

Sunset Property Inspection

Confidential - Property Inspection Report - Confidential



3640 Promontory St
Inspection Prepared For: Robert Blumenshine
Agent: -

Date of Inspection: 2/18/2022
Year Built: 1983 Size: 1680

Sunset Property Inspection

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Scope of Work

You have contracted with Sunset Property Inspection to perform a generalist inspection in accordance with the standards of practice established by the California Real Estate Inspection Association, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation.

Most homes built after 1978, are generally assumed to be free of asbestos and many other environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of a concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests, and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by the Environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that appear on ceramic tiles in bathrooms do not usually constitute a health threat but should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was originally used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could easily be crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Conventions and Terms Used in this Report

USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at, and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

TEXT COLOR SIGNIFICANCE:

GREEN colored text: Denotes general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

BLUE colored text: Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

RED colored text: Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

COMMONLY USED TERMS:

"SAFETY CONCERN": A condition, system or component that is considered harmful or dangerous due its presence or absence.

"DEFERRED COST": Denotes a system or component that is near or has reached its normal service life expectancy or shows indications that it may require repair or replacement anytime within the next five (5) years.

"MAINTENANCE": Recommendations for the proper operation and routine maintenance of the home.

"IMPROVE": Denotes improvements which are recommended but not required. These may be items identified for upgrade to modern construction and safety standards.

"FMI": For More Information: Includes additional reference information and/or web links to sites which expand on installed systems and components and important consumer product information.

"FYI": For Your Information: Denotes a general information and/or explanation of conditions; Safety information; Cosmetic issues; and useful tips or suggestions for home ownership.

KEY TO RATINGS:

Inspect = INSPECTED: A system or component was visually examined. It was observed to be functioning normally or as originally intended, at the time of inspection, with no apparent deficiencies. A system may not be operationally tested due to limitations, in which case, these limitations will be listed in this report. A system or component may show signs of normal wear and tear.

Not Inspect = NOT INSPECTED: A system or component was not ON or it was shut down at the time of inspection, and could not be evaluated using normal control devices. A system or component was hidden from visual evaluation by items such as furniture, personal property, or other coverings as indicated in this report. Reason for non inspection will be indicated on this report.

Not Presnt = NOT PRESENT: A system or component did not exist or was not evident on this property at the time of inspection.

Repair Replac = REPAIR or REPLACE: A system or component was not operating normally, or as designed, at the time of inspection. It may need further review and evaluation by an appropriate professional tradesperson to be repaired or replaced as needed. It may include a condition that is hazardous or unsafe and could result in personal injury or property damage.



Inspection and Site Details

Home 20 Years Old or More This home is older than 20 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

1. Attending Inspection

Client present
Selling Agent present

2. Residence Type/Style

Detached
Single Family Home

3. Garage

Detached 2-Car Garage

4. Direction Of Front Entrance

THE TERMS 'FRONT,' 'REAR,' 'LEFT,' AND 'RIGHT' ARE USED IN REFERENCE TO THE PROPERTY AS VIEWED FROM THE FRONT DOOR

5. Bedroom # Designation - Location -- for the purposes of this report

#1 - Left Rear - Master Bedroom
#2 - Left Front - Guest bedroom
#3 - Right Front - Guest Bedroom

6. Bathroom # Designation - Location - Type -- for the purposes of this report

#1 Master Bath
#2 Guest Bedroom Bath - Full

7. Occupancy

Occupied - Furnished: Heavy volume of personal and household items observed.
The utilities were on at the time of inspection.
ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS, WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS RESTRICTED BY FURNITURE AND LARGE QUANTITY OF PERSONAL BELONGINGS. ANY SUCH ITEMS ARE EXCLUDED FROM THIS INSPECTION REPORT.

8. Weather Conditions

Partly cloudy
Temperature at the time of inspection approximately:
60 degrees



Exterior

GRADING & DRAINAGE

General Information

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

1. Stoop, Steps

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Concrete and brick

Observations:

- No deficiencies noted.

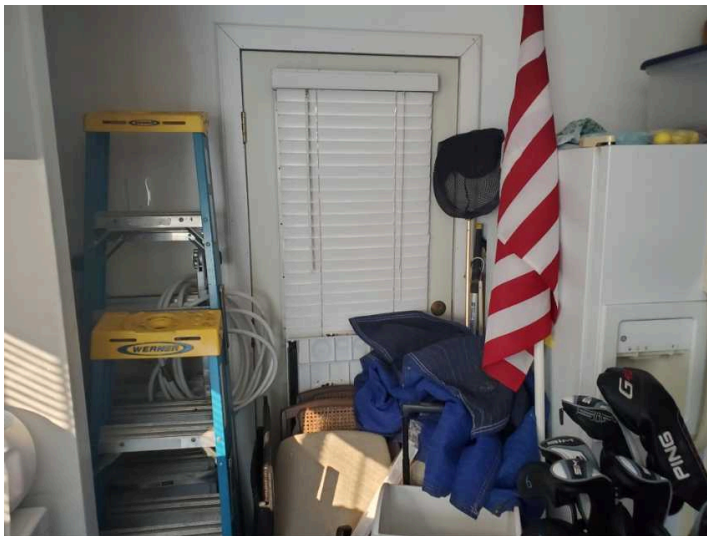
2. Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

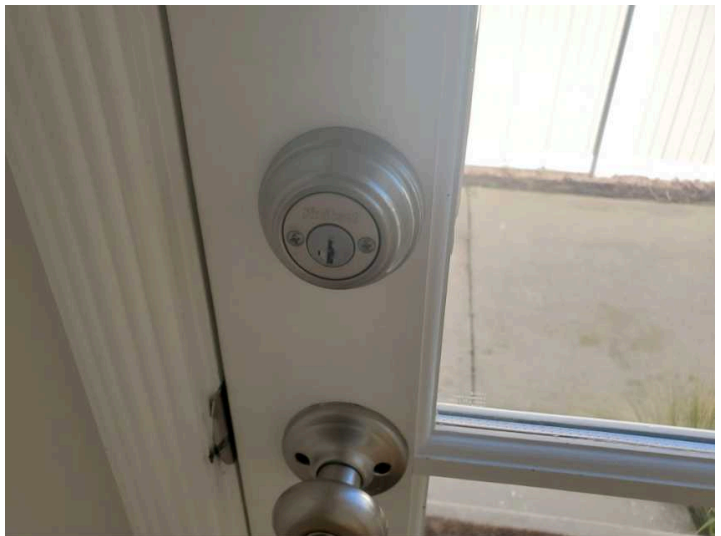
Description: Wood front door • Metal and glass garage side service doors • Vinyl framed sliding glass door. Dual pane

Observations:

- Garage service door not tested due to storage blocking the door.
- Emergency Egress Concern. Exterior door has a double-sided keyed dead bolt lock set. This type of lock requires a key to unlock the door from the inside and can present an obstacle to anyone trying to evacuate the home in the event of a fire. Recommend replacing with a lever style deadbolt.



