



Service: Full Home Inspection

Prepared for: Austin & Jenie Vang

WIN Inspector

Paul Mezzetta

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🌐 WIN Home Inspection San Ramon

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Inspection Information

Order Details

Site Address: **4200 Canyon Crest Road West, San Ramon, CA, 94582**

Service Date And Time: **June 08, 2026 At 09:00 AM**

Property Details

Approximate Year Built: **1988**

Bedrooms: **4**

Approximate Square Footage: **2824**

Baths: **3**

Occupied: **No**

Floors: **2**

Main Entry Door Faces: **South**

Inspector Details

Name: **Paul Mezzetta**

Contact Number: **(925) 244-1451**

Email: **pmezzetta@wini.com**

Listing Agent

Name: **Paul Zuvella**

Email: **paul@paulzuvella.com**

Contact Number: **(925) 872-3762**

Present At Inspection: **Client, Listing Agent**

Explanation Of Terms

This report was prepared and written with the age and type of structure taken into consideration. Below is an explanation of the terms used in the report

Action Required

Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, or other related items, or present a potential health and/or safety hazard.

Repairs Recommended

Items marked Repairs Recommended are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

Attention

Items marked Attention should be monitored or evaluated further. These items may not require immediate repair, but they show signs of wear or minor deficiencies that, if left unaddressed, could develop into more significant issues over time.

Preventive Measures

Items marked Preventive Measure are in need of routine maintenance or service to ensure continued functionality and prevent potential future issues. The inspector may recommend budgeting for this maintenance or obtaining further evaluation from a third-party professional to clarify or assess the condition of the item.

Functional

Items marked Functional appear to be in serviceable condition using normal operating controls. There was no visible indication of failure at the time the services were performed.

Limitation

Items marked limitation have limited access or limited ability to test or inspect fully, We recommend gaining further information on items marked as a limitation from the owner of the property or from a third party.

Not Inspected

Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, accessibility, visibility, limitation, weather conditions or the inspection of the item is not within the scope of the services performed.

Informational

Items marked informational are included in the inspection as a courtesy or to add information to the customer to help them live in and maintain their home.

Summary

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

Summary

Exterior

1 Damaged Vinyl Cladding

🔧 Repairs Recommended

📍 Location: Bedroom Exterior, Hall Bathroom Exterior

Damaged vinyl cladding was observed at the exterior window frames at the time of the inspection and it is recommended that the damage cladding be further evaluated and replaced by a qualified professional.



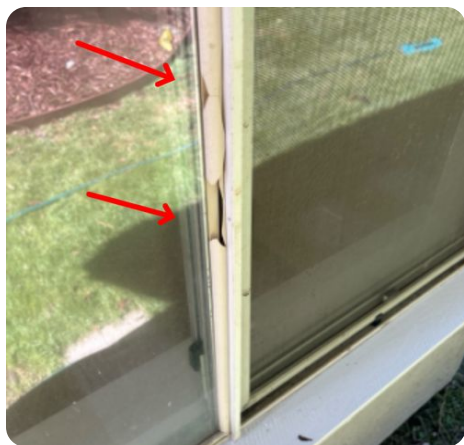
Damaged exterior window frame cladding at bathroom exterior.



Damaged exterior cladding at bedroom window



Damaged vinyl cladding at kitchen window exterior.



Damaged vinyl cladding at kitchen window exterior.

2 Open Soffit Blocking

🔧 Repairs Recommended

📍 Location: Porch Cover

Open soffit blocking was observed at the main entry porch cover, and it is recommended that the opening be patched and sealed to prevent birds and other pests from nesting.



Open soffit blocking at main entry porch cover.

3 Moisture Related Damage

🔧 Repairs Recommended

📍 Location: Kitchen Exterior

Moisture related wood damage was observed at the rafter tail and eave sheathing and it is recommended that the structural pest control report be consulted for additional information regarding this observation, as well as any recommendations for further evaluation, treatment, repair, or replacement.



Moisture related damage at rafter tail.



Moisture related damage at eave sheathing at kitchen exterior.

Electrical

4 Loose Outlet

🔧 Repairs Recommended

📍 Location: Rear Patio

An electrical outlet displayed movement when tested which may place unnecessary stress on wire connections. The outlet in question has been marked with a colored dot for identification purposes and it is recommended that the outlet be secured by an electrician or other qualified professional.



Loosely installed electrical outlet at rear patio.

5 Unresponsive Light Fixture

🔧 Repairs Recommended

📍 Location: **Cooktop Hood**

Unresponsive light fixtures were observed at the time of the inspection and it is recommended that replacement bulbs or tubes be installed to ensure fixture functionality. Further evaluation of the switch, wiring, or fixture by a qualified professional may be warranted should bulb replacement prove unsuccessful.

Water Heating Equipment

6 Water Heater With Single Strap

🔧 Repairs Recommended

📍 Location: **Garage**

The water heater is equipped with a single strap and lacks bracing and it is recommended that a second strap be installed in accordance with California state requirements. Consulting the local building authority for current water heater strapping/bracing requirements is also recommended.

Interior

7 Cracked Floor Tiles

🔧 Repairs Recommended

📍 Location: **Master Bathroom**

Cracked floor tiles were observed within the home and should be a point of awareness. Sealing and maintaining the cracks to limit moisture intrusion is recommended.

8 Horizontal Stairwell Railing

ⓘ Attention

The stairwell railing segments are installed upon a pony wall which may allow a child to climb and potentially fall and should be a point of awareness. The observation is informational in nature and only intended to heighten the awareness of the homebuyer.



Stairwell railing installed on pony wall.



