heaters

Location: Attic • Sub floor • Garage Roof

Type: Gas fired forced hot air • Split system

Observations:

- Visible areas of unit have normal wear for age at the time of the inspection - no major visible defects - recommend seasonal service and maintenance to extend the life of the unit
- Newer unit/not original to the structure (2009) - check all installation permits to ensure that this unit was installed to proper code
- To warm to test (80 degrees) ADU



General view



Newer unit/not original to the structure (2009) - check all installation permits to ensure that this unit was installed to proper code



General view

2. A/C Evaporator Coil Box

Observations:

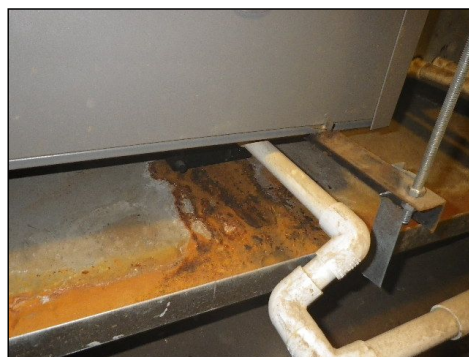
- The visible areas of the coil box have normal wear at the time of inspection - no major visible defects
- Secondary drain line present
- Rust stains/evidence of condensation in catch pan - recommend further evaluation by HVAC contractor - sub floor



General view



General view





Rust stains/evidence of condensation in catch pan - recommend further evaluation by HVAC contractor - sub floor



Rust stains/evidence of condensation in catch pan - recommend further evaluation by HVAC contractor - sub floor



Secondary drain line present

3. Venting

Observations:

- The visible areas of the vent have normal wear at the inspection - no major visible defects

4. Air Supply

Observations:

- *Recommend seasonal service and maintenance to ensure that all areas are sealed/cleaned/dry and functioning normally at all times*
- Visible areas have normal at time of inspection - no major visible defects

5. Gas Supply Valves and Pipes

Observations:

- Normal wear at time of inspection - no major visible defects
- **No sediment trap at gas supply - required since the early 2000s**



No sediment trap at gas supply - required since the early 2000s



No sediment trap at gas supply - required since the early 2000s

6. Electrical

Observations:

- Operating properly at the time of the inspection - no major visible defects

7. Thermostats

Observations:

- Digital type present - functional day of the inspection
- Locations - hall
- Location - living room wall

8. Filters

Location: Filter size: 14"x20"x1" X 2 • Filter size: 20"x20"x1" ADU • Located in a filter grill in an interior area wall • Located in a filter grill in a hall area wall

Observations:

- Filter has normal wear at the time of inspection



General view

9. Registers

Observations:

- Heater Temperature at Registers: 115 degrees upstairs, 130 degrees downstairs
- **A/C** Temperature at Registers: 50 - 57 degrees main structure, 56 - 60 degrees ADU
- Temperature at Air Return: 77 degrees (main structure), 80 degrees ADU



Heater Temperature at Registers:
115 degrees upstairs, 130 degrees
downstairs



Heater Temperature at Registers:
115 degrees upstairs, 130 degrees
downstairs



Heater Temperature at Registers:
115 degrees upstairs, 130 degrees
downstairs



Heater Temperature at Registers:
115 degrees upstairs, 130 degrees
downstairs



Heater Temperature at Registers:
115 degrees upstairs, 130 degrees
downstairs



Heater Temperature at Registers: 115 degrees upstairs, 130 degrees downstairs



Heater Temperature at Registers: 115 degrees upstairs, 130 degrees downstairs



A/C Temperature at Registers: 50 - 57 degrees main structure, 60 degrees ADU



A/C Temperature at Registers: 50 - 57 degrees main structure, 60 degrees ADU



A/C Temperature at Registers: 50 - 57 degrees main structure, 60 degrees ADU



A/C Temperature at Registers: 50 - 57 degrees main structure, 60 degrees ADU



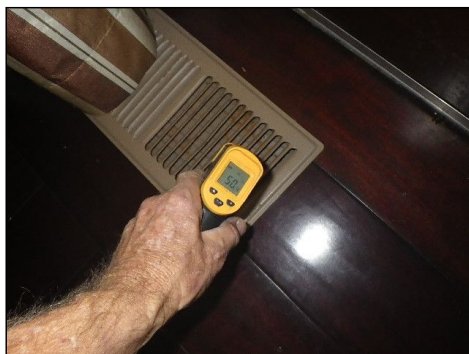
A/C Temperature at Registers: 50 - 57 degrees main structure, 56 - 60 degrees ADU



A/C Temperature at Registers: 50 - 57 degrees main structure, 56 - 60 degrees ADU