Door blocked



Keyed dead bolt

3. Driveway

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Concrete

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.

4. Walkway

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Concrete
- Brick

Observations:

- Appeared functional and satisfactory, at time of inspection.

5. Porch, Patio Flatwork

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Materials:

- Rear patio:
- Concrete floor with wood patio cover

Observations:

- Posts in contact with the concrete patio at the rear of the house have experienced moisture damage. Posts should be elevated off the ground on a footing/strap system to prevent moisture damage. Repairs are needed by a qualified contractor.



Moisture damage



Moisture damage

6. Exterior Cladding

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Materials:

- Stucco -- Portland cement exterior plaster

Observations:

- No weep screed visible or improper clearance to soil/concrete. The present standard distance is 4" to soil and 2" to concrete. Weep screeds are necessary for proper moisture drainage from behind stucco and prevent premature deterioration to the stucco, framing or moisture entry into the interior. We recommend correcting the condition(s) noted.
- Stucco on older homes built prior to the 1970's were installed without a weep screed. Since the stucco traverses the junction of the concrete foundation and the wood frame walls, a horizontal crack is common. This is due to the inevitable movement of the walls in relation to the concrete foundation. This crack is unlikely to cause damage if it remains small. Patching this crack is a temporary measure. Installing a weep screed will be needed to avoid cracking. The Weep screed flashing will allow for movement between the wood frame wall and the foundation stem wall. (The weep screed is a metal band at the bottom of the stucco.) We recommend installing a weep screed by a licensed stucco repair contractor.



No weep screed



No weep screed



improper clearance

7. Eaves, Soffits, Fascia and Trim

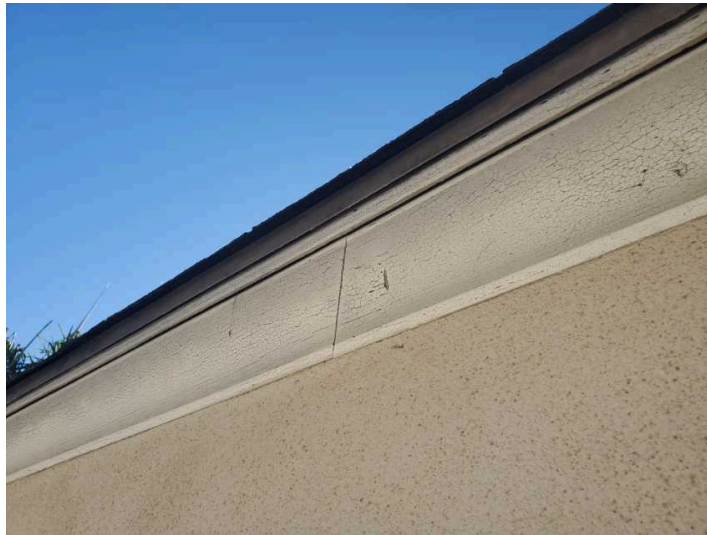
Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

- Wood

Observations:

- Portions of painted wood surfaces at the eaves and fascias showed some signs of cracking, peeling, and blistering.



Weathered paint

8. Window/Door Frames and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

- Metal-covered wood
- Wood
- Stucco

Observations:

- Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.



Exposed wood

9. Grading and Surface Drainage

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

- Signs of Poor Drainage

Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building. A soil gradient sloping away from the foundation was not established. The soil gradient was essentially flat at planter beds and/or lawn areas next to the foundation. Correcting the soil pitch is needed to improve drainage so that surface drainage is directed away from the foundation.



Poor grading



Poor drainage



Poor grading

10. Vegetation Affecting Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

- Trees are in Contact with the House
- Vegetation in contact with the house.

Observations:

- Vegetation observed to be touching roof. Condition can promote excessive damage and deterioration by movement of branches, root growth and/or attachment, moisture retention, and can promote pest infestations. Recommend having vegetation trimmed, pruned, or removed from affected areas, and regular homeowner monitoring and landscaping maintenance thereafter.



Vegetation in contact with house



Vegetation in contact with house



Tree in contact with roof

11. Limitations of Exterior Inspection

Materials:

- A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.
- Awnings, or similar seasonal accessories, recreational facilities, outbuildings, water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low-voltage landscape lighting are not inspected unless specifically agreed upon and documented in this report.
- A representative sample of exterior components were inspected rather than every occurrence of components.



Roofing

ROOF

-Our roof inspection is to report on the type and condition of roofing materials, missing and/or damaged material, and attachments (excluding antennas, solar systems, etc.) where visible. This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Condition of the roofing underlayment material is not verified/inspected. For further evaluation and a roofing certification we recommend you consult a qualified licensed roofing contractor, a number of lenders may require a roofing certification. Buildings that have tile or wood shake/shingle materials and are going to be tented for termites should be reinspected for possible damage caused by the extermination process before the close of escrow. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age.

1. Roof Style and Pitch

Hip • Normal slope: roof angle (pitch) from 30 - 40 degrees

2. Method of Roof Inspection

Walked on Roof Surface

3. Roof Covering

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Composition shingles noted. There are a wide variety of dimensional composition shingle roofs which are comprised of asphalt or fiberglass materials impregnated with granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from 15 to 20 years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first sign of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Age: Approx 7-10+ years • Fiberglass composition (asphalt) shingles typically have an expected lifespan of 15 to 20 years for standard shingles. This can fluctuate due to such variables such as color, building orientation, and amount of sunlight received as well as adequate attic ventilation.