Stairwell railing installed on pony wall.

9 Entry/Closet Door Stop Issue

Repairs Recommended

Location: All Bedrooms, Upper Floor Hall Bathroom, Master Bathroom

Entry or closet doors within the home were found to lack or contain ineffective door stops and it is recommended that replacement hardware be installed to prevent inadvertent wall or trim damage.

10 Misaligned Door Hardware

Repairs Recommended

Location: Bedroom 4

The latch bolt hardware serving the interior entry doors were found to be misaligned when tested and it is recommended that the installation be further evaluated and adjusted to ease normal usage.

11 Deteriorated/Missing Shower Door Sweep

Repairs Recommended

Location: Master Bathroom

The rubber sweep installed at the base of the shower door was found to be damaged, deteriorating, or missing and it is recommended that a replacement sweep be installed to prevent moisture from escaping the enclosure.

Full Home Inspection

Full Home Inspection

1.1 Exterior > Siding and Trim

About the Siding and Trim

Siding Material: Stucco, Composite Lap Siding, Wooden Trim, Brick Veneer

Siding And Trim Evaluated

✓ Functional

The exterior siding and trim was found in functional condition at the time of the inspection.

1.2 Exterior > Paint/Coating and Caulking

Paint/Structure Caulking - Functional

✓ Functional

The exterior paint and structure caulking was found in functional condition at the time of the inspection. Periodic evaluation of the paint, siding and trim joints, as well as the identification of any splitting or cracking wood members is recommended. Caulking voids, as well as splitting and cracking wood members, should be sealed and maintained with an exterior grade caulking deemed suitable for this application.

1.3 Exterior > Exterior Windows

About the Exterior Windows

Window Type: Dual-Pane, Aluminum, Vinyl

Damaged Vinyl Cladding

 (Included in Summary)

🔧 Repairs Recommended

📍 Location: Bedroom Exterior, Hall Bathroom Exterior

Damaged vinyl cladding was observed at the exterior window frames at the time of the inspection and it is recommended that the damage cladding be further evaluated and replaced by a qualified professional.



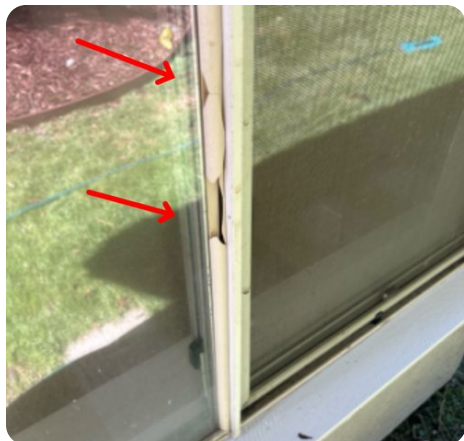
Damaged exterior window frame cladding at bathroom exterior.



Damaged exterior cladding at bedroom window



Damaged vinyl cladding at kitchen window exterior.



Damaged vinyl cladding at kitchen window exterior.

1.4 Exterior > Eaves, Soffits, and Fascia

Open Soffit Blocking

 (Included in Summary)

 Repairs Recommended

 Location: Porch Cover

Open soffit blocking was observed at the main entry porch cover, and it is recommended that the opening be patched and sealed to prevent birds and other pests from nesting.



Open soffit blocking at main entry porch cover.

Moisture Related Damage

 (Included in Summary)

 Repairs Recommended

 Location: Kitchen Exterior

Moisture related wood damage was observed at the rafter tail and eave sheathing and it is recommended that the structural pest control report be consulted for additional information regarding this observation, as well as any recommendations for further evaluation, treatment, repair, or replacement.



Moisture related damage at rafter tail.



Moisture related damage at eave sheathing at kitchen exterior.

1.5 Exterior > Vegetation, Grading, Surface Drainage

Site Drainage-Present/Not Tested

Not Inspected

The grading surrounding the exterior of the structure is either level or sloping away from the home to prevent run-off from draining towards the perimeter. The downspout system empties to a combination of below ground drainage and at the foundation perimeter, while additional surface drains were also observed. It is recommended that all site drains be periodically maintained to ensure they remain clear of vegetation and debris. The concealed nature of the installed system prevents a comprehensive physical examination of the components and the system was not tested, nor evaluated. Consulting the current homeowner regarding the effectiveness of the installation is recommended.

Vegetation Recommendations

Informational

All vegetation should be trimmed and maintained 12 inches away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material. Maintenance of overhanging trees, vines and other plant material is recommended.

1.6 Exterior > Exhaust Hoods, Vents, and Other Penetrations

Functional Vent Screens/Cover

Functional

Vent screens and/or covers are installed at the perimeter of the home and provide ventilation to the raised crawl space and/or garage. Debris and vegetation growth should be maintained away from the vent openings to ensure sufficient ventilation.

1.7 Exterior > Exterior Doors

Functional Main Entry/Exterior Entry Doors

Functional

The main entry and exterior entry doors functioned normally when tested in a limited fashion. Periodic evaluation and maintenance is recommended to ensure the doors continue to operate normally. As an added security measure, consideration should be given to employing a locksmith to re-key existing locks.

1.8 Exterior > Retaining Walls

Retaining Wall

Functional

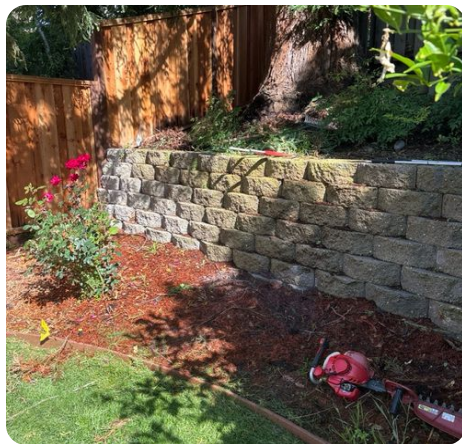
The masonry and wooden retaining walls were found in functional condition.