A/C Temperature at Registers: 50 - 57 degrees main structure, 56 - 60 degrees ADU



A/C Temperature at Registers: 50 - 57 degrees main structure, 56 - 60 degrees ADU

10. Combustion Air

Observations:

- **Combustion air** appears to be adequate at the time of the inspection

11. Platforms/Bases

Observations:

- Visible areas have normal wear at time of inspection - no major visible defects - recommend seasonal servicing and maintenance to ensure sealing holes and gaps in the heater base

12. Refrigerant Lines

Observations:

- Normal wear day of the inspection - no major visible defects - recommend annual/seasonal maintenance to check and service insulation on refrigerant lines as needed

13. Air Conditioning Compressors

Location: Electric unit - backyard - both

Observations:

- Visible areas of unit have normal wear for age at the time of the inspection - no major visible defects - recommend seasonal service and maintenance to extend the life of the unit



General view



General view

WATER HEATERS

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1. Water Heaters Condition

Number of gallons: 30 gallons • Tankless demand unit (two heaters)

Location/s: Garage closet • Exterior closet

Observations:

- Operated at the time of the inspection - Gas unit
- Visible areas of unit have normal wear for the age at the time of the inspection with no major visible defects
- This is a newer unit (not original to this structure) - check all installation permits to ensure that this unit was installed to city code and manufacturer specifications
- Operated at time of inspection - Electric unit



General view



General view



General view



General view

2. Venting

Observations:

- Normal wear day of the inspection - no major visible defects

3. Plumbing

Material type: Copper

Observation:

- Normal wear at time of inspection - no major visible defects or leaks found at the time of the inspection

4. Electrical

Observations:

- Normal wear on the day of the inspection - no major visible defects

5. Temperature Pressure Release Valves

Observations:

- Normal wear on the day of the inspection - no major visible defects

6. Overflow Line/s

Material type: Copper

Observations:

- Normal wear on the day of the inspection - no major visible defects



General view

7. Water Heater Temperature

Observations:

- 120 F (Average or approximate)



120 F (Average or approximate)

8. Strapping

Observations:

- Canvas/Nylon type straps area present - recommend upgrading to two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom - garage electric water heater



Canvas/Nylon type straps are present - recommend upgrading to two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom - garage electric water heater

9. Gas Supply Valves and Pipes

Observations:

- Normal wear at time of inspection - no major visible defects
- No sediment trap at gas supply - may have not been required at time of original installation, but is recommended

10. Combustion Air

Observations:

- Combustion air appears to be adequate at the time of the inspection

11. Enclosures

Observations:

- Normal wear at time of inspection - no major visible defects

ELECTRICAL/GAS SERVICE

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1. Main Panel

Location/s: Front right of the structure

Observations:

- Normal wear for age at time of inspection - no major visible defects



Normal wear for age at time of inspection - no major visible defects

2. Sub Panels

Location: Utility closet • Bathroom wall - considered unsafe - recommend a licensed electrician to evaluate for relocation • Garage

Observations:

- Panel has been upgraded/newer panel present – check all installation permits for electrical upgrades to ensure that all items are installed to code
- Newer panel, not allowed in bathroom - check for permits



Newer panel, not allowed in bathroom - check for permits



Panel has been upgraded/newer panel present – check all installation permits for electrical upgrades to ensure that all items are installed to code



General view

3. Panel Wiring

Observations:

- Wiring type: copper
- Wiring method: non-metallic sheathed cable (romex)
- Grounded panel - main ground/bonding wire observed and appears to be normal for the age of the panel
- Visible wiring has normal wear for age with no major visible defects at the time of the inspection

4. Breakers

Observations:

- Labels are present on panel cover - the inspector does not confirm accuracy of labels



General view



Labels are present on panel cover - the inspector does not confirm accuracy of labels



General view

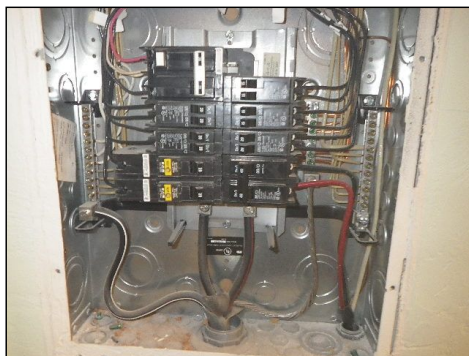


General view

5. Breaker Amp Capacity

Observations:

- 200 amp



General view

6. Cable Feeds

Observations:

- Underground - not accessible for inspection

7. Main Gas Valve

Location: *We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances during the contingency period or at least prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home or underground at any time during the inspection.* • Front of the structure