Observations:

- Evidence of previous repairs were noted in one or more areas of this roof. This may be indicative of a past roof leak. Unable to determine if the current repairs are adequate. Recommend asking the sellers for documentation showing these repairs were completed by a licensed roof contractor. If documentation is not available, we recommend having the roof further evaluated by a licensed roof contractor before the end of your contingency period to determine if latent defects exist.
- Damaged shingle. Future leaking may occur. Recommend repair by a qualified roofing contractor.



Previous repairs



Previous repairs



Damaged shingle



Damaged shingles

4. Flashings

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: **Metal**

Observations:

- Visible areas appeared functional, at time of inspection

5. Roof Penetrations

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Cast iron piping for plumbing vent stack(s) • **ABS** piping for plumbing vent stack(s)
 • Metal B type vent for furnace and/or water heater vent • Metal bathroom and kitchen exhaust vent

Observations:

- Appeared functional, at time of inspection

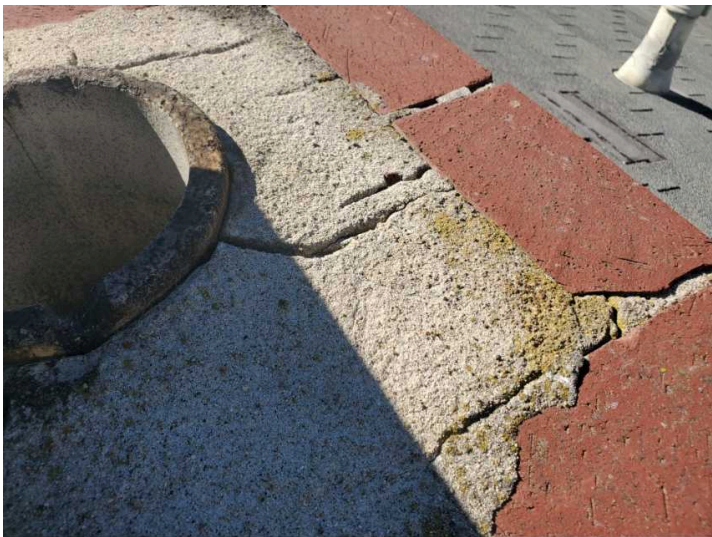
6. Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: **Masonry** -- for wood burning fireplace with concrete flue

Observations:

- The chimney crown is cracked or damaged. Further deterioration and expensive repairs may occur. Recommend a chimney mason/specialist repair or replace the damaged crown.



Cracked crown

7. Roof Drainage System

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Plastic/Vinyl • 1 Downspout discharges above grade.

Observations:

- There is no gutter/downspout installed at the roof drainage system. Location: Several sections. Potential water intrusion can occur and damage components. Recommend installing a gutter/downspout and properly extending away from the foundation to allow for proper drainage.



No gutter



No gutter



Downspout next to foundation



No gutter

8. Skylight(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Plastic-lensed. Fixed in-place type.

Observations:

- Appear functional
- Skylight (s) are installed in the home. As manufacturers differ in design and installation methods, improper or non-standard sealing methods are impossible to detect without an intrusive roof inspection by a licensed roofing contractor. Skylights may leak at any time. We recommend obtaining a roof certification before the close of escrow if concerned.

9. Limitations of Roofing Inspection

- Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
- Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.

• It is advised to inquire and obtain roof documentation & history of permits from the previous owner. Ask the seller about the age & history of the roof.

• The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

We recommend that you include "roof" coverage on a home warranty. To guarantee this roof will not leak, you would need to have a roofing company perform a water test and issue a roof certification, which is beyond the scope of a home inspection. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service. Please note that a home inspection is neither a guarantee of any kind against leaking, nor a warranty of the longevity of the roof. It is a visual evaluation of the roof and the attic below. We strongly recommend that you purchase and maintain a roof rider with your home warranty.



Structure

1. Foundation Type

A raised perimeter with pier and beam supports -- Crawlspace: This residence has a raised foundation. Raised foundations permit access and provide a convenient space for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. Raised foundations are rarely uniform. They typically consist of concrete footings with short foundation walls that extend above the ground. We enter all accessible areas of the crawlspace to look for any evidence of structural deformation or significant damage. However, we may not comment on curing or settling cracks in the stem walls, which are quite common, and differ relative to the age of the construction. In the absence of any major defects, the home inspector may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

2. Foundation Walls

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: **Poured Concrete**

Observations:

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

3. Foundation Floor

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: **Crawl Space: dirt floor**

Observations:

- Visible areas appear satisfactory

4. Under Floor Crawlspace(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Method of Inspection:

- **Crawled**

Insulation & Ventilation:

- Under floor insulation type: fiberglass batts. Installed under rear addition of house only

Observations:

- **Insulation Support Failing.** The insulation at the underside of the house is not properly secured at some locations and has begun to fall. Improperly hung, missing or failing insulation can allow the house to inefficiently heat and cool. It is recommended that any displaced insulation be properly supported.



Crawlspace access



Insulation falling

5. Columns and Beams

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Wood posts and beams • Concrete piers

Observations:

- Beam is not properly supported at foundation wall pocket. The wood shim/block has fallen out. Recommend corrections by a qualified contractor.



6. Floor Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wood joists • Wood beams • Diagonal plank subfloor • Plywood sheathing sub floor

Observations:

- Raised foundations include intermediate floor framing which is not always uniform. The truth is that floors are rarely perfectly level and are commonly crowned in places or sloped. Our inspection of raised foundations conforms to CREIA standards which is that of a generalist and not a specialist, and we do not use and specialized instruments to establish that the floors are level. It is worth repeating that floors are rarely perfectly level and it is generally agreed that a slope of one-inch in twenty feet is commonplace and a difference that is usually observable. Sloping floors can be caused by differential settlement. If you suspect that your floors are out of level or want to determine this, you can employ a specialist to conduct a manometer survey.
- No deficiencies noted on visible areas, at the time of inspection.

7. Wall Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wood frame

Observations:

- Limited view due to finishing materials.