Functional masonry, retaining wall.



Functional masonry retaining wall. Good morning how are you?



Functional masonry retaining wall. Bless you.



Functional wooden retaining wall at rear property edge.



Functional wooden retaining wall at rear property edge.



Functional wooden retaining wall at rear property edge.

1.9 Exterior > Fencing and Gates

Functional Fencing

✓ Functional

The perimeter fencing and gates were found in functional condition at the time of inspection.

2.1 Decks, Balconies, Paved Surfaces > Deck Installation, Foundation

Functional Deck Surface

✓ Functional

The stained wooden deck surface was found in functional condition at the time of the inspection. It is recommended that the surface be periodically maintained to protect the surface from exposure.

2.2 Decks, Balconies, Paved Surfaces > Patios, Porches, Stoops

Functional Porch And Patio

✓ Functional

The front porch and patio were found in functional condition at the time of the inspection.

2.3 Decks, Balconies, Paved Surfaces > Walkways, Driveway

About the Walkways, Driveway

Address Identification: Visible

Visible: The property's address is visible from the street, facilitating easy location by first responders. It's advisable to verify the visibility of house numbers twice annually to ensure they remain clear.

Walkway Functional ✓ Functional

The walkways and driveway were found in functional condition at the time of the inspection.

3.1 Roof > Roof Covering

About the Roof Covering

Pitch: Pitched

Pitched: A pitched roof is characterized by sloped surfaces that meet at an angle, designed to facilitate water runoff and add architectural appeal.

Roof Covering Material: Concrete Tile

Apparent Number of Layers: 1 Layer

Approximate Age of Roof: Undetermined

Cement Tile Roof Surface i Informational

The roof surface is composed of a cement tile application which contained multiple cracked tiles and it is recommended that the installation be further evaluated and repaired by a roof professional. The installation contains a life expectancy of approximately 50 years and periodic evaluation and maintenance of the roof surface and all related installations is recommended to maintain weathertight integrity, as well as to maximize the service life of the materials utilized. The most common issues related to a cement tile application are cracked or slipped/displaced tiles. Due to the concealed nature of the installation, the inspector cannot guarantee that all facets of the manufactures installation guidelines have been followed by the contractor responsible for installation.



Cracked tile at upper roof surface.



Cracked tile at upper roof surface.

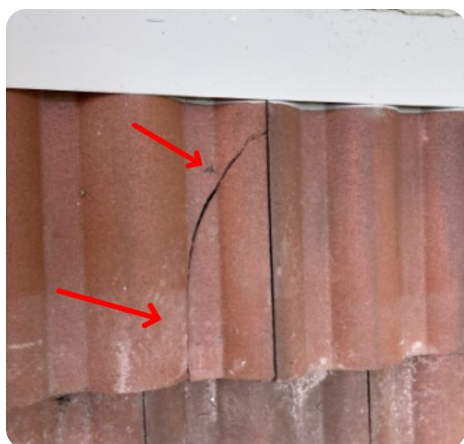




Cracked tile at upper roof surface.



Cracked tile at upper roof surface.



Cracked tile at lower roof surface.

3.2 Roof > Exterior Chimney

Exterior Chase/Chimney Condition – Functional

✓ Functional

A visual inspection of the chase systems did not reveal any issues that would require service at this time. Periodic evaluation and maintenance is recommended for the continued safe operation of the system. Please refer to the fireplace/chimney report for additional information regarding the status of the installation.



Family room fireplace chase as viewed from upper roof surface.



Living room fireplace chase as viewed from upper roof surface.

3.3 Roof > Flashing and Valleys

Functional

✓ Functional

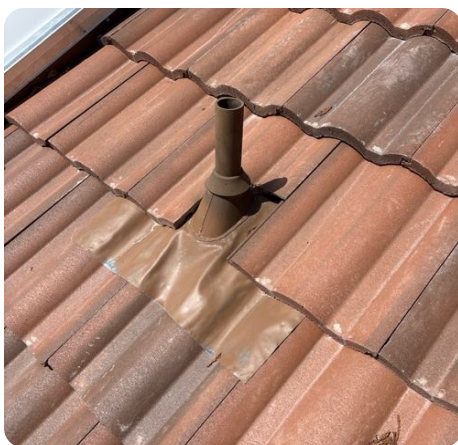
The flashings and valleys were found in functional condition at the time of the inspection. Periodic evaluation and maintenance is recommended.

3.4 Roof > Roof Vents and Penetrations

Functional Vents And Covers

✓ Functional

The roof vents and covers were found in functional condition at the time of the inspection.





3.5 Roof > Skylights

Functional Skylight

✓ Functional

The skylight installation was found in functional condition at the time of the inspection and did not display any visible indications of leakage. The installation displays normal signs of age and exposure and should be periodically evaluated by a qualified professional.



3.6 Roof > Gutters, Downspouts, and Drainage

Functional Gutter And Downspout System

✓ Functional

The gutter and downspout system was found in functional condition at the time of the inspection. Periodic evaluation and cleaning is recommended to encourage positive drainage. The installation of screen material limits debris accumulation.

3.7 Roof > Evaluation Method

About the Evaluation Method

Method of Inspection: Walked Surface

Walk Surface

i Informational

The inspector walked the surface of the roof covering.

4.1 Garage > Garage Vehicle Door

About the Garage Vehicle Door

Size of Garage: 2 Car , Attached Garage

Type of Garage Door: Insulated, Metal

Garage Door Evaluated

✓ Functional

The sectional garage door was found to operate normally when tested in a limited fashion. Periodic evaluation of the door hardware and door springs is recommended.

4.2 Garage > Garage Door Opener and Safety

Garage Door Opener Evaluated

✓ Functional

The automatic door opener and associated safety features were found to function normally when tested in a limited fashion. Periodic testing of the safety features in accordance with the manufacturers directives is recommended to ensure continued functionality. Please refer to the owners manual

for additional information regarding maintenance and approved testing methods.

4.3 Garage > Fire Separation

Garage Firewall Intact

✓ Functional

The common wall and ceiling installed between the garage and the adjacent living and/or attic space were found to be intact, while the self-closing device serving the interior entry door functioned normally when tested.

4.4 Garage > Garage Floor and Surfaces

Garage Floor And Surfaces

✓ Functional

The visible and accessible areas of the garage floor was found in functional condition at the time of the inspection. Cracks were observed at the garage flooring surface which is common of a cement slab installation due to a combination of factors, including existing soil conditions, site preparation, the natural curing process, as well as ground movement and/or settlement of the structure over time.

5.1 Electrical > Service Entrance and Grounding

About the Service Entrance and Grounding

Main Service: Underground

Main Service Conductor: Buss Bar

Service Entrance And Grounding Evaluated

✓ Functional

The service entrance components and grounding system were in serviceable condition at the time of the inspection. The home contains underground service connections.

5.2 Electrical > Main Service Panels and Disconnects

About the Main Service Panels and Disconnects

Main Panel Location: Garage Exterior

Main Panel Capacity: 125 amps/240 Volt

Subpanel Capacity: 125 amps

Main Panel/Sub Panel Location

i Informational

The main electrical service entrance panel is located at the exterior garage wall, while the interior sub-panel is located within the garage and rated for 125 amps of power. The meter contains a 200 amp capacity (CL200). The main panel contains a 90 amp circuit breaker supporting the interior subpanel and a 40 amp circuit serving the condensing unit.



Original interior sub-panel within garage.



Original main service panel at garage exterior.

5.3 Electrical > Interior Components of Main Service Panels

About the Interior Components of Main Service Panels

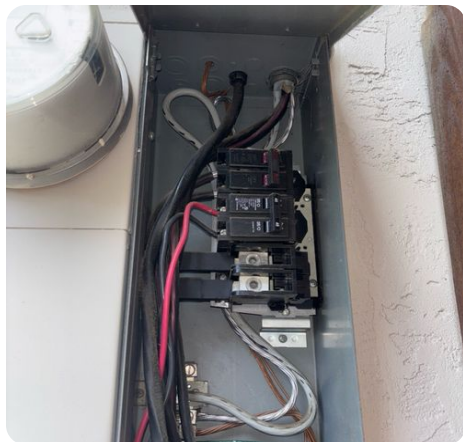
Panel Cover Removed: Yes

Brand of Electric Service Panel: Bryant

Panel Cover Removed

✓ Functional

The faceplate of the main electrical panel was removed to allow the inspector visual access for verification purposes.



Removal of main service panel cover.

5.4 Electrical > Interior Components of Subpanels

About the Interior Components of Subpanels

Subpanel Location: Garage

Brand of Electric Subpanel: Bryant, Westinghouse

Functional Sub-Panel

✓ Functional

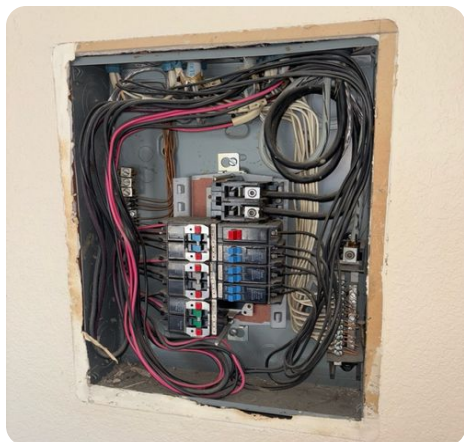
The interior components of the sub-panel were found in functional condition at the time of the inspection.

5.5 Electrical > Breakers/Fuses

Circuit Breakers

i Informational

Electrical overcurrent protection is provided by circuit breakers for the structure and the electrical panel was found to contain open breaker slots to accommodate future electrical needs.



Removal of interior sub-panel cover.

5.6 Electrical > Wiring

About the Wiring

Wire Type: Non-Metallic Sheathed (Romex)

Wire Material: Copper, Multi-Strand Aluminum

Wire Method-Nm Sheathed Cable

i Informational

The home is served via three-wire, non-metallic sheathed cable.

5.7 Electrical > GFCIs

GFCI Protection-Present

i Informational

Ground fault circuit interrupters (GFCI) are safety devices which limit duration and exposure to electric shock and are available as receptacles or breakers. Current electrical standards require that ground fault circuit interrupters be located in all wet or damp environments and it is recommended that all such locations be upgraded with GFCI protected devices if not currently installed. Periodic engagement of the test button in accordance with the manufacturer directives is recommended. Units which fail to trip or reset when tested should be replaced by an electrician or other qualified professional.

5.8 Electrical > AFCIs

AFCI Not Present

i Informational

Arc fault circuit interrupters are circuit breakers designed to recognize arcing faults within a branch circuit. AFCI's contain solid-state circuitry which recognizes the distinct signature of an arc fault and opens a circuit when identified. The home is not equipped with this modern safety feature.

5.9 Electrical > Fixtures, Switches, and Receptacles

Loose Outlet

 (Included in Summary)

 Repairs Recommended

 Location: Rear Patio

An electrical outlet displayed movement when tested which may place unnecessary stress on wire connections. The outlet in question has been marked with a colored dot for identification purposes and it is recommended that the outlet be secured by an electrician or other qualified professional.



Loosely installed electrical outlet at rear patio.

Unresponsive Light Fixture

 (Included in Summary)

 Repairs Recommended

 Location: Cooktop Hood

Unresponsive light fixtures were observed at the time of the inspection and it is recommended that replacement bulbs or tubes be installed to ensure fixture functionality. Further evaluation of the switch, wiring, or fixture by a qualified professional may be warranted should bulb replacement prove unsuccessful.

6.1 HVAC > Heating Equipment

About the Heating Equipment

Location of Heating System: Garage

Heating Method: Forced Air, Furnace

Heating System Energy Source: Natural Gas

Approximate Manufactured Date of Heating System: Manufactured January 2008 (802)

Service Notes: None Visible

Natural Gas Furnace (HE)

 Functional

 Location: Garage

The Trane branded, high-efficiency, natural gas furnace functioned normally when tested in a limited fashion and it is recommended that the current homeowner be consulted regarding the date of installation and service history of the system if known. Periodic evaluation and maintenance by a heating and air conditioning professional is recommended to ensure safe and efficient operation. High-efficiency furnaces utilize over 90% of the fuel consumed to create heat, compared to 60-80% for older units.



Trane branded, high efficiency, natural gas furnace within garage.



Natural gas control valve serving furnace.

6.2 HVAC > Cooling Equipment

About the Cooling Equipment

Location of Cooling System: Bathroom Exterior

Cooling Method: Central Air Conditioner

Approximate Manufactured Date of Cooling System: Manufactured July 2007 (729)

Service Notes : None Visible

Approximate Tonnage : 4 Ton

Condensing Unit

✓ Functional

Location: Hall Bathroom Exterior

The Trane branded condensing unit functioned normally when tested in a limited fashion and it is recommended that the current homeowner be consulted regarding the date of installation and service history of the appliance if known. The unit was found to be level and appropriately installed at the time of the inspection. Maintaining vegetation away from the appliance is recommended to ensure adequate airflow. The service disconnect contained appropriately sized cartridge fuses.



Trane branded condensing unit at bathroom exterior.



Appropriately sized condensing unit cartridge fuses at service disconnect.

6.3 HVAC > Thermostats and Controls

About the Thermostats and Controls

Thermostat Location: Hallway

Functional Thermostat

✓ Functional

The thermostat was found to function normally when tested in a limited fashion. Testing was limited to the operation of the basic controls and any remaining features, and/or functions were not tested, nor evaluated. Consulting the operator's manual for additional information may be warranted.

6.4 HVAC > Distribution/Return Ducts and Systems

About the Distribution/Return Ducts and Systems

Filter Size: 16 × 25 × 1

Location of Filter: Enclosure at Furnace

Number of Filters Present: 2

Supply/Return Duct Condition-Functional

✓ Functional

The accessible supply registers were found to provide detectable airflow to the home when tested in a limited fashion. The amount of conditioned ventilation delivered by each duct/register will vary due to the limits of the existing HVAC system, the size of the ducting, as well as the relative distance from the furnace or air handler. Distribution balance of the heating and air conditioning system is not evaluated during a residential home inspection. The ducting was not inspected, nor evaluated, and it is recommended that the ducting periodically evaluated by heating and air conditioning, professional.

Functional HVAC Filter

✓ Functional

📍 Location: Filter Enclosure

The disposable HVAC filters were found in functional condition at the time of the inspection and it is recommended that the filters be evaluated quarterly and replaced as needed. Filter size can be found on the unit edge and care should be exercised to ensure the filters are facing the correct direction. Arrows printed on the edge of the filter indicate intended airflow.



Clean, disposable HVAC filters at enclosure adjacent to furnace.

6.5 HVAC > Exhaust Vents and Flues

Vents And Flues Evaluated

✓ Functional

The visible and accessible segments of the HVAC system vents and flues were found in functional condition at the time of the inspection.



Functional furnace exhaust flue.



Functional furnace exhaust vent cover.

6.6 HVAC > Condensate System

Functional HVAC Condensate Drain System

✓ Functional

The HVAC condensate drain system was found in functional condition at the time of the inspection.



Dual HVAC condensate drain lines serving evaporation coil.

6.7 HVAC > Additional information

HVAC Temperature Differential

✓ Functional

The preferred temperature differential between the ambient air temperature and the conditioned air being returned via the ducting is 14 to 22°. At the time of the inspection, the units returned a temperature differential of 17 degrees which is within the specified range (65/48)

7.1 Plumbing > Water Supply and Piping

About the Water Supply and Piping

Structure Pipe Material: Copper

Water Source: Public

Static Water Pressure: Approximately 40 psi

Functional Water Supply

✓ Functional

The plumbing supply system was found to function normally when tested in a limited fashion. Consulting the current homeowner for any relevant service conditions or history associated with the system is recommended.

7.2 Plumbing > Main Water Shutoff

About the Main Water Shutoff

Water Meter Location: Lawn at Curb

Water Shut-off Location: Garage Exterior

Size of Main Water Line: 1"

Water Main Shut-Off

i Informational

The main water supply valve is located at the exterior of the structure.



Main water control valve at garage exterior.



Water meter at front lawn.

7.3 Plumbing > Drain, Waste, and Vent Systems

About the Drain, Waste, and Vent Systems

Waste Pipe Material: ABS

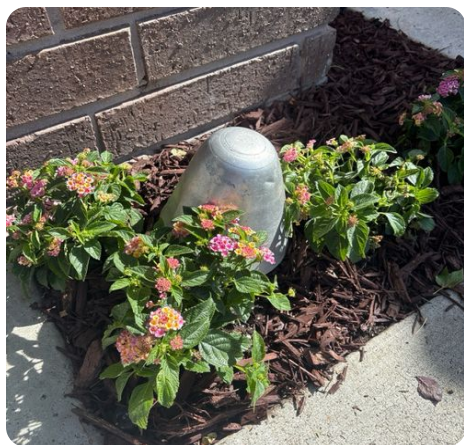
Main Sewer Clean-Out Location: Exterior

Sewer Type: Public

Functional Waste Plumbing System

✓ Functional

The drain, waste, and vent systems were found to function normally when tested in a limited fashion. Consulting the current homeowner for any relevant service conditions or history associated with the system is recommended.



Sewer clean-out at garage exterior.

7.4 Plumbing > Fuel Supply

About the Fuel Supply

Fuel Service: Natural Gas

Natural Gas: Gas line inspections are typically conducted only if problems are suspected. Corrosion on visible lines should prompt an inspection by the utility provider.

Fuel Shut Off Location: At Gas Meter and Appliances

Natural Gas Service

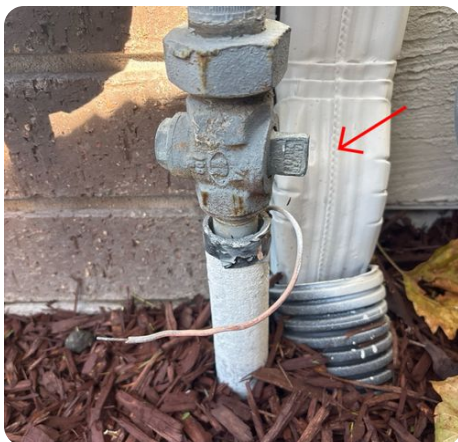
 Informational

 Location: Garage Exterior

Natural gas service to the home can be terminated at the meter in the event of an emergency or should a gas odor be identified within the structure. The meter is not equipped with a seismic control or excess flow valve designed to terminate gas service in the event of an earthquake or other significant service issue. Storing a gas pipe safety wrench near the meter for emergency usage is recommended.



Natural gas meter at garage exterior.



Natural gas control valve at meter riser.

7.5 Plumbing > Toilets

Functional Toilets

 Functional

The toilets were found in functional condition at the time of the inspection. The fixtures were checked for movement and were flushed and allowed to fill multiple times. Periodic evaluation of the water connection and fixtures components is recommended to identify leakage or cracks.

7.6 Plumbing > Tubs, Showers, and Fixtures

Functional Tub/Shower Fixtures

 Functional

The tub/shower fixtures were found to function normally when tested in a limited fashion. Consulting the current homeowner regarding any relevant service conditions is recommended.

7.7 Plumbing > Additional Information

About the Additional Information

Irrigation Type: Private

Irrigation System Present/Not Tested

 Not Inspected

The irrigation system falls outside the scope of a residential home inspection as the concealed nature of the components prevents a comprehensive physical examination of the installation. It is recommended that the current homeowner be consulted regarding the effectiveness, service history, and operating procedures of the existing system. The irrigation control module is located at the garage exterior.



Irrigation control module at garage exterior.

8.1 Water Heating Equipment > Water Heater

About the Water Heater

Water Heater Location: Garage

Water Heater Type: Gas

Water Heater Capacity : Approximately 50 Gallons

Approximate Manufactured Date of Water Heater: Manufactured February 2024 (M0624)

Seismic Strapping: Repair Needed

Water Heater With Single Strap

 (Included in Summary)

 Repairs Recommended

 Location: Garage

The water heater is equipped with a single strap and lacks bracing and it is recommended that a second strap be installed in accordance with California state requirements. Consulting the local building authority for current water heater strapping/bracing requirements is also recommended.

Functional Water Heater

 Functional

 Location: Garage

The installation of the water heater was found in functional condition at the time of the inspection and it is recommended that the current homeowner be consulted regarding the date of installation if known. Water heaters can be expected to provide a life expectancy of 8-12 years from the date of

installation, although other mitigating factors may play a role in unit longevity. Periodic drainage of the water heater to remove sediment in accordance with the manufacturer directives is recommended.



Rheem branded natural gas water heater within garage.



Natural gas control valve serving water heater.

8.2 Water Heating Equipment > TPR Valve/Discharge Pipe

Tpr Valve/Discharge Pipe Present

Informational

The water heater is equipped with a temperature pressure relief valve designed to allow water and or steam to escape should the pressure or temperature within the tank exceed a predetermined level. The valve was not tested during the course of the inspection as they tend to leak due to infrequent usage. Leaking or frozen valves should be replaced by a plumber or qualified professional. The discharge pipe terminates at the exterior.



Water heater TPR valve with discharge tube.

8.3 Water Heating Equipment > Exhaust Flue Piping

Functional Water Heater Flue

Functional

The visible and accessible segments of the water heater exhaust flue was found in functional condition at the time of the inspection.



Functional water heater exhaust flue.

8.4 Water Heating Equipment > Additional Information

Water Heater

i Informational

The water heater was manufactured by Rheem.

9.1 Interior > Walls, Ceilings, and Floors

Cracked Floor Tiles

i (Included in Summary)

⚠ Repairs Recommended

📍 Location: Master Bathroom

Cracked floor tiles were observed within the home and should be a point of awareness. Sealing and maintaining the cracks to limit moisture intrusion is recommended.

Functional Wall, Ceiling, And Flooring

✓ Functional

The walls, ceilings, and flooring were inspected and found in functional condition at the time of the inspection. Cosmetic cracks, blemishes, texture variations, and wear are not uncommon.

9.2 Interior > Steps, Stairways, and Railings

Horizontal Stairwell Railing

i (Included in Summary)

ⓘ Attention

The stairwell railing segments are installed upon a pony wall which may allow a child to climb and potentially fall and should be a point of awareness. The observation is informational in nature and only intended to heighten the awareness of the homebuyer.



Stairwell railing installed on pony wall.



Stairwell railing installed on pony wall.

9.3 Interior > Doors

Entry/Closet Door Stop Issue

 (Included in Summary)

 Repairs Recommended

 Location: All Bedrooms, Upper Floor Hall Bathroom, Master Bathroom

Entry or closet doors within the home were found to lack or contain ineffective door stops and it is recommended that replacement hardware be installed to prevent inadvertent wall or trim damage.

Misaligned Door Hardware

 (Included in Summary)

 Repairs Recommended

 Location: Bedroom 4

The latch bolt hardware serving the interior entry doors were found to be misaligned when tested and it is recommended that the installation be further evaluated and adjusted to ease normal usage.

9.4 Interior > Smoke Alarms

Smoke Detector Present/Not Tested

 Informational

Smoke detectors are installed within the main and upper floor hallways and within each of the bedrooms. The test function associated with the detectors confirms a viable power source and alarm function, but should not be considered a verification of detector functionality. Detectors should be tested monthly, and batteries, if applicable, should be replaced at the point of occupancy and annually thereafter. Smoke detectors are recommended on each level of the structure, within each bedroom, and in the common areas located outside of bedrooms.

9.5 Interior > Carbon Monoxide Alarms

CO Alarms Present/Not Tested

 Informational

The home is equipped with carbon monoxide (CO) detectors installed within the main and upper floor hallways. The test function associated with the detectors confirms a viable power source and alarm function, but should not be considered a verification of the functional operation of the detector. Detectors should be tested monthly and batteries, if applicable, replaced annually. Carbon monoxide detectors are recommended on each level of the structure. Carbon monoxide is heavier than air and tends to sink towards the floor and it is recommended that detectors be located near the flooring surface to maximize effectiveness.

9.6 Interior > Countertops and Installed Cabinets

Functional Counters And Cabinetry

✓ Functional

The counters and cabinetry were found in functional condition at the time of the inspection. It is recommended that the counters be further evaluated prior to the close of escrow as items stored on the counters during the inspection may conceal either damage or discolored areas.

9.7 Interior > Caulking, Grout, and Enclosures

Deteriorated/Missing Shower Door Sweep

 (Included in Summary)

✖ Repairs Recommended

📍 Location: Master Bathroom

The rubber sweep installed at the base of the shower door was found to be damaged, deteriorating, or missing and it is recommended that a replacement sweep be installed to prevent moisture from escaping the enclosure.

Functional Caulking, Grout, Wall Coverings, And Enclosures

✓ Functional

The caulking, grout, and waterproof coverings were found in functional condition at the time of the inspection. Maintaining caulking and grout at basins, sinks, tub/shower surfaces, and counters is recommended to prevent moisture intrusion.

9.8 Interior > Windows

Functional Windows

✓ Functional

The windows were found to operate normally when tested in a limited fashion.

10.1 Appliances > Stove, Cooktop

About the Stove, Cooktop

Energy Source: Electric

Cooktop Functional

✓ Functional

The cooktop was tested in a limited fashion at both low and high settings and functioned normally. Consulting the current homeowner regarding the date of installation and any relevant service history if known is recommended.

10.2 Appliances > Oven

About the Oven

Energy Source: Electric

Functional Oven (New)

✓ Functional

The newly installed oven functioned normally when tested in a limited fashion at both the bake and broil settings. The tests are designed to determine basic functionality and should not be considered a verification of actual temperatures achieved. Newly installed ranges produce a noticeable odor when first used as the finishes cure through the heating process. The odors will dissipate over time as the appliance is utilized.

10.3 Appliances > Dishwasher

Dishwasher Functional ✓ Functional

The newly installed dishwasher was found to function normally when tested in a limited fashion. A full cycle check is often not possible in the time allocated for the inspection and the full extent of the dishwasher's functions, nor its ability to clean effectively was determined.

10.4 Appliances > Refrigerator

Refrigerator/Beverage Cooler ✎ Not Inspected

Free standing refrigerators and beverage coolers fall outside the scope of a residential home inspection and are not tested, nor evaluated during the inspection process. Consulting the current homeowner regarding the date of installation and service history of the appliances is recommended. Water connections should be evaluated at the point of occupancy and periodically thereafter to guard against leakage and potential water damage.

10.5 Appliances > Microwave

Microwave Functionality Test ✓ Functional

The newly installed microwave oven was tested in a limited fashion by heating a cup of water for 30 seconds. The test is designed to determine basic operational functionality, while the remaining features and functions associated with the appliance were not tested, nor evaluated. Nor was the unit's ability to cook or heat effectively determined.

10.6 Appliances > Garbage Disposal

Functional Garbage Disposal ✓ Functional

The food waste disposal functioned normally when tested in a limited fashion and is designed to provide a service life expectancy of 6 to 12 years. Consulting the current homeowner regarding the date of installation and any service-related issues is recommended.

10.7 Appliances > Washer, Hookups, and Drains

Washer Service Points i Informational

The washer drain point and water supply connections were present and appeared functional, but were not tested, nor evaluated during the inspection process. The use of steel braided hose connections to complete your water supply connections is recommended.

10.8 Appliances > Dryer and Vent System

About the Dryer and Vent System

Dryer Energy Source: 240 V Electric, Natural Gas

240 V Electric: Proper wiring or power to the 240v outlet cannot always be detected without the removal of the cover plate. The inspector will try using a voltage detector if the outlet is easily accessible.

Dryer Vent Recommendations i Informational

Standard home maintenance should include a periodic evaluation and cleaning of the dryer vent to ensure unobstructed airflow, as well as to reduce the chance of internal duct fires. Dryer vents exhaust moisture, lint, and in the case of natural gas heated dryers, combustion fumes, and it is recommended that the dryer vent be thoroughly evaluated and cleaned at the point of occupancy, and periodically thereafter. The exhaust ducting was not tested, nor inspected.

10.9 Appliances > Additional Information

Free Standing Appliances

 Not Inspected

Free standing appliances, such as the washer, dryer, refrigerator, and beverage coolers, are not tested, nor evaluated during the home inspection process. Consulting the current homeowner regarding the date of installation and service history of these appliances is recommended.

11.1 Fireplace > Fuel-Burning Equipment

Manufactured Wood Burning Fireplace With Gas Starter

 Functional

 Location: Living Room

The home contains a manufactured, wood-burning fireplace framed by a brick surround and hearth. The firebox is equipped with a natural gas starter and the keyed gas valve is located to the left of the fireplace. The gas starter was not tested, nor evaluated during the inspection. The firebox displayed signs of age and wear and it is recommended that the fireplace, flue, and all related installations be periodically evaluated and maintained by a fireplace/chimney professional.

Gas Log Application/Not Tested

 Informational

 Location: Family Room

The home contains a manufactured fireplace equipped with a natural gas log application which was not tested, nor evaluated during the home inspection process. The keyed natural gas valve is located adjacent to the fireplace. The fireplace is equipped with a brick surround and hearth and it is recommended that the fireplace, flue, and all related installations be periodically evaluated and maintained by a fireplace/chimney professional.

11.2 Fireplace > Firebox and Hearth

Functional Firebox

 Functional

The fireboxes appeared in functional condition and displayed normal signs of age and wear. It is recommended that the fireplaces, flues, and all related installations be periodically evaluated, cleaned, and maintained by a fireplace/chimney professional. Tempered glass doors should always be left in the open position when using the fireplace.

11.3 Fireplace > Flues and Dampers

Evaluate Fireplace Flue

 Preventive Measure

It is recommended that the chimney flues be further evaluated and cleaned by a fireplace chimney professional to ensure a concealed condition does not exist. Chimney flue inspections are extremely limited to access and visibility restrictions and creosote accumulation within the flue can create a conducive condition for chimney fires. Flues can separate, rust, or become obstructed over time and it is strongly recommended that the flue be periodically inspected by a chimney professional to ensure continued safe usage. The dampers functioned normally when tested and are equipped with clamps.

12.1 Structural Components > Foundation and Slab

About the Foundation and Slab

Foundation Type: Slab on Grade

Concrete Slab Foundation

 Functional

The home has been constructed utilizing a concrete on grade foundation system which appeared level at the time of the inspection. The presence of floor coverings, furniture, and personal belongings, limited the inspection to a visual, non-invasive evaluation.

12.2 Structural Components > Joists and Framing

About the Joists and Framing

Wall Structure: Wood

Floor Structure: Concrete, Wood

Ceiling Structure: Wood Framing

Framing Condition – Functional

✓ Functional

The rafters, trusses, support framing, and roof sheathing in visible and accessible areas of the attic space appear to be providing functional service at this time.

12.3 Structural Components > Roof Structure and Attic Components

About the Roof Structure and Attic Components

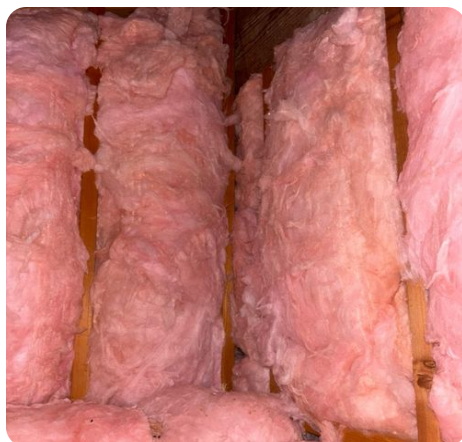
Roof Structure Type: Rafters

Roof Structure – Functional

✓ Functional

The underside of the visible and accessible areas of the roof system were inspected and found in functional condition.





13.1 Insulation and Ventilation > Insulation and Ventilation in Attic

About the Insulation and Ventilation in Attic

Attic Access Location: Hall, Bedroom Closet

Attic Evaluation Method: Head and Shoulders

Head and Shoulders: The inspection was limited to at or near the attic entrance due to access issues.

Insulation Type: Fiberglass Batts

Attic Insulation Approximate Depth: Approximately 6-8 Inches

Attic Ventilation

i Informational

The attic is ventilated via a combination of soffit/eave and roof vents.

13.2 Insulation and Ventilation > Mechanical Exhaust Systems

Exhaust Systems Evaluated

✓ Functional

The interior ventilation systems were found in functional condition at the time of the inspection.