

Signet Home Inspections, LLC

Comprehensive Property Inspection Report



1001 Scenic Lane, Small Town, CA 12123
Inspection prepared for: Jack & Diane Buyer
Real Estate Agent: Great Agent - All American Real Estate Company

Date of Inspection: 8/1/2019 Time: 9:00 AM

Age of Home: 10 Yrs Size: 4000 sq. ft.

Weather: Clear & Hot

Inspector: Kevin Minto

InterNACHI Certified Professional Inspector ID# NACHI14070610

Email: kevin@signethomeinspections.com

-----SEE SUMMARY AT END OF REPORT-----

Inspection Details

The following Comprehensive Property Inspection Report consists of deficiencies found during our visual examination of the home. These findings vary from safety hazards needing immediate attention which are noted in **red ink**, to items noted in **blue ink** which could also present safety issues or could require additional immediate or future expense to correct. You will also notice items in **green ink** that represent things we would like to draw extra attention to. The summary is not a complete listing of all the findings in the report and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all issues. All repairs should be done by a licensed and bonded contractor and we recommend obtaining a copy of all receipts, warranties and permits for work done. You will also notice certain terms highlighted in **yellow ink** which means their definition is both available by double-clicking the text, or at the end of this report under "Glossary".

1. Attendance

Details: Client present • Buyer's Agent present • Seller present

2. Home Type

Details: Single Family Home

3. Occupancy

Details: Occupied - Furnished

4. Orientation

Details: Front, Rear/Back, Left and Right are used throughout this report as a way of describing which side of house is being referred to. In this case; Front equals side of house with front door with Left being the side with the master bedroom side HVAC unit and so on.

5. Inspection Scope

Important:

NOTE: The following items or systems are excluded from this inspection: manual water shut-off valves, free-standing appliances and their built-in connections, intercoms, built-in speakers, security, low voltage, fire sprinkler, central vacuum inlets, carpeting, window blinds, water filtration, irrigation, sewage disposal, private well, drainage and fencing & gates.

Although we run a small amount of water down all sink and tub drains to check for problems, this is not a guarantee there is not an internal clog, offset or break in the sewer drain lines. We therefore always recommend a buyer contact a qualified plumber for a sewer line video scan before the close of escrow which is the only definitive way to determine if any unseen problem exists.

NOTE: This inspection report does not include the inspection and or reporting of cosmetic defects and areas or systems not physically or visually accessible to the inspector at time of inspection. It also excludes the operation and inspection of window blinds and the inspection and commenting on the carpeting which more often than not is replaced by the new owner.

6. Inspection Limitations

Important:

NOTE: Although no problematic water supply piping was identified, there are areas where pipes were not visible (including but not limited to walls, ceilings, insulated crawlspaces and attics), and some visible problematic piping may not be clearly marked and easily identified as such. Recommend checking with seller to be sure no galvanized steel. **Kitec**, **Polybutylene** or **NIBCO Dura-Pex** plumbing has been installed in this house.

NOTE: When a house is furnished, there can be many areas that are not accessible and therefore not inspected. These can include but are not limited to areas of the floors, walls, closets, cabinets, counters, sink plumbing and electrical outlets. We therefore recommend a walk-through and inspection of these areas when the contents have been removed and before the closing of escrow.

7. Interior Safety Concerns

Important:

~ Global Safety Concerns listed below in blue are those deficiencies that are safety related and repeated throughout the home. They are normally the result of safety code evolution where at the time of construction, the lack thereof was

code compliant but would now be considered code deficient. ~

AFCI protection missing for outlets. AFCI protection may not have been required at this location when the house was built but current building codes would now require them in all interior areas. Although you would be under no obligation to upgrade, consider installing AFCI protected outlets for safety.

8. Global Deficiencies

Important:

~ Global Deficiencies listed below in blue are those deficiencies that are repeated throughout the home. ~

The windows in this house were noted to be generally in a bad state of repair. It is therefore recommended that they all be reviewed by a qualified window repair specialist for repair or replacement as needed.

9. No Warranty

Important: The report should not be construed as a guarantee or warranty that the components inspected are defect-free, or that latent or concealed defects may exist at the time of the inspection, or may be discovered in the future. The report is limited to the components of the property that were visible to the inspector at the time of the inspection and his opinion of their condition at that time.

Roof

The Roof section covers the condition and installation when applicable of roofing materials, flashing, vent pipes and caps, chimney, skylights, gutters and downspouts. **NOTE: Although we think our roof inspection is very thorough, it is a visual inspection only and DOES NOT warrant the roof against future leaks. If this is desired, we recommend contacting a qualified roofing contractor.**

1. Roof Condition

Inspection Type: Roof was mounted and walked for inspection.

Materials: Concrete tiles noted.

Observations:

1.1. **NOTE:** Roof hump and/or dip noted which can be caused from a rafter board that has warped over time, has been pushed up by additional bracing or is the result of newer construction. Inspector did note **questionable construction** in attic (see: "Attic > Structure") and therefore could not determine structural significance of hump and/or dip. Since this is only a visual inspection and DOES NOT constitute a certification of structural integrity or lack thereof, if in doubt consider having a qualified professional evaluate the integrity of the structure.

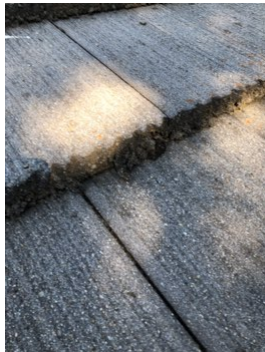
1.2. **NOTE:** Newer or different roofing material noted installed for unknown reason. Recommend checking with seller for further explanation.

1.3. **Moss on tile** roof noted which can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer.

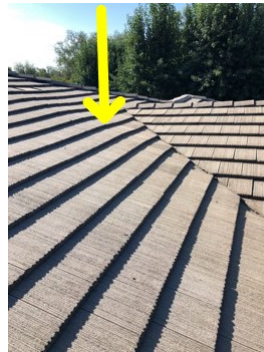
1.4. One or more roof tiles were found to be out of place. Recommend a qualified roofing contractor check for others and reposition/secure as needed.

1.5. One or more broken roof tiles with breaks above 1/3 overlap was noted. Recommend a professional roofing contractor repair/replace as needed.

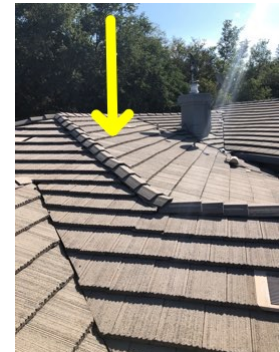
1.6. Cement tile sealing mortar noted as cracked and/or missing in places. Recommend repairs as needed to avoid moisture intrusion and subsequent leaks.



Moss on roof tile



Front right hump



Rear roof waviness



Loose rear right hip tile



Loose valley tile



New tile not cut for valley flashing



Loose tile on front center



Patched right side tile



Questionable right ridge junction repair

2. Flashing

Observations:

2.1. Clogged **valley flashing** noted which is meant to direct water into a gutter. Recommend unclogging and further investigation for moisture intrusion.

2.2. Questionable sidewall flashing noted with flashing on top of stucco with screws and caulking as opposed to underneath as is preferred. Recommend checking with seller for details and consulting with a qualified contractor for further review and remediation options. Since these types of sealants will normally last 5 years at best, if nothing is done we recommend monitoring for future leaks.



Moss clogging valley flashing



Moss clogging valley flashing



Questionable sidewall flashing

3. Vent Pipes/Caps

Observations:

3.1. No vent pipe problems or concerns noted at time of inspection.

4. Chimney

Observations:

4.1. Metal chimney crown rust noted. Recommend prepping and sealing with a rust-inhibiting paint as needed.

4.2. Chimney flue collar noted as loose. Recommend fastening as needed.

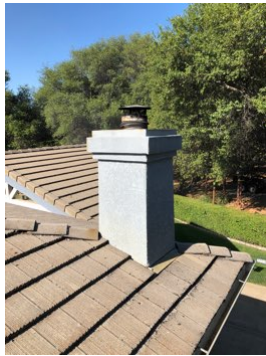
4.3. Metal chimney crown rust noted. Recommend prepping and sealing with a rust-inhibiting paint as needed.

4.4. No "**Crickle**" was installed above chimney to divert rain water which would now be considered mandatory in new construction. Consequently it is advisable to keep area clean of any accumulated debris which will cause rust and eventual leaks.

4.5. Clogged flashing noted. Recommend clearing debris, checking for integrity and if necessary, either prepping and painting with a rust-resistant paint or replacing as needed.

4.6. Satellite dish support frame noted to be separating from stucco chimney enclosure. Recommend consulting with a qualified contractor for remediation options.

4.7. Open stucco penetration(s) noted. Recommend sealing to avoid moisture intrusion.



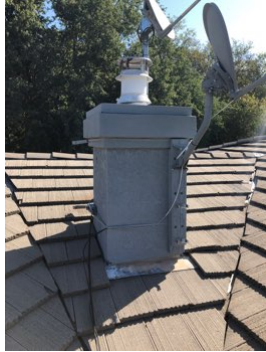
Great room chimney 1 detail



Loose chimney flue collar



Rusted metal chimney crown



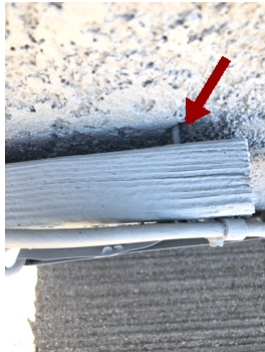
Living room chimney 2 detail



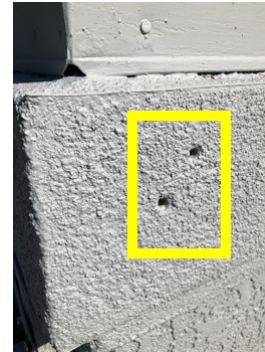
Missing cricket to divert water



Clogged chimney 2 upper flashing



Separating satellite wooden support



Unsealed chimney 2 holes

5. Cap/Spark Arrestor

Observations:

5.1. Spark arrestor screen gap(s) over 1/2" noted which violates California Building Code-Section 3102.3.8 which states; "Openings shall not permit passage of spheres having a diameter larger than 1/2" and shall not block the passage of spheres having a diameter of less than 3/8". Recommend replacing with a proper spark arrestor screen.



Large gap in spark arrestor

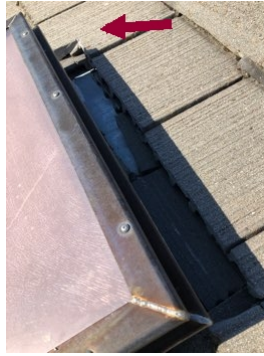
6. Skylights

Observations:

6.1. Roof tile noted over bottom flashing (which should be under) restricting path of rain water and increasing chances of leaking. Recommend consulting with a qualified roofing contractor for remediation options.



Skylight flashing under tile



Loose tile above skylight



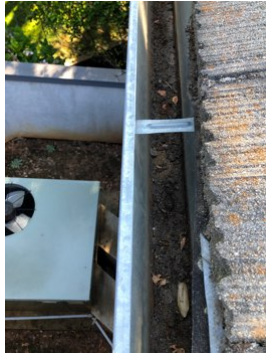
Proper skylight bottom flashing

7. Gutters

Observations:

7.1. Gutters with organic materials were noted. Recommend cleaning to avoid downspout clogging and premature gutter deterioration. Consider adding gutter screens to avoid future problems.

7.2. Newly caulked gutter seam(s) noted. Normally if one seam fails others are close behind so we recommend checking with seller on extent of the repairs and if necessary monitoring for future leaks.



Organic material in gutter



Rear right gutter seam caulk seal



Gutter clogged with organic material

8. Downspouts

Observations:

8.1. Downspout(s) appeared to be properly terminated into a drain pipe taking water away from foundation.

Attic

The Attic section covers the area contained between the roof and interior ceilings commonly referred to as the “attic”. Included in this part of the inspection are the visible structural components, ducting, plumbing, electrical, insulation, ventilation and vermin.

1. Attic Access

Location: Attic access hatch located in hallway.

Observations:

1.1. No problems or concerns with attic access at time of inspection other than noted below.

1.2. NOTE: Due to insulation, obstructions, or space considerations, only a limited visual attic inspection from atop a ladder was able to be performed.

1.3. NOTE: Due to the high ceiling design of parts of this house, that space between the ceiling and roof was not visually inspected as this area is not accessible to the inspector. If client has concerns regarding this area of the home, a specialist should be contacted for further evaluation and information.

2. Structure

Observations:

2.1. NOTE: Some attic areas could not be accessed and/or viewed due to insulation covering ceiling joists or other obstructions and were therefore not inspected.

2.2. No problems or concerns at time of inspection with the visibly accessible conventional framed construction (see notation below).

2.3. Questionable construction noted in the form of additional bracing and because of its structural significance considering the weight of a tile roof, this type of work would require a knowledge of load capacities, approved plans and final inspection sign-offs. Recommend checking with seller for such and if necessary, consulting a qualified contractor or structural engineer for further review.



Questionable rafter support



Questionable rafter support close-up



Questionable rafter support

3. Leak(s)

Observations:

3.1. Although not exhaustive in scope, no attic leaks detected on visible attic areas that were accessed at time of inspection (see notation above).

4. Ventilation

Observations:

4.1. No problems or concerns with attic venting noted at time of inspection.

5. Electrical

Observations:

5.1. No problems or concerns noted at time of inspection with visibly accessible attic electrical components (see

notation).

5.2. NOTE: Most electrical wiring not visibly accessible due to insulation and/or other obstructions and therefore not inspected.

6. Plumbing

Observations:

6.1. No problems or concerns noted with visible attic vent plumbing at time of inspection.

6.2. NOTE: Most attic plumbing was obscured by insulation and therefore not available for visual inspection.

7. Insulation

Type: Fiberglass batts noted.

Depth: Insulation averages 12-14 inches in depth.

Observations:

7.1. No attic insulation problems or concerns noted at time of inspection.

8. Exhaust Ducts

Observations:

8.1. No attic interior moisture exhaust problems or concerns noted at time of inspection with all visible exhaust venting properly terminating to the exterior.



Interior moisture exhaust pipe detail

9. Vermin

Observations:

9.1. NOTE: Although no substantial evidence of rodent intrusion was noted, it is possible for nests to be in areas hidden or inaccessible and not evident during our inspection. We therefore recommend checking with seller for any past rodent problems and if necessary, contacting a qualified pest control specialist for eradication.

Foundation

The Raised Foundation section covers the foundation walls and area contained within which is either referred to as the "crawlspace" or "Basement". Included in this part of the inspection can be the visible ducting, plumbing, electrical, subfloor and support structure, insulation, ventilation, soil condition and vermin.

1. Foundation Type

Type: A raised perimeter foundation was noted.

2. Crawlspace Access

Location: Crawlspace accessed via an exterior hatch or door.

Observations:

2.1. Accessible crawlspace area was entered and inspected with no problems or concerns noted at time of inspection.

3. Foundation Walls

Observations:

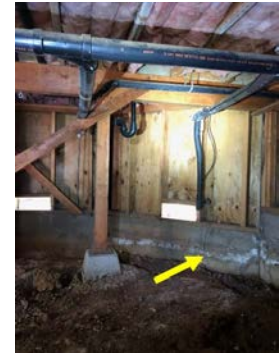
3.1. **Efflorescence** was noted on foundation walls which would indicate water intrusion to some degree. Recommend all Home Inspection Report measures to channel water away from foundation (see notations under: "Grounds > Grading").



Efflorescence on foundation wall



Efflorescence on foundation wall



Efflorescence on foundation wall

4. Cripple Walls

Observations:

4.1. No major **cripple wall** problems or concerns noted at time of inspection.

5. Pier, Post & Beam

Materials: Wood topped concrete piers set into concrete support post and beam floor system above.

Observations:

5.1. No problems or concerns noted at time of inspection with the visibly accessible foundation pier, post & beams.

6. Subflooring

Observations:

6.1. **NOTE:** Most or all subfloor areas were covered with insulation and not visibly accessible for inspection.

7. Insulation

Type/Location: Fiberglass batts noted on underside of subflooring.

Depth: Insulation averages 6-8 inches in depth.

Observations:

7.1. Crawlspace insulation appears to be adequate with no problems or concerns noted at time of inspection.

8. Anchoring System

Observations:

8.1. The visible and accessible anchor bolts appeared serviceable at time of inspection.

9. Electrical

Observations:

9.1. No problems or concerns noted at time of inspection with visibly accessible attic electrical components (see notation).

9.2. NOTE: Most electrical wiring not visibly accessible due to insulation and/or other obstructions and therefore not inspected.

10. Supply Plumbing

Materials: Copper water supply lines noted.

Observations:

10.1. NOTE: Some plumbing not visibly due to insulation, obstructions or limited accessibility and therefore not inspected.

10.2. No problems or concerns with the visible water supply plumbing at time of inspection other than noted below.

10.3. Missing or deficient unheated area pipe insulation noted. Recommend repair or adding as needed.



Missing copper pipe insulation

11. Drain Plumbing

Materials: ABS drain, waste and vent pipes noted.

Observations:

11.1. NOTE: Some plumbing not visibly due to insulation, obstructions or limited accessibility and therefore not inspected.

12. Ductwork

Observations:

12.1. Crawlspace ducting appeared serviceable and adequately insulated with no problems or concerns at time of inspection other than noted below.

12.2. The vapor barrier on some ducting was noted as torn or missing. Recommend repair as needed.

12.3. Deficient duct pipe strapping and/or routing noted as restricting airflow. Recommend restrapping and/or rerouting to allow for unobstructed airflow.



Torn duct pipe vapor barrier



Torn duct pipe vapor barrier



Restrictive duct pipe strapping

13. Ventilation

Observations:

13.1. No **crawlspace ventilation** problems or concerns noted at time of inspection.

14. Soil Condition

Observations:

14.1. Areas of crawlspace soil noted as damp at time of inspection. Recommend all actions to minimize foundation area water intrusion (see "Grounds > Grading" and "Roof > Downspouts").

14.2. A large pit noted in rear right crawlspace section with foundation wall footing possibly cracked and exposed from erosion. Evidence of past **ponding** noted in area as well. Recommend checking with seller for further details.



Damp crawlspace soil



Large pit/exposed footing crack rear right

15. Vapor Barrier

Observations:

15.1. NOTE: No vapor barrier was noted in crawlspace.

16. Sump Pump

Observations:

16.1. NOTE: No sump pump was located in crawlspace area.

17. Vermin

Observations:

17.1. Evidence of rodent infestation was noted in crawlspace. Consider the services of a pest control specialist for eradication.

Exterior Detail

The Exterior Detail section covers the framing methods used to construct the building, the condition of all exterior cladding materials including siding, trim and masonry. It also covers the eaves, the exterior portions of the structure plumbing and electrical systems as well as any stairways, landings and deck structures.

1. Wall Structure

Observations:

- 1.1. Wood wall framing noted.

2. Entry Landing

Observations:

- 2.1. Stucco crack(s) and/or break(s) exceeding 1/8" noted. Recommend repairing with approved manufacturer's product as needed to avoid moisture intrusion.
- 2.2. Masonry veneer noted attached to exterior wood framed columns without any visible weep holes for drainage as recommended by the **IRC** which would prevent moisture the ability to exit should a leak occur. Since adding this feature is not a cost-effective option after the fact, at minimum we recommend an annual check-up to ensure no moisture intrusion is possible.
- 2.3. Moderate cracking was observed in concrete. Further deterioration will occur as water expands and contracts from freeze and thaw cycles and some may become trip hazards as well. Recommend sealing the cracks, continued monitoring and consulting a qualified contractor for remediation options should condition worsen.



Left column bottom cracking



Drain plane not evident on columns



Concrete entry stair base cracking

3. Eaves & Fascia

Observations:

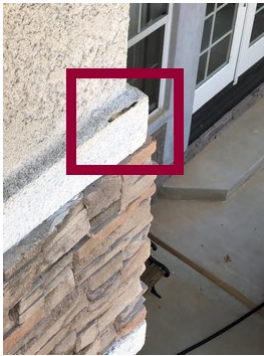
- 3.1. No eave or fascia problems or concerns at time of inspection other than noted below.
- 3.2. NOTE: Some eave areas where out-of-reach and not accessible for a visible inspection including rafter tails and fascia boards.

4. Trim

Materials: Stucco over **expanded polystyrene** (EPS) foam architectural moldings, cornices, trims, etc.

Observations:

- 4.1. **Exposed EPS** (encapsulated polystyrene) foam was noted on rear trim. Although durable and resistant to decay, EPS foam is a soft material susceptible to insect intrusion and should not be left exposed. Recommend sealing as needed.
- 4.2. EPS (encapsulated polystyrene) foam junction cracks were noted. Although EPS is durable and resistant to decay, these cracks can allow moisture to reach the wood wall sheathing which is not resistant to decay. Recommend sealing as needed.



Exposed foam above rear right column



Rear right window trim cracking



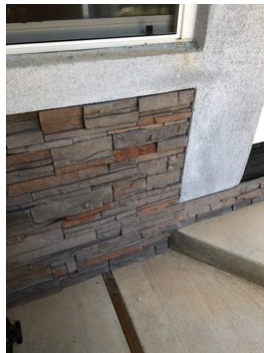
Window trim cracking

5. Masonry

Observations:

5.1. NOTE: Since it is difficult to determine if any moisture intrusion has occurred behind a masonry veneer, we instead look to see that preventative measures have been employed. Current masonry veneer installation standards would require weep holes and flashing to protect the integrity of the wall framing should a leak occur which is unusual in older homes and even absent in some newer homes. The result of not having these features can result in building material degradation over time.

5.2. Masonry veneer noted attached to exterior wood framed wall without any visible weep holes for drainage as recommended by the IRC which would prevent moisture the ability to exit should a leak occur. Since adding this feature is not a cost-effective option after the fact, at minimum we recommend an annual check-up to ensure no moisture intrusion is possible.



No visible drain plane

6. Stucco

Type: Traditional **three-coat** stucco noted.

Observations:

6.1. NOTE: Since it is difficult to determine if any moisture intrusion has occurred behind a stucco wall, we instead look to see that preventative measures have been employed. Current stucco installation standards would require a drain plane with a **weep screed** to protect the integrity of the wall framing should a leak occur which is unusual in older homes and even absent in some newer homes. The result of not having these features can result in building material degradation over time.

6.2. Ground to stucco contact observed which could limit the ability of moisture to exit should a leak occur and cause wall moisture damage in the process. Recommend removing soil to at minimum of 1 inch below weep screed and checking stucco wall structure for moisture intrusion and damage.

6.3. Stucco crack(s) and/or break(s) exceeding 1/8" noted. Recommend repairing with approved manufacturer's product as needed to avoid moisture intrusion.

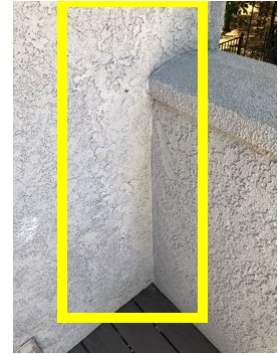
6.4. Stucco patching noted for reasons undetermined. Recommend checking with seller for further details.



Weep screed covered on right side



Rear stucco cracking



Stucco patch on master deck area

7. Painting/Caulking

Observations:

7.1. No paint, stain or caulking problems or concerns noted at time of inspection.

8. Electrical

Observations:

8.1. NOTE: One or more wall switch functionalities were not identified and therefore not inspected. Recommend checking with seller to identify usage and confirm serviceability.

8.2. NOTE: One or more outlets blocked and not accessible. Recommend checking when clear.



Unknown rear right



Untested outlet near RV parking

9. Hose Bibbs

Observations:

9.1. No hose bibb problems or concerns at time of inspection other than noted below.

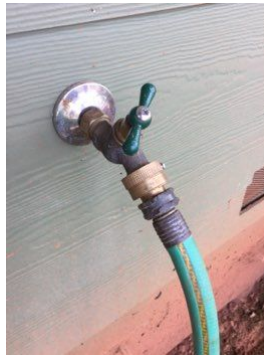
10. Vacuum Breaker

Observations:

10.1. Anti-siphon hose bibb vacuum breakers not present on outdoor faucets. Most likely not required when home was built, they would now be required for new construction. Although you would be under no obligation to do so, consider adding for safety.



Hose bibb without vacuum breaker



Example of installed vacuum breaker



New vacuum breaker detail

11. Deck Structure

Observations:

11.1. No deck problems or concerns at time of inspection other than those noted below.

11.2. NOTE: Some deck areas where blocked or out-of-reach and not accessible for a visible inspection including joist, beam and post connections.

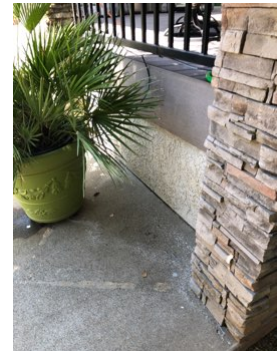
11.3. Masonry column cladding crack(s) noted. Recommend sealing to avoid water intrusion and damage caused by the winter freeze/thaw cycle.



Deck railing stone column cracking



No access under deck



No access under deck

12. Stairs & Railings

Observations:

12.1. Masonry column cladding crack(s) noted. Recommend sealing to avoid water intrusion and damage caused by the winter freeze/thaw cycle.



Deck railing stone column cracking



Deck railing stone column cracking

13. Patio

Location: Patio is located right and rear

Observations:

13.1. Moderate cracking was observed in concrete. Further deterioration will occur as water expands and contracts

from freeze and thaw cycles and some may become trip hazards as well. Recommend sealing the cracks, continued monitoring and consulting a qualified contractor for remediation options should condition worsen.



Right side patio cracking



Right side patio cracking



Rear patio cracking



Wood decay on right patio expansion joint

14. Other Stairs/Landings

Location: Additional stair landing(s) located right side

Observations:

14.1. Moisture staining with early stages of wood decay noted. Recommend eliminating water source.



Right side landing moisture damage

Interior Areas

The Interior Areas section covers areas of the home that are not considered part of the bathrooms, bedrooms, utility rooms 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. **NOTE: Since more often than not carpets are replaced by the buyer when a home is sold, carpet condition is typically not reported and furniture and personal items in the structure may prevent the inspector from viewing all areas on the interior.**

1. Areas Included

Areas Included:

1.1. Entryway, living room, dining room, office, great room and hallway(s).

2. Entry Door

Observations:

2.1. No door problems or concerns noted at time of inspection.

3. Door Bell

Observations:

3.1. The front doorbell operated normally when tested at time of inspection.

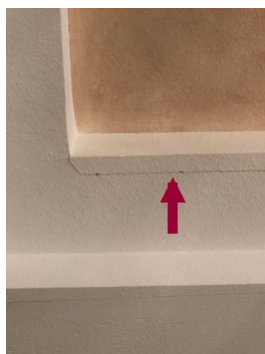
4. Walls & Ceilings

Observations:

4.1. **Sheetrock crack(s)** noted which normally represents a cosmetic issue as opposed to a structural problem. Consider patching with a flexible caulking to reduce or eliminate eyesore.



Dining archway cracking



Dining room ceiling crack



Dining room ceiling seam



Left living room column crack



Living room ceiling crack



Living room ceiling crack

5. Ceiling Fans

Observations:

5.1. The ceiling fan(s) operated normally when tested at time of inspection.

6. Smoke/CO Alarms

Location: Smoke alarm(s) located on master bedroom hallway ceiling. • CO alarm(s) located on kitchen hallway wall.

Observations:

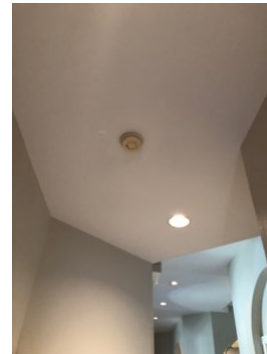
6.1. Smoke and CO alarm(s) found tested as operational at time of inspection.

6.2. Inspector did not locate smoke alarm(s) in the immediate vicinity of right bedroom(s) which could represent a safety hazard and code violation. Because they may not be easily spotted or readily accessible, we recommend checking with seller for confirmation and if missing, immediately adding as needed for safety.

6.3. Inspector did not locate CO alarm(s) in the immediate vicinity of left bedroom(s) which could represent a safety hazard and code violation. Because they may not be easily spotted or readily accessible, we recommend checking with seller for confirmation and if missing, immediately adding as needed for safety.



Hallway CO alarm detail



Left hallway smoke alarm detail

7. Low Voltage System(s)

Observations:

7.1. NOTE: An intercom system was noted with speaker boxes and main control panel. Since testing this system is beyond the scope of this inspection, it is recommended the buyer seek operation guidance from the seller and if necessary, that a qualified professional check the system for serviceability.

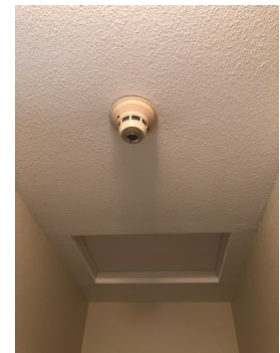
7.2. NOTE: A security system was noted with wall sensors, ceiling alarms and a control panel. Since testing this system is beyond the scope of this inspection, it is recommended the buyer seek operation guidance from the seller and if necessary, that a qualified professional check the system for serviceability.



Intercom system control panel



Security system control pad detail

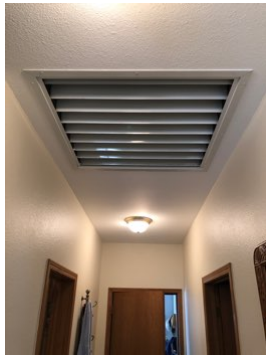


Security system smoke/CO alarm sensor

8. Whole House Fan

Observations:

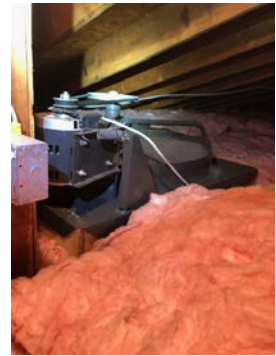
8.1. Whole house fan was operated and appeared serviceable at time of inspection.



Whole house fan interior view



Whole house fan switch



Whole house fan attic view

9. Windows

Observations:

9.1. NOTE: Window(s) noted to be inaccessible and therefore not inspected. Recommend removing obstacle(s) and inspecting as needed.

9.2. Window(s) noted to be difficult to open for reasons unknown. Recommend cleaning and lubricating friction points or consulting a qualified window repair contractor for remediation options.

9.3. Broken or weak **balance springs** noted on window(s). Recommend replacement as needed.

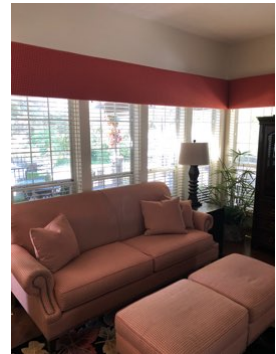
9.4. Broken latch on window(s) noted. Recommend repairs or replacement as needed.



Living room window broken balance spring



Living room window broken latch



Blocked great room windows

10. Screens

Observations:

10.1. Window screen(s) present noted in serviceable condition at time of inspection.

11. Closets

Observations:

11.1. The closet(s) and door(s) appeared to be in serviceable condition at time of inspection.

12. Floors

Observations:

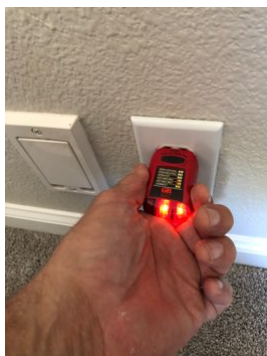
12.1. No problems or concerns noted with flooring at time of inspection.

13. Electrical

Observations:

13.1. One or more wall outlet(s) noted to be loose inside box which could loosen wires and cause arcing. Recommend a qualified electrician check for loose wires and tighten as needed.

13.2. Outlet cover(s) not flush against wall. Recommend a qualified contractor repair as is needed.



Loose living room outlet



Dining room outlet not flush to wall

14. Fireplace(s)

Materials/Type: Cast iron freestanding wood burning stove noted.

Observations:

14.1. NOTE: We strongly recommend having chimneys swept by a professional when purchasing a new home and before operating.

14.2. Wood stove door gasket was noted as deficient or missing which can allow CO gases into the living space. Recommend replacement as needed.

14.3. Damage noted to firebox brick liner. Recommend brick replacement as needed.

14.4. Fireplace hearth, wall or mantel deficiency noted. Recommend repairs as needed.



Wood stove detail



Deficient wood stove door gasket



Broken firebox brick



Living room fireplace detail



Deficient door gasket



Deficient back wall seal

15. HVAC

Observations:

15.1. Central heating and cooling noted. At the time of the inspection all registers appeared to be functioning and in serviceable condition.

16. Exterior Doors

Observations:

16.1. No door problems or concerns noted at time of inspection.

17. Exterior Door Screens

Observations:

17.1. No problems or concerns noted with screen door at time of inspection.

18. Patio/Deck Doors

Observations:

18.1. No door problems or concerns at time of inspection other than noted below.

18.2. Inactive part of double door could not be fully latched and/or opened for reasons unknown. Recommend consulting with a qualified contractor for remediation options.

18.3. Damage to door jamb and/or threshold noted. Recommend repairs as needed.

18.4. Door would not latch closed. Recommend repair as needed.



Living room inactive door would not open



Patched door jamb bottom



Deficient door latch

Kitchen Area

Kitchens typically include a dishwasher, sink and garbage disposal with corresponding plumbing. A gas or electric range with venting and sometimes other built-in appliances are inspected when appropriate. Also included are cabinets, doors, windows and structural systems like ceilings, walls and floors.

1. Walls & Ceilings

Observations:

1.1. No problems or concerns noted at time of inspection.

2. Ceiling Fans

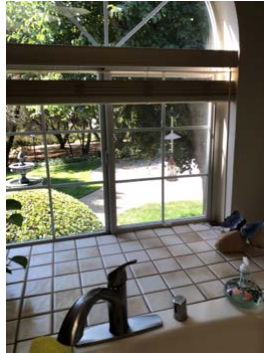
Observations:

2.1. The ceiling fan(s) operated normally when tested at time of inspection.

3. Windows

Observations:

3.1. Window(s) noted to be difficult to open for reasons unknown. Recommend cleaning and lubricating friction points or consulting a qualified window repair contractor for remediation options.



Difficult to open window

4. Screens

Observations:

4.1. Screen noted to be damaged on window(s). Recommend repairing or replacing as needed.



Cracked window screen seal

5. Counters

Observations:

5.1. No counter problems or concerns noted at time of inspection.

6. Sink

Observations:

6.1. No problems or concerns with sink noted at time of inspection.

7. Sink Plumbing

Observations:

7.1. No problems or concerns with sink plumbing noted at time of inspection.

8. Garbage Disposal

Observations:

8.1. The garbage disposal operated and appeared functional with no problems or concerns at time of inspection.

9. Cabinets

Observations:

9.1. No cabinet problems or concerns noted at time of inspection.

10. Trash Compactor

Observations:

10.1. Trash compactor functioned and operated normally when tested.

11. Dishwasher

Observations:

11.1. Although not exhaustive, the dishwasher was short cycled during the inspection and appeared to function normally.

12. Dishwasher Plumbing

Observations:

12.1. No dishwasher plumbing problems or concerns noted at time of inspection.

13. Microwave

Observations:

13.1. Although not exhaustive, the microwave was tested during the inspection and appeared to function normally.

14. Range Vent/Light

Observations:

14.1. Both fan and light were operable at time of inspection.

15. Cooktop/Oven

Type: Separate gas cooktop and electric oven noted.

Observations:

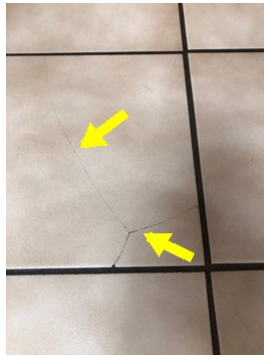
15.1. Both cooktop and oven were tested and appeared serviceable at time of inspection. Inspection is of basic functions and does not include such things as calibration, timers, etc.

16. Floors

Observations:

16.1. No problems or concerns with flooring at time of inspection other than noted below.

16.2. Cracked or broken tile observed. Recommend sealing or replacing as needed.



Cracked floor tile

17. Electrical

Observations:

17.1. No electrical problems or concerns noted at time of inspection.

18. GFCI Protection

Observations:

18.1. GFCI did not respond to test with power remaining "on" and is therefore not reliable as a ground fault circuit interrupter. Recommend replacing for safety.



Deficient counter GFCI outlet



Deficient counter GFCI outlet

19. HVAC

Observations:

19.1. Central heating and cooling noted. At the time of the inspection all registers appeared to be functioning and in serviceable condition.

20. Patio/Deck Doors

Observations:

20.1. No door problems or concerns noted at time of inspection.

21. Patio/Deck Door Screens

Observations:

21.1. No problems or concerns noted with screen door at time of inspection.

Master Bedroom

The main area of inspection in the bedrooms are the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. **NOTE: Since more often than not carpets are replaced by the buyer when a home is sold, carpet condition is typically not reported and furniture and personal items in the structure may prevent the inspector from viewing all areas on the interior.**

1. Location

Location: First bedroom on right down left hall.

2. Entry Door

Observations:

2.1. No door problems or concerns noted at time of inspection.

3. Walls & Ceilings

Observations:

3.1. Popping sheetrock nail heads noted. Recommend repairs as needed.

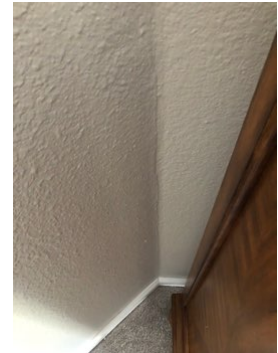
3.2. Patched area(s) of sheetrock noted with reason undetermined. Recommend checking with seller for further details.



Ceiling nail pop



Wall corner patch



Wall corner patch

4. Ceiling Fan

Observations:

4.1. The ceiling fan(s) operated normally when tested at time of inspection.

5. Smoke Alarm

Observations:

5.1. **No smoke alarm in bedroom** noted which represents a safety hazard. Recommend immediately adding alarm as needed for safety.

6. Windows

Observations:

6.1. Accessible windows were opened and closed with no problems or concerns noted at time of inspection.

7. Screens

Observations:

7.1. Window screen(s) present noted in serviceable condition at time of inspection.

8. Closets

Observations:

8.1. The closet(s) and door(s) appeared to be in serviceable condition at time of inspection other than noted below.

8.2. Door would not latch closed. Recommend repair as needed.



Deficient door latch

9. Cabinets

Observations:

9.1. Misaligned cabinet door(s) noted being prevented from closing properly. Recommend adjustments as needed to close without sticking.



Misaligned doors under TV

10. Floors

Observations:

10.1. No problems or concerns noted with flooring at time of inspection.

11. Electrical

Observations:

11.1. No electrical problems or concerns noted at time of inspection.

12. HVAC

Observations:

12.1. Central heating and cooling noted. At the time of the inspection all registers appeared to be functioning and in serviceable condition.

13. Fireplace

Materials/Type: NOTE: Fireplace noted that did not appear to generate heat with mood lighting inside. Recommend checking with sellers for further details.

14. Patio/Deck Doors

Observations:

14.1. Lower door jamb wood decay noted. Refer to pest report for more detail and consider consulting a qualified contractor for remediation options.

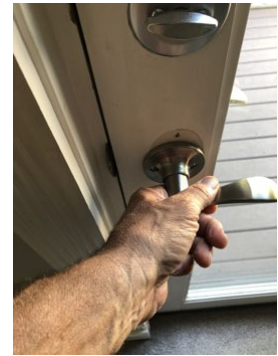
14.2. Door would not latch closed. Recommend repair as needed.



Door jamb wood decay



Door frame damage



Deficient door latch

15. Patio/Deck Door Screens

Observations:

15.1. No problems or concerns noted with screen door at time of inspection.

16. Deck

Observations:

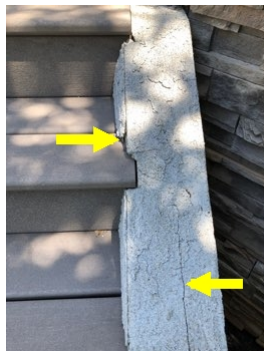
16.1. No deck problems or concerns noted at time of inspection.

17. Stairs/Railings

Observations:

17.1. No stair and/or handrail problems or concerns at time of inspection other than noted below.

17.2. Cracking stucco stair stringer stucco cap noted. Recommend repairs as needed.



Stair stringer cap stucco cracking

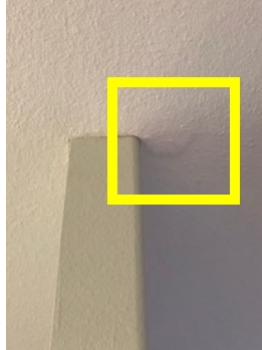
Master Bath

Bathrooms can consist of many features from jetted tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the structure to review since moisture in the air and leaks can cause mildew, mold and wood decay over time. **Although the home inspector will identify the detectable issues, this is NOT a guarantee there is no moisture damage as some problems may not be visible or detectable within the walls or under the flooring during a non-invasive home inspection.**

1. Walls & Ceilings

Observations:

1.1. Unknown sheetrock bulge noted. Recommend checking with seller for further details.



Unknown ceiling bulge above shower

2. Windows

Observations:

2.1. No problems or concerns with fixed window(s) at time of inspection.

2.2. Broken latch on window(s) noted. Recommend repairs or replacement as needed.



Broken latch in toilet room

3. Screens

Observations:

3.1. Window screen(s) present noted in serviceable condition at time of inspection.

4. Shower Walls/Pan

Observations:

4.1. Although we cannot determine the condition of the area unseen, no problems or concerns noted with the visible shower wall and pan section at time of inspection.

5. Shower Enclosure

Observations:

5.1. No problems or concerns noted with shower enclosure at time of inspection.

6. Bathtub

Observations:

6.1. No bathtub problems or concerns noted at time of inspection.

7. Tub/Shower Plumbing

Observations:

7.1. No shower plumbing problems or concerns noted at time of inspection.

7.2. No tub plumbing problems or concerns at time of inspection other than noted below.

7.3. NOTE: Tub spray wand could not be turned on for reasons unknown. Recommend checking with seller for further detail.



Spray wand not tested

8. Mirror(s)

Observations:

8.1. No bathroom mirror/medicine cabinet problems or concerns noted at time of inspection.

9. Counters

Observations:

9.1. No counter problems or concerns noted at time of inspection.

10. Sink(s)

Observations:

10.1. No problems or concerns with sink noted at time of inspection.

11. Sink Plumbing

Observations:

11.1. No problems or concerns with sink plumbing noted at time of inspection.

12. Cabinets

Observations:

12.1. No cabinet problems or concerns noted at time of inspection.

13. Toilet Fixture

Observations:

13.1. No toilet fixture problems or concerns noted at time of inspection.

14. Toilet Plumbing

Observations:

14.1. No toilet plumbing problems or concerns noted at time of inspection.

15. Floors

Observations:

15.1. No problems or concerns noted with flooring at time of inspection.

16. HVAC

Observations:

16.1. Central heating and cooling noted. At the time of the inspection all registers appeared to be functioning and in serviceable condition.

17. Electrical

Observations:

17.1. No electrical problems or concerns noted at time of inspection.

18. GFCI

Observations:

18.1. Installed GFCI outlet protection was tested and appeared operational at time of inspection.

Other Bedrooms

1. Location

Location: Bedroom 2 located last on left down left hall. • Bedroom 3 located first on left down left hall. • Bedroom 4 located end of right hall.

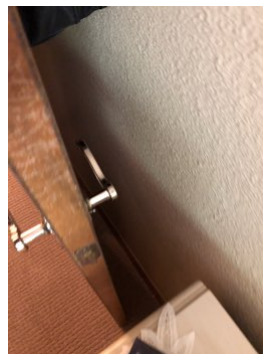
2. Entry Door

Observations:

2.1. Missing, poorly adjusted or damaged door stop noted which serves to protect wall or other surfaces from damage. Recommend adding, adjusting or replacing as needed.



Deficient bedroom 3 door stop



Missing bedroom 4 door stop

3. Walls & Ceilings

Observations:

3.1. No problems or concerns noted at time of inspection.

4. Ceiling Fans

Observations:

4.1. The ceiling fan(s) operated normally when tested at time of inspection.

5. Smoke Alarm

Observations:

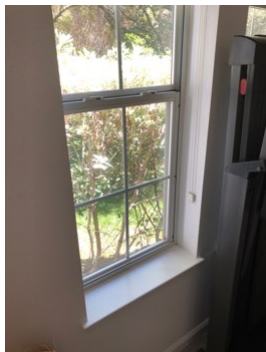
5.1. No smoke alarm in bedroom(s) noted which represents a safety hazard. Recommend immediately adding alarm as needed for safety.

6. Windows

Observations:

6.1. NOTE: Window(s) noted to be inaccessible and therefore not inspected. Recommend removing obstacle(s) and inspecting as needed.

6.2. Broken or weak balance springs noted on window(s). Recommend replacement as needed.



Bedroom 2 broken balance spring



Broken bedroom 3 window latch



Broken bedroom 3 window latch

7. Screens

Observations:

7.1. Window screen(s) present noted in serviceable condition at time of inspection.

8. Closets

Observations:

8.1. The closet(s) and door(s) appeared to be in serviceable condition at time of inspection.

9. Floors

Observations:

9.1. No problems or concerns noted with flooring at time of inspection.

10. Electrical

Observations:

10.1. No electrical problems or concerns at time of inspection other than noted below.

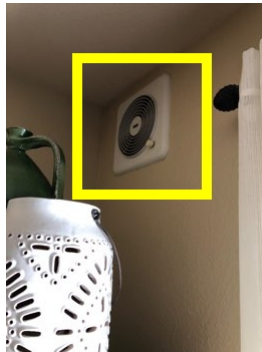
10.2. NOTE: One or more outlets not accessible due to furnishings, appliances or stored personal items. Recommend checking when clear.

11. HVAC

Observations:

11.1. Central heating and cooling noted. At the time of the inspection all registers appeared to be functioning and in serviceable condition.

11.2. NOTE: Unknown wall fan was noted but not inspected. Recommend checking with seller for further details.



Unknown bedroom 4 fan

12. Exterior Doors

Observations:

12.1. Damage to door skin or surface noted. Recommend repairs as needed.



Damaged bedroom 4 exterior door

Other Bathrooms

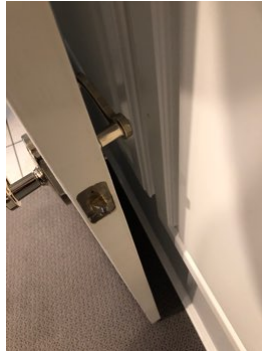
1. Location

Location: Bathroom 2 located end of left hall. • Bathroom 3 located off bedroom 4. • Half bath located first on right down right hall.

2. Door(s)

Observations:

2.1. Missing, poorly adjusted or damaged door stop noted which serves to protect wall or other surfaces from damage. Recommend adding, adjusting or replacing as needed.



Missing half bath door stop

3. Walls & Ceilings

Observations:

3.1. No problems or concerns noted at time of inspection.

4. Windows

Observations:

4.1. Accessible windows were opened and closed with no problems or concerns noted at time of inspection.

5. Screens

Observations:

5.1. Window screen(s) present noted in serviceable condition at time of inspection.

6. Shower Walls/Pan

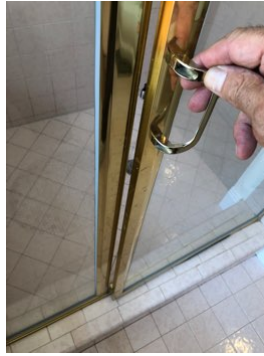
Observations:

6.1. Although we cannot determine the condition of the area unseen, no problems or concerns noted with the visible shower wall and pan section at time of inspection.

7. Shower Enclosure

Observations:

7.1. Bath 2 glass shower door was sticking at bottom and difficult to close. Recommend repairs as needed.

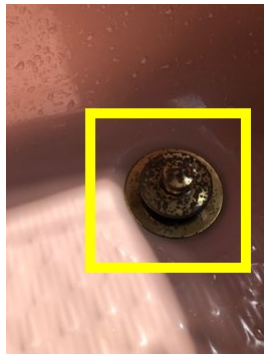


Bath 2 shower door rubs at bottom

8. Bathtub

Observations:

8.1. Worn tub stopper finish noted and it is not known if it can be restored to its original condition.



Worn bath 2 tub stopper

9. Bathtub Deck

Observations:

9.1. Cracked or broken tile(s) noted. Recommend sealing or replacing as needed.



Cracked tub deck tile

10. Tub/Shower Plumbing

Observations:

10.1. Shower head and/or hose noted to be leaking. Recommend repair as needed.



Leaking bath 2 shower head



Leaking bath 3 shower head

11. Mirror(s)

Observations:

11.1. No bathroom mirror/medicine cabinet problems or concerns noted at time of inspection.

12. Counters

Observations:

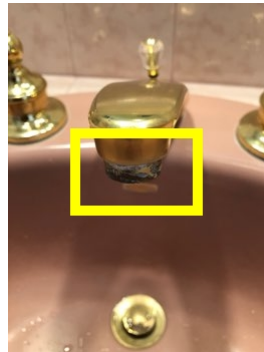
12.1. No counter problems or concerns noted at time of inspection.

13. Sink(s)

Observations:

13.1. No problems or concerns with sink at time of inspection other than noted below.

13.2. Sink faucet noted to be corroded at spout. Recommend repair or replacement as needed.



Worn bath 2 faucet finish

14. Cabinets

Observations:

14.1. No cabinet problems or concerns noted at time of inspection.

15. Toilet Fixture

Observations:

15.1. No toilet fixture problems or concerns noted at time of inspection.

16. Toilet Plumbing

Observations:

16.1. No toilet plumbing problems or concerns noted at time of inspection.

17. Floors

Observations:

17.1. No problems or concerns noted with flooring at time of inspection.

18. HVAC

Observations:

18.1. Central heating and cooling noted. At the time of the inspection all registers appeared to be functioning and in serviceable condition.

19. GFCI Protection

Observations:

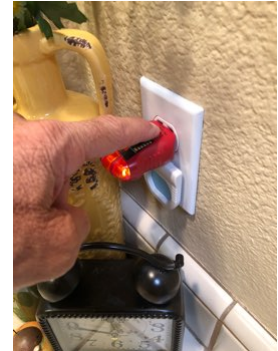
19.1. GFCI did not respond to test with power remaining "on" and is therefore not reliable as a ground fault circuit interrupter. Recommend replacing for safety.



Deficient bath 2 GFCI with power on



No half bath outlet GFCI protection



Deficient bath 3 GFCI outlet

Laundry

The Laundry Room or Area inspection includes the structural system including walls, ceiling, floors, windows and doors. In addition, the washer and if present wash basin plumbing will be investigated as well as the electrical outlets, gas line and dryer venting

1. Entry Door

Observations:

1.1. No door problems or concerns noted at time of inspection.

2. Walls & Ceilings

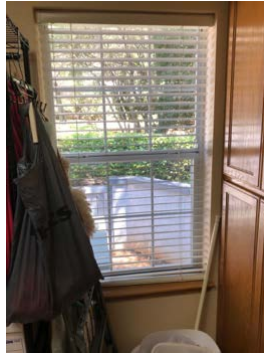
Observations:

2.1. No problems or concerns noted at time of inspection.

3. Windows

Observations:

3.1. NOTE: Window(s) noted to be inaccessible and therefore not inspected. Recommend removing obstacle(s) and inspecting as needed.



Blocked by faulty blinds

4. Screens

Observations:

4.1. Window screen(s) present noted in serviceable condition at time of inspection.

5. Closets

Observations:

5.1. The closet(s) and door(s) appeared to be in serviceable condition at time of inspection.

6. Cabinets

Observations:

6.1. No cabinet problems or concerns noted at time of inspection.

7. Counters

Observations:

7.1. No counter problems or concerns noted at time of inspection.

8. Wash Basin/Cabinet

Observations:

8.1. No problems or concerns with sink noted at time of inspection.

9. Wash Basin Plumbing

Observations:

9.1. No problems or concerns with sink plumbing noted at time of inspection.

10. Plumbing

Drain Size: A 2 inch drain pipe capable of handling newer high-capacity washing machine drain flows was noted.

Observations:

10.1. Water angle stop noted as worn or leaking. Recommend a qualified plumber replace with a quarter-turn angle stop.



Corrosion on washer water valve

11. Electrical

Observations:

11.1. No electrical problems or concerns noted at time of inspection.

12. GFCI Protection

Observations:

12.1. Installed GFCI outlet protection was tested and appeared operational at time of inspection.

13. Gas Line/Valve

Observations:

13.1. NOTE: No gas line noted for gas dryer.

14. Dryer Vent

Observations:

14.1. No dryer vent problems or concerns noted at time of inspection.

15. Floors

Observations:

15.1. No problems or concerns noted with flooring at time of inspection.

Utilities

This section describes the amperage and voltage rating of the service, the location of the main disconnect and any subpanel(s). Inspectors are also required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and subpanels as well as the conductors. **NOTE: This is not an exhaustive testing of electrical systems but merely a visual inspection of accessible components and does not cover areas where electrical wiring is not visible (including but not limited to walls, ceilings, insulated crawlspaces and attics).** For a more thorough system analysis, we recommend the services of a qualified electrician and all issues or concerns listed in this section should be a priority and should be made by a qualified, licensed electrician.

1. Cable Feeds

Observations:

1.1. There is an underground service lateral noted.

2. Main Breaker

Location: Located in main panel.

Amps: 200 amps X 2

Observations:

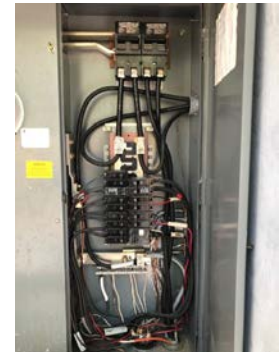
2.1. No problems or concerns noted with main breaker at time of inspection.



200 amp X 2 main breaker detail



Main breaker panel detail



Main breaker panel detail

3. Main Service Panel

Location: Located on front right side.

Observations:

3.1. No main service panel system safety or function concerns noted at time of inspection.



Main service panel detail



Main service panel detail

4. Main Panel Box

Observations:

4.1. No main service panel box problems or concerns noted at time of inspection.

5. Sub Panel(s)

Location: Sub panel 2 located detached garage

Observations:

5.1. No sub panel system safety or function concerns noted at time of inspection.



Detached garage sub panel detail



Detached garage sub panel detail

6. Circuit Breakers

Breakers Off: One breaker noted in "off" position in main breaker box.

Observations:

6.1. 2-pole breaker on main breaker box noted to be half loaded (one wire instead of two as intended). The breaker must be able to trip before the wires connected to it can become damaged and a 2-pole breaker only loaded on one half is likely to have too much mechanical resistance to do that which can lead to wire overheating and possible fire danger. Recommend a qualified contractor repair as needed for safety.



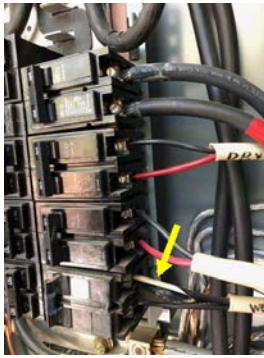
Half loaded 2-pole breaker in main breaker box

7. Wiring

Wiring Type: Copper with stranded aluminum non-metallic sheathed cable noted for main cable feeds and/or major appliances.

Observations:

7.1. Unmarked **white wire** used as hot conductor which is not an appropriate and would be considered unsafe to someone working on the electrical system of this house. Recommend re-identification to black or red as needed for safety.



Unmarked white wire in main breaker box



Unmarked white wire on sub panel

8. Grounding Electrode

Location: NOTE: Grounding wire noted in panel box but electrode not located.



Grounding electrode wire panel attachment



Grounding electrode wire detail

9. Auxiliary Generator

Observations:

9.1. NOTE: Auxiliary generator and/or switch box noted but not inspected. Recommend confirming serviceability and if necessary a full evaluation by a qualified electrician.



Main disconnect possibly for generator use

10. Gas Valve

Main Location: Located on LP gas tank on right side

Secondary Location: Located on right side of house.

Observations:

10.1. Main LP tank and secondary house gas shut-off valves appeared serviceable at time of inspection with no gas odor detected.



Secondary gas shut-off valve



Liquid propane tank detail



Liquid propane tank shut-off valve detail

11. Water Valve

Main Location: Located left front in water treatment equipment closet.

Secondary Location: Located front left.

Observations:

11.1. Main and secondary water shut-off valves appeared serviceable at time of inspection with no leaks noted.



Secondary water shut-off valve



Water shut-off valves



Water shut-off valve

12. Central Vacuum

Location: Central vacuum located in garage

Observations:

12.1. A central vacuum system was noted and although not exhaustive in scope, the unit was turned on and tested at the unit only which appeared to have adequate suction at unit inlet.



Central vacuum cleaner unit detail



Central vacuum cleaner unit detail

13. Water Treatment

Observations:

13.1. NOTE: A water treatment system was noted but not inspected. Since testing this system is beyond the scope of this inspection, it is recommended the buyer seek operation guidance from the seller and that a qualified water treatment professional check the system for serviceability.

HVAC 1

The heating, ventilation and air conditioning 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. **NOTE: Our HVAC systems analysis includes a visual inspection and when possible a function test using the thermostat or other controls to determine unit serviceability and register temperature and IS NOT a guarantee of future serviceability. If an exhaustive HVAC systems evaluation is desired, we recommend the services of a qualified HVAC technician.**

1. Heating & Cooling

Location: The HVAC unit located on left side

Type: A 2008 Rheem propane gas-fired packaged central HVAC combination heating and 4-ton cooling system was noted.

Observations:

1.1. The packaged system was tested and appeared operational at time of inspection.



Master bedroom heat system register temp



Master bedroom cooling system register temp



HVAC heating & cooling unit detail

2. Outdoor Cabinet

Observations:

2.1. No problems or concerns noted with appliance cabinet at time of inspection.

3. Outdoor Base

Observations:

3.1. The condenser/compressor base appeared to be functional at time of inspection with no problems or concerns noted.

4. Service Disconnect

Observations:

4.1. HVAC service disconnect noted within line of sight of unit with no problems or concerns noted at time of inspection.

5. Electrical Wiring

Observations:

5.1. No exterior HVAC electrical problems or concerns noted at time of inspection.

6. Plenum

Observations:

6.1. Deficient plenum seal noted which will allow rain penetration and vermin intrusion. Recommend sealing as needed.



Deficient plenum seal

7. Venting

Observations:

7.1. Exterior HVAC unit exhaust vent noted to be missing screen which could allow for vermin intrusion. Recommend adding an appropriate screen as needed.



Missing exterior vent screen

8. Gas Line & Valve

Observations:

8.1. Gas valve was present and appeared serviceable at time of inspection.

9. Sediment Trap

Observations:

9.1. **Sediment trap** was in place and appeared serviceable at time of inspection.

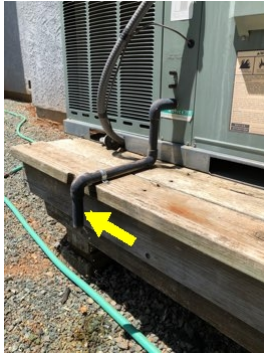


Gas line with sediment trap

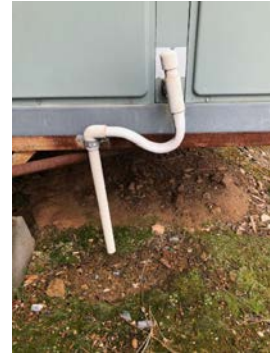
10. Condensate Elimination

Observations:

10.1. Condensate drain line water trap noted to be broken, deficient or missing. Recommend repairs or replacement as needed by a qualified HVAC contractor.



Missing trap on condensate drain line



Example of proper condensate trap

11. Filter

Location: Filter located inside interior area wall and/or ceiling grille.

Observations:

11.1. No HVAC filter or grille problems or concerns noted at time of inspection.



HVAC return air filter detail

12. Thermostat

Type: Digital programmable thermostat(s) noted.

Observations:

12.1. Although not exhaustive as to the various settings, the digital programmable thermostat(s) appeared functional at time of inspection.



Digital thermostat detail

HVAC 2

1. Heating & Cooling

Location: The HVAC unit located on right side

Type: A 2007 Rheem propane gas-fired packaged central HVAC combination heating and 5-ton cooling system was noted.



Great room heat system register temp



Great room cooling system register temp



HVAC heating & cooling unit detail

2. Outdoor Cabinet

Observations:

2.1. No problems or concerns noted with appliance cabinet at time of inspection.

3. Outdoor Base

Observations:

3.1. The condenser/compressor base appeared to be functional at time of inspection with no problems or concerns noted.

4. Service Disconnect

Observations:

4.1. HVAC service disconnect noted within line of sight of unit with no problems or concerns noted at time of inspection.

5. Electrical Wiring

Observations:

5.1. No exterior HVAC electrical problems or concerns noted at time of inspection.

6. Plenum

Observations:

6.1. No external ductwork problems or concerns noted with HVAC unit at time of inspection.

7. Venting

Observations:

7.1. Exterior HVAC unit exhaust vent noted to be missing screen which could allow for vermin intrusion. Recommend adding an appropriate screen as needed.



No exterior vent screen

8. Gas Line & Valve

Observations:

8.1. Gas valve was present and appeared serviceable at time of inspection.

9. Sediment Trap

Observations:

9.1. Sediment trap was in place and appeared serviceable at time of inspection.



Gas line with sediment trap

10. Condensate Elimination

Observations:

10.1. Condensate drain line water trap noted to be broken, deficient or missing. Recommend repairs or replacement as needed by a qualified HVAC contractor.



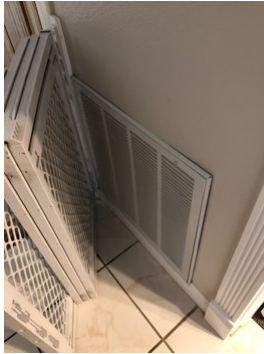
Missing trap on condensate drain line

11. Filter

Location: Filter located inside interior area wall and/or ceiling grille.

Observations:

11.1. No HVAC filter or grille problems or concerns noted at time of inspection.



HVAC return air filter detail



HVAC return air filter detail

12. Thermostat

Type: Digital programmable thermostat(s) noted.

Observations:

12.1. Although not exhaustive as to the various settings, the digital programmable thermostat(s) appeared functional at time of inspection.



Digital thermostat detail

Water Heater

Included in our inspection are the plumbing or electrical connections, venting configuration, TPR valve, earthquake strapping, platform stability and drain pan requirements. **NOTE: Our water heater analysis includes a visual inspection and a function test to determine unit functionality and water temperature and IS NOT a guarantee of future serviceability.** Most water heaters last between 10 and 15 years before they need to be replaced. When internal parts are corroded or encased in a buildup of minerals, the water heater's efficiency begins to decline. Regularly flushing the water heater keeps it working longer.

1. Water Heater

Heater Type: A 2009 Sears liquid propane gas-fired water heater was noted.

Location: The water heater is located in the garage.

Observations:

1.1. No water heater problems or concerns at time of inspection other than noted below.



Water heater detail



Water heater detail



Water heater detail

2. Size

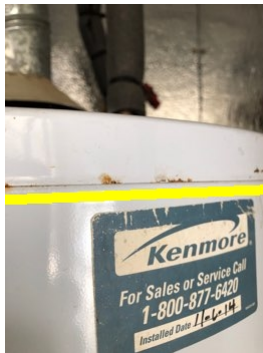
Size: 50 Gallons

3. Outer Shell

Observations:

3.1. **Water heater rust and/or corrosion** was noted on outer skin. Recommend monitoring for further leaks and consider replacing sooner rather than later to avoid hot water interruption.

3.2. Water heater outer skin damage noted but did not appear to affect serviceability.



Outer shell rust



Outer shell damage

4. Closet

Observations:

4.1. The water heater closet appeared functional with no problems or concerns at time of inspection.

5. Platform

Observations:

5.1. The water heater base appeared functional with no problems or concerns at time of inspection.

6. Venting

Observations:

6.1. Flue pipe and gas appliance noted as slightly misaligned and potentially not properly carrying exhaust gases to the exterior. Recommend aligning as needed for safety.



Misaligned vent pipe

7. TPRV & Discharge Pipe

Observations:

7.1. NOTE: A **TPRV valve** was noted and inspected for its presence and proper configuration only, but not functionality due to the possibility of valve failure and subsequent flooding. Recommend checking functionality annually and when it fails, one can easily shut off water supply and wait for a plumber to repair.

8. Gas Line & Valve

Observations:

8.1. Gas valve was present and appeared serviceable at time of inspection.

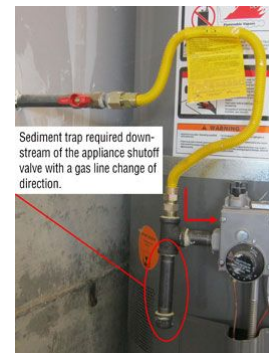
9. Sediment Trap

Observations:

9.1. Sediment trap is missing and most likely not required when this house was built, sediment traps are now required by the Uniform Plumbing Code and are therefore incorporated into most, if not all, city building and safety codes. Although you would be under no obligation to do so, consider adding to increase appliance longevity.



Gas line without sediment trap

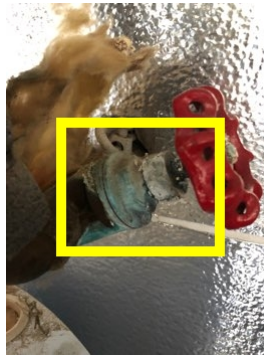


Example of gas line sediment trap

10. Plumbing

Observations:

10.1. Water shut-off valve noted as corroded and at risk of, or leaking. Recommend repairs by a qualified plumber as needed.



Corroded water shut-off valve

11. Strapping

Observations:

11.1. **water heater strapping** is not to code which requires two straps 1/3 from both top and bottom. Recommend proper strapping as needed for safety.



Deficient strapping

12. Insulation

Observations:

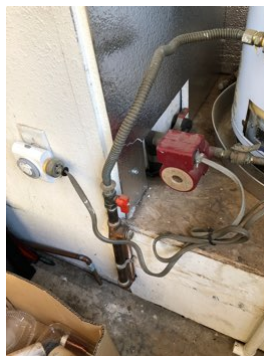
12.1. Water heater insulation noted as deficient or missing. Consider installing on water heater and hot water pipe to conserve energy and save on energy expenses.

13. Recirculating Pump

Type: Noted was a timer & aquastat driven recirculating pump with a dedicated return line located at the water heater.

Observations:

13.1. Although not confirmed to be recirculating hot water as intended, the recirculating pump was noted to be running with no leaks detected.



Recirculating pump detail

14. Water Temperature

Observations:

14.1. **Water temperature** is 118.4° as measured at the kitchen sink.



Kitchen sink water temperature

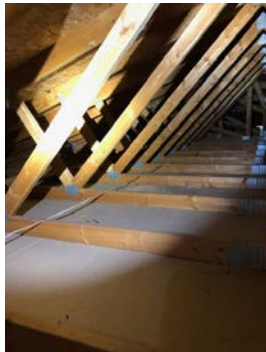
Garage - Attached

Since the roof and exterior cladding is covered in other sections, the main area of inspection in the attached garage are the structural components. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation and fire barrier on living space common walls and ceilings will also be reported on. Cabinetry and personal items in the garage may prevent all areas from being inspected as the inspector will not move these.

1. Attic

Observations:

1.1. No problems or concerns noted at time of inspection with the visibly accessible **engineered wood** roof truss system.



Attached garage attic detail



Attached garage attic detail



Pipe insulation rodent damage

2. Rafter/Ceiling Condition

Materials: Sheetrock ceilings noted.

Observations:

2.1. Area of sheetrock joint tape noted as lifting and cracking and some sheetrock surface damage noted. Recommend repairs as needed.



Peeling ceiling paint



Lifting seam tape

3. Walls/Fire Barrier

Observations:

3.1. No wall problems or concerns noted at time of inspection.

4. Windows

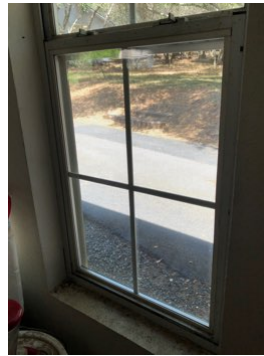
Observations:

4.1. Fog and/or condensation or the resulting stains were noted in double-pane window(s) which is an indication of a failed seal. Recommend review for repair or replacement as necessary.

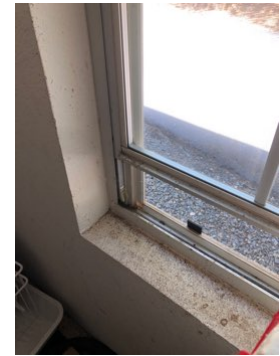
4.2. Broken or weak balance springs noted on window(s). Recommend replacement as needed.



Possible failed seal



Broken balance spring



Broken balance spring

5. Screens

Observations:

5.1. Window screen(s) present noted in serviceable condition at time of inspection.

6. Floors

Observations:

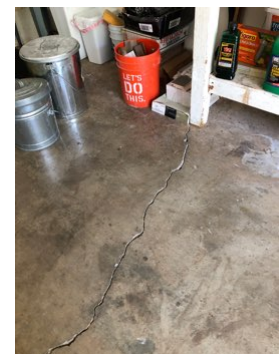
6.1. Large crack(s) noted in concrete garage floor. Recommend sealing, continued monitoring and consulting a qualified contractor for remediation options should conditions dramatically change.



Significant concrete floor cracking



Significant concrete floor cracking



Significant concrete floor cracking

7. House Fire Door

Observations:

7.1. House to garage fire separation door noted with no problems or concerns other than noted below.

7.2. Missing strike plate noted allowing closed door to move in and out. Recommend adding as needed.



Missing strike plate

8. Vehicle Door

Observations:

8.1. No vehicle door problems or concerns noted at time of inspection.

9. Vehicle Door Opener

Observations:

9.1. Garage door opener appeared functional using wall control at time of inspection.

10. Auto-Reverse - Photoelectric Sensor

Observations:

10.1. Auto-reverse and photo-electric sensor systems in place and serviceable on single-car vehicle door at time of inspection.

10.2. Auto-reverse feature on double-car vehicle door noted as not present or not adjusted properly and either not reversing at all or requiring too much resistance to reverse. This is a serious safety concern for small children and animals and we recommend immediate remediation as necessary for safety



Deficient large door auto-reverse

11. Electrical

Observations:

11.1. No electrical problems or concerns noted at time of inspection.

12. GFCI Protection

Observations:

12.1. NOTE: **No GFCI protection** was noted at time of inspection (only actual GFCI outlets are tested and tripped on exterior, laundry room, garage and basement plugs). Although they may have non-GFCI outlets protected by a GFCI outlet in another location, that location may not be easily found. So instead of the possible inconvenience of powerless outlets, we recommend checking with seller for further details and if found lacking, even though most likely not required when this house was built consider installing for safety.

13. Cabinets

Observations:

13.1. No cabinet problems or concerns noted at time of inspection.

Garage - Detached

The Detached Garage section covers the entire structure in a single section that includes roof, exterior cladding, ceiling, walls, floors, vehicle and entry doors, electrical and foundation.

1. Roof Condition

Inspection Type: Roof was mounted and walked for inspection.

Materials: Composition shingles noted.

Observations:

1.1. **Moss on composition** roof noted which can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer.

1.2. Damaged shingle(s) noted on roof. Recommend a qualified roofing contractor repair or replace as needed.



Moss on shingle roof



Right side tree branch roof damage



Ridge shingle splitting

2. Flashing

Observations:

2.1. Missing edge flashing or trim noted which leaves underlying structure exposed to weather which may result in deterioration of roof sheathing from moisture intrusion. Recommend missing flashing or trim be added by a qualified contractor.

2.2. Deficient front sidewall base flashing termination with large unsealed gap noted. Recommend sealing as needed to avoid moisture intrusion.

2.3. Sidewall base flashing noted to be stepped in wrong direction with downhill section overlapping uphill section. Recommend consulting with a qualified roofing contractor for remediation options.



Missing edge flashing



Front gap in flashing



Wrong overlap on stucco sidewall flashing

3. Vent Pipes/Caps

Observations:

3.1. Vent pipe flashing rubber boot seal(s) noted to be deficient. Recommend replacement as needed.



Holes in vent pipe rubber boot

4. Gutters

Observations:

4.1. No gutters or downspouts noted. Full installation recommended to keep water away from structure as excessive moisture can weaken foundations and deteriorate siding. Be sure to install extensions to carry water away from foundation and keep water from areas such as driveways or walkways where it can be an ice hazard in winter.

5. Attic

Observations:

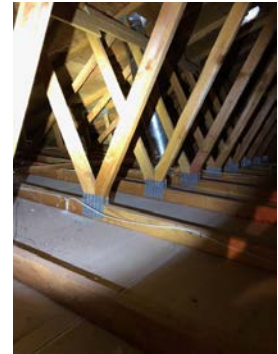
5.1. No problems or concerns noted at time of inspection with the visibly accessible engineered wood roof truss system.



Detached garage attic detail



Detached garage attic detail



Detached garage attic detail

6. Eaves & Fascia

Observations:

6.1. Eave area soffit board missing with stucco and lath noted to be attached only to rafter blocking and tails which is not best practice. This has already caused stucco breakage, sagging and seam separation from barge rafter. Recommend consulting with a qualified contractor for remediation options.



Exposed eave stucco lath with no backing



Sag in eave stucco



Stucco separation from barge rafter

7. Wall Structure

Observations:

7.1. Wood wall framing noted.

8. Trim

Materials: Stucco over expanded polystyrene (EPS) foam architectural moldings, cornices, trims, etc.

Observations:

8.1. Damaged trim noted from unknown cause. Recommend repairs as needed.

8.2. Exposed EPS (encapsulated polystyrene) foam was noted at trim base. Although durable and resistant to decay, EPS foam is a soft material susceptible to insect intrusion and should not be left exposed. Recommend sealing as needed.



Left stucco trim damage



Exposed bottom foam on front trim

9. Stucco

Observations:

9.1. Stucco crack(s) and/or break(s) exceeding 1/8" noted. Recommend repairing with approved manufacturer's product as needed to avoid moisture intrusion.

9.2. Water stains noted on rear wall cladding from rain water spaying off rear walkway due to lack of gutter to divert water into drain line. Recommend further review by a qualified contractor to determine if any wall cladding moisture intrusion has occurred as a result.



Front stucco crack



Rear stucco staining



Rear stucco corner crack

10. Painting/Caulking

Observations:

10.1. Poorly sealed **exterior cladding** junctions noted in places. Recommend caulking as needed to avoid moisture intrusion and its related negative effects.



Deficient left vehicle door seal

11. GFCI

Observations:

11.1. GFCI without power or would not reset once tripped and is therefore not reliable as a ground fault circuit interrupter. Recommend replacing for safety.



Deficient front right GFCI outlet

12. Walls

Observations:

12.1. No wall problems or concerns noted at time of inspection.

13. Windows

Observations:

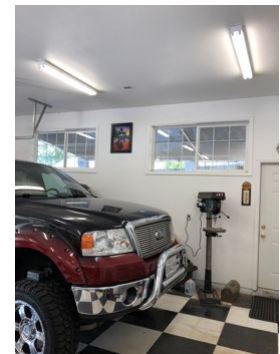
13.1. NOTE: Window(s) noted to be inaccessible and therefore not inspected. Recommend removing obstacle(s) and inspecting as needed.



Unreachable window



Unreachable window



Unreachable window

14. Screens

Observations:

14.1. Screen noted to be missing from window(s). Recommend replacing as needed.

15. Vehicle Door**Observations:**

15.1. No vehicle door problems or concerns noted at time of inspection.

16. Vehicle Door Opener**Observations:**

16.1. Garage door opener appeared functional using wall control at time of inspection.

17. Auto-Reverse - Photoelectric Sensor**Observations:**

17.1. Auto-reverse and photo-electric sensor systems in place and serviceable at time of inspection.

18. Exterior Doors**Observations:**

18.1. No door problems or concerns noted at time of inspection.

19. Floors**Observations:**

19.1. No concrete floor problems or concerns noted at time of inspection.

20. Electrical Inside**Observations:**

20.1. No electrical problems or concerns noted at time of inspection.

21. GFCI Protection**Observations:**

21.1. Installed GFCI outlet protection was tested and appeared operational at time of inspection.

21.2. NOTE: GFCI outlet in this area resets outlet in other areas.



Right GFCI protected outlet



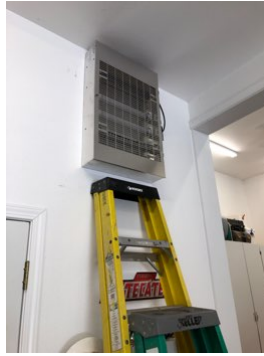
Left GFCI protected outlet

22. Cabinets**Observations:**

22.1. No cabinet problems or concerns noted at time of inspection.

23. HVAC**Observations:**

23.1. NOTE: Electric wall heater noted but not inspected. Recommend checking with seller on serviceability.



Wall heater not tested

24. Foundation

Materials: Concrete slab foundation noted.

Observations:

24.1. No concrete foundation/floor problems or concerns noted at time of inspection.

Grounds

The Grounds section contains most areas accessible from the exterior of the home including driveways, walkways, grading, retaining walls and vegetation. Areas typically not inspected include drainage, irrigation, fencing, outdoor lighting and sound systems, fountains or waterfalls and fire pits.

1. Driveway and Walkways

Observations:

1.1. Moderate cracking was observed in driveway and/or walkway(s). Further deterioration will occur as water expands and contracts from freeze and thaw cycles and some may become trip hazards as well. Recommend sealing the cracks, continued monitoring and consulting a qualified contractor for remediation options should condition worsen.

1.2. Decayed concrete wood expansion joint(s) noted. Recommend replacing or filling void as needed to avoid gap.



Asphalt driveway cracking



Front walkway expansion joint wood decay



Detached garage driveway cracking

2. Grading

Observations:

2.1. Not all areas immediately surrounding the foundation has the recommended 0.5 inch per foot slope within the first 10 feet away from the structure. Recommend consulting with a qualified landscaping contractor for remediation options as need to avoid ponding during heavy rains.

3. Drainage

Observations:

3.1. Because it is impossible to determine **drainage system** serviceability and/or flooding potential without active rain over time, exterior drainage system performance and flooding assessments are not included as part of a building inspection and we therefore recommend checking with seller and observation during rain to determine any deficiencies. We do however look for and report on evidence of past or present drainage problems.

3.2. NOTE: A **lot drainage** system was noted but not inspected. Recommend checking with seller on serviceability.



Front drain grate detail



Front drain grate detail



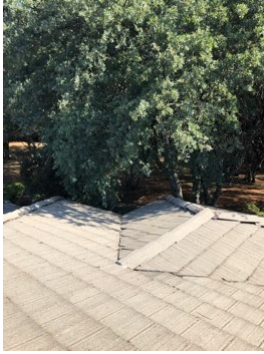
Rear drainage grate detail

4. Vegetation

Observations:

4.1. **Overhanging tree limbs** noted on portions of the roof which can result in roof damage. Recommend a professional

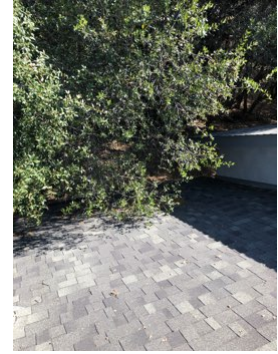
tree service trim as needed.



Tree branches overhanging roof deck



Tree branches overhanging roof deck



Tree branches overhanging detached garage

5. Outdoor Electrical

Observations:

5.1. Noted was a low voltage outdoor lighting system. Since testing this system is beyond the scope of this inspection, it is recommended the buyer seek operation guidance from the seller and that a qualified landscaping professional check the system for serviceability.

6. Irrigation System

Observations:

6.1. NOTE: An outdoor irrigation system was noted with sprinkler valves and a control panel. Since testing this system is beyond the scope of this inspection, it is recommended the buyer seek operation guidance from the seller and that a qualified landscaping professional check the system for serviceability.



Irrigation system sprinkler valves

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	AFCI (Arc-Fault Circuit Interrupter) is an advanced circuit breaker that breaks the circuit when it detects a dangerous electric arc in the circuit it protects to prevent electrical fires. Although AFCI protection was most likely not required at the time this structure was originally built, building codes have changed and they are now required for new construction. Even though you would be under no obligation to upgrade, for additional safety you may want to consider updating the existing electrical outlets to provide AFCI protection. For more information regarding this subject, go to the following website: http://www.ashireporter.org/HomeInspection/Articles/AFCIs-Come-of-Age/2418
Alarm(s) in the Immediate Vicinity	<p>Section 310.9.1.4 of the California Building Code requires at least one smoke alarm on each floor in non-sleeping areas, one smoke alarm in each room where sleeping occurs, and one smoke alarm in each hallway that leads directly to sleeping rooms.</p> <p>The July, 2011 Carbon Monoxide Poisoning Prevention Act (SB 183) requires all single-family homes with an attached garage or a gas burning appliance or fireplace to install a CO alarm within the home. THE CO alarms should be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms AND on each floor of the building including basements and finished attics. Since CO has nearly the same specific gravity as air, the CO alarms can be mounted just about anywhere including ceilings with a few exceptions. Do not place the alarm right next to or over a fireplace or flame-producing appliance, and they should not be mounted on the wall within 6 inches of the ceiling. This “pocket” is considered dead air that does not circulate or mix well with the rest of the air in the house.</p>
Anti-Siphon Hose Bibb	Anti-siphon hose bibb devices prevent accidental siphoning of hazardous material into the plumbing system when there is a loss of pressure due to a power outage. Although most likely not a code requirement when this structure was built, for additional safety consider installing on all faucets. For more information click the following https://newnanutilities.org/PDFs/50_Questions_&_Answers.pdf
Balance Spring	Broken balance springs are a common occurrence with single-hung vinyl and metal windows. They are in place to keep the windows open and are easily fixed when broken or weakened over time. Windows require one for each side and even if just one is broken, you should always replace them both. They can usually be obtained from your local window dealer and run about \$30 for the pair. You will need to remove the spring first in order to get the product number for ordering and a quick YouTube search for instructions on removing and replacing balance springs is easily found.

Crawlspace Ventilation	<p>International Residential Code (IRC) calls for 1 square foot of screened vent space penetrating the perimeter foundation for every 150 square feet of space in the crawlspace. For example, if your foundation size is 30 by 30 (900 square feet), you will need vents that have a combined square footage of 6 square feet. This could be achieved by six 1 x 1 vents, or three 1 x 2 vents.</p> <p>If, however, you cover the bare ground in your crawlspace with an approved vapor-barrier material, you only need 1 square foot of vent for every 1,500 square feet of space.</p>
Cricket	<p>A Cricket is a small ridged roof section just above the high side chimney base to shed water off to the sides. It is generally fabricated from sheet metal and should be installed above any chimney wider than 30 inches.</p>
Cripple Wall	<p>A cripple wall is a wall that is less than full story height. The cripple wall usually occurs between the first floor and the foundations and is generally the weakest part of older buildings. These cripple walls are weak typically sheathed with only stucco or horizontal wood siding on the exterior side of the wall.</p>
Drainage System	<p>Because it is difficult to determine drainage system serviceability without active rain over time, exterior drainage system performance assessments are not typically included as part of a building inspection and we therefore recommend checking with seller and observation during rain to determine any deficiencies. We do however look for and report on evidence of past or present drainage problems and insufficient downspout terminations.</p>
Efflorescence	<p>Efflorescence is a whitish, powdery deposit often seen on the surface of concrete, brick, stucco, or natural stone surfaces. It is formed as mineral-rich water is present on or in the masonry surface through capillary action and then evaporates. Efflorescence usually consists of gypsum, salt, or calcite and is a French word that means "to flower out".</p>

Engineered Wood	<p>Engineered wood siding and trim, historically referred to as pressboard, hardboard and composite siding with two of the largest brands being International Paper's (IP) Masonite Omniwood and Louisiana Pacific's (LP) Inner-Seal, is mainly comprised of wood fibers, flakes or chips that are held together by glues and resins. This type of siding was extremely popular from the 1980's to mid 1990's as a low cost alternative to other existing house sidings.</p> <p>In 1994, pressboard siding gained national attention when a class action law suit settlement against some of its largest manufacturers dictated that anyone who owned property constructed with their hardboard siding between January 1, 1980 and January 15, 1998 (dates vary by manufacturer) could be reimbursed for damages caused from the siding (if any). Following the class action suit, almost all manufacturers ceased production of their hardboard siding products.</p> <p>More recently (2011), LP introduced another engineered wood siding product called SmartSide which supposedly has been engineered for "strength, performance and protection against fungal decay and termites". While this may be true, all engineered wood siding and trim products are still extremely susceptible to moisture intrusion due to insufficient installation and maintenance practices. Because of this susceptibility, it is important to keep all exposed surfaces well painted and/or sealed as per manufacturer's recommendations (INCLUDING ANY EXPOSED EDGES).</p>
Expanded Polystyrene	<p>Expanded polystyrene insulation (EPS) is manufactured using beads of foam within a mould, heat or steam is then applied directly to the beads which causes them to expand and fuse together. This process produces a closed cell structure, not a closed cell insulation board, due to voids that can occur between the beads.</p> <p>Expanded polystyrene (EPS) is durable, has a long life and requires little maintenance. It doesn't rot or decay as wood does and is more economical, making it a great choice for architectural elements, details and accents. Only high density foam is used to ensure product integrity and greater definition of detail. EPS meets tough exterior wall specifications and has been used in the construction industry for over 30 years. EPS is the preferred substrate for all Stucco and Exterior Insulation and Finish Systems (EIFS) because it combines unlimited design potential with material strength and durability.</p>
Exposed EPS	<p>Although Encapsulated or Extruded Polystyrene (EPS and XPS) is not susceptible to decay, it is not considered a waterproof barrier and as such could allow moisture to reach other vulnerable structural components when exposed to the elements. It also does not provide a food source for wood destroying pests but it is however a tunneling media conducive to creating the shelter that insects need to forage. Insects (termites, carpenter ants) are random foragers and could eventually tunnel through the polystyrene, making their way through the foam to find a food source which is why there should be no areas of exposed polystyrene.</p>

Exterior Cladding	Exterior cladding refers to the materials excluding doors, windows and vents that make up the structure's outer skin which includes any siding, trim, stucco and masonry.
IRC	The International Residential Code (IRC) is a comprehensive, stand-alone residential code that creates minimum regulations for one- and two-family dwellings of three stories or less. It brings together all building, plumbing, mechanical, fuel gas, energy and electrical provisions for one- and two-family residences.
Kitec	<p>Kitec is a brand of plastic piping manufactured by IPEX between 1995 and 2007. During that time plumbers used the plastic piping as a good substitute to copper, because it offered great flexibility and durability at a much lower cost.</p> <p>However, after some years of use by plumbing contractors and builders, the piping started showing many problems. The most common plumbing issues are associated with the fact that Kitec doesn't perform well under high pressure and/or under high temperature. Under high pressure and high temperature, it starts to deteriorate fast, leading to pipe breaking and bursting. In addition, its brass fittings tend to corrode when exposed to moisture and oxygen. This problem also leads to leaks, as the zinc oxidation in the pipes causes limited water flow. With so many problems Kitec piping caused not only leakages, but also major flooding in multiple buildings throughout the country.</p>
Lot Drainage	Lot drainage has a significant impact on the building simply because of the direct and indirect damage that moisture can have on the foundation. All downspouts should be properly terminated into unobstructed drain pipes and where there are retaining walls present to mitigate negative slope areas, adequate drainage should be in place to drain water runoff to safe areas of the property.
Moss On Composition	Moss will actually attack and ruin a composition roof over time. In addition to the problems the moss root systems can create by damaging the shingle fibers, moss also soaks up water and keeps your roof wet. When most things stay wet for a long time they break down, rot, grow mold and mildew and likewise your roof suffers the same fate when it is not able to dry out. Moss can also dam up water which will then run sideways under your shingles causing a leak. Another problem observed is that sometimes moss grows underneath the bottom edge of the shingles and can push it up breaking the seal and making your roof more prone to wind damage. For information on various moss treatment products and their pros and cons, visit http://roofpedia.com/removing-moss-on-roofs/
Moss On Tile	Moss will accentuate any small concrete tile defect or cracking and over time cause them to become worse. In addition it can block the normal flow of water causing it to flow in ways not planned for and possibly causing a leak.

NIBCO Dura-Pex	<p>NIBCO Dura-Pex piping is a water supply pipe product that is the subject of a class action lawsuit. The lawsuit claims the pipe is prone to oxidation. Oxidation is the process whereby oxygen affects the quality of a material, such as metal or plastic. This can occur if the material was not treated properly or was defectively designed. Oxidation of PEX tubing can lead to cracks and ruptures.</p> <p>When water leaks from the tubing and comes in contact with PEX brass fittings, zinc can “leach” out of the fittings (a process known as dezincification). According to the suit, this process “causes the [brass fittings] to change from a solid brass material to a spongy copper-rich structure, grossly weakening the fitting.” In addition to rendering the fittings ineffective, dezincification also allows water to leak out and come in direct contact with PEX clamps, the suit claims.</p> <p>Water that escapes through the corroded fittings may also affect the PEX stainless steel clamps. Chlorine-rich water can cause “stress corrosion cracking,” which causes cracks and breaks in the clamps and renders them ineffective, according to the suit.</p>
No GFCI Protection	<p>GFCI protection may not have been required at this location when the house was built but current building codes would now require them on all kitchen and bathroom counter areas, and for all 15A and 20A, 125V receptacles located outside and in garages and grade-level portions of unfinished or finished accessory buildings used for storage or work areas of a dwelling unit. Although you would be under no obligation to upgrade, consider installing GFCI protected plugs for safety.</p>
No Smoke Alarm In Bedroom	<p>Even though this house may be "grandfathered" in and not technically required to comply with current smoke alarm placement code, they are now required in bedrooms for all remodels and new construction and the absence thereof does in fact represent a major safety hazard for you and your family. We therefore recommend immediately adding a smoke alarm in this bedroom for safety's sake.</p>
Overhanging Tree Limbs	<p>When landscaping keep plants, especially at full growth, at least one foot from house siding and fencing as they can cause moisture retention hastening deterioration and provide cover and pathways to wood destroying insects. Also keep trees away from; foundation areas as roots can cause cracking, exterior surfaces as direct contact can abrade and damage siding, screens and roofs, and from overhanging roof areas as falling branches due to high wind or snow can damage roof materials and structure.</p>

Polybutylene	Polybutylene piping is a form of plastic resin and was commonly used for plumbing U.S. structures built or remodeled between 1978 and 1995. Due to its inexpensive production cost and ability to withstand high water pressure, it was widely seen as a better, cheaper alternative to copper plumbing. Unfortunately, it was later discovered that this type of plastic reacts negatively to water-soluble oxidants (like chlorine) and over time will deteriorate, flake and become damaged. Polybutylene water pipes are no longer accepted by United States building codes and have been the subject of class action lawsuits in both Canada and the US. Some hazard insurance companies will no longer insure buildings piped with this product and some home warranty companies exclude PB leaks from coverage. For more information on this type of plumbing see the following website: http://www.ashireporter.org/Homelnspection/Articles/Take-Another-Look-at-Polybutylene-Plumbing/955
Ponding	Ponding is the unwanted pooling of water typically on a flat or low-slope roof, driveway, walkway, patio or deck. On the latter, this represents an area that does not have the requisite slope necessary to properly drain water away. On flat and low-slope asphalt roofs, ponding water allows the oil solvent components of the asphalt to leach out and evaporate, leaving the roof membrane brittle and susceptible to cracking and leaking in the ponding location.
Questionable Construction	Questionable construction does not necessarily mean the construction under consideration is unacceptable or not code compliant although it could. It does however mean the inspector is questioning the methodology because what is visually accessible does not appear to be commonplace, or the proper transfer of load cannot be determined with the type of limited visual examination performed during a whole house inspection.
Sediment Trap	A sediment trap is a small 3-6 inch section of pipe with end cap that tees off the hard pipe gas line to prevent debris from getting into the pilot or main burner assembly will prolong the life of the furnace. This pipe extension is intended to catch any water or foreign material that may be in the gas before the material gets into the appliance itself. This is simply a gravity system, with the solids and liquids falling into the pocket. Sediment traps are now required by the Uniform Plumbing Code and are therefore incorporated into most, if not all, city building and safety codes.
Sheetrock Crack(s)	All buildings, regardless of when or where they were built and with what material, are subject to movement. It can be seasonal shrinkage and expansion due to cold and heat, or the movement can be caused by slow settling into the ground below the home. As a result, cracks less than 1/4 inch wide are a natural part of any home, whether in the walls or the ceilings especially above doors and windows. Cutouts in walls for doors and windows are the weakest area of the wall and are typically the first areas to crack. Cracks usually start from corners as this is a normal expansion and contraction spot. If the cracks are excessively wide, long or another structural issue is identified, we recommend further review by a qualified professional.

TPR Valve	Temperature/pressure-relief or TPR valves are safety devices installed on water heating appliances, such as boilers and domestic water supply heaters. TPRs are designed to automatically release water in the event that pressure or temperature in the water tank exceeds safe levels.
Three-Coat	The term three-coat stucco refers to a longstanding, nonproprietary cement-based cladding system that includes a 3/8" thick scratch coat, a 3/8" thick brown coat, and a 1/8" thick finish coat resulting in a 7/8" to 1" thick exterior wall cladding. This system is the most time and labor intensive of all stucco types.
Valley Flashing	Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.
Water Heater Strapping	<p>Two straps are required, each 1/3 from top and bottom with the lower strap a minimum of 4" above the water heater control unit. Lag screws on each side not less than 1/4" in diameter by 3" in length must be used to anchor the restraints to the wall and each lag screw must have at least 1-1/2" thread penetration into wall stud. These guidelines were developed for water heaters with a capacity of 52 gallons or less, and may also be utilized for water heaters with a capacity of up to 75 gallons, provided an additional (third) set of bracing straps is provided at mid-height of the water heater. Earthquake bracing details for water heaters with a capacity greater than 75 gallons should be approved by the local building department prior to installation.</p> <p>Note: 3/4" perforated 24 gauge plumber's tape is no longer considered safe to use but a 3/4" solid 24 gauge metal tape would be sufficient. Many water heaters in both the 1989 and the 1994 earthquakes broke through the plumber's tape that was intended to keep them secure. The thin metal in plumber's tape has been found to be too brittle to be effective.</p>
Water Temperature	Water temperatures above 120° are considered a scald hazard and consideration should be given to lowering the water heater thermostat. (More information can be obtained at http://www.burnfoundation.org/programs/resource.cfm?c=1&a=3)
Water heater rust and/or corrosion	On average, a gas hot water heater should last anywhere between 8 to 12 years, while an electric model will last a bit longer at 10 to 15 years. When internal parts are corroded or encased in a buildup of minerals, the water heater's efficiency begins to decline. Regularly flushing of the water heater will keep it working longer.

Weep Screed	<p>A weep screed is a type of building material used along the base of an exterior stucco wall. The screed serves as a vent so that the moisture can escape the stucco wall finish just above the foundation. It is usually made from galvanized metal which can rust due to excessive moisture over time and care should be taken to ensure that weep screeds are not covered by landscaping or concrete walkways.</p> <p>Weep screeds are generally only used on walls constructed with wood framing, and are not required on stucco-coated masonry structures or when adhered stone is installed over masonry.</p> <p>According to all national and local building codes, Stucco and Adhered Stone Veneer are both considered to be plaster wall assemblies and weep screeds have been required in plaster wall assemblies by every building code since 1986.</p> <p>The American Society for Testing and Materials (ASTM) is the international standards organization that publishes the standards used in all building codes. ASTM C-926 is the standard specification for "Application of Portland Cement-Based Plaster", first published in 1986. Section A.2.2.2 of this standard states, "At the bottom of exterior walls where the wall is supported by a floor or foundation, a drip screed and through-wall flashing or weep holes, or other effective means to drain away any water that may get behind the plaster should be provided".</p> <p>Based on this information, any home built after 1985 should have a weep screed or other means of drainage, otherwise, the stucco or stone installation on that home would be considered a non-conforming installation.</p>
White Wire	<p>White wire is only allowed to be used for grounded conductors and not 'hot' conductors. When they are used as 'hot' conductors, the white conductors are required to be permanently re-identified by painting or other approved means and must be permanently re-identified with a color other suitable for that use which is black or red in most cases. This permanent re-identification is to be done at all terminations and at all areas that are visible and accessible.</p>

Report Summary

The summary below consists of key deficiencies found during the home inspection compiled in list form for easy reference. It is not meant to be a complete report in and of itself and should be only viewed as mirroring key points found throughout the entire report but not exhaustive on its own.

Roof		
Page 3 Item: 1	Roof Condition	<p>1.3. Moss on tile roof noted which can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer.</p> <p>1.4. One or more roof tiles were found to be out of place. Recommend a qualified roofing contractor check for others and reposition/secure as needed.</p> <p>1.5. One or more broken roof tiles with breaks above 1/3 overlap was noted. Recommend a professional roofing contractor repair/replace as needed.</p> <p>1.6. Cement tile sealing mortar noted as cracked and/or missing in places. Recommend repairs as needed to avoid moisture intrusion and subsequent leaks.</p>
Page 4 Item: 2	Flashing	<p>2.1. Clogged valley flashing noted which is meant to direct water into a gutter. Recommend unclogging and further investigation for moisture intrusion.</p> <p>2.2. Questionable sidewall flashing noted with flashing on top of stucco with screws and caulking as opposed to underneath as is preferred. Recommend checking with seller for details and consulting with a qualified contractor for further review and remediation options. Since these types of sealants will normally last 5 years at best, if nothing is done we recommend monitoring for future leaks.</p>
Page 5 Item: 4	Chimney	<p>4.1. Metal chimney crown rust noted. Recommend prepping and sealing with a rust-inhibiting paint as needed.</p> <p>4.2. Chimney flue collar noted as loose. Recommend fastening as needed.</p> <p>4.3. Metal chimney crown rust noted. Recommend prepping and sealing with a rust-inhibiting paint as needed.</p> <p>4.4. No "Stricker" was installed above chimney to divert rain water which would now be considered mandatory in new construction. Consequently it is advisable to keep area clean of any accumulated debris which will cause rust and eventual leaks.</p> <p>4.5. Clogged flashing noted. Recommend clearing debris, checking for integrity and if necessary, either prepping and painting with a rust-resistant paint or replacing as needed.</p> <p>4.6. Satellite dish support frame noted to be separating from stucco chimney enclosure. Recommend consulting with a qualified contractor for remediation options.</p> <p>4.7. Open stucco penetration(s) noted. Recommend sealing to avoid moisture intrusion.</p>
Page 5 Item: 5	Cap/Spark Arrestor	<p>5.1. Spark arrestor screen gap(s) over 1/2" noted which violates California Building Code-Section 3102.3.8 which states; "Openings shall not permit passage of spheres having a diameter larger than 1/2" and shall not block the passage of spheres having a diameter of less than 3/8". Recommend replacing with a proper spark arrestor screen.</p>

Page 6 Item: 6	Skylights	6.1. Roof tile noted over bottom flashing (which should be under) restricting path of rain water and increasing chances of leaking. Recommend consulting with a qualified roofing contractor for remediation options.
Page 6 Item: 7	Gutters	7.1. Gutters with organic materials were noted. Recommend cleaning to avoid downspout clogging and premature gutter deterioration. Consider adding gutter screens to avoid future problems. 7.2. Newly caulked gutter seam(s) noted. Normally if one seam fails others are close behind so we recommend checking with seller on extent of the repairs and if necessary monitoring for future leaks.
Attic		
Page 7 Item: 2	Structure	2.3. Questionable construction noted in the form of additional bracing and because of its structural significance considering the weight of a tile roof, this type of work would require a knowledge of load capacities, approved plans and final inspection sign-offs. Recommend checking with seller for such and if necessary, consulting a qualified contractor or structural engineer for further review.
Foundation		
Page 9 Item: 3	Foundation Walls	3.1. Efflorescence was noted on foundation walls which would indicate water intrusion to some degree. Recommend all Home Inspection Report measures to channel water away from foundation (see notations under: "Grounds > Grading").
Page 10 Item: 10	Supply Plumbing	10.3. Missing or deficient unheated area pipe insulation noted. Recommend repair or adding as needed.
Page 10 Item: 12	Ductwork	12.2. The vapor barrier on some ducting was noted as torn or missing. Recommend repair as needed. 12.3. Deficient duct pipe strapping and/or routing noted as restricting airflow. Recommend restrapping and/or rerouting to allow for unobstructed airflow.
Page 11 Item: 14	Soil Condition	14.1. Areas of crawlspace soil noted as damp at time of inspection. Recommend all actions to minimize foundation area water intrusion (see "Grounds > Grading" and "Roof > Downspouts"). 14.2. A large pit noted in rear right crawlspace section with foundation wall footing possibly cracked and exposed from erosion. Evidence of past ponding noted in area as well. Recommend checking with seller for further details.
Page 11 Item: 17	Vermin	17.1. Evidence of rodent infestation was noted in crawlspace. Consider the services of a pest control specialist for eradication.
Exterior Detail		
Page 12 Item: 2	Entry Landing	2.1. Stucco crack(s) and/or break(s) exceeding 1/8" noted. Recommend repairing with approved manufacturer's product as needed to avoid moisture intrusion. 2.2. Masonry veneer noted attached to exterior wood framed columns without any visible weep holes for drainage as recommended by the IRC which would prevent moisture the ability to exit should a leak occur. Since adding this feature is not a cost-effective option after the fact, at minimum we recommend an annual check-up to ensure no moisture intrusion is possible. 2.3. Moderate cracking was observed in concrete. Further deterioration will occur as water expands and contracts from freeze and thaw cycles and some may become trip hazards as well. Recommend sealing the cracks, continued monitoring and consulting a qualified contractor for remediation options should condition worsen.

Page 12 Item: 4	Trim	<p>4.1. Exposed EPS (encapsulated polystyrene) foam was noted on rear trim. Although durable and resistant to decay, EPS foam is a soft material susceptible to insect intrusion and should not be left exposed. Recommend sealing as needed.</p> <p>4.2. EPS (encapsulated polystyrene) foam junction cracks were noted. Although EPS is durable and resistant to decay, these cracks can allow moisture to reach the wood wall sheathing which is not resistant to decay. Recommend sealing as needed.</p>
Page 13 Item: 5	Masonry	5.2. Masonry veneer noted attached to exterior wood framed wall without any visible weep holes for drainage as recommended by the IRC which would prevent moisture the ability to exit should a leak occur. Since adding this feature is not a cost-effective option after the fact, at minimum we recommend an annual check-up to ensure no moisture intrusion is possible.
Page 13 Item: 6	Stucco	<p>6.2. Ground to stucco contact observed which could limit the ability of moisture to exit should a leak occur and cause wall moisture damage in the process. Recommend removing soil to at minimum of 1 inch below weep screed and checking stucco wall structure for moisture intrusion and damage.</p> <p>6.3. Stucco crack(s) and/or break(s) exceeding 1/8" noted. Recommend repairing with approved manufacturer's product as needed to avoid moisture intrusion.</p> <p>6.4. Stucco patching noted for reasons undetermined. Recommend checking with seller for further details.</p>
Page 14 Item: 10	Vacuum Breaker	10.1. Anti-siphon hose bibs vacuum breakers not present on outdoor faucets. Most likely not required when home was built, they would now be required for new construction. Although you would be under no obligation to do so, consider adding for safety.
Page 15 Item: 11	Deck Structure	11.3. Masonry column cladding crack(s) noted. Recommend sealing to avoid water intrusion and damage caused by the winter freeze/thaw cycle.
Page 15 Item: 12	Stairs & Railings	12.1. Masonry column cladding crack(s) noted. Recommend sealing to avoid water intrusion and damage caused by the winter freeze/thaw cycle.
Page 16 Item: 13	Patio	13.1. Moderate cracking was observed in concrete. Further deterioration will occur as water expands and contracts from freeze and thaw cycles and some may become trip hazards as well. Recommend sealing the cracks, continued monitoring and consulting a qualified contractor for remediation options should condition worsen.
Page 16 Item: 14	Other Stairs/Landings	14.1. Moisture staining with early stages of wood decay noted. Recommend eliminating water source.
Interior Areas		
Page 17 Item: 4	Walls & Ceilings	4.1. Sheetrock crack(s) noted which normally represents a cosmetic issue as opposed to a structural problem. Consider patching with a flexible caulking to reduce or eliminate eyesore.
Page 18 Item: 6	Smoke/CO Alarms	<p>6.2. Inspector did not locate smoke alarm(s) in the immediate vicinity of right bedroom(s) which could represent a safety hazard and code violation. Because they may not be easily spotted or readily accessible, we recommend checking with seller for confirmation and if missing, immediately adding as needed for safety.</p> <p>6.3. Inspector did not locate CO alarm(s) in the immediate vicinity of left bedroom(s) which could represent a safety hazard and code violation. Because they may not be easily spotted or readily accessible, we recommend checking with seller for confirmation and if missing, immediately adding as needed for safety.</p>

Page 19 Item: 9	Windows	<p>9.2. Window(s) noted to be difficult to open for reasons unknown. Recommend cleaning and lubricating friction points or consulting a qualified window repair contractor for remediation options.</p> <p>9.3. Broken or weak balance springs noted on window(s). Recommend replacement as needed.</p> <p>9.4. Broken latch on window(s) noted. Recommend repairs or replacement as needed.</p>
Page 20 Item: 13	Electrical	<p>13.1. One or more wall outlet(s) noted to be loose inside box which could loosen wires and cause arching. Recommend a qualified electrician check for loose wires and tighten as needed.</p> <p>13.2. Outlet cover(s) not flush against wall. Recommend a qualified contractor repair as is needed.</p>
Page 20 Item: 14	Fireplace(s)	<p>14.2. Wood stove door gasket was noted as deficient or missing which can allow CO gases into the living space. Recommend replacement a needed.</p> <p>14.3. Damage noted to firebox brick liner. Recommend brick replacement as needed.</p> <p>14.4. Fireplace hearth, wall or mantel deficiency noted. Recommend repairs as needed.</p>
Page 21 Item: 18	Patio/Deck Doors	<p>18.2. Inactive part of double door could not be fully latched and/or opened for reasons unknown. Recommend consulting with a qualified contractor for remediation options.</p> <p>18.3. Damage to door jamb and/or threshold noted. Recommend repairs as needed.</p> <p>18.4. Door would not latch closed. Recommend repair as needed.</p>
Kitchen Area		
Page 22 Item: 3	Windows	<p>3.1. Window(s) noted to be difficult to open for reasons unknown. Recommend cleaning and lubricating friction points or consulting a qualified window repair contractor for remediation options.</p>
Page 22 Item: 4	Screens	<p>4.1. Screen noted to be damaged on window(s). Recommend repairing or replacing as needed.</p>
Page 23 Item: 16	Floors	<p>16.2. Cracked or broken tile observed. Recommend sealing or replacing as needed.</p>
Page 24 Item: 18	GFCI Protection	<p>18.1. GFCI did not respond to test with power remaining "on" and is therefore not reliable as a ground fault circuit interrupter. Recommend replacing for safety.</p>
Master Bedroom		
Page 25 Item: 3	Walls & Ceilings	<p>3.1. Popping sheetrock nail heads noted. Recommend repairs as needed.</p> <p>3.2. Patched area(s) of sheetrock noted with reason undetermined. Recommend checking with seller for further details.</p>
Page 25 Item: 5	Smoke Alarm	<p>5.1. No smoke alarm in bedroom noted which represents a safety hazard. Recommend immediately adding alarm as needed for safety.</p>
Page 26 Item: 8	Closets	<p>8.2. Door would not latch closed. Recommend repair as needed.</p>
Page 26 Item: 9	Cabinets	<p>9.1. Misaligned cabinet door(s) noted being prevented from closing properly. Recommend adjustments as needed to close without sticking.</p>
Page 27 Item: 14	Patio/Deck Doors	<p>14.1. Lower door jamb wood decay noted. Refer to pest report for more detail and consider consulting a qualified contractor for remediation options.</p> <p>14.2. Door would not latch closed. Recommend repair as needed.</p>
Page 27 Item: 17	Stairs/Railings	<p>17.2. Cracking stucco stair stringer stucco cap noted. Recommend repairs as needed.</p>
Master Bath		
Page 28 Item: 1	Walls & Ceilings	<p>1.1. Unknown sheetrock bulge noted. Recommend checking with seller for further details.</p>

Page 28 Item: 2	Windows	2.2. Broken latch on window(s) noted. Recommend repairs or replacement as needed.
Other Bedrooms		
Page 31 Item: 2	Entry Door	2.1. Missing, poorly adjusted or damaged door stop noted which serves to protect wall or other surfaces from damage. Recommend adding, adjusting or replacing as needed.
Page 31 Item: 5	Smoke Alarm	5.1. No smoke alarm in bedroom(s) noted which represents a safety hazard. Recommend immediately adding alarm as needed for safety.
Page 31 Item: 6	Windows	6.2. Broken or weak balance springs noted on window(s). Recommend replacement as needed.
Page 32 Item: 12	Exterior Doors	12.1. Damage to door skin or surface noted. Recommend repairs as needed.
Other Bathrooms		
Page 33 Item: 2	Door(s)	2.1. Missing, poorly adjusted or damaged door stop noted which serves to protect wall or other surfaces from damage. Recommend adding, adjusting or replacing as needed.
Page 33 Item: 7	Shower Enclosure	7.1. Bath 2 glass shower door was sticking at bottom and difficult to close. Recommend repairs as needed.
Page 34 Item: 8	Bathtub	8.1. Worn tub stopper finish noted and it is not known if it can be restored to its original condition.
Page 34 Item: 9	Bathtub Deck	9.1. Cracked or broken tile(s) noted. Recommend sealing or replacing as needed.
Page 34 Item: 10	Tub/Shower Plumbing	10.1. Shower head and/or hose noted to be leaking. Recommend repair as needed.
Page 35 Item: 13	Sink(s)	13.2. Sink faucet noted to be corroded at spout. Recommend repair or replacement as needed.
Page 36 Item: 19	GFCI Protection	19.1. GFCI did not respond to test with power remaining "on" and is therefore not reliable as a ground fault circuit interrupter. Recommend replacing for safety.
Laundry		
Page 38 Item: 10	Plumbing	10.1. Water angle stop noted as worn or leaking. Recommend a qualified plumber replace with a quarter-turn angle stop.
Utilities		
Page 40 Item: 6	Circuit Breakers	6.1. 2-pole breaker on main breaker box noted to be half loaded (one wire instead of two as intended). The breaker must be able to trip before the wires connected to it can become damaged and a 2-pole breaker only loaded on one half is likely to have too much mechanical resistance to do that which can lead to wire overheating and possible fire danger. Recommend a qualified contractor repair as needed for safety.
Page 40 Item: 7	Wiring	7.1. Unmarked white wire used as hot conductor which is not an appropriate and would be considered unsafe to someone working on the electrical system of this house. Recommend re-identification to black or red as needed for safety.
HVAC 1		
Page 43 Item: 6	Plenum	6.1. Deficient plenum seal noted which will allow rain penetration and vermin intrusion. Recommend sealing as needed.
Page 44 Item: 7	Venting	7.1. Exterior HVAC unit exhaust vent noted to be missing screen which could allow for vermin intrusion. Recommend adding an appropriate screen as needed.
Page 45 Item: 10	Condensate Elimination	10.1. Condensate drain line water trap noted to be broken, deficient or missing. Recommend repairs or replacement as needed by a qualified HVAC contractor.
HVAC 2		
Page 46 Item: 7	Venting	7.1. Exterior HVAC unit exhaust vent noted to be missing screen which could allow for vermin intrusion. Recommend adding an appropriate screen as needed.
Page 47 Item: 10	Condensate Elimination	10.1. Condensate drain line water trap noted to be broken, deficient or missing. Recommend repairs or replacement as needed by a qualified HVAC contractor.

Water Heater		
Page 49 Item: 3	Outer Shell	<p>3.1. Water heater rust and/or corrosion was noted on outer skin. Recommend monitoring for further leaks and consider replacing sooner rather than later to avoid hot water interruption.</p> <p>3.2. Water heater outer skin damage noted but did not appear to affect serviceability.</p>
Page 50 Item: 6	Venting	6.1. Flue pipe and gas appliance noted as slightly misaligned and potentially not properly carrying exhaust gases to the exterior. Recommend aligning as needed for safety.
Page 50 Item: 9	Sediment Trap	9.1. Sediment trap is missing and most likely not required when this house was built, sediment traps are now required by the Uniform Plumbing Code and are therefore incorporated into most, if not all, city building and safety codes. Although you would be under no obligation to do so, consider adding to increase appliance longevity.
Page 51 Item: 10	Plumbing	10.1. Water shut-off valve noted as corroded and at risk of, or leaking. Recommend repairs by a qualified plumber as needed.
Page 51 Item: 11	Strapping	11.1. Water heater strapping is not to code which requires two straps 1/3 from both top and bottom. Recommend proper strapping as needed for safety.
Page 51 Item: 12	Insulation	12.1. Water heater insulation noted as deficient or missing. Consider installing on water heater and hot water pipe to conserve energy and save on energy expenses.
Garage - Attached		
Page 53 Item: 2	Rafter/Ceiling Condition	2.1. Area of sheetrock joint tape noted as lifting and cracking and some sheetrock surface damage noted. Recommend repairs as needed.
Page 54 Item: 4	Windows	<p>4.1. Fog and/or condensation or the resulting stains were noted in double-pane window(s) which is an indication of a failed seal. Recommend review for repair or replacement as necessary.</p> <p>4.2. Broken or weak balance springs noted on window(s). Recommend replacement as needed.</p>
Page 54 Item: 6	Floors	6.1. Large crack(s) noted in concrete garage floor. Recommend sealing, continued monitoring and consulting a qualified contractor for remediation options should conditions dramatically change.
Page 54 Item: 7	House Fire Door	7.2. Missing strike plate noted allowing closed door to move in and out. Recommend adding as needed.
Page 55 Item: 10	Auto-Reverse - Photoelectric Sensor	10.2. Auto-reverse feature on double-car vehicle door noted as not present or not adjusted properly and either not reversing at all or requiring too much resistance to reverse. This is a serious safety concern for small children and animals and we recommend immediate remediation as necessary for safety
Garage - Detached		
Page 56 Item: 1	Roof Condition	<p>1.1. Moss on composition roof noted which can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer.</p> <p>1.2. Damaged shingle(s) noted on roof. Recommend a qualified roofing contractor repair or replace as needed.</p>
Page 56 Item: 2	Flashing	<p>2.1. Missing edge flashing or trim noted which leaves underlying structure exposed to weather which may result in deterioration of roof sheathing from moisture intrusion. Recommend missing flashing or trim be added by a qualified contractor.</p> <p>2.2. Deficient front sidewall base flashing termination with large unsealed gap noted. Recommend sealing as needed to avoid moisture intrusion.</p> <p>2.3. Sidewall base flashing noted to be stepped in wrong direction with downhill section overlapping uphill section. Recommend consulting with a qualified roofing contractor for remediation options.</p>
Page 57 Item: 3	Vent Pipes/Caps	3.1. Vent pipe flashing rubber boot seal(s) noted to be deficient. Recommend replacement as needed.

Page 57 Item: 4	Gutters	4.1. No gutters or downspouts noted. Full installation recommended to keep water away from structure as excessive moisture can weaken foundations and deteriorate siding. Be sure to install extensions to carry water away from foundation and keep water from areas such as driveways or walkways where it can be an ice hazard in winter.
Page 57 Item: 6	Eaves & Fascia	6.1. Eave area soffit board missing with stucco and lath noted to be attached only to rafter blocking and tails which is not best practice. This has already caused stucco breakage, sagging and seam separation from barge rafter. Recommend consulting with a qualified contractor for remediation options.
Page 58 Item: 8	Trim	8.1. Damaged trim noted from unknown cause. Recommend repairs as needed. 8.2. Exposed EPS (encapsulated polystyrene) foam was noted at trim base. Although durable and resistant to decay, EPS foam is a soft material susceptible to insect intrusion and should not be left exposed. Recommend sealing as needed.
Page 58 Item: 9	Stucco	9.1. Stucco crack(s) and/or break(s) exceeding 1/8" noted. Recommend repairing with approved manufacturer's product as needed to avoid moisture intrusion. 9.2. Water stains noted on rear wall cladding from rain water spaying off rear walkway due to lack of gutter to divert water into drain line . Recommend further review by a qualified contractor to determine if any wall cladding moisture intrusion has occurred as a result.
Page 58 Item: 10	Painting/Caulking	10.1. Poorly sealed exterior cladding junctions noted in places. Recommend caulking as needed to avoid moisture intrusion and its related negative effects.
Page 59 Item: 11	GFCI	11.1. GFCI without power or would not reset once tripped and is therefore not reliable as a ground fault circuit interrupter. Recommend replacing for safety.
Page 60 Item: 14	Screens	14.1. Screen noted to be missing from window(s). Recommend replacing as needed.
Grounds		
Page 62 Item: 1	Driveway and Walkways	1.1. Moderate cracking was observed in driveway and/or walkway(s). Further deterioration will occur as water expands and contracts from freeze and thaw cycles and some may become trip hazards as well. Recommend sealing the cracks, continued monitoring and consulting a qualified contractor for remediation options should condition worsen. 1.2. Decayed concrete wood expansion joint(s) noted. Recommend replacing or filling void as needed to avoid gap.
Page 63 Item: 4	Vegetation	4.1. Overhanging tree limbs noted on portions of the roof which can result in roof damage. Recommend a professional tree service trim as needed.