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Property Inspection Report

Client(s): Annette Rosado

Property address: 27741 Havana Ave
Hayward CA 94544-5005

Inspection date: Tuesday, June 16, 2026

This report published on Tuesday, June 16, 2026 4:24:10 PM PDT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited. At the clients request, a visual inspection of the above referenced property was conducted on Tuesday, June 16, 2026. An earnest effort was made on your behalf to discover all visible and accessible defects. The following report is based on the inspectors opinion, reflecting the visual and accessible conditions of the above listed property at the date and time of the inspection. Any hidden defects or defects that occur after the date and time of the inspection cannot be included in this report. The inspector can not and does not inspect the surrounding neighborhood for any perceived or noted defects, crime rates, noise, environmental hazards or any other concerns. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. The pictures contained in this report are only a small visual representation of the listed concerns and should not be assumed to represent all areas in need of further evaluation and or repair.

It is strongly recommended that you have appropriate qualified licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of the inspection before the lifting of contingency and the close of escrow.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a safety hazard
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Minor Defect	Correction likely involves only a minor expense
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment	For your information

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporhost.com/glossary.asp>

General Information

Report number: 061626
 Time started: 10am
 Time finished: 1215pm
 Client present for discussion at end of inspection: No
 Inspector: Howard Rosenberg
 Weather conditions during inspection: Dry (no rain), Sunny
 Temperature during inspection: Warm
 Ground condition: Dry
 Recent weather: Dry (no rain), Sunny
 Overnight temperature: Cold
 Inspection fee: 500
 Payment method: Invoiced
 Type of building: Single family
 Buildings inspected: One house
 Number of residential units inspected: 1
 Age of main building: 1954, 72yrs
 Source for main building age: Municipal records or property listing
 Occupied: No

1) *Safety, Comment* - Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint, roof flashings and in some plumbing components as well as other building materials. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials some include insulation, siding, flue and HVAC components, floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

<https://www.reporhost.com/?EPA>

<https://www.reporhost.com/?CPSC>

<https://www.reporhost.com/?CDC>

2) *Repair/Replace, Evaluate* - Dirt was found in damaged structural components in the garage. This is possibly the result of a wood destroying organism. Recommend having a state-licensed pest control operator evaluate further and make any necessary repairs per standard building practices.



Photo 2-1



Photo 2-2

3) *Evaluate, Comment* - This property was built before modern earthquake retrofitting was implemented as part of standard building practices. Upgrades such as shear panels, tie downs, hold downs and others may be missing (in some cases these items may be present but not visible during the inspection). Recommend having an earthquake retrofit inspection and upgrades installed if and where necessary per standard building practices to prevent damage or injury due to seismic movement.

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Condition of fences and gates: Appeared serviceable

Fence and gate material: Wood, Metal

Site profile: Level

Condition of driveway: Needs repair, replacement and/or evaluation (see comments below)

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Needs repairs, replacement and/or evaluation (see comments below)

Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Needs repairs, replacement and/or evaluation (see comments below)

Deck, patio, porch cover material and type: Covered (Refer to Roof section)

4) *Safety, Repair/Maintain* - Settlement and/or heaving resulting in trip hazards were found in the driveway. For safety reasons, recommend that a qualified contractor repair as necessary.



Photo 4-1

5) *Safety, Repair/Maintain* - Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.



Photo 5-1

6) *Repair/Maintain* - Cracks and/or deterioration were found in the sidewalks. Recommend that qualified contractor repair as necessary.



Photo 6-1

7) *Repair/Maintain* - Moisture damage was found in joists at the structures covering the back patio. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.



Photo 7-1

8) *Comment* - No outbuildings or detached structures were evaluated. They are excluded from this inspection.



Photo 8-1

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Needs repairs, replacement and/or evaluation (see comments below)

Apparent wall structure: Wood frame

Wall covering: Stucco

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Concrete slab on grade

Foundation/stem wall material: Concrete slab on grade

Footing material (under foundation stem wall): Concrete slab

Anchor bolts or hold downs for seismic reinforcement: None visible

Shear panels for seismic reinforcement: None visible

9) *Repair/Maintain* - Cracks, deterioration and/or damage were found in areas of the exterior stucco finish. In damp climates, moisture may enter cracks or damaged areas and further deteriorate the stucco. Also the wall behind the stucco may become damaged from moisture. Note that areas behind the stucco are inaccessible and excluded from this inspection. Recommend that a qualified contractor repair or replace stucco as necessary.



