



261 Spring Street  
Pleasanton, CA 94566

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# Property Inspection Report



67 Barbara Rd, Orinda, CA

**Prepared for:** Elizabeth Lee

**Inspection Date:** 07/08/2026 **Time:** 11:30

**Report Number:** 67 Barbara Rd Orinda 08 07

**Inspector:** Perry Knowlton

**Payment Info:** 7/8/2026 / \$1,205.00  
Credit Card /



**Specialty Inspections**  
261 Spring St Pleasanton, CA 94566  
(925)249-9611

## INSPECTION AGREEMENT

### THIS AGREEMENT LIMITS OUR LIABILITY - READ CAREFULLY BEFORE SIGNING

By signing this agreement the Undersigned (Hereinafter referred to as Client) engages Specialty Home Inspections, Inc., d.b.a. Specialty Inspections, (Hereinafter referred to as Specialty) along with our employees, and any independent contractors engaged by Specialty, to conduct an inspection of the below described property (Property) consistent with the terms and conditions of this Agreement. The inspection service is being provided at the request of Client, and is intended for Client's exclusive use and benefit.

**SCOPE OF THE INSPECTION:** The Home Inspection is a non-invasive, visual physical examination of the readily accessible items identified in the inspection report. The Inspector is not an expert in every building craft or profession. Therefore, the home inspection is not technically exhaustive. The inspection is designed only to provide information about systems, structures and/or components of the Property exposed to view and apparent as of the date and time of day of the inspection. A written inspection report will be prepared that describes and identifies the inspected systems, structures, or components of the dwelling that were inspected, any material unsafe or non-functioning conditions identified to be in need of immediate repair, and any recommendations regarding conditions observed or recommendations for further evaluation by appropriate technical specialists. If further evaluation by a technical specialist is recommended Client must obtain such inspection at Client's expense or be responsible for failure to do so. The inspection report is a written opinion of a trained home inspector based upon what was visible and evident at the time of the inspection. The report is not a listing of repairs to be made and is not intended for use as a guide in re-negotiating a real estate transaction. Items that are not listed in the inspection report were not inspected and are not included under the scope of the inspection service provided. Neither the Inspector nor Specialty shall be responsible for reporting any condition(s) that were concealed or in an inaccessible area and were not reasonably apparent by a non-invasive visual physical examination at the time of the inspection. If Client should wish a limited one-year warranty to cover mechanical, electrical, and plumbing systems, and the essential internal components of the residential dwelling, a licensed warranty provider may provide one for an additional fee. The home inspection and/or systems inspected will be performed in accordance with the scope and standards of practice of one or more of the following organizations: National Association of Home Inspectors (NAHI), The American Society of Home Inspectors (ASHI), or California Real Estate Inspection Association (CREIA).

**GENERAL EXCLUSIONS:** The Inspector cannot examine what cannot be seen by a noninvasive, visual physical examination. No removal of materials or dismantling of systems shall be performed during this inspection. The Inspector is not required to, nor will he/she move furniture, floor coverings, insulation, stored materials, personal belongings, open walls or perform any type of destructive or invasive testing in order to perform the inspection. Specialty is not responsible for any condition that may be covered, concealed or inaccessible because of, but not limited to, soil or vegetation, walls, structural members, furniture, floor coverings, insulation, stored items, personal belongings, water, ice, snow, soot or conditions that would be considered a danger to the inspector. The home inspection is not a compliance inspection or certification of compliance with past or present governmental codes or regulations of any kind.

**NOT WITHIN SCOPE:** Whether or not they are concealed or inaccessible, the following items and systems are not within the scope of the inspection service provided under this Agreement: Engineering analysis of any kind including structural integrity, system design problems, functional adequacy, operational capacity, quality or suitability for a particular use; geological stability or ground condition of site; soils or soil contamination; mold/mildew or spores thereof; dry rot or decay; scientific or specialized technician tests, readings or evaluations; fireplaces or fireplace draft; cosmetic items, including without limitation, paint, scratches, scrapes, dents, stains or faded surfaces, flooring, wall coverings, carpeting, paneling, lawn and landscaping; condominium or co-op common areas or areas under the management of the condominium or co-op association; home warranty, system warranty, and/or component warranty; telephone and cable TV cables; cisterns; fountains; low voltage lighting and electrical systems; electrostatic precipitators; electronic air cleaners or filters; active or passive solar system; pressure test on central air conditioning systems; furnace heat exchangers; radiant heating systems; vacuum seals in insulated glass; free standing appliances and other personal property; water volume or flow; water conditioning/softening systems; security systems; central vacuum systems; landscaping; fences, soils or any other exterior fixtures; irrigation systems; septic system; wells or well pumps; water quality; swimming pools, saunas, hot tubs, spas/whirlpools or attached equipment; wall or window air conditioners; dumbwaiters; prediction of life expectancy, adequacy, or efficiency of any item; detached buildings or equipment; environmental hazards including, but not limited to, asbestos, radon, lead, formaldehyde, electromagnetic fields (EMF's), microwaves; wood destroying organisms including, but not limited to, termites, carpenter ants, wood-boring beetles and fungal rot.

**UTILITIES:** All utility services and major systems must be turned on to perform the inspection. The inspector will not turn on, ignite or inspect any utility service, major system, item or component that is shut down or not connected to a functioning system at the time of the inspection. Therefore, Client agrees Specialty will not be responsible for future failure and repair, or for the non-discovery of any patent or latent defects in material, workmanship,

**ALL INSPECTION FEES ARE DUE AT TIME OF INSPECTION AND MUST BE PAID PRIOR TO REPORT DELIVERY, UNLESS BILLED TO ESCROW.**  
**PRE-SALE INSPECTIONS CANNOT BE BILLED TO ESCROW.**

or other conditions of the property which may occur or become evident after the inspection date; nor for any alleged non-disclosure of conditions that are the express responsibility of the seller of the property. Client agrees to assume all the risk for conditions, which are concealed from view or inaccessible at the time of the inspection. The inspection agreement, the home inspection and the inspection report do not constitute a home warranty, an insurance policy, or a guarantee of any kind; nor do they substitute for any disclosure statement as may be required by law.

#### NOTIFICATION REQUIREMENTS:

**IF YOU DISCOVER AN APPARENT DEFECT OR OMISSION FOR WHICH WE MAY BE LIABLE TO YOU, WE MUST BE NOTIFIED IN WRITING AND GIVEN A REASONABLE OPPORTUNITY TO INVESTIGATE BEFORE YOU PERFORM ANY REPAIRS.**

**DISPUTE RESOLUTION:** The undersigned parties below agree that any dispute between the parties, except those for non-payment of fees, that in any way, directly or indirectly, arises out of, is connected with, or relates to the interpretation of this Agreement, the inspection service provided, the report or any other matter involving service provided by Specialty, shall be submitted to mediation before a neutral mediator to be agreed upon by the parties. If the parties cannot agree upon a mediator then mediation shall be under the Rules and Procedures of the American Arbitration Association. The Parties agree that no legal proceedings or litigation shall be permitted, except those for non-payment of fees, unless any such dispute is submitted to mediation. Any party who refuses to participate in such mediation shall be deemed to have waived the right to pursue any such claim before any Court or judicial tribunal.

**CONFIDENTIAL REPORT:** The inspection and report is being prepared for Client, for Client's own information and may not be used or relied upon by any other person unless that person is specifically named by Specialty in this Agreement as a beneficiary of the report, in which case the report may also be used by the additional beneficiary Specialty has named. Client agrees to maintain the confidentiality of the report and reasonably protect the report from distribution to any other persons. If Client directly or indirectly causes the report to be distributed to any other person, Client agrees to indemnify, defend, and hold Specialty harmless if any third party brings a claim against Specialty relating to the inspection or the report. Client authorizes Specialty to distribute copies of the Inspection report to the real estate agent(s), mortgage company, or other parties directly involved in the property sale, but they are not designated beneficiaries of the report or this agreement, intended or otherwise.

**THIRD PARTY RELIANCE:** If anyone other than Client will be relying on this Agreement or inspection report, they are required to sign this Inspection Agreement, provide notice to Specialty, and submit the then current fee for a Buyer's Consultation Inspection. This is only applicable for 60 days from the date of the Original Inspection. In the absence of these steps, Specialty will not be liable for the information contained in the inspection report. Furthermore, Specialty has no liability to anyone other than Client or any beneficiary identified in the confidentiality paragraph above.

**GENERAL PROVISIONS:** This Agreement constitutes the entire integrated Agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement. The written report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector. Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors and assigns. Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

**OTHER SERVICES AND INSPECTIONS:** In addition to the home inspection called for by this agreement, Specialty can arrange other inspections by independent subcontractors retained by Specialty to perform other types of inspections, including, but not limited to, wood destroying organism inspections, roof inspections, chimney inspections and pool inspections. If Client chooses to obtain any such additional inspections, Client acknowledges that those inspections may be performed by sub-contractors of Specialty, and are in fact independent sub-contractors and not employees of Specialty and Specialty does not and cannot direct, supervise or in any other way control the work of such subcontractors. Client further acknowledges that the performance of services by these subcontractors and the nature, quality and performance of any of their inspections is the sole responsibility of the respective sub-contractors, and that Specialty shall not be liable for Client dissatisfaction or any damages or losses arising from said inspections.

**Client acknowledges that he/she has read and understood the terms, conditions and limitations of this Agreement and voluntarily agrees to be bound thereby and agrees to pay the fees listed on the price sheet in effect at the time the inspection(s) was/were ordered.**

|                     |      |       |     |
|---------------------|------|-------|-----|
| Property Address    | City | State | Zip |
| Client Name (Print) |      |       |     |
| Client Signature    |      | Date  |     |

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## INTRODUCTION

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We have inspected the building's major structural components and mechanical systems for signs of failure, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the California Real Estate Inspection Association(r). The following report is an overview of the conditions observed. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. Unexpected repairs should still be anticipated.

Our observations and recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions discovered during the inspection. We are often asked to prioritize corrective repairs and upgrades that we recommend. Health and safety issues and conditions which effect system performance are the highest priority. Next are conditions that need repair, but have not yet effected performance. Typically these are deferred maintenance items. Last are upgrades. These items will enhance the property and provide an increased margin of safety but are not required.

When we recommend repair or replacement, the determination of appropriate corrective action must necessarily be left to the professionals retained for detailed evaluation and repair. Lower priority conditions that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs and upgrades.

The hidden nature of the components of many systems, limit the amount that can be observed by the Standards of Practice set for home inspectors. It is not uncommon for a specialist to discover additional conditions in need of repair when further evaluation is performed due to their expertise and specialized testing and inspection equipment. Therefore, we recommend all further evaluations be done before the expiration of your contingency period and all repairs performed before the close of escrow.

In this report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

The report contained herein is CONFIDENTIAL, and is given solely for the use and benefit of the client. It is not intended to be for the benefit of or relied upon by any other buyer, lender, title insurance company, or other third party.

If you are not the client who contracted for this inspection and wish to rely on this report, you must read and sign our inspection agreement which states the scope and limitations of the building inspection and pay a fee of 50% of the original fee paid for this inspection. We will reissue the inspection report in your name and the inspector will meet you at the property to review their findings in the report and answer any questions or concerns that you may have. This offer is good for 3 months from the date of inspection, at which time we recommend a complete new inspection be performed.

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## DEFINITIONS OF TERMS

## Definitions of Terms

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The following terms are used to describe the condition(s) of the building's inspected systems and components. Our observations are based on conditions observed during our review. Our commentary is not a guarantee of future performance nor a prediction of expected service life.

- 1 Health and Safety:** Health and Safety items are reportable conditions discovered during our inspection that, in the opinion of the inspector can affect the health and safety of the occupants of the building. The cost of corrective action is not a factor in selecting Health and Safety items and it should not influence which conditions are chosen for repair.
- 2 Investigate Further:** If our inspection reveals evidence of hidden damage, conditions not familiar to the inspector or conditions not within the scope of our services, we may recommend further inspection by specialist. Further inspections must be arranged by the interested parties at their own expense.
- 3 Maintenance:** A system or component that was worn, but still serving its apparent intended purpose. Maintenance and/or minor repair is necessary to reduce the possibility of these items becoming damaged or failed.
- 4 Monitor:** These items currently need no further action, however, they need to be monitored for changes and repairs performed as necessary.
- 5 Note:** These items are informational notes.
- 6 Repair:** These conditions do not seriously affect health and safety but should be repaired to restore a system or component to serviceable condition.
- 7 Serviceable:** Items stated as serviceable are serving their intended purpose and with routine maintenance should remain useable.
- 8 Upgrade:** These items will enhance and modernize the property. The existing configuration was most likely acceptable at the time of installation.

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## NOTES

### Description

This real estate inspection is a non-invasive physical examination, designed to identify material defects in the systems, structures and components of a building as they exist at the time of inspection. A material defect is a condition that significantly affects the value, desirability, habitability, or safety of the building. The adequacy or efficiency of any system is beyond the scope of a building inspection. Style or cosmetics shall not be considered in determining whether a specific system, structure or component is defective. It is assumed that the client will be the final judge of cosmetic issues and not the building inspector.

Our observations are not a substitute for inspection by a licensed pest control operator. We recommend review of a current pest control report for information concerning the infestation and infection of wood-destroying pests and organisms. If not available, we recommend a pest control inspection be performed.

We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department. There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. We recommend the client or their representative review all appropriate public records.

- **Note:** For purposes of identification and reporting, we will describe the locations of this property, left or right, front or rear, as though viewing the building from the front door.
- **Weather:** Partly cloudy
- **Temperature:** The outside temperature was 60 to 70 degrees
- **Present:** The client and their agent
- **Property age:** The age of the property was reported to be 67 years old by the listing agent.

## Observations and Recommendations

### Additional Notes

We were informed by the work order that the roof had been or was to be inspected by a separate licensed roofer, therefore the roof was not inspected by the Home Inspector and is not included as a part of this inspection report. No representations or warranties are provided as to the existing or possible future condition of the roof. We recommend you review the roof report issued by the roofing contractor regarding the current condition of the roof surface and flashings.

We were informed by the work order that a pest inspection was recently performed on the property by a licensed pest control company. Pest inspections involve certain insect, moisture, and deterioration issues that are not typically included in a standard home inspection report. We recommend you review the pest report for pest and deterioration related issues regarding the current condition of the property.

The soil in this area is known to be "expansive" and acts much like a sponge because it swells and expands when it gets wet and will shrink and crack when it dries. Changing moisture content in the soil can cause movement of the support system which, in turn, can produce cracking in the interior and exterior finished surfaces, sticking doors and windows, and even sloping and sagging floors. These conditions usually change as the seasons change. The soil beneath the building dries out during the summer, and is once again saturated by the return of winter rains. Maintaining good drainage and controlling moisture will minimize this movement. Providing positive grading, directing roof water away from the building and maintaining good ventilation under the building are all helpful measures that

will help reduce these cosmetic conditions. If you desire additional information concerning expansive soil, the effect it may have on this building, and how best to control it, we recommend you consult with a geo-technical engineer.

The landscape irrigation system, related plumbing and electrical wiring were not inspected. No representations or warranties are made as to the existing or possible future condition of the landscape irrigation system.

This building was constructed on a hillside. We are not geo-technical, civil, or structural engineers and cannot render an opinion regarding the soil stability or the potential for future soil movement. If you wish to gain information regarding soil conditions and/or soil movement, we recommend you consult with a soils or structural engineer.

The property was constructed 50 or more years ago using construction techniques and materials that may be outdated and advanced in age. The systems and components of the property may not be in accordance with modern safety and building standards and upgrading may be necessary with remodeling. This inspection is not a technically exhaustive or invasive. Our inspection cannot identify latent or patent defects, conditions that were not exposed to view, or conditions that may develop as a result of aging materials or outdated workmanship.

The sauna and all the related equipment were not inspected. No representations or warranties are made as to the existing or possible future condition of the sauna.

Portions of this building have been remodeled, altered and/or added. We did not determine if all necessary permits were obtained, inspections performed and final signatures received.

A driveway and/or street is shared with the adjacent properties. To determine if maintenance-sharing or liability agreements are in effect regarding the driveway or street, consult the owner of the subject property, neighboring owners and/or public records.

The fencing system and the related gates were not inspected. No representations or warranties are made as to the existing or possible future condition of the fences.

We recommend the purchase of a building warranty to cover the built-in appliances and major systems.

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## **EMERGENCY CONTROLS**

### **Observations and Recommendations**

**Overview**

In an emergency all occupants need to know where to shut off the gas, the water, and the electricity, and /or be aware of your plumbing drainage system. We have listed below those controls and their location for your convenience. We encourage all occupants to familiarize themselves with their location and operation.

**Electrical Shut-Offs**

The main electrical panel was at the front of the building.

**Water Shut-Off**

The domestic water supply main shut-off valve was located at the front of the building.

**Gas Meter**

The gas meter was located on the right side of the building.

**Sewer Cleanout(s)**

The sewer cleanout(s) were at ground level at multiple locations around the building.

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## EXTERIOR

**Description**

- **Primary exterior wall covering:** Plywood siding
- **Driveway:** Pavers
- **Walkway:** Pavers, decking
- **Patio:** Decking, Tile, Pavers

**Observations and Recommendations**

## Overview

Our review of the exterior includes: siding and trim, fascia, eaves, soffits, decks, porches and railing, poured, paved or placed surfaces of the walkways, patios and driveways, retaining walls; if present, fencing and gates. These items are visually examined for signs of excessive or unusual wear and general state of repair. Components may not be visible because of soil, vegetations, storage and/or the nature of construction. In such cases these items are considered inaccessible. Reportable conditions may also not be exposed to view on freshly painted and/or caulked surfaces. The owner or occupant should be consulted regarding the maintenance and repair history of the exterior and determine the nature, extent and frequency of maintenance and repair that has been necessary and performed to date.

## Plywood Siding

The plywood siding appears to be properly installed and generally in good condition, with exceptions noted elsewhere in this report.

**Repair:** Sections of the plywood siding are damaged around the building. We recommend these sections be repaired or replaced.

## Eaves/Soffits/Fascia

The eaves and overhangs appear to be properly installed and generally in good condition, with exceptions noted elsewhere in this report.

**Repair:** Sections of the roof framing are damaged. We recommend repair or replacement. The current pest report may provide more details on the extent of damage in the affected areas.



## Decks/Balconies/Porch

The deck appears to be properly constructed and generally in serviceable condition, with exceptions noted below.

**Repair:** Sections of the deck support system are damaged and should be repaired or replaced.



**Repair:** The deck guardrail is wobbly. We recommend that it be resecured or replaced.



**Maintenance:** The front ledger deck board attached to the structure has been installed without flashing, creating a condition conducive to deterioration. We recommend this board be flashed or caulked to help prevent deterioration at this location. Ideally, the deck should be detached from the structure entirely, so that any developing deterioration or damage does not affect the building itself. This may not be practical in this case.

Like fences and other exposed wood construction, decks have a finite service life. Even the best maintained deck will need repair and eventual replacement. We urge regular treatment with combination wood preservative/UV inhibiting sealers.

We made no attempt to inspect the inaccessible areas under the deck. It is common for some damage and/or deterioration to exist in these areas while, as a whole, the deck would still be considered serviceable.

**Note:** A front yard deck is detached and is considered an accessory structure. We did not inspect this feature and exclude it from this report.

For attention to the condition(s) noted and/or cost estimates, if necessary, we recommend the advice and services of a licensed contractor.

## Vegetation

We recommend the vegetation on the property be maintained to help prevent over growth and encroachment onto the structure.

**Driveway**

The driveway appears to be properly installed and is generally in good condition.

**Walkway**

The walkways appear to be properly installed and are in serviceable condition.

**Patio**

The patio appears properly installed and in good condition.

**Stairs/Steps**

**Repair:** The handrail at the rear stairs is loose. We recommend it be resecured.

**Retaining Walls**

One or more retaining walls on this property appear to structural retaining walls. We are not qualified to analyze structural retaining walls for their adequacy. If further evaluation is desired we recommend you retain the services of a structural engineer.

**Exterior Foundation**

**Monitor:** There were one or more foundation cracks observed greater than 1/8 inch. We recommend these cracks be monitored for changes that would indicate the need for further inspection and possible corrective action



### General Comment

As a preventive maintenance, caulking and sealing the gaps in the exterior of the building around the doors, windows, plumbing and electrical entry points will help prevent heat loss, cold air infiltration and moisture entry. When caulking is used for maintenance of any flashing or exterior trim, we suggest a high quality urethane sealant be applied. Latex, butyl, oil based, silicone or "architectural grade" sealants should be avoided.

For attention to the condition(s) noted and/or cost estimates, if necessary, we recommend the advice and services of a licensed contractor.

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## GRADING AND DRAINAGE

### Description

- **Lot:** Hillside
- **Building pad:** Uneven

### Observation and Recommendations

#### Overview

Proper grading is required to minimize water buildup near the foundations. Soil should slope away from the building to minimize or prevent the problems associated with excess water. Roofing system gutter discharge should also be directed away from the foundations to minimize excessive moisture buildup. Our review of the grading and drainage is limited to the surfaces directly adjacent to the inspected buildings.

**Grading**

The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

**Drainage**

The property was provided with an underground drainage system. Visual inspection cannot confirm the condition or adequacy of the below ground piping to provide proper site drainage due to concealment. It is suggested that the property owners be consulted to confirm that the site drainage system is currently in satisfactory working condition, and disclose any problems, past or present, with building site drainage.

The drainage system should be checked for debris and cleaned regularly to ensure proper operation during heavy weather.

**Roof Drainage**

The roof drainage system was in serviceable condition. Routine maintenance should include removal of debris to ensure proper drainage.

**General Comment**

We recommend monitoring during heavy rains and improving drainage if necessary.

For attention to the condition(s) noted above, and/or cost estimates, if necessary, we recommend the advice and services of a qualified drainage contractor.

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## **GARAGE**

**Description**

- **Note:** On premise parking consisted of an attached garage.
- **Garage Door:** Single roll up design
- **Garage Door Openers:** One opener was present
- **Note:** The garage was partially finished.

**Observations and Recommendations**

**Overview**

Off street parking generally includes the garage, carport, parking deck or similar areas designed for automotive parking. When included, we review the parking surfaces, garage doors and openers, firewalls, firedoors, accessible framing, etc.

**Firewall**

**Upgrade:** A high percentage of residential fires start in garages. Upgrading with fire-resistive construction should be considered.

**Fire Door**

The door between the garage and the living space was of fire resistive construction as required by today's building standards and includes an automatic closer.

**Garage Door**

The garage door was operated and appears to be properly installed and in generally serviceable condition.

**Opener**

The infrared beams were in serviceable condition. The door reversed when the beam was interrupted.

**Note:** On or after July 1, 2019, no person, corporation, or entity shall manufacture for sale in this state, sell, offer for sale at retail or wholesale, or install in this state a residential automatic garage door opener that does not have a battery backup function that is designed to operate when activated because of an electrical outage. The battery backup function shall operate in a manner so that the automatic garage door opener is operational without interruption during an electrical outage. This section applies to all automatic garage door openers manufactured and sold for use in any residence and other residential applications of automatic garage door openers manufactured for commercial purposes. On or after July 1, 2019, no replacement residential garage door shall be installed in a manner that connects the replacement door to an existing residential automatic garage door opener that does not meet the requirements set forth in subdivision (a), regardless of the date of manufacture of the residential automatic garage door opener.

**Switches / Lights**

The garage switches were operating and in serviceable condition.

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## ELECTRICAL

## Description

- **Volts:** 120/240
- **Service Entrance:** Overhead mast
- **Service Capacity:** 200
- **Main Panel Protection:** Breakers.
- **Subpanel Protection:** Breakers
- **Subpanel Location:** The subpanel was located in the hall closet.
- **Service grounding:** Unable to locate
- **Branch circuit conductor material:** Aluminum and copper
- **Wiring Method:** Non Metallic (NM) sheathed cable and flexible metal conduit
- **Receptacles:** 3 prong

## Observations and Recommendations

### Overview

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation of aluminum wiring, lack of grounding, overfusing, exposed wiring, running splices, reversed polarity and other substandard or outdated installations. The hidden nature of the electrical wiring prevents inspection of all the electrical system. Components that are concealed from view are considered inaccessible. Furniture and/or storage may have restricted access to some electrical components which are then also considered inaccessible.

### Service Drop

The overhead service conductors were in serviceable condition.

### Main Panel

The main electrical service panel was opened and the inspected circuitry was found to be properly installed and correctly fused, except as noted elsewhere in this report.

**Main Disconnect**

The system featured a main disconnect. Main disconnects are used to turn off the electricity to the entire building when servicing the system or in the event of an emergency.

**Service Capacity**

The service capacity is adequate for present demands.

Our statement regarding service capacity is based upon the labeled rating of the main electrical service disconnect device.

**Subpanel(s)**

The electrical subpanel was opened and the inspected circuitry was found to be properly installed and correctly fused.

**Note:** The electrical subpanel was located in a closet, which is prohibited for present installations. To reduce the hazards of fire and allow access, we recommend clearance be maintained.

**Conductor Material**

**Maintenance:** The aluminum circuits were securely fastened to rated devices, but lack the application of an anti-oxidant. As a preventive measure, we recommend each accessible connection be exposed and covered with anti-oxidant paste. This will help prevent oxidation.

**Wiring**

The accessible branch wiring was in serviceable condition.

**Grounding**

**Note:** We were unable to visually confirm the presence of a grounding electrode. Confirmation would require further inspection and possible destructive testing. If desired, this will be performed at an additional cost to the interested parties.

## **Bonding**

**Note:** Bonding refers to the permanent joining together of components for maintaining electrical continuity, typically to assure continuity to ground. Interior metal piping systems must be bonded to the grounding electrode system to keep the piping from becoming energized. If the piping is properly bonded, a ground fault which energizes the piping will complete circuit and activate the overcurrent protection device (fuse or circuit breaker), opening the circuit and eliminating the hazard. Whether the building was built prior to the requirement for bonding we recommend any interior metal piping systems that may become energized be bonded. This includes water piping, metal ducts, metal drain piping and gas piping

The above ground metal piping was bonded and connected to the grounding system as per present standards.

## **Lights**

A representative number of lights were operated using their switches and were in serviceable condition at the time of our inspection.

## **Switches**

We checked a representative number of switches and found they were operating and in serviceable condition.

## **Receptacles**

The receptacles appear to be properly installed and were operational, except as noted elsewhere in this report.

**Repair:** Several receptacles were found to be the ungrounded three prong type as replacements for the original two prong receptacles. For an increased margin of safety, we recommend either the receptacles be retrofitted back to their original two prong configuration or properly ground all ungrounded three prong receptacles. In both cases we recommend GFCI protected receptacles be installed in all areas listed below under "GFCI Protection".

## **GFCI Protection**

Ground fault circuit interrupters (GFCIs) are modern electrical devices, either receptacles or circuit breakers, designed to protect the occupants from electric shock. In the event of a fault in a ground-fault protected appliance, the current passing through a person to ground is detected and the circuit is shut off, protecting from potentially fatal shocks. GFCIs are required in all wet or damp environments. These include, but may not be limited to, all kitchen countertop receptacles, near all sinks, in bathrooms, garages, at spas, hot tubs, fountains, pools, crawl spaces, near laundry tubs, and on the exterior. We recommend that all such locations be provided with GFCI protection if they are not already so equipped. This will considerably improve electrical safety for occupants of the building. All GFCI devices must be tested in accordance with the manufacturer's recommendations to ensure that they continue to provide the necessary protection.

GFCI (ground fault circuit interrupter) protection has been provided for all areas currently required by present standards by several GFCI receptacles. The devices were checked using both the test button provided and an electrical testing tool. The GFCI protected receptacles tested functional. We recommend testing the devices on a monthly basis.

### General Comment

For attention to the items noted above we recommend the services of a licensed electrician.

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## PLUMBING

### Description

- **Domestic water supply:** Local Utility
- **Waste system:** Municipal
- **Main water line:** Not identified
- **Supply Piping:** Copper
- **Drain piping material:** Cast Iron, Copper, ABS, Cast Iron, Copper, ABS

### Observations and Recommendations

#### Overview

A plumbing system consists of the domestic water supply lines, drain, wasteland vent lines, and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Wells, septic systems, sewer lines, sprinklers and water treatment equipment are not inspected and are expressly excluded from the authorities. If the property relies upon an onsite waste disposal system, such as a septic tank, pumping and inspection of the tank and all related equipment by a qualified septic system specialist is recommended to determine the nature and condition of the system.

#### Pressure

A representative number of fixtures were operated and we observed reasonable flow when multiple fixtures were operated simultaneously. Small changes in flow when other fixtures are turned on or off are normal.

**Supply Piping**

The exposed, visible, and accessible supply lines were in serviceable condition.

**Drain Lines**

The exposed, visible, and accessible drain, waste and vent lines were in serviceable condition. The drain lines should be routinely cleaned to remove the buildup of grease, hair and dirt, and help prevent debris blockage and subsequent drainage failures.

**Vent Lines**

The vent piping for the waste system appears to be properly installed and in good condition.

Not all of the vent piping in the building is visible or accessible during inspection. This inspection is not an invasive and technically exhaustive examination of the vent work in the building.

**Fixtures**

As of January 1, 2017 the state of California Civil Code (SB407) mandates that all single family residential real property built before January 1, 1994 must have water conserving, or low flow plumbing fixtures installed throughout the property as a condition of building permits applied for after January 1, 2014. The state code states in part that 1101.4. (b) on or before January 1, 2017 noncompliant plumbing fixtures in any single-family residential properties shall be replaced by the property owner with water-conserving plumbing fixtures. The code also states that (c) a seller or transferor of a single-family real property shall disclose in writing to the prospective purchaser or transferee the requirements of subdivision (b) and whether the real property includes any noncompliant plumbing fixtures.

**Note:** The definition of a water conserving fixture is as follows: If a toilet flows more than 1.6 gallons per flush (gpf), a 1.28 gpf toilet will be required. If a shower head exceeds 2.5 gallons per minute (gpm), a 2.0 gpm showerhead will be required. If a lavatory faucet flows more than 2.2 gpm, a 1.2 gpm faucet will be required. If a kitchen sink faucet flows more than 2.2 gpm, a 1.8 gpm faucet will be required. We do not measure the water flow to determine if the fixtures are in compliance with the code. Although the fixtures may be labeled as compliant we cannot verify whether they are or not. If desired we recommend further evaluation by a licensed plumbing contractor.

The fixtures were inspected and found to be in serviceable condition, except as noted below or elsewhere in the report.

**Gas Service**

The gas meter was in serviceable condition. There was no meter wrench attached to the meter. We recommend attaching a wrench to the meter so the gas can be shut off in an emergency. If desired, a plumbing contractor could be retained to install an automatic shutoff to help prevent gas leakage in the event of an earthquake.

**Gas Piping**

The accessible and visible gas piping was in serviceable condition. We detected no evidence of leakage at any of this exposed and accessible gas piping. Pressure testing of the entire gas system may reveal leaks, but is beyond the scope of our inspection. If pressure testing is desired we recommend the services of a licensed plumber.

**General Comment**

For attention to the condition(s) noted elsewhere in this report we recommend the services of a licensed plumbing contractor.

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## WATER HEATER

**Description**

- **Number of units:** 1
- **Location:** In the subarea
- **Energy Source:** Natural Gas
- **Water Heater Capacity:** 50 gallons
- **Date of manufacture:** 2025
- **Type:** Free standing tank

**Observations and Recommendations****Overview**

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. the hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

**Water Connections**

The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

**T & P Relief Valve**

The water heater was equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. The drain line was correctly configured and in serviceable condition.

**Venting**

The water heater vent is properly installed and in serviceable condition.

**Gas Supply**

There is an accessible gas shut-off valve near the water heater. The gas connector is an approved flexible type in good condition

**Combustion Air**

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met. It is important to keep all combustion air openings clear of obstructions.

The combustion air supply is adequate.

**Seismic**

The water heater was strapped and/or braced in accordance with current requirements.

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## HEATING-FORCED AIR

**Description**

- **Number of units:** 1
- **Age:** 18
- **Location:** Subarea

- **Heating Coverage:** Entire building
- **Capacity:** 88k BTUs

## Observations and Recommendations

### Overview

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for failure, excessive or unusual wear and general state of repair. The adequacy of the supply or distribution balance is not inspected.

The heat exchanger, also referred to as the combustion chamber, is the area in the heater where combustion takes place. The nature and configuration of most furnaces is that the openings of the heat exchanger prevent visual access to most of its surface. Thus, any observations available to the building inspector will be limited and we can make no guarantee that the heat exchanger(s) is crack free. A cracked heat exchanger is considered unsafe. The local utility or heating contractor can perform a more detailed and definitive evaluation of the heat exchanger.

During the service life of all heating equipment, we recommend periodic review by the local gas utility company and servicing by a qualified and licensed contractor for continued safe and efficient operation.

### Clearance / Location

Clearance to combustibles was adequate. Personal belongings should not be stored in this area.

### Gas Supply

The gas supply included a 90-degree shutoff valve for emergency use. The valve was not operated at the time of inspection. The gas connector was an approved flexible type and was in serviceable condition.

### Vent

The heating system vent is properly installed and appears in serviceable condition.

### Combustion Air

Combustion air provides the oxygen for fuel burning appliances. Adequate combustion air around all fuel burning appliances is essential for their safe operation. The air can come from inside or outside, providing present standards are met.

The combustion air is adequate for the heating unit.

## Heat Exchanger

The heat exchanger, also referred to as the combustion chamber, is the area in the heater where combustion takes place. The nature and configuration of most furnaces is that the openings of the heat exchanger prevent visual access to most of its surface. Thus, any observations available to the building inspector will be limited and we can make no guarantee that the heat exchanger(s) is crack free. A cracked heat exchanger is considered unsafe. the local utility or heating contractor can perform a more detailed and definitive evaluation of the heat exchanger.

**Investigate Further:** Based on the age of the furnace, there is a higher probability of damage in the heat exchanger (combustion chamber). As mentioned in the above paragraph, a definitive evaluation of the heat exchanger is available from the local utility or heating contractor and considering the age of the unit, this is highly recommended.

## Thermostat

The thermostat appears to be properly installed and the unit responded to the user's inputs.

## Ducts

The ducts appear to be generally properly installed and are in serviceable condition, with exceptions noted below, or elsewhere in this report.

**Note:** Not all of the ductwork in the building is visible or accessible during inspection. This inspection is not an invasive and technically exhaustive examination of the ductwork in the building.

## Filters

All types of heating system filters need regular servicing for efficient operation of the equipment. We recommend inspecting the filters every three months and changing or cleaning them if dirty.

## General Comment

The furnace responded to normal operating controls. Components appear properly installed and serviceable. Routine maintenance will keep it functional and maximize its service life.

For attention to the items noted, we recommend a heating contractor be retained for further evaluation and repair.

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# AIR CONDITIONING

## Description

- **Number of units:** 1
- **Condenser location:** Left side
- **Method of cooling:** Gas compression
- **Type of equipment:** Split System
- **Year of manufacture:** 2025
- **Capacity of system:** Approximately 4 tons

## Observations and Recommendations

### Overview

**Note:** A central air conditioning system consists of the condenser, evaporator coil, operating and safety controls and a means of distribution. These items are examined for functions, excessive or unusual wear, and general state of repair. Condensing units are not tested if the outside temperature is too low for safe operation. Detailed testing of the cooling equipment components or predicting their life expectancy requires special equipment and is beyond the scope of this inspection. We recommend regular servicing of the cooling system and its related equipment to provide maximum service life. Window and wall mounted air conditioning units are not inspected. The cooling supply adequacy or distribution balance is not inspected.

### Condensor / Compressor

The air conditioning condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, condenser fan, electrical panel box, and some accessory components.

The air conditioning condensing unit appears to be properly installed and in serviceable condition.

### Evaporator Coil

The evaporator coil is the part of the air conditioning system used to transfer or absorb heat from the air surrounding the evaporator to the refrigerant. In doing so, the liquid refrigerant is evaporated or boiled off as it passes through the evaporator. It is typically installed inside the plenum/case attached to furnace.

### Refrigerant Lines

The suction line was checked during operation of the system and was cold and sweaty. This is normal and is an indication the system was functioning properly.

**Condensate Drain**

Condensate waste was properly drained to an approved location. The drain line(s) was in serviceable condition.

**Local Disconnect**

There was a power supply disconnect within view of outside condensing unit for service personnel as required by today's standards. The unit appears properly installed and in good condition.

**General Comment**

The air conditioning system(s) responded to normal operating controls and produced the desired temperature differential between return air and supply air of between 15 and 20 degrees. What appears to be normal operation of the air conditioning system during cooler weather does not necessarily mean that the system will adequately cool during periods of warmer weather. It may be discovered that the system needs servicing or is inadequate during the hotter months. If desired, a more detailed evaluation of the air conditioning system can be obtained from an HVAC contractor.

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## INTERIOR

**Description**

- **Number of bedrooms:** 4
- **Number of bathrooms:** 3
- **The walls were:** Drywall, Wood panels
- **Ceilings:** Drywall, Open beam and wood plank
- **Floor:** Wood, Simulated wood laminate, Tile

**Observations and Recommendations**

## Overview

**Note:** Our review of the interior includes inspection of walls, ceilings, floors, stairs, balconies, railings and smoke detectors. These features are visually examined for excessive wear and general state of repair. Some of these components may not be visible because of furnishings and/or storage. In such cases these items are not inspected. It is not uncommon for sections of the interior floors to be slightly sloped. This condition is the result of typical support system settlement and/or framing irregularities. Individual perception and sensitivity to floor sloping and/or settlement varies greatly. If these condition are of concern, more detailed evaluation should be obtained from a qualified engineer. Measurement and evaluation of floor slope is beyond the scope of our inspection.

## Walls

The finished walls were in serviceable condition.

## Ceiling

The ceilings appeared to be in serviceable condition.

## Floor

The floors have a good appearance and are in serviceable condition, with exceptions noted below, or elsewhere in this report.

The interior floors showed typical wear and tear, but were in generally serviceable condition.

## Smoke Detectors

Buildings built since about 1990 have required smoke detectors on each floor (including basements), in the corridors leading to all sleeping areas, and in all bedrooms. Pressing the test button on smoke detectors only verified battery and/or horn function, but does not test the sensor(s) in the units(s). California law requires the seller to transfer a home with proper working smoke detectors. The seller and buyer are required to sign the Smoke Detector Statement of Compliance prior to the close of escrow. Smoke detectors should be checked periodically in accordance with the manufacturer's recommendations to ensure they remain fully operational. We recommend that smoke detector batteries be changed with any change in occupancy and twice a year thereafter. A convenient time to change batteries is the changing of your clocks in Spring and Fall.

**Health and Safety:** There were several missing smoke detectors in the building. We recommend installing smoke detectors in all bedrooms, and one on each habitable floor in the building for safety reasons.

Carbon Monoxide detectors were installed in this residence.

**Note:** We do not check the function of the smoke detectors. We do recommend testing all smoke detector(s) upon occupying the home for the first time. All batteries in the smoke detector(s) that are battery powered and/or battery back up should also be changed when first occupying the home. We

recommend the batteries be replaced two times a year, as well as testing the function of all smoke detector(s) as recommended by the manufacture.

### **Stairs / Balcony**

The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use.

### **General Comment**

The interior of the building shows normal wear and tear. We make no attempt to list all conditions we deem cosmetic in nature. The affected surfaces can be repaired in the course of routine maintenance and upgrading.

For attention to the conditions observed we recommend you retain the services of the appropriate trades person.

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## **WINDOWS/DOORS**

### **Description**

- **Window type:** Vertical Sliding units, Horizontal sliding units
- **Window Material:** Vinyl, Wood
- **Glazing:** Single pane
- **Door Types:** Wood swinging; Vinyl sliding
- **Door glazing:** Dual Pane

### **Observations and Recommendations**

## Overview

**Note:** The windows and doors are visually examined for signs of excessive or unusual wear and general state of repair. The condition, extent and/or presence of flashing that may have been installed beneath the finished exterior and the finished surfaces cannot be determined without destructive testing. Unless we observe signs of leakage or other conditions to warrant it, we do not recommend further inspection of these inaccessible areas. During extreme weather conditions, it is not unusual for some leakage to occur around doors and windows. This leakage can be reduced by annually inspecting these areas for gaps and cracks around the finished exterior surfaces and trim. All gaps should be caulked, sealed, and maintained to help reduce water entry. Window channels and weep holes should be routinely cleaned to allow for proper drainage. The owner or occupant should be consulted regarding the maintenance and repair history of the doors and windows to determine the nature, extent and frequency of maintenance and repair that has been necessary and performed to date.

## Windows

The windows tested appear to be properly installed and generally in serviceable condition, with exceptions noted below or elsewhere in this report.

**Repair:** There is condensation between the panes of glass in one or more insulated glass units in the downstairs room (marked with red dot). This suggests failed seals between the panes. There is no simple "fix" for this condition. We recommend all failed insulated glass units be replaced. Failed seals (condensation) on insulated glass units are very often difficult to identify and sometimes can only be seen when the sun is shining through and the windows are clean. We make every effort to identify failed seals, however; we can make no guarantee that all windows with failed seals have been identified, for this reason we recommend you have all the windows further evaluated by a glass contractor.



**Investigate Further:** Due to poor weather conditions and/or dirty windows, it was difficult to determine the conditions of one or more dual pane window seals. When conditions allow, we recommend cleaning the windows and check for failed units. Any failed units should then be repaired or replaced.

New windows have been installed in this residence. We recommend consultation with the owner to determine if all necessary permits were obtained, inspections performed and final signatures received.

**Upgrade:** Some of the windows are not safety glass and could be hazardous if broken. Because it is harder to break and less likely to cause injury if broken, tempered glass is now required in specified locations. These locations include, but are not limited to, all door glass, most large windows which have their bottom edge less than 18 inches above the floor or ground, windows near doors and floors, and windows in showers and bathtubs. The building has been remodeled over the years and the newer

installations have this feature, but the older locations do not have tempered glass. There is no requirement to retrofit these locations, but a greater margin of safety would be achieved by upgrading and installing safety glazing in these areas as well.

## Doors

The interior and exterior doors appear to be properly installed and generally in serviceable condition, except as noted elsewhere in this report.

**Repair:** One or more doors rub its frame and are difficult to operate. We recommend the door(s) be planed or sanded for smoother operation.



## Closet Doors

The interior closet doors appear to be properly installed and in serviceable condition.

## Miscellaneous

**Repair:** The dead bolt on the downstairs left room door(s) is the type that requires a key to operate from either side. This condition provides more security but can also be a hazard, especially in the event of a fire. Security needs to be weighed against the ability to quickly escape the building in the event of an emergency. Our recommendations are to replace the dead bolts with the types that are keyed on the exterior side only.



**General Comment**

For buildings with dual pane windows, failed seals (condensation) on insulated glass units are very often difficult to identify and sometimes can only be seen when the sun is shining through and the windows are clean. We make every effort to identify failed seals, however; we can make no guarantee that all windows with failed seals have been identified. Once you move in, you may notice failed seals that we were unable to identify at the time of inspection. Failed seals lose some of their insulating value but are primarily a cosmetic deficiency. If the possibility of failed seals is unacceptable after you take possession, we recommend you have all windows further evaluated by a glass contractor prior to the expiration of your contingency period.

For attention to the items noted above we recommend the advice and services of a licensed general or glass contractor.

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## BATHROOM

**Observations and Recommendations****Overview**

**Note:** Bathroom fixtures are inspected using their normal operating features and controls for functions and leakage. Accessible water supply and drain lines are examined for leakage and proper installation. The finished surfaces and hardware are examined for excessive or unusual wear and general state of repair.

**Floor / Wall**

The flooring in the bathrooms appeared adequate at the time of inspection.

**Ventilation**

Ventilation in the bathrooms is adequate.

**Shower Walls**

The shower walls appear to be properly installed and in serviceable condition.

**Note:** The cultured marble or acrylic shower wall material is only serviceable as long as the joints are 100% watertight. We advise regular maintenance with caulk in all joints of the bathroom showers.

**Glass Enclosure**

The glass shower enclosure is tempered safety glass and is in good condition.

**Sinks / Tubs / Toilets**

The sinks, tubs, and toilets in the bathrooms were inspected and no adverse conditions were observed.

**Faucets / Fixtures**

The faucets and plumbing in the bathrooms were in serviceable condition.

**Plumbing**

**Repair:** The downstairs hall bathroom water supply tubing under the sink is leaking. We recommend it be repaired or replaced.

**Countertop / Cabinet**

The bathroom counters and cabinets appeared to be in adequate condition with no deficiencies observed during the inspection.

**General Comment**

For the condition(s) noted, we recommend the advice and services of a plumbing contractor.

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## KITCHEN

**Appliances Installed**

- Cabinet-mounted Oven
- Cooktop
- Disposal
- Dishwasher

- **Microwave oven**
- **Exhaust fan**

## **Observations and Recommendations**

### **Overview**

**Note:** The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. We inspect built-in appliances (excluding refrigerators) to the extent possible using normal operating controls. Detailed evaluation of appliance components (thermostats, clocks and timers) would have to be provided by a qualified appliance technician. Free-standing ranges are operated but refrigerators, portable dishwashers, and portable microwave ovens are not tested. Due to time constraints oven self-cleaning features were not tested.

### **Appliance Condition**

All appliances were tested using normal operating controls and were generally found to be in satisfactory working condition.

### **Plumbing / Sinks / Fixtures**

The kitchen sink and plumbing was found to be in serviceable condition with no adverse conditions.

### **Cabinets**

The cabinets in the kitchen appeared adequate at the time of inspection.

### **Countertop**

The kitchen countertops appeared in adequate condition with no deficiencies observed.

### **General Comment**

The kitchen hardware, fixtures and finished surfaces showed normal wear and tear, as well as minor cosmetic flaws, however they were in generally serviceable condition. No action is indicated, except to improve cosmetic appearances.

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## LAUNDRY

### Description

- **Location:** Laundry closet
- The dryer hook up included a 240 volt receptacle only.
- **Appliances Present:** Washing Machine and an Electric Dryer

### Observations and Recommendations

#### Overview

**Note:** The visible laundry plumbing, electrical, and venting components are inspected for general state of repair. We do not operate the washer and dryer. The finished surfaces are examined for excessive or unusual wear and general state of repair.

#### Hookups

The hookups for the washer and dryer are properly installed and in serviceable condition. The appliances themselves were not tested.

#### Dryer Vent

The dryer vent line was not accessible or visible during the inspection.

**Maintenance:** Clogged dryer vents can adversely affect the operation of the dryer and be a potential fire hazard. We recommend they be cleaned periodically to ensure safe and efficient operation of the dryer.

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## ATTIC

### Description

- **Note:** Because of the vaulted ceiling design in portions of the building, these areas did not include an accessible attic space. The roof structure and related building components in these areas could not be inspected.

## Observations and Recommendations

### Overview

**Note:** The attic contains the roof framing and serves as a raceway for components of the mechanical and electrical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We examine the exposed and accessible attic components for excessive or unusual wear and general state of repair. Where walking or crawling in an unfinished attic can result in damage to the finished ceiling, inspection is from the access opening only and is limited in its scope.

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## INSULATION

### Description

- **Attic insulation:** Not visible
- **Wall insulation:** The walls were inaccessible and we were unable to determine if they are insulated.
- **Floor insulation:** Fiberglass batts
- **Duct insulation:** Fiberglass

## Observations and Recommendations

### Overview

**Note:** Insulation helps to reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if insulation is present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon a random sampling of accessible areas and does not constitute a warranty that all such areas are uniformly insulated or are insulated to current standards. Any estimates of insulation R-values or depths are rough average values.

### Wall Insulation

Access to the wall cavities were inaccessible, therefore we were unable to determine if they were insulated.

### Duct Insulation

The insulation appears to be properly installed and in good condition.

The ductwork and insulation was largely inaccessible for inspection due to the nature of construction and the limited attic accessibility.

### Floor Insulation

**Repair:** Some floor insulation is installed with the vapor barrier reversed. To meet manufacturer's specifications and avoid condensation and subsequent damage, we recommend it be reinstalled with the vapor barrier facing the heated areas as per manufacturer's specifications.



### General Comment

The areas normally accessible were concealed by finished surfaces and could not be inspected. We are unable to evaluate the presence or degree of insulation and/or energy efficiency.

For attention to the items noted above, we recommend you retain a licensed insulation contractor.

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## STRUCTURE

### Description

- **Foundation type:** Raised perimeter and piers
- **Foundation material:** Poured concrete
- **Floor support:** Wood joists on mudsills and/or beams, Factory built OSB I-beams
- **Wall construction:** Wood

### Observations and Recommendations

## Overview

**Note:** The structural elements of the building include foundation, footings, all lower support framing and components, and load bearing wall framing. These items are examined, where visible, for failure, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representation as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance.

## Foundation

The foundation and other visible elements of the support structure have performed well and were in good condition, except as noted elsewhere in this report.

There was a condition known as efflorescence on the foundation walls. This whitish, crystalline or powdery material is a deposit of soluble salts that were originally within the concrete or masonry and were brought to the surface by water traveling through this material. When the water evaporates, the salts are deposited on the surface. Efflorescence, for the most part, is a visual condition and generally does not cause structural problems, however it does indicate an occasional surplus of moisture around the foundation.

**Investigate Further:** Foundation cracks greater than 1/8 inch were visible at various areas. We recommend further inspection by an engineer to evaluate the condition of the foundation, its predicted future performance and / or the need for corrective repair.

**Investigate Further:** There have been repairs performed on this foundation in the past. We are not qualified to evaluate the repairs and recommend the repairs and any engineering associated with this work be reviewed by a licensed structural engineer.



**Investigate Further:** Due to a storage platform and plumbing, a portion of the crawl space and the foundation perimeter wall was not accessible and visible during the inspection. Reportable conditions may exist once access is provided to the areas affected in the crawl space. We recommend upgrading by excavating the soil to allow access to the restricted areas in the crawl space, or by providing additional access hatches.

**Seismic Considerations**

Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the ability of the framing to move independently on the foundation in the event of seismic activity. Anchor bolts are in place as per standards in effect at the time of construction and appear to be properly installed and in good condition.

Bracing panels are special plywood panels installed on garage and foundation area framing, running from the mudsill, up the studs, and terminating at the top plate. They help the framing resist lateral movement or "racking". Plywood bracing panels have been installed on the cripple walls. This is the structural element between the foundation and the floor structure and this upgrade is considered a beneficial feature.

**Joists / Trusses**

**Repair:** Several joists under the front were deteriorated. We recommend all damaged material be replaced.

Some floor joists or trusses were concealed by insulation and could not be visually inspected.

**Subflooring**

The subflooring is concealed by insulation and could not be visually inspected.

**Piers**

The concrete piers appeared to be in adequate condition with no defects or deficiencies observed during the inspection.

**Beams**

The beams appeared to be in adequate condition with no defects or deficiencies observed during the inspection.

**Posts**

The support posts in the sub area appeared to be in adequate condition with no defects or deficiencies observed during the inspection.

**Mudsill**

The mudsill in the crawl space appeared to be in adequate condition with no defects or deficiencies observed during the inspection.

**General Comment**

For attention to the condition(s) noted, and/or cost estimates, if necessary, we recommend the advice and services of a general contractor.

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## CRAWLSPACE

**Description**

- **Moisture:** Soil is dry to moist at the time of inspection
- **Ventilation:** Screened openings around the perimeter
- **Access:** Crawl space accessible through a bedroom closet, Utility room
- **Method of Examination:** Partial crawling of the subarea: not all areas accessible

**Observations and Recommendations****Overview**

**Note:** The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and systems is examined for excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. Significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed while in the crawl space, some items will be reported under the individual systems to which they belong.

**Clearance to Soil**

Clearance between the soil and the framing was adequate.

**Ventilation**

**Monitor:** Because of the configuration of the foundations, ductwork, and other items, portions of the crawl space have poor cross ventilation. If musty odor becomes apparent, installation of additional vents or installing humidistatically controlled fans should be considered.

**Moisture**

The soil was dry to damp at the time of inspection, however, there were no adverse conditions observed resulting from the moisture conditions present to date. The property owner should be consulted regarding the history of drainage on the site including the nature, extent and frequency of water that collects during adverse weather. If drainage improvements have been necessary, it should be determined if they were designed and installed by qualified personnel, if they were completed and successful. Installed drainage systems must be regularly inspected for debris and cleaned regularly to ensure proper operation during inclement weather.

**Pests**

**Note:** There were rodent traps in place in the crawl space, however there was no evidence of rodent activity in the attic at the time of our inspection.

**Drain Lines**

The exposed and accessible drain, waste and vent lines were in serviceable condition. The drain lines should be routinely cleaned to remove the buildup of grease, hair and dirt, and help prevent debris blockage and subsequent drainage failures.

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## ENVIRONMENTAL CONCERNS

**Overview**

**Note:** Environmental issues include but are not limited to radon, asbestos, mold, lead-based paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialist is advised.

Residential buildings constructed in or before 1978 may contain lead-based interior and exterior paint. Lead is considered a potential health threat if it is ingested or if the dust from it is inhaled. Pregnant women and young children are at the greatest risk. Paint can be tested for lead content by a lead paint consultant, abatement contractor or testing laboratory. Testing or evaluation for lead-based paint is not within the scope of our inspection. For more information regarding lead-based paint, please contact the Environmental Protection Agency.

## Conclusions

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### Conclusions

All buildings require routine maintenance and repair. Generally, older buildings and those in high exposure environments require more maintenance and repair. This varies depending on the nature, extent and quality of maintenance and upgrading performed over the years. Following our recommendations will enhance the comfort, safety and service life of the property.

While we make an effort to identify reportable conditions, we are unable to predict the future conditions or performance. Conditions can change quickly, for this reason, we recommend that funds be budgeted yearly for maintenance and repairs

Please feel free to call us at any time if you have questions regarding the report or our conversations on site.

## Summary

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### Summary

The Summary of Findings is an inventory of reportable conditions discovered during our inspection that, we believe are the most significant of those observed. Reportable conditions are selected for the Summary because they may be a threat to health and safety, or because, if not attended to now, they could become much more significant very quickly, or because they could effect the habitability or enjoyment of the property. The cost of corrective action is not a factor in selecting items for the Summary and it should not influence which conditions are chosen for repair, replacement and/or upgrading. We do not assign responsibility for correction of the reportable conditions contained in the Summary. The decision(s) surrounding who is responsible for correction of the items and who will pay for these items is a matter best addressed by you and your agent and/or legal representative.

**IMPORTANT: The Summary of Findings does not contain every reportable condition observed during the inspection and it is not a substitute for the written report. We recommend you read the Summary of Findings after reading and highlighting the full written report. Together, these documents will provide you with a more complete picture and a better understanding of the condition of this property.**

NOTE: It is the policy of our company to not re-inspect Summary items. We recommend that Summary items be taken care of by qualified and licensed individuals familiar with this type of work. These individuals by virtue of their licensing and expertise can warrant the repairs and/or upgrades that have been completed in a "workmanlike" manner and can also provide written guarantees.

#### Plywood Siding

**Repair:** Sections of the plywood siding are damaged around the building. We recommend these sections be repaired or replaced.

### Eaves/Soffits/Fascia

**Repair:** Sections of the roof framing are damaged. We recommend repair or replacement. The current pest report may provide more details on the extent of damage in the affected areas.

### Decks/Balconies/Porch

**Repair:** Sections of the deck support system are damaged and should be repaired or replaced.

**Repair:** The deck guardrail is wobbly. We recommend that it be resecured or replaced.

### Stairs/Steps

**Repair:** The handrail at the rear stairs is loose. We recommend it be resecured.

### Receptacles

**Repair:** Several receptacles were found to be the ungrounded three prong type as replacements for the original two prong receptacles. For an increased margin of safety, we recommend either the receptacles be retrofitted back to their original two prong configuration or properly ground all ungrounded three prong receptacles. In both cases we recommend GFCI protected receptacles be installed in all areas listed below under "GFCI Protection".

### Windows

**Repair:** There is condensation between the panes of glass in one or more insulated glass units in the downstairs room (marked with red dot). This suggests failed seals between the panes. There is no simple "fix" for this condition. We recommend all failed insulated glass units be replaced. Failed seals (condensation) on insulated glass units are very often difficult to identify and sometimes can only be seen when the sun is shining through and the windows are clean. We make every effort to identify failed seals, however; we can make no guarantee that all windows with failed seals have been identified, for this reason we recommend you have all the windows further evaluated by a glass contractor.

### Doors

**Repair:** One or more doors rub its frame and are difficult to operate. We recommend the door(s) be planed or sanded for smoother operation.

### Miscellaneous

**Repair:** The dead bolt on the downstairs left room door(s) is the type that requires a key to operate from either side. This condition provides more security but can also be a hazard, especially in the event of a fire. Security needs to be weighed against the ability to quickly escape the building in the event of an emergency. Our recommendations are to replace the dead bolts with the types that are keyed on the exterior side only.

### Plumbing

**Repair:** The downstairs hall bathroom water supply tubing under the sink is leaking. We recommend it be repaired or replaced.

### Floor Insulation

**Repair:** Some floor insulation is installed with the vapor barrier reversed. To meet manufacturer's specifications and avoid condensation and subsequent damage, we recommend it be reinstalled with the vapor barrier facing the heated areas as per manufacturer's specifications.

### Joists / Trusses

**Repair:** Several joists under the front were deteriorated. We recommend all damaged material be replaced.

### Smoke Detectors

**Health and Safety:** There were several missing smoke detectors in the building. We recommend installing smoke detectors in all bedrooms, and one on each habitable floor in the building for safety reasons.

### Foundation

**Investigate Further:** Foundation cracks greater than 1/8 inch were visible at various areas. We recommend further inspection by an engineer to evaluate the condition of the foundation, its predicted future performance and / or the need for corrective repair.