Observations:

- Natural gas present

8. Gas Pipes and Valves

Observations:

- Normal wear for age at the time of inspection - no major visible defects

ATTIC AREA

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1. Access Entries

Observations:

- Inspection method: Partially traversed: Flooring walk boards not installed in attic - inspection limited due to potential for damage to insulation or other components, areas without walk boards or clear footing were not traversed
- Attic has been converted to a living space or storage space - check all building permits

2. Structure

Observations:

- Conventional framing present, normal wear at time of inspection - no major visible defects



General view



General view



General view

3. Insulation

Material type: Loose fill

Approximate depth: 8-10 inches

Observations:

- All visible insulation appears to have normal wear for age with no major visible defects at the time of the inspection



General view



General view

4. Ventilation

Observations:

- Existing ventilation appeared to be adequate on the day of the inspection

5. Exhaust Vents

Observations:

- All visible vents appear to be in normal condition where visible - no major visible defects

6. Duct Work

Observations:

- All visible/accessible duct areas have normal wear for age at the time of the inspection - no major visible defects



General view



General view



General view



General view

7. Electrical

Observations:

- Most not visible
- Evidence of electrical alterations in the attic - check all permits for electrical alterations to ensure that all electrical was installed to city/county electrical code

8. Plumbing

Observations:

- Vents only - no other plumbing/piping is visible for inspection

GARAGE AND/OR CARPORT

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1. Roof Condition

Notes: Detached structure with a separate roof • Living space above entire garage area

Constructed of: Asphalt shingles

Observations:

- Visible materials show signs of normal wear for the age of the materials at time of inspection - no major visible defects - Regular seasonal maintenance is recommended to extend the life of the roof
- **Debris present on roof areas - recommend removal of all debris**
- **Tree branches hanging over roof - needs to be serviced**



General view



Tree branches hanging over roof - needs to be serviced



General view

2. Rafters & Ceilings

Observations:

- Drywall present – no visible access to view rafters (see firewall notes for additional information)
- Normal wear day of the inspection with no major visible defects

3. Main Automotive Doors

Type: Metal sectional

Observations:

- Normal wear for age at the time of the inspection - no major visible defects

4. Hardware/Springs

Observations:

- ***Garage doors require periodic maintenance and is recommended to ensure that all hardware is properly lubricated and secured***
- Normal wear at time of inspection - no major visible defects

5. Garage Door Openers

Observations:

- Opener(s) operated at the time of the inspection
- Normal wear at time of inspection - no major visible/functional defects

6. Garage Doors Reverse Safety Status

Observations:

- Light beam was tested; the inspector interrupted the beam during closing, the door stopped and reversed back open on the day of the inspection

7. Fire Doors

Observations:

- Operated at the time of inspection
- Normal wear at time of inspection - no major visible defects

8. Firewalls

Observations:

- Normal wear at the time of inspection - no major visible defects

9. Stairs & Handrails

Observations:

- Functional at time of inspection (to ADU)

10. Walls

Observations:

- Normal wear at the time of the inspection - no major visible defects

11. Anchor Bolts

Observations:

- Could not access or not visible due to wall coverings - **not inspected**

12. Slab

Observations:

- Normal wear at time of inspection - no major visible defects
- Small cracks/chipped areas - typical for the age of the materials

13. Electrical

Observations:

- Outlets/switches had normal wear for age - no major visible defects

14. GFCIs

Observations:

- Tested and operational at time of inspection via normal control (south outlets)
- **None installed on north outlets - required**

15. Ventilation

Observations:

- Current Ventilation appears to be adequate at the time of the inspection

16. Windows

Constructed of: Single pane • Double pane • Fixed Aluminum framed • Wood framed

Observations:

- Operated at time of inspection
- Normal wear at the time of inspection - no major visible defects

EXTERIOR AREAS

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1. Siding

Constructed of: Wood • Pre-cast materials

Observations:

- Normal wear at time of inspection where visible - no major visible defects
- **Consult termite report for all exterior wood**



General view

2. Wood Trim

Observations:

- **Consult termite report for all exterior wood**
- Normal wear at time of inspection where visible - no major visible defects

3. Eaves & Fascia

Observations:

- **Consult termite report for all wood areas at the structure**

4. Soffits

Observations:

- Normal wear at time of inspection - no major visible defects

5. Exterior Paint

Observations:

- Recently painted structure – consult seller for any past repairs prior to painting
- Normal wear at time of inspection - no major visible defects

6. Exterior Doors

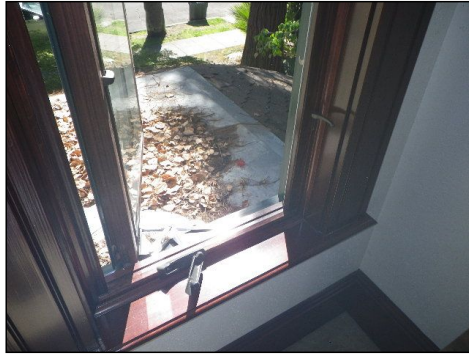
Observations:

- Normal wear at time of inspection - no major visible defects

7. Exterior Windows

Observations:

- Windows are not original to structure – check permits for all replacements to ensure proper installation in accordance with local building codes (may not include all windows at the structure)
- **Missing screen - master crank - screens are recommended at all openable windows**



Missing screen - master crank - screens are recommended at all openable windows

FOUNDATION

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1. Slab Foundation

Observations:

- Raised foundation only
- Basement present, Check for permits for any alterations

2. Access Panels

Observations:

- Inspection method: partially traversed due to height limitations/duct work/plumbing blocking complete access or view to some areas - limited inspection

3. Foundation Walls

Observations:

- Constructed of: concrete
- Visible foundation wall areas have normal wear for the age of the structure on the day of the inspection with no major visible defects

4. Cripple Walls

Observations:

- Cripple wall sheer wall supports present - appears to be functional at the time of the inspection

5. Sub Flooring

Observations:

- Subfloor has normal wear for age of structure where visible with no major visible defects at the time of inspection

6. Posts and Girders

Observations:

- Normal wear for the age of the structure at the time of the inspection with no major visible defects

7. Sill Plate

Observations:

- Normal wear for age where visible with no major visible defect found at the time of the inspection

8. Anchor Bolts

Observations:

- Could not access - not inspected

9. Ventilation

Observations:

- Existing ventilation appeared to be adequate on the day of the inspection

10. Vent Screens

Observations:

- Normal wear at time of inspection with no major visible defects - recommend routine maintenance or repairs on vent screens as needed to prevent pest entry to under structure areas

11. Electrical

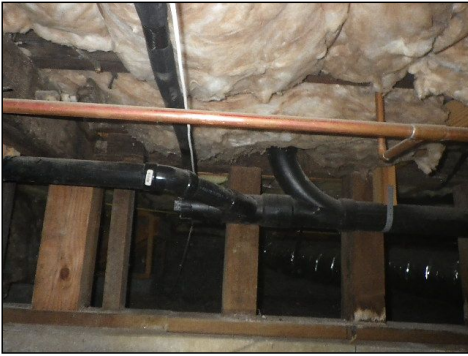
Observations:

- Evidence of electrical alterations under the structure - check all permits for electrical alterations to ensure that all electrical was installed to city/county electrical code
- Visible electrical areas appear to have normal wear for age with no major visible defects at the time of the inspection

12. Plumbing

Observations:

- Evidence of altered plumbing/piping under the structure - check all installation permits to ensure that all plumbing was installed to city/county building code. The home inspector is not a building code violation inspector.
- The inspector ran water while inspecting under the structure areas
- No visible leaks found at the time of the inspection



General view



General view



General view

13. Exhaust Vents

Observations:

- All visible vents appear to be in normal condition where visible - no major visible defects

14. Duct Work

Observations:

- All visible/accessible duct areas have normal wear for age at the time of the inspection - no major visible defects



General view



General view



General view

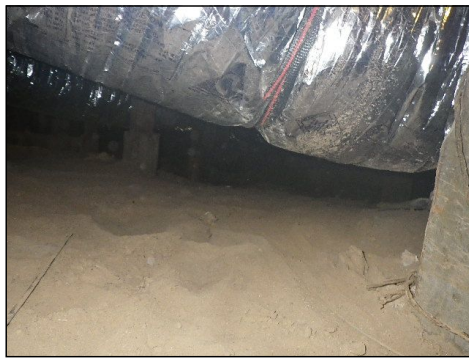


General view

15. Basement

Observations:

- Basement walls have normal wear for age - no major visible defects



General view

GROUNDS

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1. Driveways and Walkways

Constructed of: Concrete

Observations:

- Normal wear for age on the day of the inspection



General view

2. Patio and Porch Roofs

Constructed of: Same as main structure - porch • Same as main structure - patio

Observations:

- See main roof page for porch/patio areas as observations may be applicable to patio/porch structure and materials

3. Balconies

Observations:

- Consult termite report for all exterior wood conditions
- Check for permits on roof terrace (does not have a proper access)
- Latch on hatch to terrace is corroded and difficult to operate