Photo 9-1



Photo 9-2



Photo 9-3

10) *Monitor* - The concrete slab foundation is obscured by flooring and couldn't be fully evaluated. However no visual indicators were present at the time of inspection (such as cracks in tile flooring, uneven floors, damaged or cracked sheetrock, etc.) that would indicate any potential problems. However continual monitoring of these areas for the above listed concerns is recommended. If these conditions present themselves then recommend having a qualified contractor evaluate these areas and make repairs as necessary per standard building practices.

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Roof inspection method: Traversed

Condition of roof surface material: Needs repair, replacement and/or evaluation (see comments below), Near, at or beyond service life

Roof type: Flat or low slope

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Needs repair, replacement and/or evaluation (see comments below)

Gutter and downspout material: Built

11) *Repair/Replace, Evaluate* - Moisture damage was found at barge and fascia boards. Moisture damage can continue to spread and further damage the structure over time. Recommend that a qualified contractor repair as necessary. For example, by replacing all rotten wood, priming and painting new wood and installing flashing where necessary.



Photo 11-1



Photo 11-2



Photo 11-3



Photo 11-4

12) *Repair/Maintain* - Gaps, open cracks or holes were found in the flat or low-slope roof surface in multiple locations. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified roofing contractor repair as necessary.



Photo 12-1



Photo 12-2

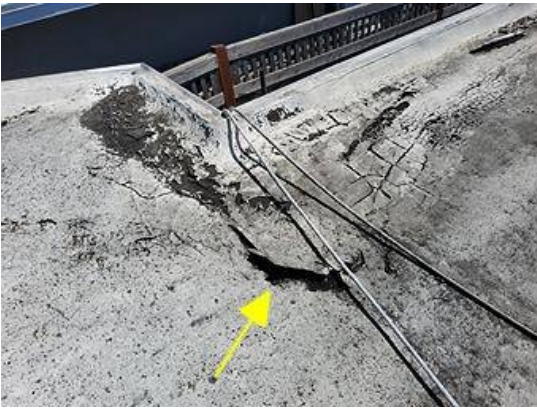


Photo 12-3

13) *Repair/Maintain* - Downspouts or elbows are loose, detached or missing. Rainwater can come in contact with the building exterior or accumulate around the foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 13-1



Photo 13-2



Photo 13-3



Photo 13-4

14) *Maintain* - The coating on the flat or low-slope roof surface is deteriorated. Such coatings are designed to protect against ultraviolet light and moisture, help prevent leaks and cracks, lower-roof surface temperatures, and maintain waterproofing properties. Recommend that a qualified person apply a new roof coating now and as necessary in the future. Typically this is done every four to five years.



Photo 14-1



Photo 14-2

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Viewed from hatch(es)

Location of attic access point #A: Bedroom

Condition of roof structure: Appeared serviceable

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Cellulose loose fill

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached, Garage

Condition of exterior entry doors: Needs repair, replacement and/or evaluation (see comments below)

Exterior door material: Wood

Condition of garage vehicle door(s): Needs repair, replacement and/or evaluation (see comments below)

Type of garage vehicle door: Tilt-up

Number of vehicle doors: 1

Condition of garage floor: Appeared serviceable

Condition of garage interior: Needs repair or evaluation (see comments below)

15) *Safety, Repair/Replace* - The extension springs supporting the garage vehicle door have no spring containment hook installed. These containment hooks prevent injury to people located nearby when springs eventually break. This is a potential safety hazard. Recommend that a qualified contractor install containment hooks where missing per standard building practices.



Photo 15-1



Photo 15-2

16) *Safety, Repair/Replace* - Gaps, holes and/or areas with missing or substandard surface materials were found in the attached garage walls. Current standard building practices call for wooden-framed ceilings and walls that divide the house and garage to provide limited fire-resistance rating to prevent the spread of fire from the garage to the house. Recommend that a qualified person repair per standard building practices. For example, by patching openings or holes, firestopping holes or gaps with fire-resistant caulking, and/or installing fire-resistant wall covering (e.g. Type X drywall). For more information, visit:

<https://www.reporhost.com/?AGFR>

17) *Repair/Maintain* - Gaps were found below or around the garage vehicle door. Vermin and insects can enter the garage as a result. Recommend that a qualified person repair as necessary to eliminate or minimize gaps.



Photo 17-1



Photo 17-2

18) *Evaluate, Comment* - The exterior door has minor damage and/or deterioration. Although serviceable, the client may wish to repair or replace such doors for appearances' sake.



Photo 18-1

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Needs repair, replacement and/or evaluation (see comments below)

Primary service type: Overhead

Service voltage (volts): 120-240

Estimated service amperage: 125

Primary service overload protection type: Circuit breakers

Main disconnect rating (amps): 100

System ground: Not determined, not readily apparent

Condition of main service panel: Needs repair, replacement and/or evaluation (see comments below)

Condition of sub-panel(s): Needs repair, replacement and/or evaluation (see comments below), Near, at or beyond service life

Location of main service panel #A: Garage

Location of sub-panel #C: Garage

Location of main disconnect: Breaker at top of main service panel, Garage panel

Condition of branch circuit wiring: Needs repair, replacement and/or evaluation (see comments below)

Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: None visible

Ground fault circuit interrupter (GFCI) protection present: Yes, Except where noted below

Arc fault circuit interrupter (AFCI) protection present: No
Smoke alarms installed: Yes, but not tested, Except where noted below
Carbon monoxide alarms installed: No, recommend install

19) *Safety, Repair/Replace, Minor Defect* - Screws that attach the cover or dead front to panel(s) #main were missing or not installed. Recommend installing screws where missing so the cover or dead front is secure. Only screws with blunt tips approved for this purpose should be installed, so wiring inside the panel is not damaged. Because energized wires may be located directly behind screw holes, the client should consider having a qualified electrician replace missing screws.



Photo 19-1

20) *Safety, Repair/Replace, Evaluate* - The garage sub panel uses screw-in fuses for the over-current protection devices. Fuses are prone to tampering and over-fusing, which can damage wiring and cause fire hazards. Insurance companies may deny coverage for homes with fused panels. Modern panels use circuit breakers for over-current protection devices, which can be reset easily after tripping rather than needing to replace fuses. Modern panels also offer more flexibility for new, safer protective technologies like ground fault circuit interrupters (GFCIs) and arc fault circuit interrupters (AFCIs). Consult with a qualified electrician and replace the fuse panel per standard building practices.



Photo 20-1

21) *Safety, Repair/Replace, Evaluate* - The bus bars in the main electrical panel are scorched or heat-damaged. This is a safety hazard for shock or fire. A qualified electrician should evaluate and make repairs or replace components as necessary.

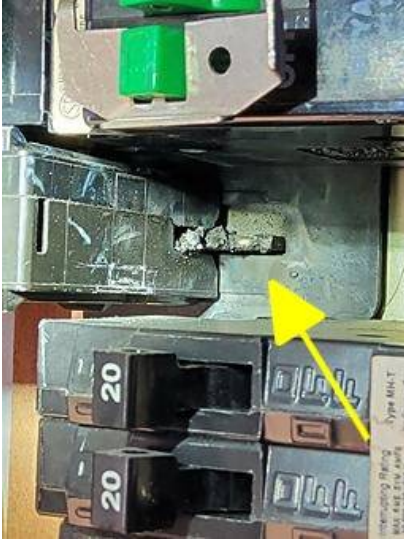


Photo 21-1

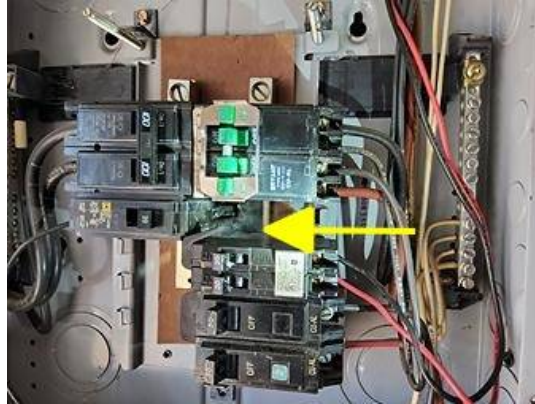


Photo 21-2

22) *Safety, Repair/Replace, Evaluate* - Electric receptacles (outlets) at the bathroom(s) and exterior had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<https://www.reporhost.com/?GFCI>



Photo 22-1



Photo 22-2

23) *Safety, Repair/Replace, Evaluate* - Breakers in the electrical main panel do not match the panels manufacturer. Electrical panels are not designed to accommodate other manufacturers equipment. This is a potential shock and/or fire hazard. Recommend having a qualified electrical contractor evaluate the panel and make repairs per standard building practices.



Photo 23-1



Photo 23-2



Photo 23-3

24) *Safety, Repair/Replace* - Some of the modern, 3-slot electric receptacles (outlets) were found with open grounds. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Recommend that a qualified electrician repair as necessary so all receptacles are grounded per standard building practices.



Photo 24-1

25) *Safety, Repair/Replace* - One of the electric receptacles (outlets) in the garage has reverse-polarity wiring, where the hot and neutral wires were reversed. This is a shock hazard. Recommend that a qualified electrician repair as necessary. For more information, visit:

<https://www.reporthost.com/?RPR>



Photo 25-1



Photo 25-2

26) *Safety, Repair/Replace* - Smoke alarms are missing from the bedrooms and from the hallway leading to the bedrooms. Additional smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information, visit:

<https://www.reporthost.com/?SMKALRM>

27) *Safety, Repair/Maintain* - A slot where circuit breakers are normally installed is open in the main electrical panel. Energized equipment was exposed and is a shock hazard. Recommend that a qualified person install closure covers where missing.

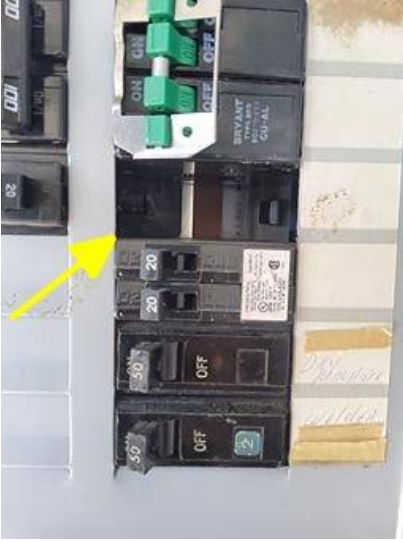


Photo 27-1

28) *Safety, Repair/Maintain* - Cover plates for switches, receptacles (outlets) or junction boxes are missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



Photo 28-1

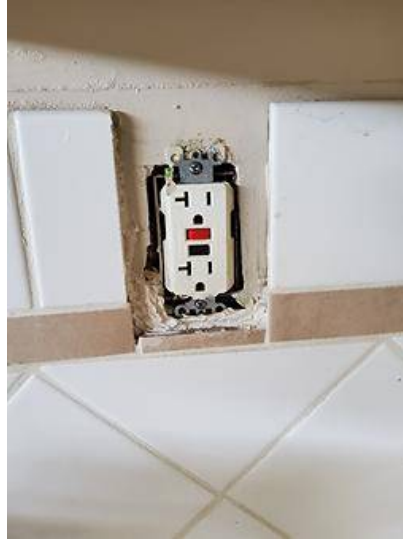


Photo 28-2



Photo 28-3

29) *Safety, Repair/Maintain* - No carbon monoxide alarms were visible. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit:

<https://www.reporhost.com/?COALRM>

30) *Safety, Evaluate* - 2-slot receptacles (outlets) rather than 3-slot, grounded receptacles were installed in multiple areas. These do not have an equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). Consult with a qualified electrician about upgrading to 3-wire, grounded circuits.



Photo 30-1

31) *Repair/Maintain, Evaluate* - The legend for circuit breakers and fuses in both electrical panels are missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.



Photo 31-1

32) *Maintain* - The service drop wires are in contact with trees or vegetation. This can result in damage to wiring insulation or broken wires during high winds. Recommend pruning trees or vegetation as necessary. The utility company may prune trees at no charge.



Photo 32-1

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Needs repair, replacement and/or evaluation (see comments below)

Water service: Public

Water pressure (psi): 100

Location of main water meter: Not determined (obscured, inaccessible or none found)

Location of main water shut-off: Not determined (obscured, inaccessible or none found)

Condition of supply lines: Needs repair, replacement and/or evaluation (see comments below)

Supply pipe material: Copper, Galvanized steel

Condition of waste lines: Not determined (inaccessible, obscured, or water service off)

Waste pipe material: Not determined (inaccessible or obscured)

Location(s) of plumbing clean-outs: Building exterior

Vent pipe condition: Appeared serviceable

Condition of fuel system: Needs repair, replacement and/or evaluation (see comments below)

Location of main fuel shut-off valve: At gas meter

33) *Safety, Repair/Replace* - The gas line entering the home at the main gas meter is missing a seismic shutoff. In the event of an earthquake these devices can shut off the flow of gas to the home. Recommend having a qualified licensed plumber evaluate and install per standard building practices.