8. Ceiling and Roof Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Roof framing system: • Wood joists and rafters • 1x solid plank sheathing

Observations:

- Finished surfaces or insulation blocked our view of roof-to-wall connections. These connections were not confirmed. - If you have concerns about this, a full inspection would involve invasive or destructive testing, which is beyond the scope of this inspection.
- Stain(s) observed in the roof sheathing and/or framing at various areas in attic. Water stains on the ceilings, or on the framing within attics will not necessarily confirm an active leak. This roof may have had past repairs preformed since the roof covering was installed. The staining found in the attic may have resulted from previous roof leaks which may have been repaired. Staining in the attic was dry at the time of the inspection. We recommend asking the seller if repairs were performed by a qualified licensed roof contractor.



Moisture stains



Moisture stains

9. Limitations of Structure Inspection

- Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.
- A representative sample of the visible structural components was inspected.
- Furniture, storage, and/or personal items restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.



Attic and Insulation

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes the mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

1. Attic Access

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Access at hallway ceiling

Observations: Missing insulation noted at the attic access panel at the time of the inspection. This condition will lead to heat loss and wasted energy. Recommend adding insulation to improve thermal efficiency of this home by a qualified professional.



Missing insulation

2. Method of Attic Inspection

Low headroom/low ceiling. In the inspectors opinion it was unsafe to inspect all attic areas due to limited room and no walk boards. Therefore the attic was only inspected from the hatch area only. All comments reflect immediate areas only. • The inspector was precluded from performing an inspection of many areas of the attic due to insulation, height/framing restrictions and ducting. Visually apparent deficiencies, if any, will be noted; however, since the inspector was not able to view all components in the attic, we cannot rule out the potential of deficiencies in unobserved areas of the attic. This is especially true as to electrical components, plumbing, ducting, insulation and framing components.

3. Insulation in Unfinished Spaces

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Blown in insulation

Depth/R-Value: 5-7 inches

Observations:

- Insulation appears adequate.

4. Attic Ventilation

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Roof Top

Observations:

- Existing attic ventilation appears adequate.

5. Vent Piping Through Attic

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

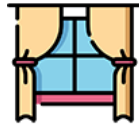
Materials: ABS plumbing vents • Double wall metal B-Vent pipe

Observations:

- No deficiencies noted.

6. Limitations of Attic and Insulation Inspection

- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of this inspection unless explicitly contracted-for seperately.
- Any estimates of insulation R values or depths are rough average values.
- The inspector was precluded from performing an inspection of many areas of the attic due to insulation, height/framing restrictions and ducting. Visually apparent deficiencies, if any, will be noted; however, since the inspector was not able to view all components in the attic, we cannot rule out the potential of deficiencies in unobserved areas of the attic. This is especially true as to electrical components, plumbing, ducting, insulation and framing components.



Interior

INTERIOR ROOMS

-Our interior review is to determine functionality of accessible doors, windows and electrical outlets, visible water stains and other related conditions. Minor items, such as torn screens, cracked window panes and loose hardware can occur at any time. Furnishings and stored personal effects are not moved during the inspection. Closet and storage areas should be reviewed at your walk-through before the close of escrow after furnishings and stored personal effects have been removed for any hidden damage. New paint and flooring can remove or conceal evidence of any past conditions that may have been present prior to the work being done. We recommend inquiring about any past conditions that may no longer be visible.

1. Door Bell

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated normally when tested.
- Wireless

2. Walls and Ceilings

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials: Drywall • Plaster

Observations:

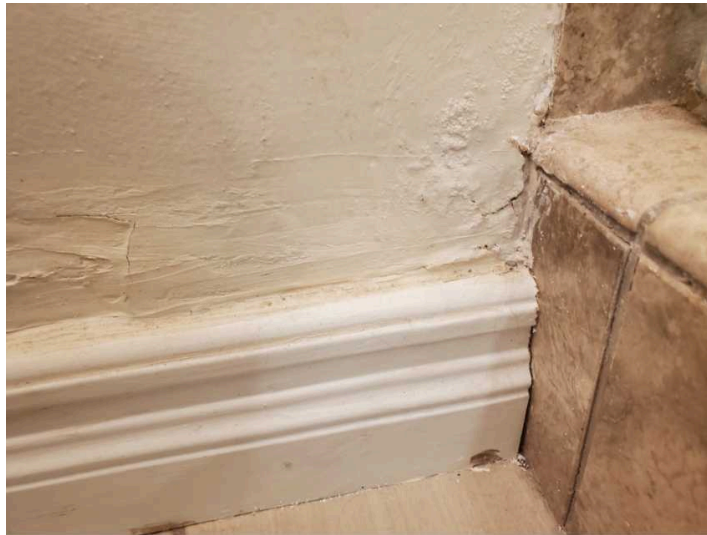
- Moisture damage noted at the wall and baseboard next to the master shower. The shower enclosure may be leaking. The affected areas are saturated at the time of the inspection. Recommend further evaluation by a licensed restoration contractor and termite inspector before the end of your contingency period to determine repairs necessary at this time.



Saturated



Elevated moisture



Moisture damage

3. Floor Surfaces

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Tile in bathrooms • Hardwood type throughout all main living areas and bedrooms

Observations:

- No deficiencies noted - with normal wear and age.

4. Windows

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Sliders • Single hung • Crank/casement • Double-glazed thermal seal type: two panes of glass separated by a layer of air/inert gas, then sealed.

Observations:

- In accordance with CREIA Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
- Operated windows appeared functional, at time of inspection
- Damaged weatherstripping observed. Recommend repair.