Latch on hatch to terrace is corroded and difficult to operate

4. Balcony and Deck Railing

Observations:

- Normal wear on the day of the inspection - no major visible defects



General view



General view

5. Patio Enclosures

Observations:

- Check all permits for patio enclosure structure

6. Patio and Porch Decks

Observations:

- Normal wear on the day of the inspection - no major visible defects



General view



7. Exterior Electrical

Observations:

- All visible fixtures/switches/outlets were found to be in normal operating condition at the time of the inspection

8. Exterior Plumbing and Faucets

Observations:

- Accessible exterior faucets operated with normal wear at time of inspection via normal fixture controls

9. Main Water Valve

Type of plumbing: Mix of plumbing material types - percentage is not determinable - consult a plumber for further evaluation if needed to better understand total percentage of each material present

Observations:

- Location: front right



General view



10. Water Pressure

Observations:

- Approximate pounds per square inch: 50



Approximate pounds per square inch: 50

11. Pressure Regulator

Observations:

- Location: at main valve area
- Regulator appears to have normal wear on the day of the inspection - no major visible defects

12. Fencing and Walls

Constructed of: Chain link

Observations:

- Visible fencing/wall areas had normal wear on the day of the inspection - no major visible defects
- **Vegetation or trees are affecting the fencing/walls in areas - recommend servicing**



General view



Vegetation or trees are affecting the fencing/walls in areas - recommend servicing



Vegetation or trees are affecting the fencing/walls in areas - recommend servicing

13. Planters

Observations:

- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness
- Trees or vegetation too close to structure areas - recommend servicing



Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness



Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness

14. Grading

Observations:

- No drains visible at the property at the time of the inspection, drains are recommended to divert water away from structure

15. Out Structures

Observations:

- Out buildings, detached structures, play equipment, exterior BBQ areas, fire pits, bird baths, fountains/water features and above ground pools are not inspected. You are advised to check permits for any out structure(s) present - the home inspector is not a building code violation inspector

ROOF

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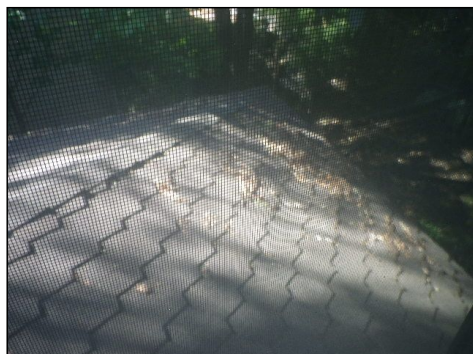
1. Condition

Information: Information: The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions, no water or hose testing is performed during this inspection. Roof underlayment cannot be inspected, condition of underlayment cannot be determined with this inspection. Remaining roof life can only be determined by a licensed roofer. If there are concerns of possible roof leaks or to determine remaining roof life, please contact a licensed roofer to perform an additional inspection. To schedule a roofing consultation with a licensed roofer please call our office at 800-494-8998. This applies to all roof areas evaluated during this inspection • Inspection method - from a ladder at the eaves and windows • Materials are not original to structure - check installation permits

Constructed of: Asphalt shingles

Observations:

- Visible materials show signs of normal wear for the age of the materials at time of inspection - no major visible defects - Regular seasonal maintenance is recommended to extend the life of the roof
- Debris present in areas - recommend cleaning roof area of all debris
- Deteriorated/cracked ridge caps
- Recommend roofing contractor to further evaluate



Debris present in areas -
recommend cleaning roof area of
all debris



Debris present in areas -
recommend cleaning roof area of
all debris



Debris present in areas -
recommend cleaning roof area of
all debris



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recommend cleaning roof area of
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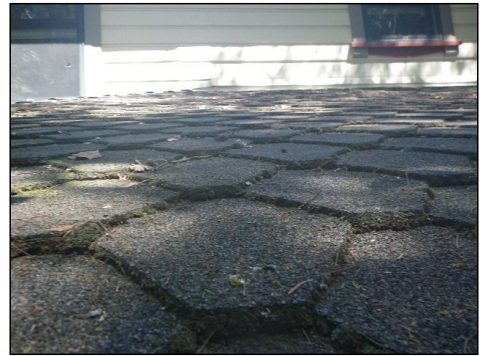
Debris present in areas -
recommend cleaning roof area of
all debris



General view



General view



General view

2. Flashings

Observations:

- Flashings not visible due to type of roof coverings - N/A

3. Vents and Vent Caps

Observations:

- Normal at time of inspection - no major visible defects - recommend seasonal maintenance to ensure that caps do not become loose or develop other defects