Photo 33-1

34) *Repair/Replace, Evaluate* - The water supply pressure is greater than 80 pounds per square inch (PSI). Pressures above 80 PSI may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are likely to burst with higher pressures. 40-80 PSI is considered the normal range for water pressure in a home, and most plumbers recommend 50-60 PSI. Typically, the pressure cannot be regulated at the water meter. Recommend that a qualified plumber evaluate and make modifications to reduce the pressure to below 80 PSI. Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted, repaired or replaced as necessary to maintain lower pressures. Note that installing a pressure reducing valve creates a "closed system," which may require installing an expansion tank at the water heater if one is not already installed.



Photo 34-1

35) *Evaluate, Monitor* - Some of the water supply pipes are made of galvanized steel. Based on the age of this structure and the 40-60 year useful life of this piping, it will likely need replacing in the future. Leaks can develop, flooding and/or water damage may occur, flow can be restricted due to scale accumulating inside the piping, and water may be rusty. Note that it is beyond the scope of this inspection to determine what percentage of the piping is older, galvanized steel, as much of it is concealed in wall, floor and/or ceiling cavities. Recommend the following:

- That a qualified plumber evaluate to better understand or estimate the remaining life
- Consulting with a qualified plumber about replacement options and costs
- Budget for replacement in the future
- Monitor these pipes for leaks and decreased flow in the future
- Consider replacing old, galvanized steel piping proactively

For more information, visit:

<https://www.reporhost.com/?GALVPIPE>

36) *Evaluate* - The inspector did not determine the location of the water meter. Recommend consulting with the property owner to determine the meter location, that you locate it yourself, or consult with the local water municipality if necessary. It is especially important to find the meter if no main shut-off valve is found because the meter may be the only way to turn off the water supply in the event of an emergency, such as when a supply pipe bursts.

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Near, at or beyond service life

Type: Tank

Energy source: Natural gas

Estimated age of cooling unit: 2011, 15yrs

Capacity (in gallons): 40

Temperature-pressure relief valve installed: Yes

Manufacturer: Bradford White

Model number: U140T6FRN

Serial number: HE15049667

Location of water heater: Exterior closet

Condition of burners: Appeared serviceable

Condition of venting system: Needs repair, replacement and/or evaluation (see comments below)

Condition of combustion air supply: Appeared serviceable

37) *Comment* - A permanently installed insulated jacket was installed on the water heater. It obscured the manufacturer's information label and/or most of the water heater. The inspector was unable to fully evaluate the water heater.



Photo 37-1

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Furnace

General heating distribution type(s): None, individual heaters

Condition of forced air heating/(cooling) system: Near, at or beyond service life

Forced air heating system fuel type: Natural gas

Forced air heating system manufacturer: Custom Aire

Forced air furnace model #: Not Readable

Forced air furnace serial number: Not Readable

Condition of furnace filters: N/A (none visible)

Condition of burners: Appeared serviceable, where visible

Condition of venting system: Not determined (inaccessible, obscured, or gas or oil service off)

Condition of combustion air supply: Appeared serviceable

Condition of controls: Needs repair, replacement and/or evaluation (see comments below)

38) *Safety, Evaluate* - Because of the age and/or condition of the furnaces, recommend that a qualified HVAC contractor inspect the heat exchanger and perform a carbon monoxide test when it's serviced. Note that these tests are beyond the scope of a standard home inspection.



Photo 38-1

39) *Repair/Maintain* - The control knob for one of the furnaces is missing. Recommend replacing knobs as necessary.



Photo 39-1



Photo 39-2

40) *Evaluate, Comment* - The furnace heating system in the living room was not fully evaluated because the pilot light was off. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate shut-off valves, pilot lights or circuit breakers, or any controls other than normal controls (thermostat).



Photo 40-1



Photo 40-2

41) *Comment* - The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.



Photo 41-1

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of chimneys and flues: Required repair, replacement and/or evaluation (see comments below)

Gas-fired flue type: B-vent

42) *Safety, Repair/Replace* - The metal flue caps for B-vent or L-vent flues are substandard. Such metal flues should terminate with a bird-proof and weatherproof cap. Recommend that a qualified person repair per standard building practices.



Photo 42-1

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Permanently installed kitchen appliances present during inspection: Range, Refrigerator

Condition of counters: Required repair, replacement and/or evaluation (see comments below)

Condition of cabinets: Required repair, replacement and/or evaluation (see comments below)

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: N/A (none installed)

Condition of dishwasher: N/A (none installed)

Condition of range, cooktop or oven: Required repair, replacement and/or evaluation (see comments below)

Range, cooktop or oven type: Natural gas

Type of ventilation: None visible

Condition of refrigerator: Appeared serviceable

43) *Safety, Repair/Replace* - The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit: <https://www.reporhost.com/?ATB>



Photo 43-1

44) *Repair/Replace, Evaluate* - Countertops and/or backsplashes are damaged or deteriorated. Recommend repairing or replacing as necessary.



Photo 44-1



Photo 44-2

45) *Repair/Replace* - Water damage was found in shelving or cabinets below the sink. Recommend that a qualified contractor repair as necessary after any plumbing leaks have been repaired. If moisture is present then concealed areas should be dried thoroughly.



Photo 45-1

46) *Repair/Replace* - One of the cooktop burners is inoperable. Recommend that a qualified person repair as necessary.



Photo 46-1

47) *Repair/Replace* - No exhaust hood was installed over the cook top or range, and no wall-mounted exhaust fan was found nearby. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Lighting may also be inadequate. Recommend that a qualified contractor install a vented and lighted range hood, with the exhaust fan ducted outdoors.



Photo 47-1

48) *Repair/Maintain* - The cabinets are secured with too few or substandard fasteners. An adequate number of appropriate fasteners should be used. For wall-hung cabinets, inadequate fasteners can pose a safety hazard if cabinets fall. Recommend that a qualified person repair as necessary.



Photo 48-1



Photo 48-2

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: 3/4 bath, Master bath

Location #B: Full bath, Hall

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of toilets: Required repair, replacement and/or evaluation (see comments below)

Condition of bathtubs and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of ventilation systems: Required repair, replacement and/or evaluation (see comments below)

Bathroom and laundry ventilation type: Windows

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

49) *Repair/Replace, Evaluate* - The toilet in the master bathroom didn't flush. Recommend that a qualified plumber evaluate and repair or replace the toilet as necessary.



Photo 49-1

50) *Repair/Replace* - The shower enclosure in the hall bathroom is deteriorated, damaged or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair or replace the surround as necessary.



Photo 50-1



Photo 50-2



Photo 50-3

51) *Repair/Replace* - The bathrooms don't have exhaust fans installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.

52) *Repair/Maintain* - The sink drain is leaking in the hall bathroom. A qualified plumber should repair as necessary.



Photo 52-1

53) *Repair/Maintain* - The wall by the bathtub in the hall bathroom is water-damaged. Recommend that a qualified contractor repair as necessary.



Photo 53-1

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Condition of interior doors: Required repair, replacement and/or evaluation (see comments below)

Condition of windows and skylights: Required repair, replacement and/or evaluation (see comments below)

Type(s) of windows: Vinyl, Metal, Multi-pane

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall or plaster

Ceiling type or covering: Drywall or plaster

Condition of flooring: Required repairs, replacement and/or evaluation (see comments below)

Flooring type or covering: Vinyl, linoleum or marmoleum, Laminate

54) *Safety, Repair/Replace* - Some of the bedrooms have windows that are too high off the floor. At least one window in each bedroom requires adequate egress in the event of a fire or emergency to allow escape or to allow access by emergency personnel. Such windows should have a maximum sill height of 44 inches off the floor. At a minimum, keep a chair or something that serves as a ladder below the window at all times. If concerned, have a qualified contractor repair or make modifications per standard building practices. For more information, visit:

<https://www.reporthost.com/?EGRESS>



Photo 54-1

55) *Repair/Replace* - One of the interior doors hardware (handle) is missing. Recommend that a qualified person repair or replace as necessary.



Photo 55-1

56) *Repair/Replace* - The threshold between the master bedroom and bathroom is missing. Recommend having a qualified person replace the threshold per standard building practices.



Photo 56-1

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