PROPERTY INSPECTION REPORT



FOUR POINT
HOME INSPECTION INC.

Four Point Home Inspection Inc
179 Niblick Rd #258 Paso Robles CA 93446
805-286-2402
Ken Cox

240 Oak St
Inspection Prepared For: Sally
Agent: -
Date of Inspection: 8/3/2026
Year Built: 1951 Size: 1020
Weather: Hot/Dry

CERTIFIED PROFESSIONAL INSPECTOR
InterNACHI
CPI

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure in accordance to the Standards of Practice from InterNACHI; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for its age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not present in the home or were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow hover your mouse over the term. The definition or a tip about the item will appear!

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Report Summary

On this page you will find, in **RED,** a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!
For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.
Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.
Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Exterior Areas			
	Page 15 Item: 2	Trim Condition	• Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.
Grounds			
	Page 22 Item: 7	Exterior Lighting	Exterior light switch was exposed to weather and was of a type not designed for exterior use. This switch will fail sooner than a switch designed for exterior use and is a potential fire hazard. The Inspector recommends that all such switches are replaced by a qualified electrical contractor.
Electrical			
	Page 26 Item: 2	Electrical Panel	**-SUB PANEL EXTERIOR** Filler plates missing in open breaker slot in the dead front cover of the sub panel may allow a person to come into contact with energized electrical components. This condition is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor. **-BAD BRANDS** The service panel brand was Federal Pacific Stab-lok model. Federal Pacific Stab-lok model service panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/electrocution. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified electrical contractor concerning the necessity for replacing this service panel. Information about defective Federal Pacific Stab-lok panels is widely available on the internet.

	Page 27 Item: 3	Main Breaker Condition	• ***Safety:*** Old fuse block main disconnects are considered obsolete by modern standards and is a potential fire hazard when used with modern electrical appliances. For safety reasons the Inspector recommends that you upgrade the electrical system of this home. Consult with a qualified electrical contractor before the expiration of your inspection objection deadline to discuss options and prices for upgrading the electrical service.
Water Heater			
	Page 36 Item: 3	Plumbing	The hot water recirculating pump was plugged into an extension cord. Extension cords should not be used as permanent wiring. The Inspector recommends that a dedicated electrical receptacle be installed at an appropriate location by a qualified electrical contractor.
Garage			
	Page 39 Item: 5	Garage Electrical	***Safety:*** The garage contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles are replaced with grounded receptacles by a qualified contractor. Improperly terminated wires were visible in the garage. Wires should terminate in an approved junction box with a listed cover plate installed. Although they were **not energized** at the time of the inspection, if they are controlled by a switch, they may have the potential to become energized, which would be a shock/electrocution hazard or potential fire danger. These wires should be examined and terminated correctly by a qualified electrical contractor.
Interior Areas			
	Page 43 Item: 2	Electrical	All electrical receptacles in the living space had open grounds. All receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.
Kitchen			
	Page 46 Item: 3	Electrical	All electrical receptacles in the kitchen had open grounds. All receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.

	Page 46 Item: 4	GFCI	***Safety Improvement***: Electrical receptacles in the Kitchen appeared to have no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture.
Laundry			
	Page 49 Item: 4	GFCI	***Safety Improvement***: Electrical receptacles in the laundry room with a laundry tray sink had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, as knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture.
Bathroom #1			
	Page 53 Item: 8	GFCI	A ground fault circuit interrupter (GFCI)-protected electrical receptacle in this bathroom did not respond to testing. The Inspector recommends receptacle repair or replacement as needed by a qualified electrical contractor.
Bedroom #1			
	Page 55 Item: 2	Electrical	All electrical receptacles in this bedroom had an open grounds. All outlet should be corrected by qualified electrical contractor.
Bedroom #2			
	Page 56 Item: 2	Electrical	***Safety:*** This bedroom contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles are replaced with grounded receptacles by a qualified contractor.

Inspection Details

1. Standards of Practice

Information: The General Home Inspection is based on the Standards of Practice (SOPs) followed by the Inspector. The SOPs are minimum guidelines that determine what an inspector must and need not inspect and report on. The Inspector is free to exceed these guidelines at his discretion, however, comments on systems, components, or conditions that exceed the scope of the General Home Inspection are not meant to imply that the scope of the inspection is expanded to include all systems, components, or conditions, the inspection of which lies beyond the scope of the General Home Inspection. Additional defects that lie beyond the scope of the General Home Inspection may exist in the home and may not be identified by the Inspector.

2. Home Type

Home Type: Single Family Home • The front of the structure faces West.

3. Occupancy

Occupancy: Occupied - Furnished. Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

4. Attendance

Observations: Client(s) present • Listing Agent present

Inspection Details (continued)

5. Environmental Hazards

Observations:

-ASBESTOS

Based on the original date of construction of the home, the home building materials may contain asbestos. Asbestos can be found in over 2500 products in the US and is still being used in manufacturing many products available today, however its use in home products, once common, has been drastically reduced. One very common product in which asbestos was commonly used until 1978 was in drywall compound used to seal joints between drywall sheets and to create interior wall textures. Because drywall compound stocks were warehoused, asbestos-containing drywall compound may be present in homes built in the early 1980's. Although asbestos is a known health hazard, it is dangerous only when in a form in which it can be inhaled. Cutting or sanding drywall compound that contains asbestos will release asbestos particles into the air where they may be inhaled. You should keep this in mind if you plan to renovate your new home. Regulations governing asbestos removal vary by local jurisdiction. Asbestos abatement (removal) can be extremely expensive. Once you own a home that contains asbestos, your options for changes requiring demolition may be affected by the fact that you may be required to pay for asbestos removal. The presence of asbestos may affect the resale value of your property should future buyers insist on asbestos screening and discover it present in construction materials. Asbestos in some forms, such as vinyl flooring, is often left in place and covered, rather than removed. This is an acceptable practice in many instances. Much information about asbestos is available online. The only way to know for certain whether asbestos is in a particular product or material is to have testing performed. Consider having an asbestos screening performed before the expiration of your Inspection Objection Deadline. If asbestos is found, you will be required to disclose its presence if you offer the home for sale.

-LEAD PAINT

Because the home was built before 1978 chances are high that it contains lead paint. More than 80 percent of homes built before 1978 contain lead paint.
Over time, paint oxidizes and a powder- containing lead- forms on the painted surface.
On the exterior of the home, rain washes this powder into the soil, where toxins become increasingly concentrated as lead accumulates over time.
At the interior, powder for oxidized paint also accumulates on painted surfaces but can find its way onto and into a variety of other parts of a home, including floor-covering materials and furniture. It can be transferred into the human body when these surfaces/materials are touched and then enter the body through the mouth. Obviously this is a concern with children in a home.
Although not as common, eating paint chips is also a potential exposure source.
Soil around the perimeter of older homes may contain lead even if the home has been recently re-painted. To gain an accurate idea of the extent of any potential lead problem would require a full specialist inspection that would follow established protocols. Testing performed using inexpensive kits available in hardware stores will not provide comprehensive information concerning the actual extent of any potential problem related to the presence of lead paint at the home. Much information about lead paint is available online. The Inspector did not test for lead paint.

-EARTHQUAKE

The home was located in an area known to experience significant earthquakes. You should become familiar with any special preparations, precautions or actions necessary on your part to help ensure your safety in the event of an earthquake.

Inspection Details (continued)

6. Utilities

Observations:

All utilities were on at the time of the inspection.

-WATER

The home water was supplied from a public source.

-SEWER

The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.

-GAS

The home was fueled by natural gas supplied by a public utility.

7. Fire Sprinkler Riser/Sprinkler Heads

Observations:

- This home has no fire suppression (fire sprinklers) systems installed.

Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Roof (continued)

1. Roof Condition

Inspection Method:

- Inspected from walking/mounting roof.

Materials:

• The roof was covered with dimensional fiberglass asphalt shingles, also called "architectural" or "laminated" shingles. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Dimensional shingles are composed of multiple layers bonded together. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. Dimensional shingles usually have a 30-40 year warranty. The actual useful lifespan varies with shingle quality. Determining shingle quality or remaining shingle roof lifespan lies beyond the scope of the General Home Inspection.

Observations:

-GENERAL CONDITION

Asphalt composition shingles covering the roof of this home appeared to be in serviceable condition at the time of the inspection.

-LAYERS

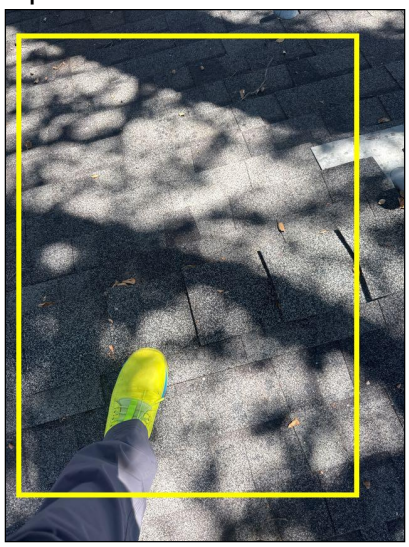
The roof had one layer of asphalt shingles installed at the time of the inspection.

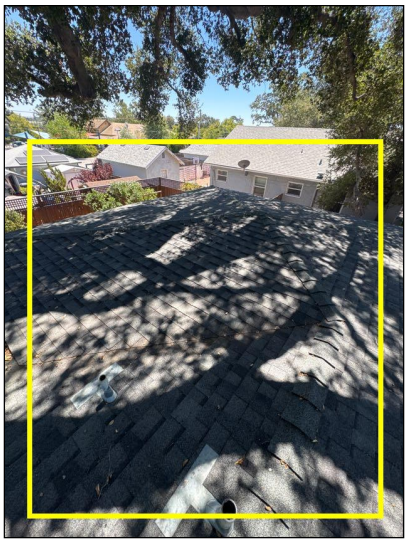
-UNDERLAYMENT CONDITION

The underlayment was hidden beneath the roof-covering material and most was not inspected. The inspector was able to view edges only at representative areas around the perimeter of the roof. The Inspector observed no deficiencies in the condition of the underlayment visible at the edges at time of the inspection.

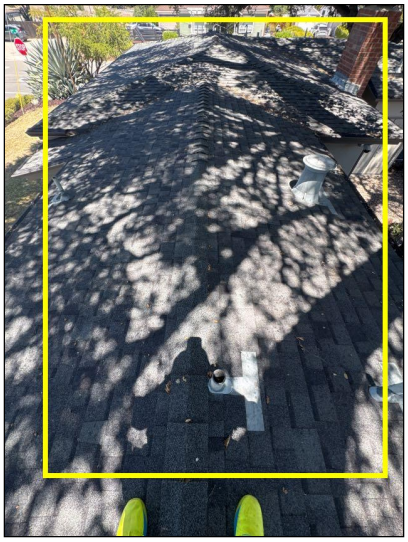
-EXTERIOR ROOF STRUCTURE

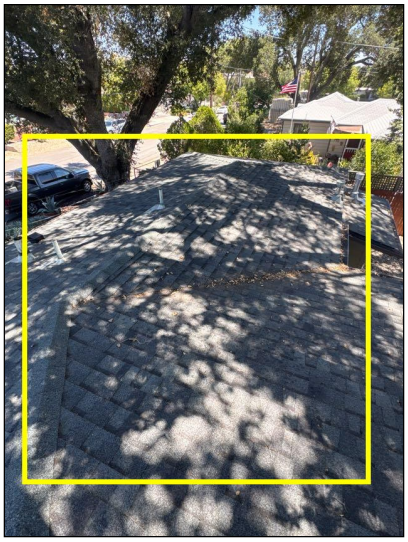
The inspector observed no deficiencies in the condition of the roof structure exterior.





Roof (continued)



2. Flashings

Observations:

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection includes inspection for condition and proper installation of flashing.

-GENERAL CONDITION

The inspector observed no deficiencies in the condition of roof flashing.

-DRIP/EDGE FLASHING

The inspector observed no deficiencies when inspecting roof edge flashing.

-VALLEY FLASHING

Maintenance Needed: Debris visible in the valley flashing at the time of the inspection should be removed to encourage proper drainage. Blocked flashing areas can allow moisture intrusion under the roof covering and damage the underlayment and/or roof sheathing.

Roof (continued)



Maintenance Needed: Debris visible in the valley flashing at the time of the inspection should be removed to encourage proper drainage.

3. Plumbing Vent

Observations:

-PLUMBING VENT FLASHING CONDITION

The inspector observed no deficiencies when inspecting the plumbing vents.

Routine Maintenance: Plumbing vent flashings are mastic covered and will start to show signs of mastic deterioration from sun exposure over time. Recommend re-sealing all through the roof vents and projections as a part of routine maintenance to prevent unwanted moisture intrusion.



4. Combustion Vent

Observations:

-COMBUSTION FLASHING CONDITION

The inspector observed no deficiencies when inspecting the exhaust vent flashings for a combustion appliance.

-VENT CONDITION

The inspector observed no deficiencies when inspecting the exhaust vent pipe and caps for a combustion appliance.

Roof (continued)

5. Gutters

Observations

-SYSTEM DESCRIPTION

The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

-GUTTER MATERIAL

Gutters and downspouts were fabricated from galvanized metal.

-GUTTERS

The Inspector observed no deficiencies in the condition of the gutters.

-DOWNSPOUTS

The Inspector observed no deficiencies in the condition of the downspouts.

6. Chimney

Observations:

-BRICK CHIMNEY CONDITION

The Inspector observed no deficiencies in the portion of the chimney that extended above the roof.

-CROWN MATERIAL

The chimney cap was constructed using concrete. Concrete is very durable and concrete caps typically have a long service life.

-CHIMNEY CROWN CONDITION

The Inspector observed no deficiencies in the condition of the chimney crown.

-CRICKET

Monitor: The chimney had no cricket. A cricket is a small roof built on the uphill side of the chimney to prevent roof drainage from pooling and causing damage from roof leakage. Crickets are recommended for chimneys measuring 30 inches or more in width (measured parallel to the eves). This chimney measured more than 30 inches in width. Recommend annual maintenance to keep debris from building up behind chimney. It is also recommended that a cricket is installed when roof is replaced next.



Monitor: The chimney had no cricket. Over 30" in width.

Roof (continued)

7. Spark Arrestor/Rain Cap/Direct Vent Termination

Observations:

-SPARK ARRESTOR

Wire mesh only is installed as a spark arrestor, this is considered to be inadequate and a proper spark arrestor should be installed.

-RAIN CAP

The Inspector observed no deficiencies in the condition of the rain cap.



Wire mesh only is installed as a spark arrestor

Exterior Areas

Inspection of the home exterior typically includes:
- exterior wall covering materials;
- window and door exteriors;

Exterior Areas (continued)

1. Stucco

Observations:

-GENERAL CONDITION

The Inspector observed few deficiencies in the condition of Stucco covering exterior walls. Notable exceptions are listed.

Monitor: Normal cracking was visible in stucco covering exterior walls of the home at the time of the inspection. This cracking appeared to be consistent with that caused by normal soil settlement. Settlement typically takes place in the first few years after original construction, and then stops. Cracks exceeding 1/16-inch (about the thickness of a penny) in width should be filled with an appropriate material to prevent future damage from moisture and monitored in the future for continued activity. Repainting with an Elastomeric paint on the stucco surface will help seal all surface cracks.

Maintenance: All gaps and holes in the stucco surface should be sealed to keep unwanted moisture out. Recommend having these areas sealed and painted. Continue to monitored as part of annual maintenance.

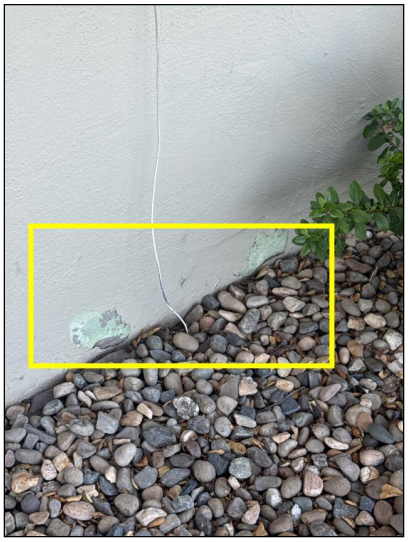


Maintenance: All gaps and holes in the stucco surface should be sealed to keep unwanted moisture out.



Monitor: Normal cracking was visible in stucco covering exterior walls of the home at the time of the inspection.

Exterior Areas (continued)



Maintenance: All gaps and holes in the stucco surface should be sealed to keep unwanted moisture out.



Monitor: Normal cracking was visible in stucco covering exterior walls of the home at the time of the inspection.



Monitor: Normal cracking was visible in stucco covering exterior walls of the home at the time of the inspection.



Monitor: Normal cracking was visible in stucco covering exterior walls of the home at the time of the inspection.

2. Trim Condition

Materials: Exterior trim was constructed of wood.

Observations:

• At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior trim. Notable exceptions are listed.

• Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.

Exterior Areas (continued)



Moisture damage, wood rot, observed.

3. Soffits & Fascia

Observations:

-GENERAL DESCRIPTION

The soffit is part of the overhang where your roof meets your exterior wall.
The fascia is the attractive board along the side of the overhang and the roof that helps your roof appear finished.

-SOFFITS

At the time of the inspection, the Inspector observed no deficiencies in the condition of the soffits.

-FASCIA

At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior Fascia.

4. Exterior Paint

Observations:

• Appears in satisfactory and functional condition with normal wear for its age. If repainting is desired we recommend using an Elastomeric paint on the stucco surfaces as this will help seal all surface cracks.

5. Doors

Observations:

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of door exteriors.

6. Window Condition

Materials: The home had double-pane Vinyl windows.

Observations:

-GENERAL CONDITION

The Inspector observed no deficiencies in the condition of window exteriors at the time of the inspection.

Crawlspace Foundation

This report describes the foundation, floor, wall structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Location Access

Materials: The Inspector examined the crawlspace from the inside the crawlspace.

Observations:

• This crawlspace was accessed through a foundation hatch on the West side of the home.

The crawlspace inspection is limited to accessible areas only.



2. Foundation Walls

Observations:

-CONCRETE FOUNDATION WALLS

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the poured concrete foundation walls.

3. Foundation Floor

Observations:

-FLOOR MATERIAL

The crawlspace had a dirt floor.

-SOIL COVER

No soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay.

Crawlspace Foundation (continued)

4. Girders/Posts/Floor Joists

Observations:

-GIRDER MATERIAL

Where floor joists overlapped, they were supported by Wood beam girders, that were supported by wood posts that rested on poured concrete pads.

-GIRDER CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible wood frame structure.

-SUPPORT POSTS

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible support posts.



5. Sub Flooring

Observations:

-FLOOR STRUCTURE MATERIALS

The floor structure consisted of 1x6 wood board subfloor installed over conventional joists resting on the concrete foundation.

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible sub floor structure.

6. Foundation Ventilation

Observations:

-FOUNDATION VENT TYPE

Fixed foundation screened openings noted. Appeared function with no deficiency at the time of the inspection.

-VENT SCREENS

At the time of the inspection, the Inspector observed no deficiencies in the condition of the crawlspace ventilation screens.

Crawlspace Foundation (continued)

7. Foundation Plumbing

Observations:

-WATER SUPPLY PIPE MATERIAL

3/4" and 1/2" PEX with insulation (cross-linked polyethylene. It is a type of plastic tubing made from high-density polyethylene.)

-WATER SUPPLY PIPE CONDITION

The Inspector observed no deficiencies in the condition of water supply plumbing pipes visible in the crawlspace at the time of the inspection.

-PLUMBING WASTE PIPE MATERIAL

ABS (Acrylonitrile-Butadiene-Styrene)(black in color) - plumbing piping.

-PLUMBING WASTE PIPE CONDITION

The Inspector observed no deficiencies in the condition of ABS plumbing pipes visible in the crawlspace at the time of the inspection.

-GAS SUPPLY PIPE MATERIAL

The home had corrugated stainless steel tubing (CSST) installed as gas distribution pipe. CSST is a thin-walled, flexible, corrugated stainless steel tubing covered by a coating that is typically yellow, sometimes black. Safety concerns exist concerning the ability of CSST to resist potential damage from lightning strikes- or near strikes- resulting in gas leakage and risk of explosion.
CSST has been the subject of a lawsuit that has now been settled. Pipes named in the suit are marked with one of the following: GASTITE,WARDFLEX, TRACPIPE, COUNTERSTRIKE or PARFLEX. Gas pipes in this home consisted of CSST which contained one or more of these markings. Installations of concern are those pipes installed after September 5, 2006.
Installed correctly, CSST must be properly bonded and grounded. Confirmation of proper bonding and grounding lies beyond the scope of the General Home Inspection. The Inspector recommends that confirmation of proper bonding and grounding of the CSST gas piping be performed by a qualified electrical contractor.

-GAS SUPPLY PIPE CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply pipes. Most pipes were not visible due to interior wall coverings.

8. Foundation Electrical

Observations:

- At the time of the inspection, the inspector observed no deficiencies in the condition of the homes electrical in the crawlspace.

9. Insulation Condition

Observations:

- ***Improvement:*** No insulation was installed in the unheated crawlspace. Insulation of insulation will help reduce heating costs.

10. Ducting

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible HVAC ducts.

Grounds

Inspection of the property grounds typically includes: - adequate exterior surface drainage; - driveway and walkways; - identification of features that introduce moisture to soil near the foundation; - window wells; - exterior electrical components; - exterior plumbing components; - potential tree problems; and- retaining walls that may affect the home structure.

Note: The General Home Inspection does not include inspection swimming pools/spas unless pre-arranged as ancillary inspections.

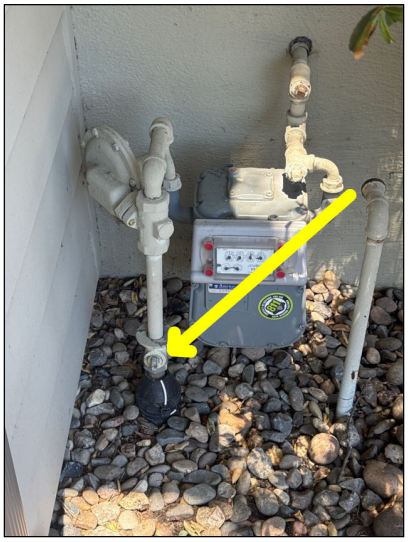
1. Main Gas Valve Condition

Location: Main gas shut off located at outside meter - East side.

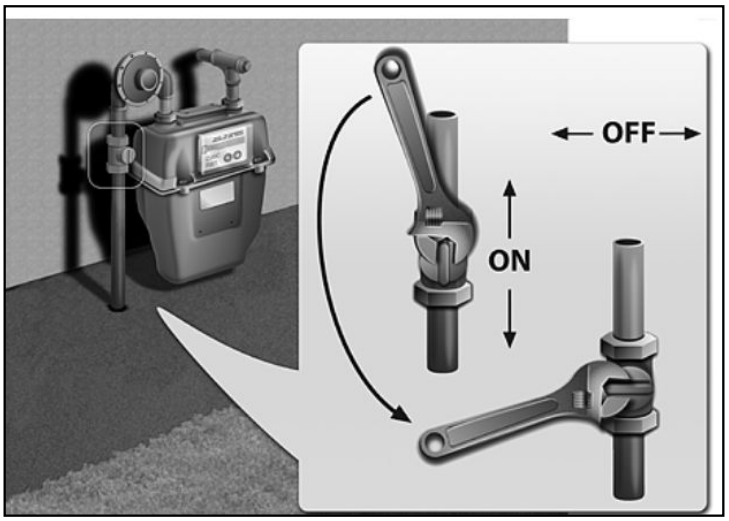
Observations:

• The gas shut-off appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.

• The home was located in an area known to experience significant earthquakes having a gas shut off tool readily available in an emergency is a recommended safety improvement.



Main gas shut off to the home.



Basic operation of the gas shut off valve is shown above.

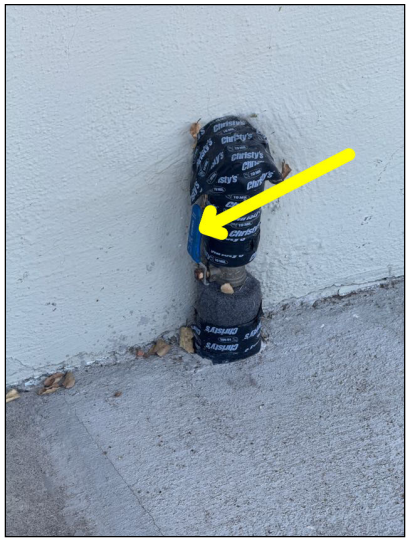


Having a gas shut off tool readily available in an emergency is a recommended safety improvement.

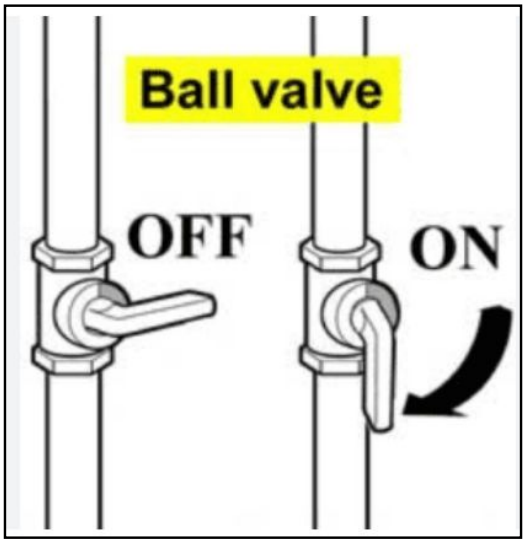
Grounds (continued)

2. Main water shut off valve

Location: West Side
Supply: Public water supply
Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve. It was not operated but was visually inspected.



Main water shut off to the home where the main water line enters the home.



The basic operation for a ball valve shut off is pictured above.

3. Water Supply Condition

Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply pipe.
Most n/a due to insulation covering the pipe.

4. Water Pressure

Observations:
• Recommend 40-80 PSI.
• Home water pressure measured 70 pounds per square inch (psi) at the time of the inspection.



Grounds (continued)

5. Pressure Regulator

Observations:
• None.

6. Exterior Faucet(s)

Observations:
-GENERAL CONDITION
At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.

7. Exterior Lighting

Observations: At the time of the inspection, the inspector observed no deficiencies in the condition of the home exterior lighting.
Exterior light switch was exposed to weather and was of a type not designed for exterior use. This switch will fail sooner than a switch designed for exterior use and is a potential fire hazard. The Inspector recommends that all such switches are replaced by a qualified electrical contractor.



8. Exterior Outlets/GFCI

Observations: The home had no exterior electrical receptacles.

9. Grading

Observations:
-BUILDING SITE GRADE
The building site was relatively level and flat.
-GENERAL CONDITION
No major system safety or function concerns of the grading noted at time of inspection.

Grounds (continued)

10. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

-GENERAL CONDITION

Driveway/Walkway in good shape for age and wear.

Monitor: The home's driveway has neutral or negative drainage that will route runoff from precipitation toward the garage and homes foundation. Although it appears the driveway has a drainage swale and\or a drain near the garage this area needs monitoring during heavy rain to prevent any moisture intrusion. The Inspector recommends that this area and any drains be kept clean at all times and if re-grading is needed to improve drainage we suggest doing so.



11. Fence Condition

Materials:

-FENCES

Fences were made of wood.

-GATES

The gates were made of wood.

Observations:

-FENCING CONDITION

The inspector observed no deficiencies in the condition of the fence. Structural assembly inaccessible.

-GATE CONDITION

The inspector observed no deficiencies in the condition of the gates. Structural assembly inaccessible.

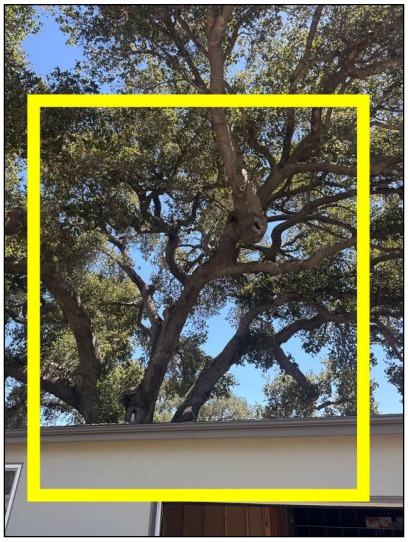
12. Vegetation Observations

Observations:

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

• ***Monitor***: Vegetation in contact with the exterior walls should be cut back to avoid potential problems from moisture or insects.

Grounds (continued)







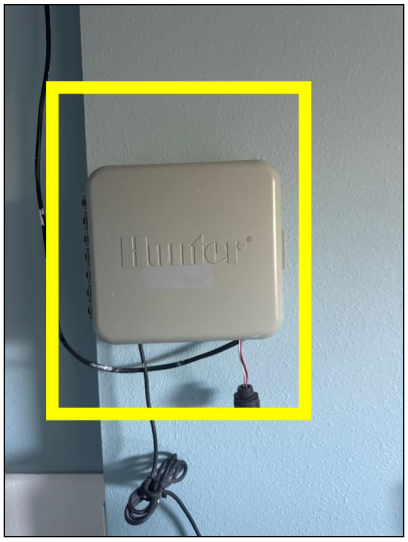
13. Sprinklers

Observations:

• Home is equipped with an underground sprinkler system. The inspector recommends client consult with homeowner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

• The sprinkler system operates with a control panel located in the garage.

Grounds (continued)



14. Patio/Porch Foundation

Observations:

-CONCRETE PORCH SLAB

At the time of the inspection, the Inspector observed no deficiencies in the condition of the porch foundation.

Electrical

Over the years, many different types and brands of electrical components have been installed. Electrical components and standards have changed and continue to change. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection. The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.

Inspection of the home electrical system typically includes the following:
- service drop: conductors, weatherhead, and service mast;
- electric meter exterior;
- service panel and sub-panels;
- service and equipment grounding;
- system and component bonding; and
- visible branch wiring

Electrical (continued)

1. Cable Feed Condition

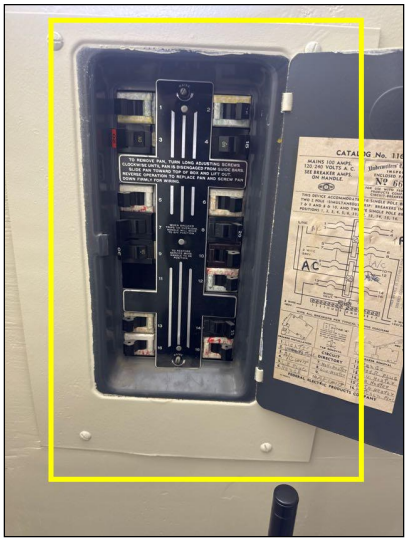
Type:
The electrical service was supplied by overhead service cables.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the condition of the service drop. Components inspected included the following the service conductors, splice, drip loop, and point of attachment to the home.

2. Electrical Panel

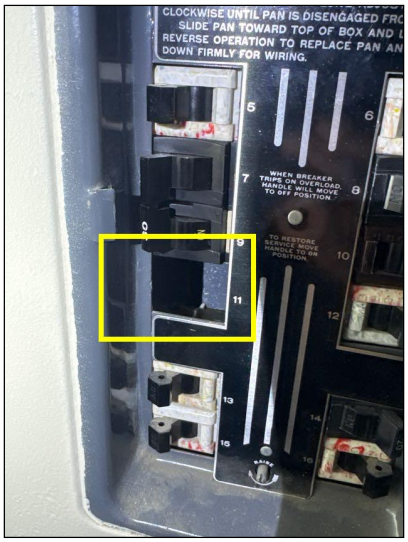
Sub Panel Location: in the bedroom.
Observations:
-SUB PANEL BRAND
The service sub panel brand was Federal Pacific .
-SUB PANEL CABINET EXPOSURE TYPE
The sub panel cabinet was a type 1, rated for indoor use primarily to provide a degree of protection against limited amounts of airborne dirt.
-ELECTRICAL METER
The Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.
-TYPE of DISCONNECT
The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.
-BRANCH CIRCUIT DIRECTORY
The branch circuit directory was clearly marked and appeared to be accurate at the time of inspection.
-SUB PANEL EXTERIOR
Filler plates missing in open breaker slot in the dead front cover of the sub panel may allow a person to come into contact with energized electrical components. This condition is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor.
-BAD BRANDS
The service panel brand was Federal Pacific Stab-lok model. Federal Pacific Stab-lok model service panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/electrocution. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified electrical contractor concerning the necessity for replacing this service panel. Information about defective Federal Pacific Stab-lok panels is widely available on the internet.

Electrical (continued)

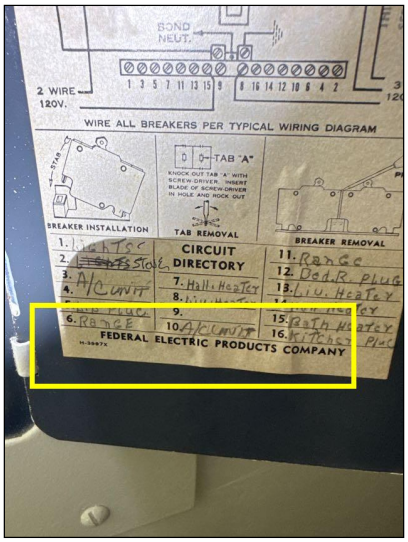




Sub panel to the home



Filler plates missing in open breaker slot in the dead front cover of the sub panel



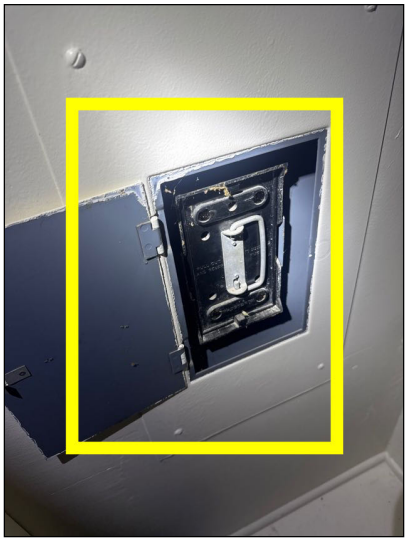
The service panel brand was Federal Pacific.

3. Main Breaker Condition

Observations:

- The main amp breaker is rated at 100 AMPS.
- The Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.
- ***Safety:*** Old fuse block main disconnects are considered obsolete by modern standards and is a potential fire hazard when used with modern electrical appliances. For safety reasons the Inspector recommends that you upgrade the electrical system of this home. Consult with a qualified electrical contractor before the expiration of your inspection objection deadline to discuss options and prices for upgrading the electrical service.

Electrical (continued)



Main electrical shut off to the home

4. Panel Wiring

Observations:

-WIRE TYPE

Safety: Electricity in the home was distributed through old wiring insulated with cloth insulation. Due to its age, this wiring should be evaluated by a qualified electrical contractor.

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit wires in the electrical service panel.

5. Breakers

Observations:

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

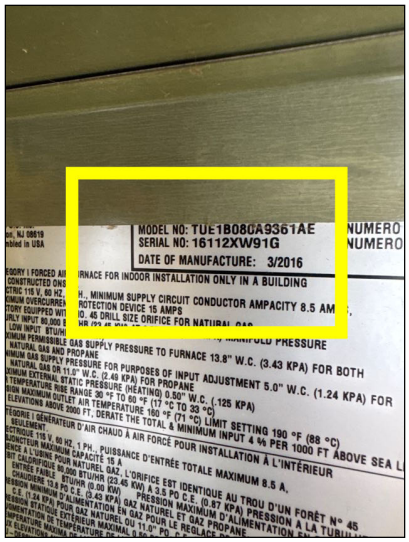
Heat/AC (continued)

1. Heating/Cooling System Type

Observations:
Unit #1
The heating/cooling is a split system in which the A/C cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils and furnace. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

2. Heater Condition

Heater Location: Unit #1 • The furnace is located in an exterior closet
Heater Type: Unit #1 • The furnace was gas-fired, mid-efficiency, forced-air.
Observations:
Unit #1
Manufacture:Trane
Manufacture Date: 2016
-GENERAL CONDITION
This furnace responded adequately to the call for heat and functioned properly.



Heater model and serial number


The supply air temperature at the registers should be 100 °F - 125 °F + to be considered running efficiently.

3. Blower

Observations:
Unit #1
The blower appeared to operate in a satisfactory manner at the time of the inspection.

4. Heater Base

Observations:
Unit #1
The heater base appears to be functional.

Heat/AC (continued)

5. Heater Enclosure

Observations:
Unit #1
No major system safety or function concerns noted at time of inspection.

6. Venting

Observations:
Unit #1
-VENTING MATERIALS
Metal double wall chimney vent pipe noted.
-VENTING OBSERVATIONS
At the time of the inspection, the Inspector observed no deficiencies in the condition of the combustion exhaust vent of the furnace.

7. Gas Valves

Observations:
Unit #1
At the time of the inspection, the Inspector observed no deficiencies in the condition of the shut off valve or visible gas supply pipes.

8. Air Supply

Observations:
Unit #1
-CONDITION
The return air system appeared to be adequately configured and operating in a satisfactory manner at the time of the inspection.

9. Filter Location

Location: Unit #1 • in a filter grill in an interior area wall.
Filter size: Unit #1 • Filter (20x30 size).
Observations:
• The air filter for this furnace appeared to be in serviceable condition at the time of the inspection.
Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air.
Failure to change the filter when needed may result in the following problems:
- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced effectiveness of air filtration resulting in deterioration of indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower.
- Frost build-up on air-conditioner evaporator coils, resulting in possible damage.
- Reduced air flow through the home.

Note: Air filters are designed to keep you HVAC system clean and efficient. Most HVAC systems are not designed to improve indoor air quality. The inspector recommends using the cheap fiberglass filters as that are designed to stop dust, debris and hair from gunking up the system. Pleated more expensive air filters made from polyester or cotton will remove smaller particles, but the trade-off to cleaner air is that the system performance will drop which makes the system more expensive to operate. Pleated filters can also cause stress on the blower motor, which impacts the refrigeration in the evaporator coil, potentially causing the coil to ice up.

Heat/AC (continued)



10. Registers

Observations:
• The air supply registers all appear to be functional.

11. Thermostat Condition

Location: Unit #1 • Hallway
Observations:
Unit #1
-TYPE
Digital - programmable type.
-GENERAL CONDITION
Functional at the time of inspection.



Heat/AC (continued)

12. Condensate Drain/Overflow Pan

Observations:
Unit #1
-CONDENSATE DRAIN LINE
The condensate discharge line appeared to be acceptable at the time of the inspection.
Note: There is a condensate safety switch is mounted directly to your secondary drain port on the evaporator coil. There's a float inside the switch that will rise if the water level in the drain line fills up with a certain amount of water and shuts off the air conditioning unit before flooding occurs.

13. AC Compress Condition

Location: Unit #1 • The compressor is located on the exterior east.
Unit Size: Unit #1 • 3.5 Tons - (Typical size for a home square footage of 1,700-2,200 square feet)
Observations:
Unit #1
Manufacture: Trane
Manufactured Date: 2015
-GENERAL CONDITION
At the time of the inspection, the system responded to the call for cool air and functioned properly.
-TEMPERATURE SPLITS
The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.
-A/C ELECTRICAL DISCONNECT
Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.
-PAD and ENCLOSURE
The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.
The enclosure protecting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

Monitor: The air-conditioner condenser unit had visible moderate of debris inside the cabinet. This condition will moderately reduce its efficiency and effectiveness by compromising its ability to dissipate heat. Recommend maintenance by a qualified contractor on an annual biases.

Improvement: The inspectors recommends that an approved condenser cap be added to the A/C unit to protect the unit from collecting debris. Any approved cap should be added by a qualified contractor. Pictured above is one example of an approved cap **www.koolkap.com**

Heat/AC (continued)



AC model and serial number



Return Temperature



Supply Temperature



Monitor: The air-conditioner condenser unit had visible moderate of debris inside the cabinet.

Heat/AC (continued)



Pictured above is one example of an approved cap www.koolkap.com

14. Refrigerant Lines

Observations:

Unit #1

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.

Water Heater

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following: The lifespan of water heaters depends upon the following: - The quality of the water heater - The chemical composition of the water - The long-term water temperature settings - The quality and frequency of past and future maintenance Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

Water Heater (continued)

1. Water Heater Condition

Heater Type: Unit #1

-GAS-FIRED WATER HEATER

This water heater was gas-fired.Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

Location: Unit #1 • The heater is located in the exterior closet.

Observations:

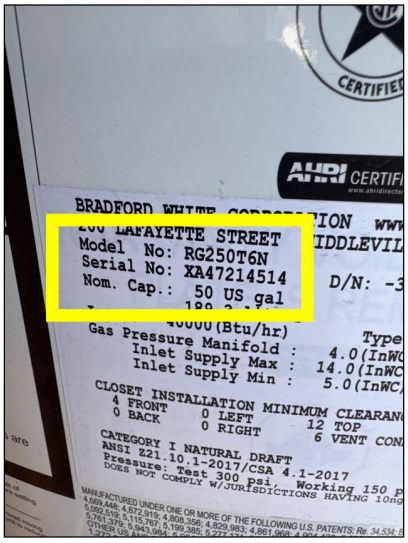
Unit#1

Manufacture:Bradford White

Manufacture Date: 2021

-GENERAL CONDITION/OPERATION

At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.



Water heater model and serial number

2. Number Of Gallons

Observations:

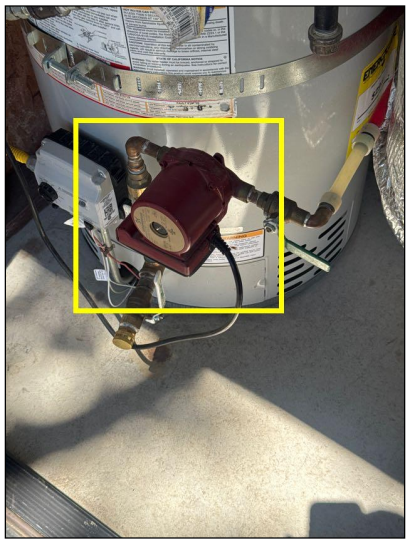
Unit #1

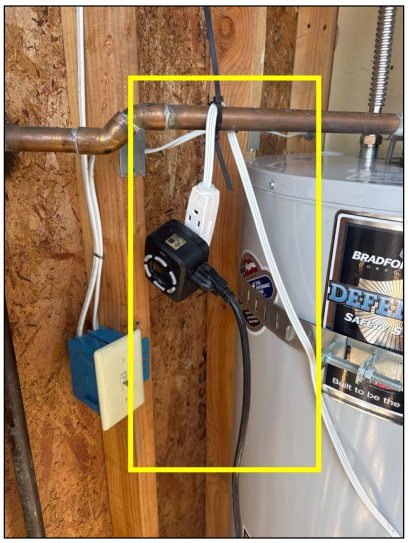
50 gallons

Water Heater (continued)

3. Plumbing

Materials: Unit #1 • Copper
Observations:
Unit #1
At the time of the inspection, the Inspector observed no deficiencies in the visible portions of the of water pipe fittings connected to this water heater.
Note: The home had a hot water re-circulation system installed. This system includes a second hot water supply pipe in which hot water circulates through the home. When a hot water valve is opened, hot water supplied by this re-circulation pipe is available almost instantly. This is especially convenient for plumbing fixtures located far from the water heater and at which water normally takes a long time to get hot. The re circulation pump was connected to a timer that shuts off the pump at night when hot water is seldom needed. The system responded to the demand for hot water.
The hot water recirculating pump was plugged into an extension cord. Extension cords should not be used as permanent wiring. The Inspector recommends that a dedicated electrical receptacle be installed at an appropriate location by a qualified electrical contractor.





Note: The home had a hot water re-circulation system installed.

4. TPRV

Observations:
Unit #1
At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested).

5. TPR Discharge Line Condition

Materials: Copper
Observations:
Unit #1
At the time of the inspection, the Inspector observed no deficiencies in the condition of the TPR discharge pipe.

Water Heater (continued)

6. Gas Valve/Supply

Observations:

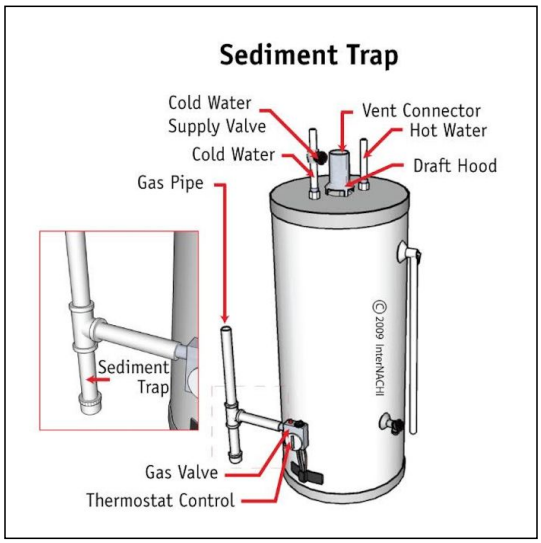
Unit #1

At the time of the inspection, the Inspector observed no deficiencies in the condition of the shut off valve or visible gas supply pipes.

Recommended Improvement: The gas supply pipe contained no sediment trap. The purpose of a sediment trap is to prevent sediment or debris particulates from entering and clogging the water heater gas valve, which can cause the water heater to shut down. You may wish to consult with local contractor concerning the advisability of installing a sediment trap in the gas line.



Improvement: The gas supply pipe contained no sediment trap.



The purpose of a sediment trap is to prevent sediment or debris particulates from entering and clogging the water heaters gas valve

7. Combustion Vent/Air Supply

Observations:

Unit #1

-COMBUSTION EXHAUST

Combustion air supplying this water heater appeared to be sufficient at the time of the inspection.

-COMBUSTION VENT CONDITION

The combustion exhaust vent for this gas-fired water heater had no major system safety or function concerns noted at time of inspection.

8. Strapping

Observations:

Unit #1

This water heater was fastened securely with the required two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom to prevent any movement of the unit.

9. Heater Enclosure

Observations:

Unit #1

The water heater enclosure is functional.

Garage

Inspection typically includes examination of the following: - general structure; - floor, wall and ceiling surfaces; - operation of all accessible conventional doors and door hardware; - proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; - interior and exterior lighting; - proper firewall separation from living space; and - proper floor drainage

1. Garage Door Condition

Materials: One 16'W sectional steel door
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the overhead vehicle doors.

2. Garage Opener Status

Observations: The overhead garage door had no automatic opener installed.

3. Garage Door's Reverse Status

Observations: N/A no overhead opener installed

4. Garage Door Parts

Observations:
-GENERAL CONDITION
The overhead garage door appeared to be correctly installed and all parts stable at the time of the inspection.

Garage (continued)

5. Garage Electrical

Observations:

-GFCI RECEPTACLES

Safety Improvement: Electrical receptacles in the garage appeared to have no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution.

-SWITCHES

At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical switches in the garage.

-LIGHTING

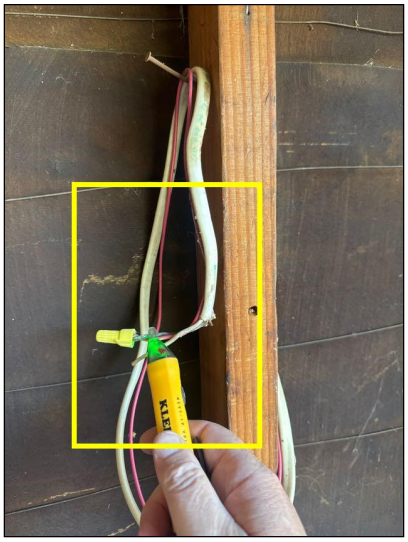
At the time of the inspection, the Inspector observed no deficiencies in the condition of lights in the garage.

-CONVENTIONAL RECEPTACLES

Safety: The garage contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles are replaced with grounded receptacles by a qualified contractor.

Improperly terminated wires were visible in the garage. Wires should terminate in an approved junction box with a listed cover plate installed. Although they were **not energized** at the time of the inspection, if they are controlled by a switch, they may have the potential to become energized, which would be a shock/electrocution hazard or potential fire danger. These wires should be examined and terminated correctly by a qualified electrical contractor.





Garage (continued)

6. Exterior Door

Observations:

-GENERAL CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior door in the garage. Notable Exceptions are listed.

At the time of inspection there was no threshold installed at the exterior door. This condition can lead to damage from moisture intrusion to the home materials, the exterior wall structure and unwanted pests. The inspector recommends that a proper threshold is installed by a qualified contractor.



7. Fire Door

Observations: **N/A**

8. Floor Condition

Materials: Bare concrete floors noted.

Observations:

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage floor.

9. Firewall

Observations:

-FIRE BARRIER WALL

The walls separating the garage from home living space appeared to meet generally-accepted current safety standards for firewalls. Firewalls are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home's occupants adequate time to escape.

10. Walls

Observations:

-GENERAL WALL CONDITION

Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in this garage.

Garage (continued)

11. Ceiling Condition

Materials: Dimensional lumber wood ceiling joists.

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage ceilings.

12. Ventilation

Observations:

-GARAGE VENT TYPE

Fixed, floor-field exhaust vent noted.

-GARAGE VENT CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of garage ventilation.

13. Window Condition

Materials: Vinyl framed single hung window noted.

Observations:

-GENERAL CONDITION

The Inspector observed no deficiencies in the interior condition and operation of windows in the garage.

14. Wash Basin

Observations:

-SINK CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the sink.

-WASH BASIN FAUCET

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

-SUPPLY PIPES

The supply pipes to the wash basin appeared to be in serviceable condition at the time of the inspection.

-DRAIN

The sink had functional flow and functional drainage at the time of the inspection.

15. Garage Roof

Observations: **SEE ROOF SECTION FOR DETAILS**

Attic

Inspection of the attic typically includes visual examination the following: - roof structure (framing and sheathing); - attic space ventilation; - thermal insulation; - electrical components (outlets, switches and lighting); - plumbing components (supply and vent pipes, bathroom vent terminations) and - HVAC ducting

1. Access Observation

Location:
Scuttle Hole in: • Hallway Ceiling.

Method of Inspection: The Inspector evaluated the attic from the access hatch.

Observations:
-ATTIC APPROACH CONDITION
Appeared functional - No attic light was located inside access. The inspector recommends having a light added by a qualified contractor.

2. Structure

Observations:
-ROOF SHEATHING MATERIAL
The roof was sheathed with 1x6 wood boards.
-ROOF SHEATHING CONDITION
The Inspector observed no deficiencies in the condition of the roof sheathing at the time of the inspection.
-CONVENTIONAL ROOF FRAMING
The Inspector observed no deficiencies in the roof framing at the time of the inspection.

3. Electrical

Observations: The Inspector observed no deficiencies in the condition of the electrical components visible in the attic at the time of the inspection.

4. Attic Plumbing

Observations:
-PLUMBING VENT MATERIAL
ABS (Acrylonitrile-Butadiene-Styrene)(black in color) - plumbing vent piping.
Galvanized Plumbing vent piping.
-PLUMBING VENT PIPE CONDITION
The Inspector observed no deficiencies in the condition of PVC plumbing vent pipes visible in the attic at the time of the inspection.
The Inspector observed no deficiencies in the condition of galvanized plumbing vent pipes visible in the attic at the time of the inspection.

5. Attic Ventilation

Observations:
-ROOF VENT TYPE
Under eave Soffit vents were installed as part of the roof structure ventilation system.
-ROOF VENT CONDITION
At the time of the inspection, the Inspector observed no deficiencies in the condition of roof structure ventilation.

Attic (continued)

6. Exhaust Vent

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of exhaust vents.

7. Insulation Condition

Materials:

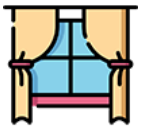
-CELLULOSE

The attic floor was insulated with blown-in cellulose.

Depth: Insulation averages about 8-10 inches in depth

Observations:

• The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior. The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Smoke/CO2 Detectors

Observations:

-SMOKE /CARBON MONOXIDE DUAL DETECTOR

Smoke and carbon monoxide dual detector placement appeared to be adequate and operated during the inspection.

Safety Note: Average lifespan of a smoke detector is 8-10 years. If the smoke detector starts yellowing this is an indication of age and most likely should be replaced regardless if it is functional. Most Smoke detector manufacturers inject a fire retardant bromine into the plastic of residential smoke detectors, as a side effect, this additive turns the polymer yellow over time as it is exposed to heat, oxygen, and UV light.

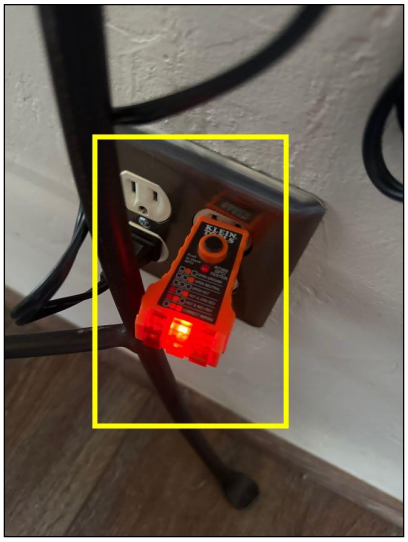
2. Electrical

Observations: At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

All electrical receptacles in the living space had open grounds. All receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.

Interior Areas (continued)





3. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

4. Doors

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the interior doors.

5. Patio Doors

Observations:
-GENERAL CONDITION - HINGED DOOR
The Inspector observed no deficiencies in the interior condition of hinged patio doors.

6. Screen Doors

Observations:
• Not installed.

7. Window Condition

Materials: Vinyl framed single hung window noted. • Wood framed fixed window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows of the home.

8. Floor Condition

Flooring Types: Carpet is noted. • Plank vinyl tile flooring is noted.
Observations: The Inspector observed no deficiencies in the condition of floors in the home.

Interior Areas (continued)

9. Wall Condition

Materials: Drywall walls noted. • Walls are clad in paneling.
Observations: Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in the interior areas.

10. Ceiling Condition

Materials: Drywall ceilings noted.
Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.

11. Ceiling Fans

Observations:
• All ceiling fans in the home were operable and appeared to be in serviceable condition at the time of the inspection.

12. Closets/Cabinets

Observations:
-CLOSETS
The closet is in serviceable condition.

13. Door Bell

Observations:
• Operated normally when tested.

14. Fireplace

Materials: Living Room
Materials: Masonry fireplace noted.
Observations:
-WOOD BURNING FIREPLACE CONDITION
At the time of the inspection, the Inspector observed no deficiencies in the condition of the wood-burning fireplace in the Living Room. It was not operated.
Inspection of wood-burning fireplaces typically includes visual examination of the following:
- Adequate hearth
- Firebox condition
- Operable damper
- Visible flue condition
- Ember barrier
- Exterior condition

Full inspection of wood-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).
Find a CSIA-certified inspector near you at http://www.csia.org/search

Kitchen

Inspection of kitchens typically includes the following: ROOM- wall, ceiling and floor- windows, skylights and doors APPLIANCES- range/cooktop (basic functions, anti-tip)- range hood/downdraft (fan, lights, type)- dishwasher (operated only at the Inspector's discretion) CABINETS- exterior and interior- door and drawer SINK- basin condition- supply valves- adequate trap configuration- functional water flow and drainage- disposal ELECTRICAL- switch operation- outlet placement, grounding, and GFCI protection

1. Cabinets

Observations:

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen cabinets.

2. Counter Condition

Materials: Tile counter tops noted.

Observations:

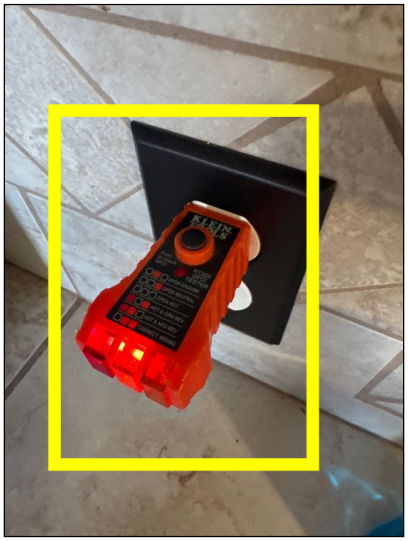
-GENERAL COUNTERTOPS

At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen countertops.

3. Electrical

Observations:

All electrical receptacles in the kitchen had open grounds. All receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.



4. GFCI

Observations:

Safety Improvement: Electrical receptacles in the Kitchen appeared to have no Ground Fault Circuit Interrupter (GFCI) protection.

Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture.

Kitchen (continued)

5. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

6. Sinks

Observations:
-KITCHEN SINK CONDITION
At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen sink.
-KITCHEN SINK FAUCET
The kitchen sink faucet appeared to be in serviceable condition at the time of the inspection.
-KITCHEN SINK SUPPLY PIPES
No water shut-offs were installed beneath the kitchen sink. This condition will complicate faucet repairs. The Inspector recommends having hot and cold water shut-offs installed. All work should be performed by a qualified contractor.
-KITCHEN SINK DRAIN
At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of drain in the kitchen.
The kitchen sink had functional flow and functional drainage at the time of the inspection.

7. Garbage Disposal

Observations:
• The kitchen had no garbage disposal installed.

8. Dishwasher

Observations:
• None present.

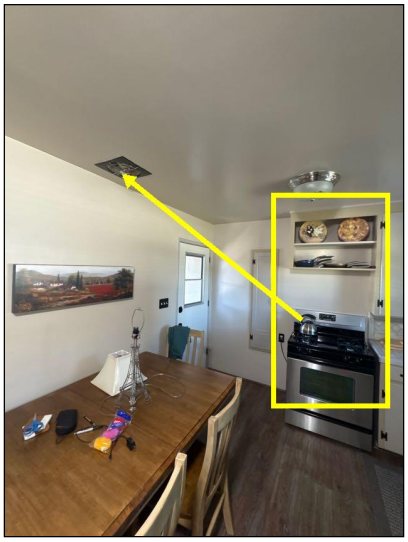
9. Range/Oven/Cooktop Condition

Observations:
-GAS RANGE
The Inspector observed no deficiencies in the condition or operation of the gas range. The self-cleaning feature was not tested. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.
-ANTI-TIP
Safety: The range was not fastened to the floor. A child standing on the open oven door could overturn the range. This condition is a life-safety issue. The Inspector recommends installation of an approved anti-tip device by a qualified contractor.

10. Vent Condition

Hood Type: The exhaust vent of the range hood discharged exhaust to the home exterior.
Observations:
• ***Safety Improvement:*** The Inspector recommends that a proper exhaust hood or air filtration system be installed to prevent possible moisture damage and grease accumulation on walls and ceiling adjacent to the range. All work should be performed by a qualified contractor.

Kitchen (continued)



Exhaust is in an improper location

11. Floor Condition

Materials: Plank vinyl tile flooring is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in the kitchen.

12. Wall Condition

Materials: Drywall walls noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of kitchen walls.

13. Ceiling Condition

Materials: Drywall ceilings noted.
Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen ceiling.

14. Window Condition

Materials: Vinyl framed single hung window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows.



Laundry

Inspection of the laundry room typically includes examination of the following:
- switches and outlets (120-volt and 240-volt if installed)
- exhaust fan;
- dryer vent;
- presence of clothes washer connections and waste pipe;
- sink, faucet, drain, and undersink plumbing;
- cabinets;
- floor, wall and ceiling surfaces; and
- door and window condition and operation.

Note: Clothes washers are operated at the discretion of the Inspector.

1. Locations

Locations: In the garage area • ***Disclosure:*** The washers and/or dryers are not tested or inspected as they are considered personal property and are not a permanently installed appliance. If the washer/dryer are being transferred as part of the sales transaction, the Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to inspected for proper operation.

2. Washing Machine Supply

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of washing machine supply plumbing in the laundry room.

3. Electrical

Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the laundry room.

4. GFCI

Observations:
Safety Improvement: Electrical receptacles in the laundry room with a laundry tray sink had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, as knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture.

5. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

Laundry (continued)

6. Dryer Vent

Observations:

-VENT CONDITION

A dryer exhaust duct connection was installed in the laundry room. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer duct cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed exhaust duct. All work should be performed by a qualified contractor.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the dryer exhaust duct.

7. Gas Valves

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas shut off valve or visible gas supply pipes. The valve was not operated.

8. Exhaust Fan

Observations:

• ***Improvement:*** Although the laundry area had a window, no exhaust fan was installed to exhaust moist air. This condition is likely to result in excessively high humidity levels during the winter when low outside temperatures make ventilation with an open window uncomfortable. Elevated moisture levels may cause a number of problems, such as deterioration of the home materials. Consider installation of an exhaust fan in the laundry area to exhaust moist air to the home exterior. All work should be performed by a qualified contractor.

9. Floor Condition

Materials: Bare concrete floors noted.

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the laundry area.

10. Wall Condition

Materials: Drywall walls noted.

Observations:

• Although some areas not accessible due to stored personal items or appliances at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in the laundry room.

11. Ceiling Condition

Materials: Drywall ceilings noted.

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of this laundry room ceiling.

12. Doors

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in the laundry room.

Laundry (continued)

13. Window Condition

Materials: Vinyl framed single hung window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows.



Bathroom #1

Inspection of the bathrooms typically includes the following:
- walls, floors and ceiling;
- sink (basin, faucet, overflow);
- cabinets (exteriors, doors, drawers, undersink);
- shower/tub (valves, showerhead, walls, enclosure);
- electrical (outlets, lighting); and
- room ventilation

1. Locations

Locations: Main Floor Bathroom

2. Sinks

Observations:
-SINK CONDITION
At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the bathroom sink.
-FAUCET
The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.
-SUPPLY PIPES
The supply pipes to the wash basin appeared to be in serviceable condition at the time of the inspection.
-DRAIN
The bathroom sink drain appeared to be in serviceable condition at the time of the inspection.
The bathroom sink had functional flow and functional drainage at the time of the inspection.

3. Toilets

Observations: The toilet in this bathroom was flushed and operated in a satisfactory manner.
Toilet flow rate is 1.28 gallons per minute "GPF" (meets current California's Title 20 Water Efficiency Standards)

Bathroom #1 (continued)

4. Showers

Observations:

-SHOWER BASE

The shower base has no major system safety or function concerns noted at time of inspection.

-FLOW/DRAINAGE

The shower had functional flow and functional drainage at the time of the inspection.

-SHOWER FAUCET

The shower faucet appeared to be in serviceable condition at the time of the inspection.

-SHOWER DOORS

Curtain present at the shower enclosure.

No major system safety or function concerns noted at time of inspection.

5. Shower Wall

Materials: Ceramic tile noted.

Observations:

• The shower walls has no major system safety or function concerns noted at time of inspection.

6. Bath Tubs

Observations:

-GENERAL CONDITION

The Inspector observed no deficiencies in the condition of bathtub components.

-FAUCET

The tub faucet appeared to be in serviceable condition at the time of the inspection.

-TUB DRAIN

The tub in this bathroom had an inoperable stopper. The Inspector recommends service by a qualified contractor.

The tub had functional flow and functional drainage.



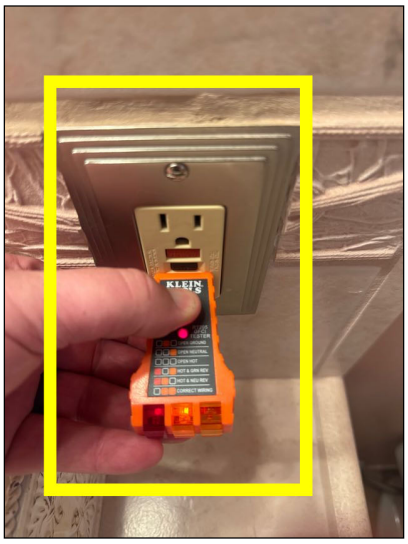
7. Electrical

Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in this bathroom.

Bathroom #1 (continued)

8. GFCI

Observations:
A ground fault circuit interrupter (GFCI)-protected electrical receptacle in this bathroom did not respond to testing. The Inspector recommends receptacle repair or replacement as needed by a qualified electrical contractor.



9. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

10. Exhaust Fan

Observations:
• This bathroom had an operable bath fan for ventilation at the time of the inspection.

11. Doors

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bathroom.

12. Window Condition

Materials: Vinyl framed single hung window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows.

13. Floor Condition

Materials: Ceramic tile is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

Bathroom #1 (continued)

14. Wall Condition

Materials: Drywall walls noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bathroom.

15. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

16. Counter condition

Materials: Tile counter tops noted.
Observations:
• The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

17. Cabinets

Observations:
-GENERAL CONDITION
At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

18. Mirrors

Observations:
• No deficiencies observed.

19. Heating

Observations:
• Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.



Bedroom #1

1. Locations

Locations: North East

Bedroom #1 (continued)

2. Electrical

Observations:
All electrical receptacles in this bedroom had an open grounds. All outlet should be corrected by qualified electrical contractor.



3. Smoke Detectors

Observations:
• Smoke detector placement appeared to be adequate and operated during the inspection.

4. Floor Condition

Flooring Types: Carpet is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.

5. Wall Condition

Materials: Drywall walls noted.
Observations:
• Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in this bedroom.

6. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

7. Ceiling Fans

Observations:
• All ceiling fans in the home were operable and appeared to be in serviceable condition at the time of the inspection.

Bedroom #1 (continued)

8. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

9. Closets

Observations:
• The closet is in serviceable condition.

10. Doors

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

11. Window Condition

Materials: Vinyl framed single hung window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows.



Bedroom #2

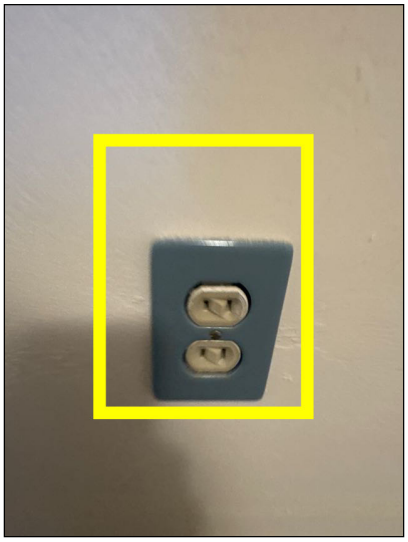
1. Locations

Locations: North West

2. Electrical

Observations:
Safety: This bedroom contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles are replaced with grounded receptacles by a qualified contractor.

Bedroom #2 (continued)



3. Smoke Detectors

Observations:
• Smoke detector placement appeared to be adequate and operated during the inspection.

4. Floor Condition

Flooring Types: Carpet is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.

5. Wall Condition

Materials: Drywall walls noted.
Observations:
• Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in this bedroom.

6. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

7. Ceiling Fans

Observations:
• All ceiling fans in the home were operable and appeared to be in serviceable condition at the time of the inspection.

8. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

Bedroom #2 (continued)

9. Closets

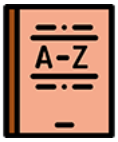
Observations:
• The closet is in serviceable condition.

10. Doors

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

11. Window Condition

Materials: Vinyl framed single hung window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows.



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley Flashing	Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.