Weatherstripping damaged

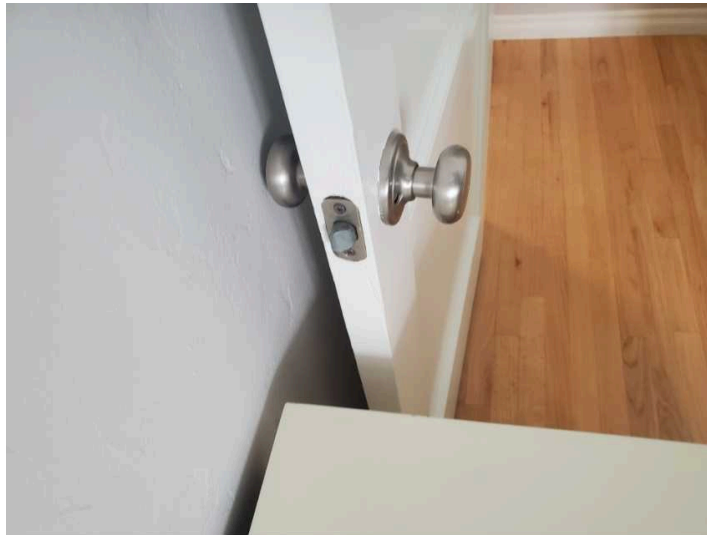
5. Interior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Wood

Observations:

- The door stops are either damaged or missing. Damage could occur to the walls. Recommend installing protective door or wall protectors.



Missing doorstop

6. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Appeared functional, no deficiencies noted at time of inspection.

7. Ceiling Fans

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Operated normally when tested, at time of inspection.

8. Cabinets and Vanities

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Solid Wood and Vinyl Laminate

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- Due to stored personal items such as towels, clothing, personal items, hygiene and/ or cleaning products, a full evaluation of the cabinets and closets could not be made. We recommend that you carefully inspect all cabinets and closets prior to the end of your contingency period. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility.

9. Countertops

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Granite

Observations:

- No discrepancies noted.

10. Garage Door(s)

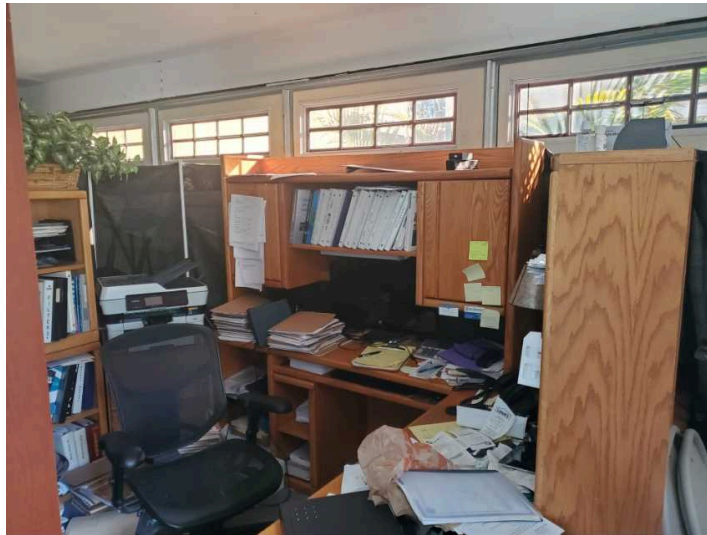
Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Metal tilt up

Observations:

- Door obstructed by personal storage. Unable to test or fully inspect.



Door not accessible

11. Garage Door Opener(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials:

- None installed

12. Garage Floor and Sill Plates

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Concrete covered with carpet

Observations:

- Limited view of floor due to moderate storage and carpet installed

13. Limitations of Interiors Inspection

- There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Recommend thorough review of interior areas during final walk-through inspection prior to closing.
- Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).
- Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, and particularly if you intend to remodel any area of the residence.



Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electric code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interest of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is relatively inexpensive but an essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

1. Service Drop

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: **Overhead**
 Observations:
 • No deficiencies noted.

2. Service Entrance Wires

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: **Unable to determine material type**
 Observations:
 • No deficiencies noted.

3. Electrical Service Rating

Unable To Determine Amp Rating • Voltage: 120/240 volts

4. Main Service Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: **Manufacturer: General Electric**
 Observations:
 • Note: The dead front cover was removed and breakers, wiring and grounding were inspected. Appears to be functioning as intended. Electrical panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Breakers are visually inspected only. The inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly, including **AFC** and **GFC** breakers (consult an electrician for further evaluation, if this is a concern)
 • National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.



Main panel location

5. Main Disconnect

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: On Main Panel (See Photo)

Observations:

- Main electrical disconnect at the 200 amp circuit breaker on panel. See photo below.



Main disconnect

6. Service Grounding

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Copper • Ground Rod Connection

Observations:

- No discrepancies noted.

7. Overcurrent Protection

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Breakers

Observations:

- No deficiencies noted

8. Sub Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Panel Rating 200 Amps • Located at the home exterior

Observations:

- The wiring within the panel appeared satisfactory and functional. The auxiliary panel ground & neutral wires are properly un-bonded.



Sub panel location

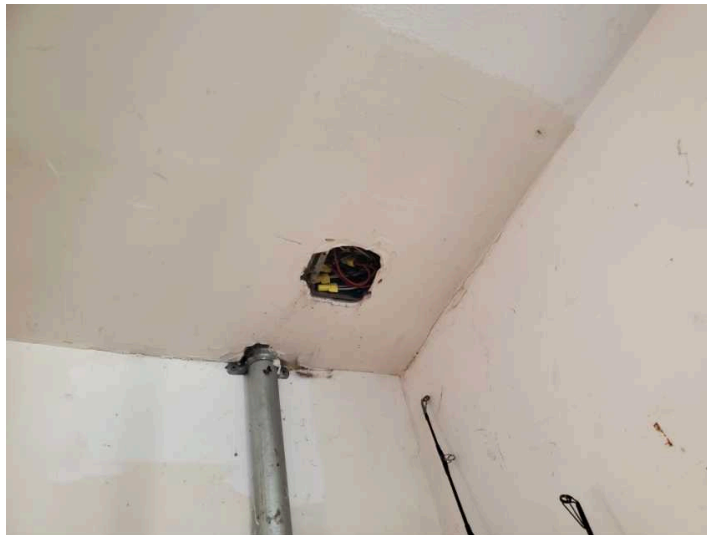
9. Distribution Wiring

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Wiring type: Some original fabric covered and newer non-metallic sheathed cable "Romex"

Observations:

- Missing junction box cover in garage. Repair as needed.
- Visible wiring appeared functional, at time of inspection.



Junction box cover missing

10. Lighting, Fixtures, Switches, Outlets

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Grounded and Ungrounded**Observations:**

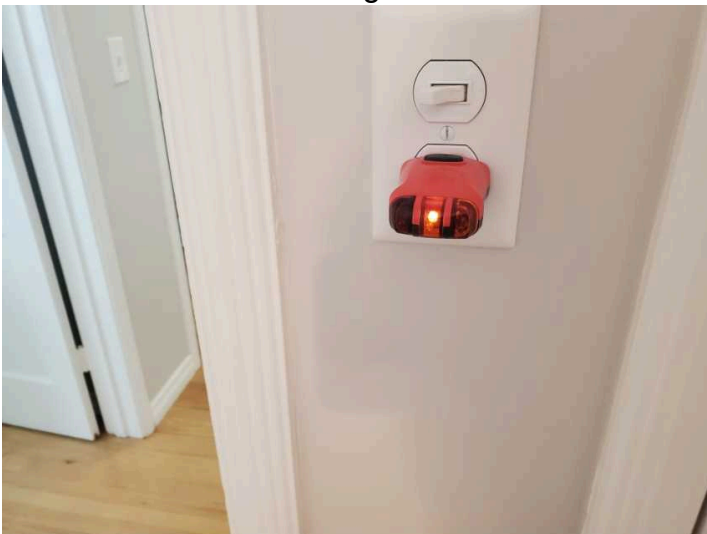
- **SAFETY CONCERN:** Several outlets have "open ground" fault. It is advised to have an electrician evaluate for adding grounded outlets for areas that would require ground protection. Areas would be for computers, appliances and tools.
- Receptacles located at the exterior of the home are without the benefit of In-use covers. In-use covers help protect the outlets from moisture while a plug or cord is in use. Installation of proper In-use covers are recommended to be installed at all exterior receptacles by a qualified electrician.



Outlet not grounded



In-use cover not installed



Outlet not grounded



Outlet not grounded



Outlet not grounded

11. GFCI - Ground Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description:

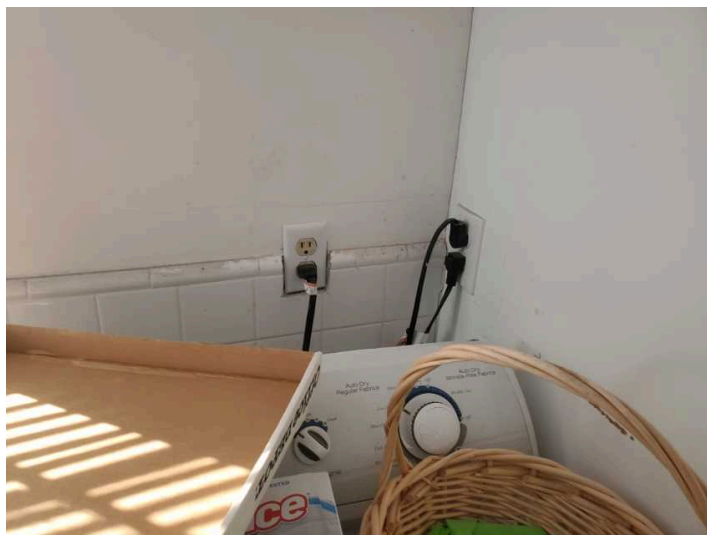
• GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Locations & Resets:

- Absent at garage receptacles
- Present at:
 - Bathrooms
 - Kitchen
 - Exterior

Observations:

• This house was built prior to the requirement for the installation of GFCI receptacles in certain locations in the house. The locations where GFCI receptacles are required has increased, but it is not required to retrofit older homes unless a remodel takes place. For safety, it is advisable to upgrade all receptacles within 6 feet of a plumbing fixture, in garage, all kitchen counter top outlets, and at exterior, to GFCI protected outlets. A qualified electrician is recommended.



No GFCI present

12. AFCI - Arc Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

• AFCI is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection.

Locations & Resets:

- Present
- At the main Electrical Panel AFCI circuit breaker(s).

Observations:

- Installed AFCIs responded to test

13. Smoke/Heat Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Present at: • Hallway • One in each bedroom

Observations:

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

14. Carbon Monoxide (CO) Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Location: None installed/plugged in

Comments:

- SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
- IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.

15. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- Only a representative sampling of outlets, switches and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- Even though not part of a general inspection all antenna/cable/phone and doorbell wiring needs to be evaluated for proper installation.



Plumbing

PLUMBING

- The visible areas only of the main water line, shutoff valve, water supply and drain lines, gas meter and piping are examined to determine their current condition. Areas concealed from view by any means are excluded from this report/inspection. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination. A video inspection of drain/waste lines by an appropriate specialist is recommended if client is concerned by this possibility. Older fixtures or components should be budgeted for replacement. Shutoff valves are not operated by the inspector as they may be prone to leakage if they have not been frequently operated.

1. Water Supply Source

Source: Public municipal water supply

2. Service Piping Into The House

Materials: Copper

3. Main Water Shut Off

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Location: Front wall of exterior. Ground level

Observations:

- The main water supply shut off appears to be located near the front of the property. In the event the water needs to be shut off this valve will likely cut off the flow of water to the home. (Recommend confirming this with the property owner). Typically, the water can also be shut off at the water meter which is usually located at the sidewalk.



Main water shut off

4. Supply Branch Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Readily visible water supply pipes are: • Copper

Observations:

- Copper pipes, Limited areas visible. Water flow was checked from all accessible plumbing fixtures. The life expectancy of copper plumbing is 60-90 years, though intermediate repairs may be necessary much sooner.
- Valves and angle stops are not typically operated as part of a home inspection. Some valves might or might not properly shut off the water. At some point, plumbing fixtures and valves / angle stops will likely need to be replaced or leaks could occur. For a more thorough examination of the plumbing system it is recommended that a qualified plumbing contractor evaluate and advise client.

5. Hose Bibs/Spigots

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

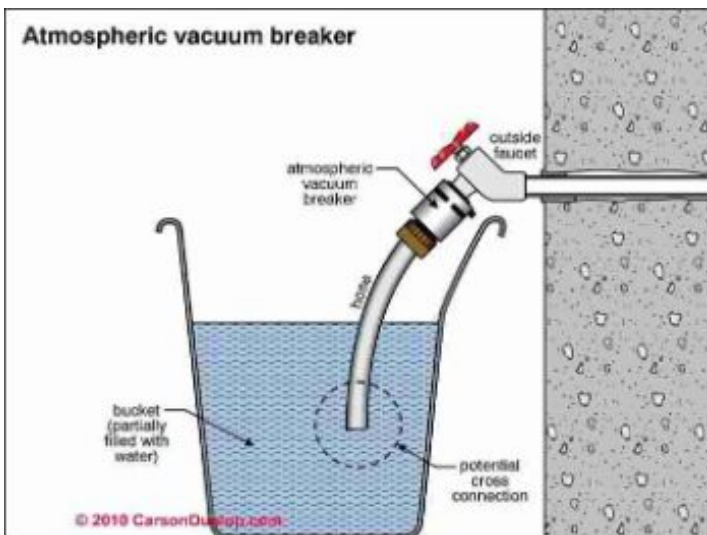
- Standard hose bib in front, and rear of home.

Observations:

- IMPROVE: There are no anti siphon devices at some exterior faucets. Although this was not a requirement for when this house was constructed, it is recommended that these devices be installed at all exterior hose bibs. These are designed to prevent contamination should there be a pressure drop in the cities system. Anti-siphon devices will prevent water from being siphoned backwards potentially contaminating the public drinking water. Recommend installation of these devices.



Missing anti-siphon valve



Anti-siphon illustration

6. Water Flow and Pressure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pressure: 70 PSI • Tested at the exterior hose bib

Observations:

- The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.
- FAUCETS AND SHOWERHEADS

Gallon-Per-Minute Flow Not Discovered:

The gallons-per-minute flow rate was not discovered for the bathroom sink fixtures, the kitchen sink fixture, and the bathroom showerhead fixtures.

* The water flow rate for the bathroom and kitchen plumbing fixtures can fluctuate with the water pressure, is not evaluated as part of this property condition report, and is an UNKNOWN CONDITION AND DEFERRED.

Recommendation: It is recommended that the Seller be requested to disclose if the bathroom and kitchen sink faucets and bathroom showerheads meet or exceed the maximum gallons-per-minute flow rates allowed for bathroom sink faucets, kitchen sink faucets, bathroom showerheads, and bathroom toilets. If disclosure is not forthcoming, then it is recommended that a qualified and experienced C-36 Plumber Contractor determine the bathroom and kitchen plumbing fixture gallons-per-minute flow rates and if the bathroom showerhead flows more than 2.5 gpm then a 2.0 gpm showerhead is required, if the bathroom sink faucet flows more than 2.2 gpm then a 1.2 gpm bathroom faucet is required, and if the kitchen sink faucet flows more than 2.2 gpm then a 1.8 gpm kitchen faucet is required.

7. Faucets

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Hot and cold faucet handles are loose at the master bathroom. Recommend review for repair.
- Faucet at guest bathroom is difficult to operate. Repair as needed.



Difficult to turn



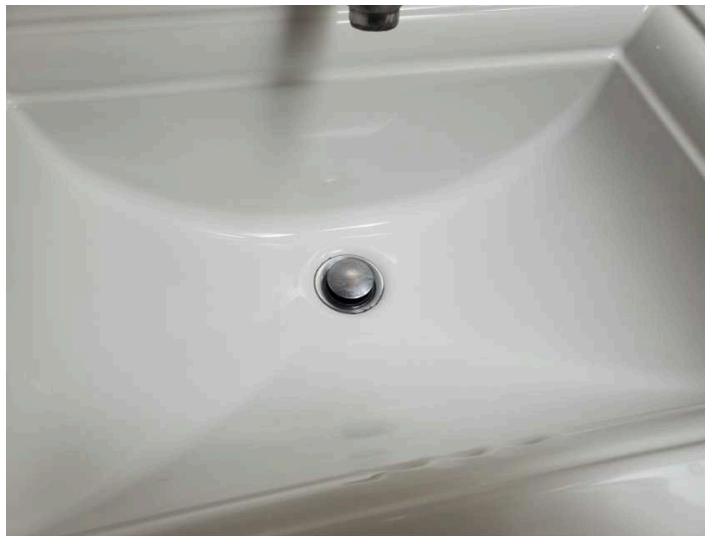
Loose

8. Sinks

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Stopper is missing/inoperable at guest bathroom. Recommend review for repair or replacement as necessary.



Stopper inoperable

9. Traps and Drains

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Water was run through the fixtures and drains. Functional drainage was observed.

10. Waste System

Description: Public sewage disposal system

11. Drainage, Wastewater & Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Visible waste piping in house: • Cast Iron • ABS (Acrylonitrile-Butadiene-Styrene) piping - black in color • Most dwelling drain systems are provided with one or more cleanouts to facilitate clearing of clogged drain lines. A cleanout was noted at the rear patio.

Observations:

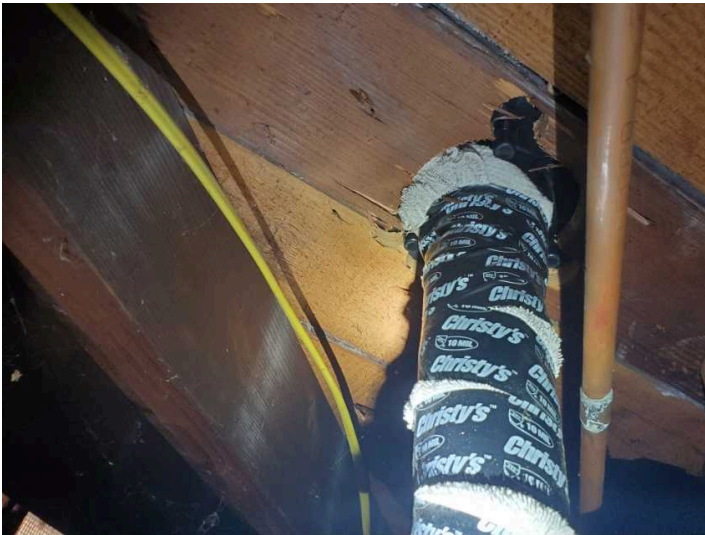
- We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.
- The portions of the drain, waste, and vent lines which are visible throughout the home are of the ABS plastic type and appear to be in satisfactory condition at this time. Determining the condition of the interior of the drain lines requires specialized equipment and is beyond the scope of this inspection.
- Deferred Cost: There are portions of the plumbing system with older cast iron piping. Expect unexpected repairs in any older original plumbing.
- Towel found wrapped around drain and trap for master bathroom shower. No leaks were detected. Seller stated that it was installed as noise insulation. The seller was hearing water drop down into the drain and wanted to make it quieter. Recommend the towel be removed so that the plumbing lines can be monitored as part of routine homeowner maintenance.



Original cast iron piping passing underground



Insulation wrap



Insulation wrap



Cleanout location

12. Water Heater(s)

Description: Rheem • Gas • Location: Garage
Capacity: 40 Gallons

13. Water Heater(s) Condition

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Manufactured in 2021
- Water heaters have a typical life expectancy of 8-12 years.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- The water heater is strapped.
- The water heater height above the garage slab meets fire safety requirements of local building codes.

14. Water Heater Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Metal double wall chimney vent pipe

Observations:

- Vent pipe is satisfactory

15. Fuel Supply and Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Rigid iron pipe used for gas branch/distribution service

Shut Off: Main gas shut off located at outside meter - Right side

Observations:

- Public utility gas meter. Interior gas lines were not fully visible. Gas lines are rigid iron pipe. The life expectancy of the gas piping is for the life of the structure.



Main fuel shut off

16. Other Components

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Sprinkler System

Observations:

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

17. Limitations of Plumbing Inspection

- The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

• A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the flooring, buried in the slab, routed through the attic below the insulation insulation or in inaccessible sections of the attic or crawlspace and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. Please be advised: THIS INSPECTION OF THE PLUMBING SYSTEM IS NOT A WARRANTY OR GUARANTEE THAT LEAKS OR BLOCKAGES WILL NOT OCCUR ANYWHERE IN THE PLUMBING SYSTEM AT ANY POINT IN TIME AFTER THIS HOME INSPECTION HAS BEEN COMPLETED. We are informing you now that you should purchase a homeowner insurance policy and home warrantee that covers the plumbing system in the event problems develop in this system. Sunset Property Inspection is not and will not be responsible for concealed defects and will be held harmless should any develop in this home.



Bathrooms

BATHROOMS -Our inspection of bathrooms is to report on visible water damage and the operation of fixtures. Dry rot, toilet rings, inaccessible plumbing and shower pans are not within the scope of this inspection. Shower pans, surrounds, enclosures and doors are not water tested for water tightness, visual observation only. Supply valve(s) for sinks and toilets are not turned. The devices will frequently leak after being moved if they have not been used or regularly maintained. Tub and sink overflows are not filled and tested as part of our inspection. All areas under sinks may not be visible due to stored personal items at the time of inspection and should be checked at your walk-through before the close of escrow.

1. Tub(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Plastic/Fiberglass**

Observations:

- Appeared satisfactory and functional, at time of inspection.

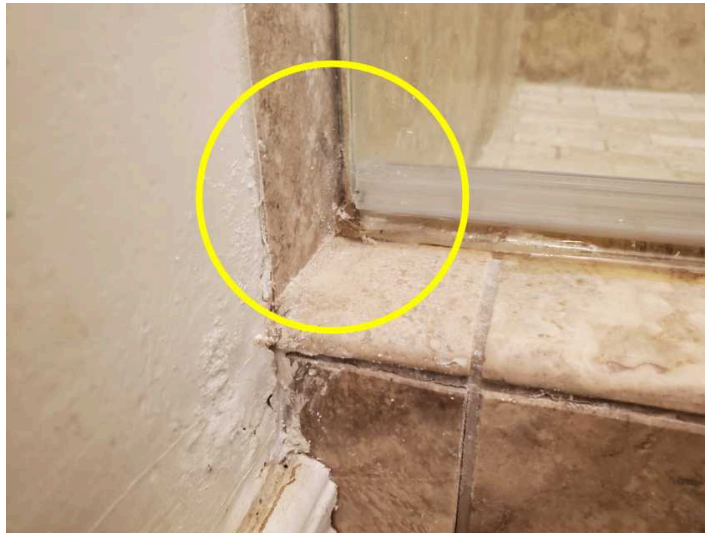
2. Shower(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: **Shower surrounds are tile**

Observations:

- Master shower enclosure is leaking. Recommend corrections to prevent leakage. A qualified contractor is needed.
- Failure to keep shower walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.



Enclosure is leaking

3. Toilet(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- As of January 1, 2017, building standards/state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller.
- Improper Clearances. The toilet in this bathroom does not meet today's clearance requirements. Toilets should have 15 inches at either side of the toilet, measuring from the center of the toilet, for a combined space of 30 inches. It should also have a front clearance of 24 inches. Currently one or more of these clearances have not been met. It is recommended that you verify permits for this bathroom.



Improper clearance

4. Exhaust Fan(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

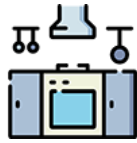
Observations:

- Appeared functional, at time of inspection.

5. A Word About Caulking and Bathrooms

Materials:

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
- I highly recommend that any caulking issues/deficiencies listed in this inspection report, be addressed and corrected by the client (buyer) and not the seller. The reason is: Old caulk must be removed--the surface meticulously cleaned--THEN new the caulk applied. A seller may not always have the best interest in mind for a thorough job--that will may have to be re accomplished.



Appliances

Appliances Not Moved Our company cannot inspect behind or beneath built-in appliances. We cannot move them to see behind or beneath them. We cannot see through any appliance or building materials. Damage that may include but not limited to; moisture damage, wood destroying organism damage, mold or other environmental hazards, to the floor and wall behind the built-in appliances can be present and not reported on because of this limitation. You may wish to ask the sellers to disclose any known and unknown defects that may exist behind or below the built-in appliances in this home. You may also wish to have them moved to view these areas for yourself before the close of escrow.

1. Dishwasher

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Manufacturer: Kitchenaid

Observations:

- Irregular drain line installation. Dishwasher drain line is connected directly to the garbage disposal. This is a safety hazard and a potential cross contamination. