PROPERTY INSPECTION REPORT



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8240 Toloso Rd
Prepared For: Clement and Susan Salvadori Family Trust
Agent: -
Date of Inspection: 7/21/2026
Year Built: 1978 Size: 2140
Weather: Hot/Dry

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 13 Item: 1	Siding Condition	Siding battens was loose or detached in places and needed repair. All work should be performed by a qualified contractor.
	Page 14 Item: 2	Trim Condition	• Trim loose at the time of the inspection should be re-fastened by a qualified contractor. • Bird damage to wood trim covering exterior walls of the garage was visible at the time of the inspection. The damage consistent with wood pecker activity. Because birds can be very persistent in this activity before the expiration of your inspection objection deadline, you should consult with a qualified contractor and pest control to discuss options and costs for repairs and bird deterrent strategy.
Crawlspace Foundation			
	Page 18 Item: 5	Sub Flooring	The sub flooring had areas of localized advanced decay that appeared to be connected with plumbing fixture leakage. At the time of the inspection, the moisture meter showed elevated moisture levels in sub floor at these areas, indicating active leaking. Decay will continue to worsen until the source of moisture is removed and sub floor dries. This condition should be corrected immediately by a qualified contractor.
	Page 19 Item: 7	Foundation Plumbing	Leaking water supply pipes were visible in the crawlspace at the time of the inspection. The Inspector recommends repair by a qualified plumbing contractor to prevent potential damage from moisture intrusion to the home materials, the home structure and to prevent development of microbial growth.

	Page 19 Item: 8	Foundation Electrical	• A junction box in the crawlspace was missing cover plates at the time of the inspection. An approved cover plate should be installed by a qualified electrical contractor to prevent shock or electrocution.
Grounds			
	Page 26 Item: 13	Decks	Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.
Garage			
	Page 41 Item: 4	Garage Door Parts	The chain tension on the overhead opener needs to be adjusted. When the chain is properly adjusted the chain will be 1/2" (for T-Rail) or 1/4 " (for Square Rail) above the base of the rail at its midpoint. Recommend adjustment by a qualified contractor.
Interior Areas			
	Page 46 Item: 1	Smoke/CO2 Detectors	***Safety:*** There is **NO** carbon monoxide detector in the **upstairs** area of the home. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores.
	Page 47 Item: 3	Light Fixture Condition	• Energized electrical splices not contained within a junction box and exposed to touch were visible in the interior at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor.
Bathroom #1			
	Page 56 Item: 12	Window Condition	Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.
	Page 57 Item: 14	Wall Condition	• Stains on the walls in this bathroom appeared to be the result of moisture intrusion. The moisture meter showed elevated moisture levels in the affected areas at the time of the inspection, indicating that the leakage has been recent. The Inspector recommends consultation with a qualified contractor to discuss options and costs for correction.

Bathroom #2			
	Page 60 Item: 4	Showers	In this bathroom, the shower was inoperable. The inspector recommends service by a qualified plumbing 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

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.

-WILDFIRE

Inspection Details (continued)

Although at the time of the inspection it appeared that fire mitigation had been adequately performed, in the future, you should continue to perform mitigation as needed.
You should consider creating Defensible Space around your home by following Cal Fire Guidelines. Cal Fire Defensible Space

The following are general guidelines:

Defensible space is an area around a structure within which fuels and vegetation are treated, cleared or reduced to slow the spread of wildfire towards the structure. It also reduces the chance of a structure fire moving from the building to the surrounding forest.

ZONE 1 is the area of maximum modification and treatment. It consists of an area of 30 feet around the structure in which all flammable vegetation is removed. This 30 foot dimension is measured from the outside edge of the home's eaves and from any attached structures, such as decks.

ZONE 2 is an area of fuel reduction. It is a transitional area between Zones 1 and 3. The size of Zone 2 depends on the slope of the ground where the structure is built. Typically, the defensible space should extend at least 100 feet from the structure. Within zone 2, the continuity and arrangement of vegetation is modified. Remove stressed, diseased, dead or dying trees and shrubs. Thin and prune the remaining larger trees and shrubs.

ZONE 3 is an area of traditional forest management and is of no particular size. It extends from the edge of your defensible space to your property boundaries.

-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.

-WILDLIFE
The area in which the home is located is close to habitat frequented by wildlife which may be dangerous, especially for children. You should consult with the state Department of Wildlife to learn what types of wildlife represent a danger and how to best protect yourself.

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 had a private onsite wastewater sewage treatment (septic) system that typically consists of a tank, leach field, and related components. Inspection of this system lies beyond the scope of the General Home Inspection and the Inspector did not inspect it. These systems can be extremely expensive to replace, and the Inspector recommends that before the expiration of your Inspection Objection Deadline, you have the system inspected by a qualified contractor.

-GAS

Gas fuel for the home was propane stored in a tank on the property. Tanks may be either leased or owned and you should ask the seller about this and discuss with them what arrangements they have made in the past for having the tank re-filled. Fuel levels in the tank are checked by reading a gauge installed at the tank. In some areas gas may not be available immediately. You should order propane well ahead of time to avoid running out.

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:

• Visually inspected from ladder and ground level with remote camera pole. Not mounted due to height and pitch making mounting of roof dangerous. Some areas of the roof are obscured from view due to inspection method.

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

The asphalt composition shingles covering the roof of this home showed moderate deterioration that appeared to be commensurate with the age of the roof. Appeared to be adequately protecting the underlying home structure at the 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.

-HEADWALL FLASHING

The Inspector observed no deficiencies in the condition of headwall flashing.

Roof (continued)

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.

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 few deficiencies in the condition of the gutters. Notable exceptions will be listed in this report.

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

-DOWNSPOUTS

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



Roof (continued)

6. Skylight /Solar Tube

Observations:
• The Inspector observed no deficiencies in the condition of skylights at the time of the inspection.

Exterior Areas

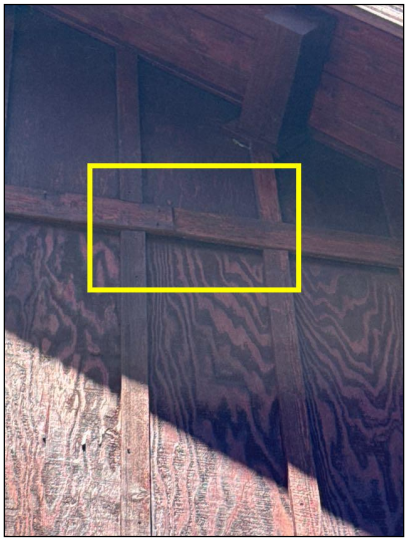
Inspection of the home exterior typically includes:
- exterior wall covering materials;
- window and door exteriors;

1. Siding Condition

Materials: Wood siding, wood frame construction.
Observations:
-GENERAL CONDITION
The Inspector observed few deficiencies in composite siding covering exterior walls at the time of the inspection. Notable exceptions will be listed in this report.

Siding battens was loose or detached in places and needed repair. All work should be performed by a qualified contractor.





Exterior Areas (continued)



2. Trim Condition

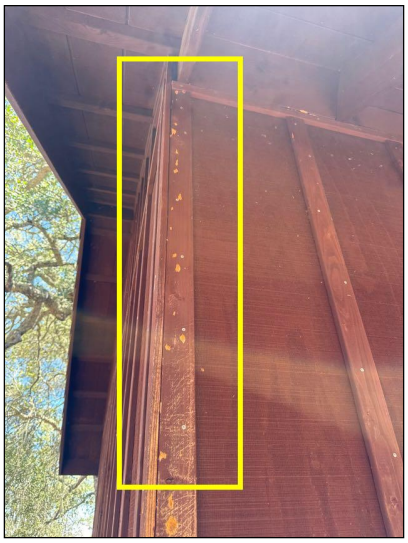
Materials: Exterior trim was constructed of wood.

Observations:

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

• Trim loose at the time of the inspection should be re-fastened by a qualified contractor.

• Bird damage to wood trim covering exterior walls of the garage was visible at the time of the inspection. The damage consistent with wood pecker activity. Because birds can be very persistent in this activity before the expiration of your inspection objection deadline, you should consult with a qualified contractor and pest control to discuss options and costs for repairs and bird deterrent strategy.



Bird damage to wood trim covering exterior walls of the garage



Bird damage to wood trim covering exterior walls of the garage

Exterior Areas (continued)



Trim loose at the time of the inspection should be re-fastened by a qualified contractor.



Trim loose at the time of the inspection should be re-fastened by a qualified contractor.



Trim loose at the time of the inspection should be re-fastened by a qualified contractor.

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.

Exterior Areas (continued)

4. Exterior Paint

Observations:

• Appears in satisfactory and functional condition with normal wear for its age.

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.



Garage Slab Foundation

1. Slab Foundation

Observations:

-SLAB DESCRIPTION

Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering.

No deficiencies were observed at the visible portions of the structural components of the home.

2. Foundation Perimeter

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the perimeter foundation walls.

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 East 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.

4. Girders/Posts/Floor Joists

Observations:

-GIRDER CONDITION

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

Crawlspace Foundation (continued)

5. Sub Flooring

Observations:

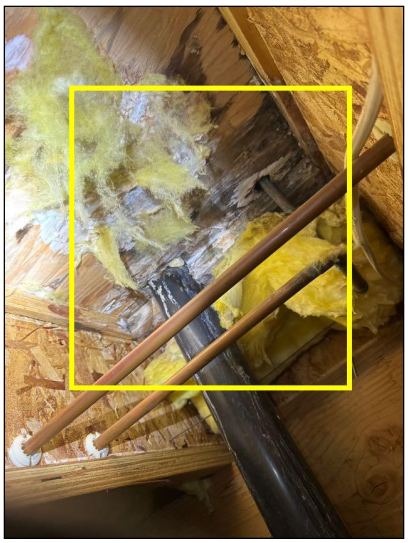
-FLOOR STRUCTURE MATERIALS

The floor structure consisted of plywood subfloor sheathing installed over engineered lumber joists resting on the concrete foundation.

-GENERAL CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible sub floor structure. Notable exceptions will be listed in this report.

The sub flooring had areas of localized advanced decay that appeared to be connected with plumbing fixture leakage. At the time of the inspection, the moisture meter showed elevated moisture levels in sub floor at these areas, indicating active leaking. Decay will continue to worsen until the source of moisture is removed and sub floor dries. This condition should be corrected immediately by a qualified contractor.



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" copper no insulation.

-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 gas distribution pipes were black steel.

-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.

-WATER SUPPLY PIPE CONDITION

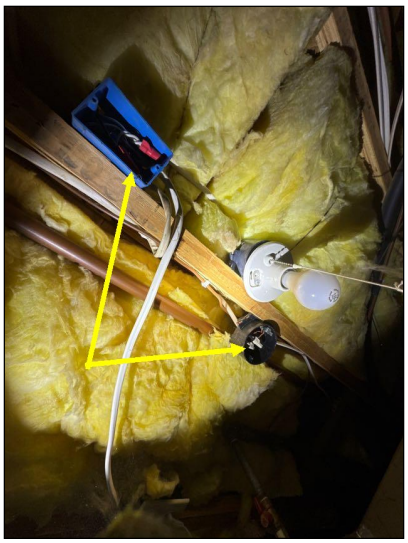
Leaking water supply pipes were visible in the crawlspace at the time of the inspection. The Inspector recommends repair by a qualified plumbing contractor to prevent potential damage from moisture intrusion to the home materials, the home structure and to prevent development of microbial growth.

8. Foundation Electrical

Observations:

• At the time of the inspection, the inspector observed few deficiencies in the condition of the homes electrical in the crawlspace. Notable exceptions are listed.

• A junction box in the crawlspace was missing cover plates at the time of the inspection. An approved cover plate should be installed by a qualified electrical contractor to prevent shock or electrocution.



9. Insulation Condition

Materials: Unfinished fiberglass batts noted.

Depth: Insulation averages about 12-14 inches in depth

Observations:

• Insulation appears adequate.

Crawlspace Foundation (continued)

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: The main propane tank shut-off was at the tank. • The main propane shut-off to the home was located at the home exterior at the point at which the supply pipe from the tank penetrated the home exterior wall at the South of the home.
Observations:
• The gas shut-off where the gas enters the home appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.
• The liquid propane tank shut-off appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.

Note: Evaluation of propane tanks lies beyond the scope of the general Home Inspection. The propane tanks can be evaluated by the contractor supplying the home with propane. Propane tanks are sometimes privately owned and transfer with ownership of the property, and are sometimes leased, and new lease arrangements must be made at the time of sale. You should ask your agent to confirm the terms that apply to the propane tank supplying gas to this property.

• The gas gauge at the propane tank indicated that the tank had 55 % remaining. A full tank is 80%, this is a safety measure to allow for expansion of the gas within the tank.

Note: It is recommended not to let the tank fall below 20% as propane gets low most tanks are designed to emit a small propane smell. The smell can be equated to the smell of rotten eggs. The systems are designed this way to alert the homeowner that your tank is running low and it's time for a refill.

Grounds (continued)



Main gas shut off to the home.



Main shut off to the liquid propane tank



The gas gauge at the propane tank indicated that the tank had 55 % remaining.

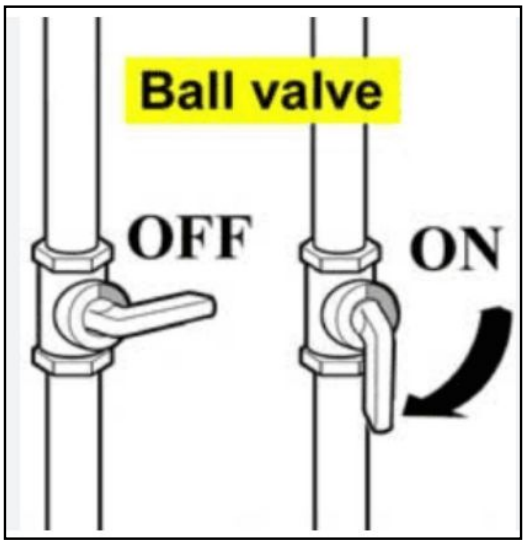
2. Main water shut off valve

Location: North 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.

Grounds (continued)



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

Materials: Copper piping noted.
Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply pipe.

4. Water Pressure

Observations:
• Recommend 40-80 PSI.
• Home water pressure measured 50 pounds per square inch (psi) at the time of the inspection.



5. Pressure Regulator

Observations:
• None.

Grounds (continued)

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.

8. Exterior Outlets/GFCI

Observations:

-EXTERIOR RECEPTACLES

At the time of the inspection, the inspector observed no deficiencies in the condition of the home exterior electrical receptacles.
In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

-EXTERIOR GFCI RECEPTACLES

Electrical receptacles on the exterior had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

9. Grading

Observations:

-BUILDING SITE GRADE

The building site was steeply sloped with banks.

-GENERAL CONDITION

The home was built on a hillside that will drain runoff from precipitation toward the home. Grading near the home mostly sloped away from the foundation adequately at the required minimum of ¼-inch or more per foot for a distance of at least six feet from the foundation. Notable exceptions are listed.

The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. Excessively high moisture levels in soil supporting the foundation can effect its ability to support the weight of the structure above. The ground should slope away from the home a minimum of ¼-inch per foot for a distance of at least six feet from the foundation. The Inspector recommends that these areas be re-grading to improve drainage near the foundation.

Grounds (continued)



The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. (garage area)

10. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Gravel driveway noted. • Concrete sidewalk noted.
Observations:
-GENERAL CONDITION
Driveway/Walkway in good shape for age and wear.
-MAINTENANCE
Routine Maintenance: There are minor predictable and common ruts and holes in the gravel driveway. Monitor these areas for further movement and repair as needed.

11. Fence Condition

Materials:
-FENCES
Fences were made of wood.
-GATES
The gates were made of wood.
-RETAINING WALLS
Retaining walls were constructed using dry-stacked stone.
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.
-RETAINING WALLS
The inspector observed no deficiencies in the retaining walls at the time of the inspection.

Grounds (continued)

12. Vegetation Observations

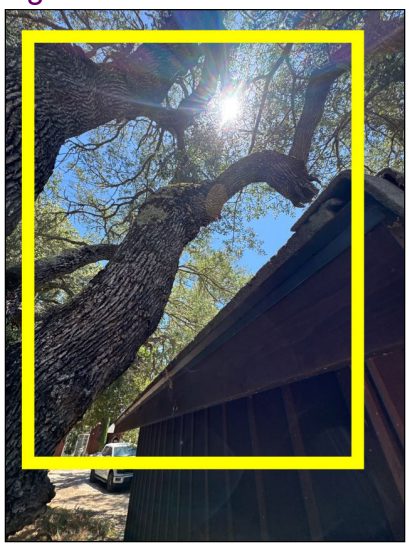
Observations:

• ***Monitor:*** Vines growing on the exterior walls may introduce insects, pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. Over time, vine tendrils may damage wall covering materials. The Inspector recommends removal of the vegetation from exterior walls.

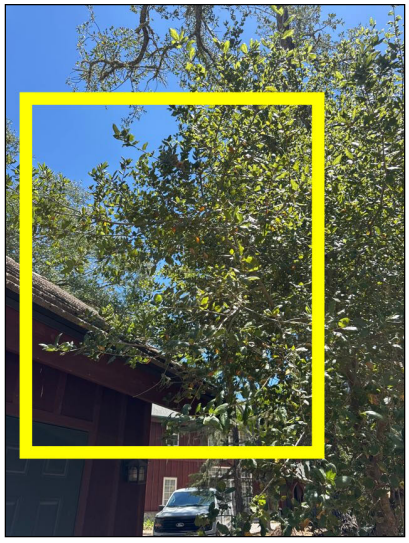
• ***Monitor***: Vegetation in contact with the exterior walls should be cut back to avoid potential problems from moisture or insects.

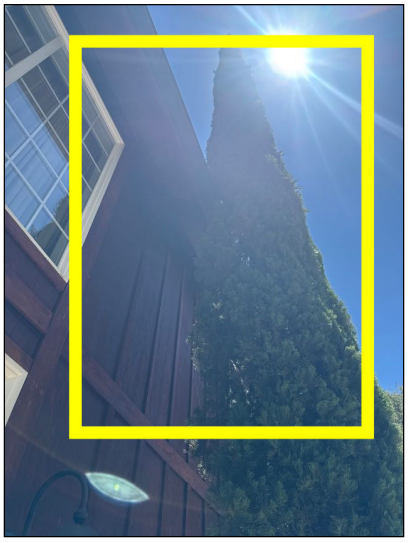
• ***Monitor:*** Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.

• ***Monitor:*** Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding. Branches should be cut back to avoid contact with the home.



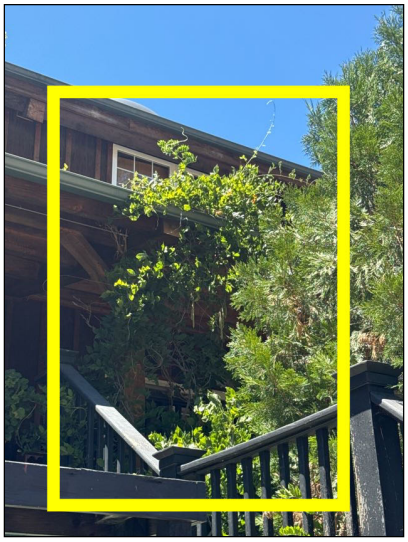






Grounds (continued)





13. Decks

Observations: Due to height limitations or barrier installation, the Inspector was unable to fully view the deck means of attachment to the home and only reported on viewable areas.

-GENERAL CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of the deck. Notable exceptions will be listed in this report.

-MATERIALS

The basic deck structure was built of pressure treated wood.

The basic deck structure was built of wood.

-PLANKING MATERIALS

Deck planking (the walking surface) was composed of wood.

-SUPPORT POSTS

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

-DECK FRAMING

At the time of the inspection, the Inspector observed no deficiencies in the condition of the structure of this deck framing.

-DECK HARDWARE

At the time of the inspection, the Inspector observed no deficiencies in the condition of the structure of this deck hardware.

-PLANKING CONDITION

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

Grounds (continued)



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.

Grounds (continued)



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.

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

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.

Electrical (continued)

2. Electrical Panel

Main Location: Exterior of structure. • North side of the house.
Sub Panel Location: in the garage.
Observations:

-MAIN PANEL BRAND

The main service panel brand was Siemens.

-MAIN PANEL CABINET EXPOSURE TYPE

The service panel cabinet was a type 3R, rated for outdoor use primarily to provide a degree of protection against rain, sleet and damage from external ice formation.

-SUB PANEL BRAND

The service sub panel brand was Murray.

-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

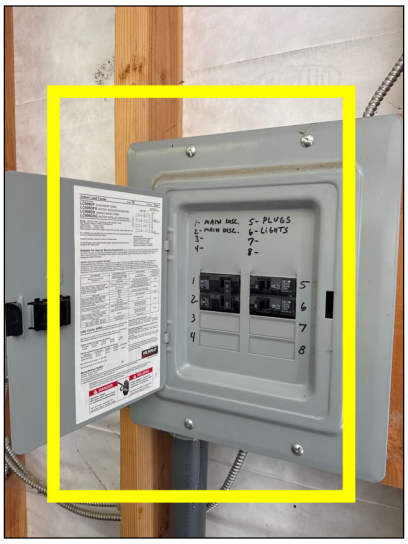
The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.

-BRANCH CIRCUIT DIRECTORY

The branch circuit directory was clearly marked and appeared to be accurate at the time of inspection.



Main electrical service panel to the home.



Sub panel to the garage

3. Main Breaker Condition

Observations:

- The main amp breaker is rated at 200 AMPS.
- The Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.

Electrical (continued)



Main electrical shut off to the home

4. Panel Wiring

Observations:

-WIRE TYPE

The visible branch circuit wiring was modern solid, vinyl-insulated copper wire.

-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 the crawlspace
Heater Type: Unit #1 • The furnace was gas-fired, mid-efficiency, forced-air.
Observations:
Unit #1
Manufacture:York
Manufacture Date: 1998
-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

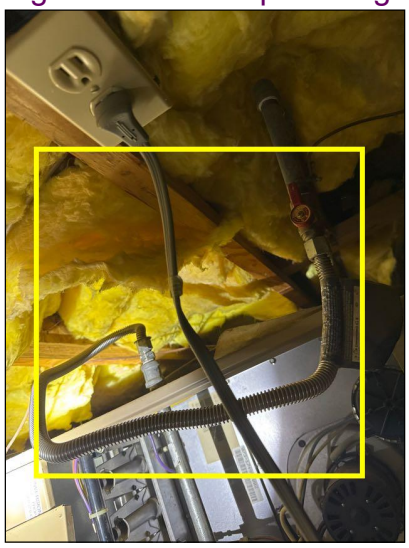
7. Gas Valves

Observations:

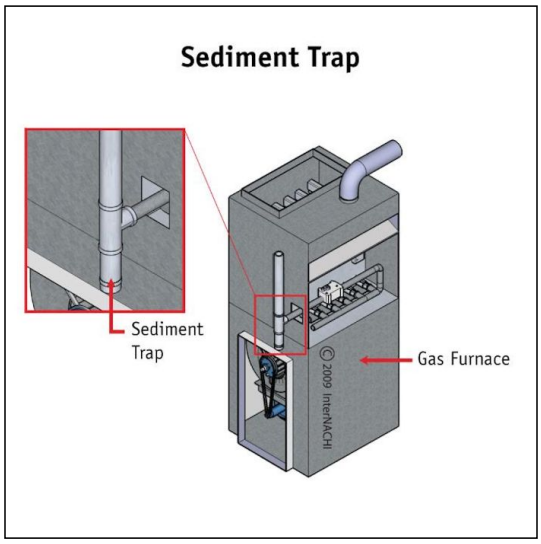
Unit #1

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

Recommended Improvement: The gas supply pipe contained no sediment trap. A sediment trap is generally recommended but not always required, depending on the local Authority Having Jurisdiction (AHJ). The purpose of a sediment trap is to prevent sediment or debris particulates from entering and clogging the heaters gas valve, which can cause the 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 heaters gas valve.

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.

Heat/AC (continued)

9. Filter Location

Location: Unit #1 • in a filter grill in an interior area wall.
Filter size: Unit #1 • Filter (14x24 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.



10. Registers

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

Heat/AC (continued)

11. Thermostat Condition

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



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.

Heat/AC (continued)

13. AC Compress Condition

Location: Unit #1 • The compressor is located on the exterior north.
Unit Size: Unit #1 • 4.0 Tons - (Typical size for a home square footage of 2,000-2,500 square feet)
Observations:
Unit #1
Manufacture: York
Manufactured Date: 1999

-GENERAL CONDITION

At the time of the inspection, the system responded to the call for cool air and functioned properly.

Monitor R22 Refrigerant: The AC unit uses R-22 refrigerant and as of 2010 R-22 is no longer being produced or imported. Only recovered, recycled, or reclaimed supplies of R-22 are available which can make servicing the unit difficult. If R-22 is not available replacement of the condenser and coil unit is the only option which can be expensive. Current units use R-32 or R-454B refrigerant.

-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.

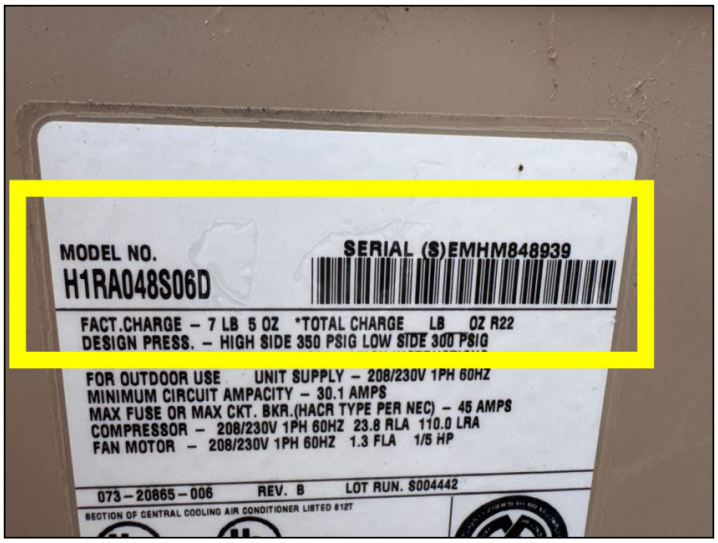
-A/C ELECTRICAL DISCONNECT

The air-conditioner disconnect was located in the main electrical service panel.

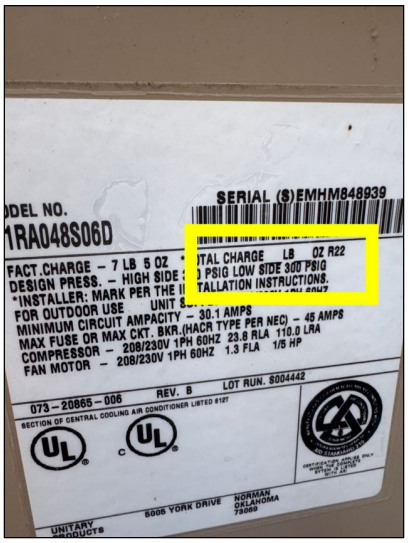
-PAD and ENCLOSURE

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.



AC model and serial number

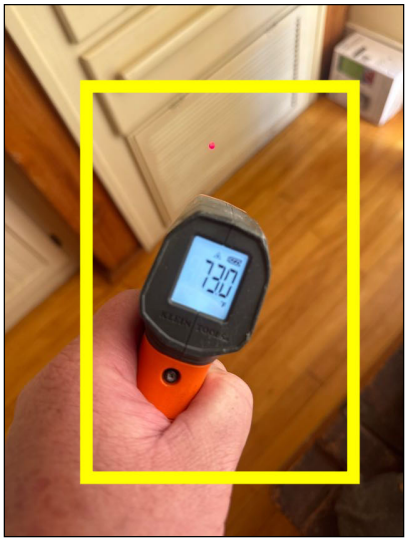


Monitor R22 Refrigerant: The AC unit uses R-22 refrigerant

Heat/AC (continued)



Supply Temperature



Return Temperature

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

-TANKLESS WATER HEATER

Hot water for the home was supplied by a gas-fired tankless water heater installed inside the home. Tankless water heaters do not store water in a tank like conventional water heaters. When a hot water fixture is opened in the home, water flows into the water heater where it is heated by gas burners before flowing to the open hot water fixture.
Tankless water heaters save energy by avoiding the stand-by losses associated with conventional water heaters which must constantly maintain water in a tank at a minimum temperature.

Routine Maintenance: Depending on water quality and use calcium can build-up on components inside the tankless water heater which typically will require service annually by a qualified contractor. Failure to service the tankless water heater in a timely manner typically results in a reduced hot water flow rate.

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

Observations:

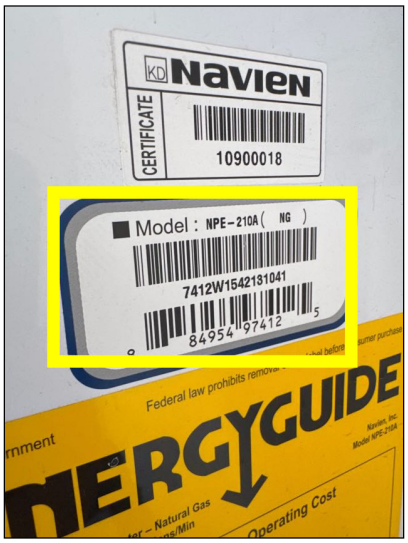
Unit#1

Manufacture:Navian

Manufacture Date: 2015

-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

Tankless

Water Heater (continued)

3. Plumbing

Materials: Unit #1 • PEX pipe (cross-linked polyethylene. It is a type of plastic tubing made from high-density polyethylene.)
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.

4. TPRV

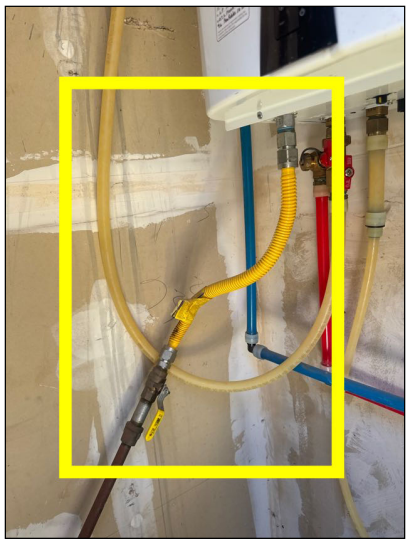
Observations:
Unit #1
At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested).

5. TPR Discharge Line Condition

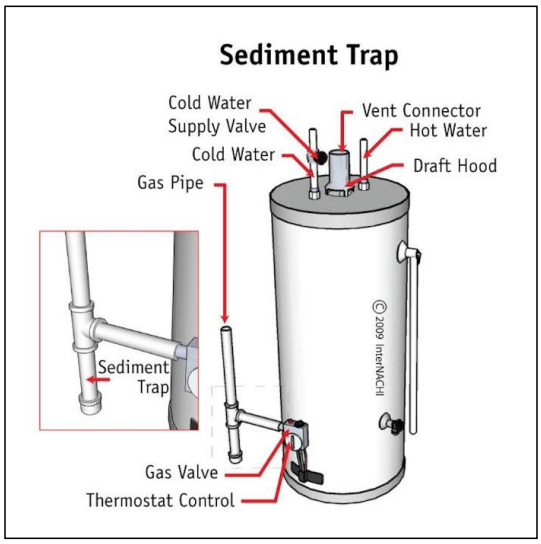
Materials: Copper • PEX pipe (cross-linked polyethylene. It is a type of plastic tubing made from high-density polyethylene.)
Observations:
Unit #1
At the time of the inspection, the Inspector observed no deficiencies in the condition of the TPR discharge pipe.

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

Water Heater (continued)

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

Tankless heater is anchored with a bracketed to wall to resist horizontal displacement from earthquake motion.

9. Heater Enclosure

Observations:

Unit #1

The water heater enclosure is functional.



Water Softener/Water Filter

PLUMBING APPLIANCE. Water-connected or drain-connected devices intended to perform a special function. These devices have their operation or control dependent on one or more energized components, such as motors, controls, or heating elements. Such devices are manually adjusted or controlled by the owner or operator, or are operated automatically through one or more of the following actions: a time cycle, a temperature range, a pressure range, a measured volume or weight.

1. Water Softener / Water Filter

Observations:

-WATER SOFTENER

Home is equipped with water softener system. The inspector recommends client consult with homeowner for operation instructions and proper care information. Water Softener are beyond the scope of a Home Inspection, due such devices are manually adjusted or controlled by the owner or operator, or are operated automatically through one or more of the following actions: a time cycle, a temperature range, a pressure range, a measured volume or weight.

Water Softener is connected to water supply

Water Softener/Water Filter (continued)



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:
-OPENER TYPE
Chain drive opener noted.
-NUMBER of OPENERS
The overhead garage door was equipped with an automatic door opener.
-OPENER OPERATION
The automatic garage door opener responded to the controls at the time of the inspection.

Garage (continued)

3. Garage Door's Reverse Status

Observations:

-PHOTO-SENSOR

Safety: An overhead garage door photo sensor was installed at a height greater than 6 inches above the floor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person in a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally-accepted safety standards since 1993. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors to 6 inches. The Inspector recommends correction by a qualified garage door contractor.



Safety: An overhead garage door photo sensor was installed at a height greater than 6 inches above the floor.

4. Garage Door Parts

Observations:

-GENERAL CONDITION

The overhead garage door appeared At the time of the inspection, the Inspector observed few deficiencies in the condition of the overhead garage door components. Notable exceptions will be listed.

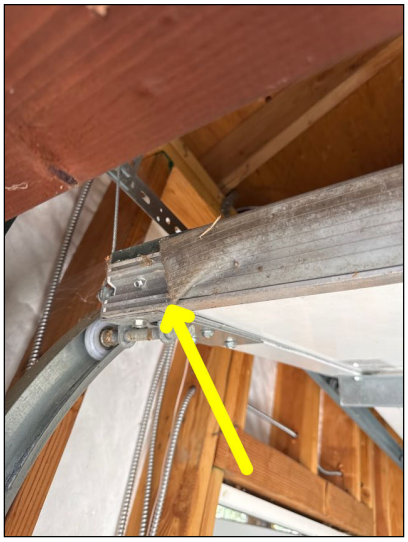
-WEATHER STRIPPING

The bottom weather stripping on the overhead door is showing signs of deterioration or missing in areas. It is recommended that this be replaced as to help keep rain water out, unwanted pests and help control the climate of your garage. All work should be performed by a qualified contractor.

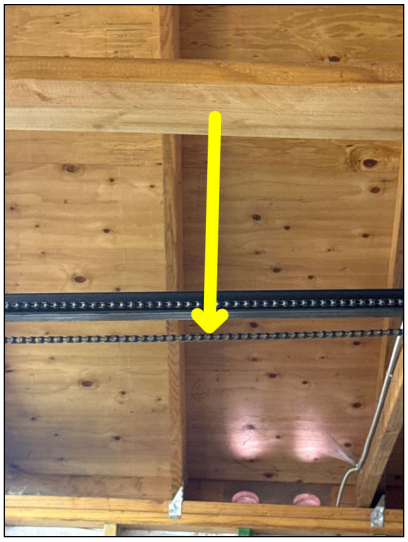
-OPENER TENSION

The chain tension on the overhead opener needs to be adjusted. When the chain is properly adjusted the chain will be 1/2" (for T-Rail) or 1/4 " (for Square Rail) above the base of the rail at its midpoint. Recommend adjustment by a qualified contractor.

Garage (continued)



The bottom weather stripping on the overhead door is showing signs of deterioration or missing in areas.



The chain tension on the overhead opener needs to be adjusted.

5. Garage Electrical

Observations:

-GFCI RECEPTACLES

Electrical receptacles in the garage had Ground Fault Circuit Interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

-CONVENTIONAL RECEPTACLES

Although some outlets were not accessible due to stored personal items in the way at the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles.

-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.

6. Exterior Door

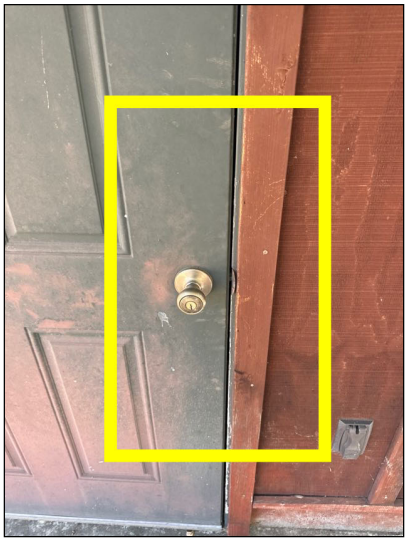
Observations:

-GENERAL CONDITION

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

Safety Improvement: The exterior door opens outward and leaves the locking hardware exposed to force entry. For safety installing latch guards is one of the most effective methods of securing an outward swinging door. These are basically plate covers extending from the door's outer side to prevent forced entry.

Garage (continued)



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: N/A

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.

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.

Garage (continued)

12. Ventilation

Observations:

-GARAGE VENT TYPE

Under eave Soffit vents were installed as part of the roof structure ventilation system.
Gable vents were installed to ventilate the garage attic space.

-GARAGE VENT CONDITION

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

13. Window Condition

Materials: Aluminum framed fixed window noted.

Observations:

-GENERAL CONDITION

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

14. Garage Roof

Materials: Visually inspected from ladder and ground level with remote camera pole. Not mounted due to roof material type making mounting of roof dangerous and likelihood of causing damage to roof material. Some areas of the roof are obscured from view due to inspection method.
Materials: The roof was covered with flat concrete tiles that interlocked with tiles in the same course and overlapped tiles in the course below.

Observations:

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of the concrete tile roof-covering material.

-DEBRIS

The source of debris accumulated on the roof appeared to be nearby or overhanging tree branches. The Inspector recommends that the roof be cleaned, and any branches overhanging the roof be cut back to reduce future accumulation. Debris accumulation can impede roof drainage, increasing the chances of leakage.

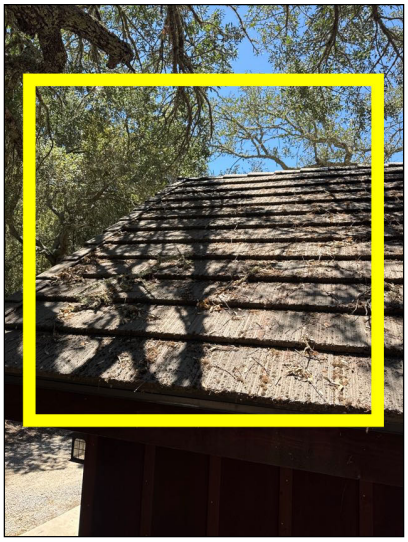
-EXTERIOR ROOF STRUCTURE

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





Garage (continued)





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: No attic present.

Observations:
-NO ACCESS HATCH
The home had a low-slope roof which had no attic space and no access hatch was provided for inspection of roof framing. The roof framing was not inspected and the Inspector disclaims any responsibility for confirming its condition.

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 DETECTORS

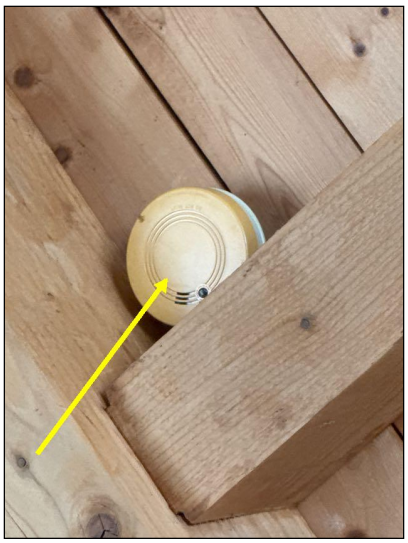
Smoke detector placement appeared to be adequate and operated during the inspection. (downstairs)

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.

Safety: Yellowing of a smoke detector upstairs 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. Average lifespan of a smoke detector is 8-10 years.

-CARBON MONOXIDE DETECTORS

Safety: There is NO carbon monoxide detector in the upstairs area of the home. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores.



Safety: Yellowing of a smoke detector upstairs is an indication of age and most likely should be replaced regardless if it is functional.

Interior Areas (continued)

2. Electrical

Observations: Although some outlets were not accessible due to stored personal items in the way at the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

3. Light Fixture Condition

Observations:

• At the time of the inspection, the Inspector observed few deficiencies in the condition or operation of the light fixture. Notable exceptions are listed.

• Energized electrical splices not contained within a junction box and exposed to touch were visible in the interior at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor.



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 -SLIDER DOOR

The Inspector observed no deficiencies in the condition of the sliding glass doors.

6. Screen Doors

Observations:

• Sliding door screen present.

• The Inspector observed no deficiencies in the condition of the screen doors.

Interior Areas (continued)

7. 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 of the home.

8. Floor Condition

Flooring Types: Hardwood flooring is noted.
Observations: The Inspector observed no deficiencies in the condition of floors in the home.

9. 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 the interior areas.

10. Ceiling Condition

Materials: Wood plank 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.

Interior Areas (continued)

13. Stairs & Handrail

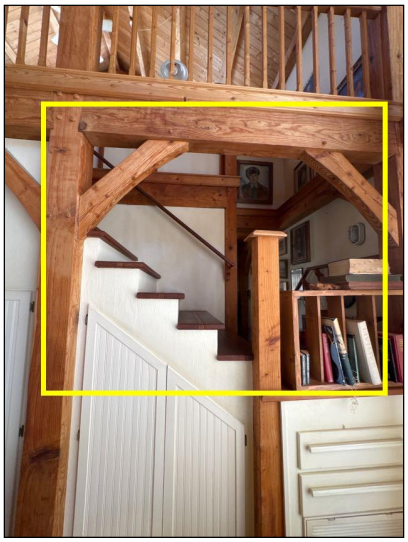
Observations:

-GENERAL CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of this staircase. Notable exceptions are listed.

Inspection of staircases typically includes visual examination of the following:
- Treads and risers
- Landings
- Angle of stairway
- Handrails
- Guardrails
- Lighting
- Headroom
- Windows
- Walls and ceilings

A handrail assembly at this staircase had spaces between balusters that allowed the passage of a 4 3/8-inch sphere. To improve child safety, the Inspector recommends altering the handrail assembly in a manner which will prevent the passage of a 4 3/8-inch sphere. All work should be performed by a qualified contractor.



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,

Kitchen (continued)

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: Wood 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: At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the kitchen.

4. GFCI

Observations: Electrical receptacles in the kitchen had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection.

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

The supply pipes to the kitchen sink appeared to be in serviceable condition at the time of the inspection.

-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.

Kitchen (continued)

8. Dishwasher

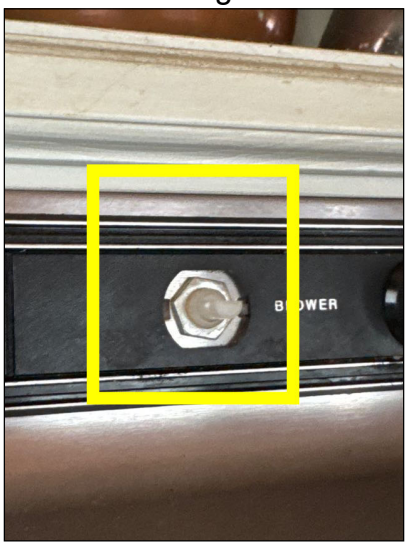
Observations:
• None present.

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.

10. Vent Condition

Hood Type: The exhaust vent of the range hood discharged exhaust to the home exterior.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights.



missing knob

11. Floor Condition

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

Kitchen (continued)

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: Hallway Closet • ***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 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.

Laundry (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. 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:*** No ventilation was provided for the laundry area at the time of the inspection. This condition may result in excessively high humidity which can cause elevated moisture levels in the laundry area. Elevated moisture levels can lead to deterioration of laundry area home materials from decay or corrosion. The Inspector recommends installation of an exhaust fan in this laundry area to prevent problems resulting from excessively high humidity. All work should be performed by a qualified contractor.

9. Floor Condition

Materials: Sheet vinyl flooring is noted.
Observations:
• The laundry area had moderate floor damage visible at the time of the inspection. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair.

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.

Laundry (continued)

12. Doors

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



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: Primary 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 1.6 gallons per minute "GPF" (Does NOT meet current California's Title 20 Water Efficiency Standards 1.28 GPF)

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.

• Sealant where the tub meets the wall was old and had sections of missing sealant which may allow damage from moisture intrusion of the wall assembly. The Inspector recommends correction by a qualified contractor.



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 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: Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner. The inspector tested a representative number of accessible receptacles only.

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. • Wood framed fixed window noted.
Observations:
-GENERAL CONDITION
The Inspector observed few deficiencies in the interior condition and operation of windows. Notable exceptions are listed.
Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.



Staining and etching of the glass at the window indicated a loss of thermal integrity.

Bathroom #1 (continued)

13. Floor Condition

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

14. Wall Condition

Materials: Drywall walls noted.
Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition of the walls in this bathroom. Notable exceptions are listed.
• Stains on the walls in this bathroom appeared to be the result of moisture intrusion. The moisture meter showed elevated moisture levels in the affected areas at the time of the inspection, indicating that the leakage has been recent. The Inspector recommends consultation with a qualified contractor to discuss options and costs for correction.



Stains on the walls in this bathroom appeared to be the result of moisture intrusion.

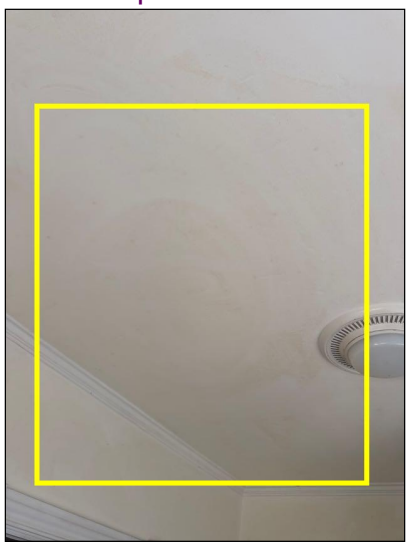


The moisture meter showed elevated moisture levels in the affected areas at the time of the inspection, indicating that the leakage has been recent.

Bathroom #1 (continued)

15. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition of this bathroom ceiling.
• ***Monitor:*** Stains on the ceiling in this bathroom appeared to be mildew. The most common cause of this is poor ventilation in the bathroom. The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection. You should ask the seller about this condition. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair/re-painting the ceiling and adding ventilation.
• ***Monitor:*** Stains on the ceiling visible at the time of the inspection appeared to be the result of moisture intrusion from plumbing fixtures or pipes located in or at the floor above. The moisture meter showed no elevated levels of moisture present in the affected areas at the time of the inspection, indicating that the source of moisture may have been corrected. Normal moisture reading in drywall is 5-12% based on relative humidity with in the home. A reading up to 17% means that the drywall is salvageable, but any moisture level above 17% tells us that the drywall has been compromised and will need to be replaced. You should ask the seller about this condition. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for re-painting the ceiling.



Monitor: Stains on the ceiling in this bathroom appeared to be mildew.



Monitor: Stains on the ceiling visible at the time of the inspection appeared to be the result of moisture intrusion.

Bathroom #1 (continued)



The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection (Normal moisture is considered between 5-12%)

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.

Bathroom #2

1. Locations

Locations: Upstairs Main 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 1.6 gallons per minute "GPF" (Does NOT meet current California's Title 20 Water Efficiency Standards 1.28 GPF)

4. Showers

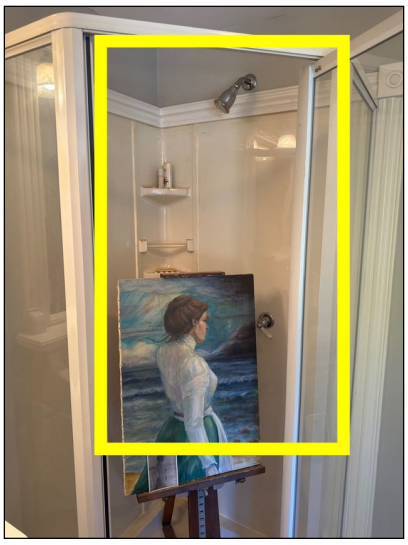
Observations:

-SHOWER BASE

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

-SHOWER FAUCET

In this bathroom, the shower was inoperable. The inspector recommends service by a qualified plumbing contractor.



Bathroom #2 (continued)

5. Shower Wall

Materials: Solid surface material noted.
Observations:
• The shower walls has no major system safety or function concerns noted at time of inspection.

6. Bath Tubs

Observations: None.

7. Electrical

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

8. GFCI

Observations: Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner. The inspector tested a representative number of accessible receptacles only.

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

Bathroom #2 (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.
• ***Monitor:*** Stains on the ceiling visible at the time of the inspection appeared to be the result of moisture intrusion from plumbing fixtures or pipes located in or at the floor above. The moisture meter showed no elevated levels of moisture present in the affected areas at the time of the inspection, indicating that the source of moisture may have been corrected. Normal moisture reading in drywall is 5-12% based on relative humidity with in the home. A reading up to 17% means that the drywall is salvageable, but any moisture level above 17% tells us that the drywall has been compromised and will need to be replaced. You should ask the seller about this condition. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for re-painting the ceiling.



Monitor: Stains on the ceiling visible at the time of the inspection appeared to be the result of moisture intrusion.



The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection (Normal moisture is considered between 5-12%)

Bathroom #2 (continued)



The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection (Normal moisture is considered between 5-12%)

16. Counter condition

Materials: Solid Surface 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.
-UNDER CABINET FLOOR- PAST LEAKAGE
In this bathroom, the undersink cabinet wall had minor damage which appeared to be the result of past leakage or spilled product. The moisture meter showed no elevated levels of moisture present in the cabinet wall at the time of the inspection.





Bathroom #2 (continued)

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 West

2. Electrical

Observations: Although some outlets were not accessible due to stored personal items in the way at the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

3. Smoke Detectors

Observations:
• ***Safety Improvement:*** No Smoke detectors installed. The Inspector recommends installing a smoke detector to provide improved fire protection for bedroom areas. Generally-accepted current safety standards recommend smoke detectors be installed in all bedrooms.

4. Floor Condition

Flooring Types: Hardwood flooring 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.

Bedroom #1 (continued)

6. Ceiling Condition

Materials: Wood plank 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.

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

Observations: None.

12. Patio Doors

Observations:

• -GENERAL CONDITION -SLIDER DOOR

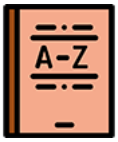
• The Inspector observed no deficiencies in the condition of the sliding glass doors.

13. Screen Doors

Observations:

• Sliding door screen present.

• The Inspector observed no deficiencies in the condition of the screen doors.



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.
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.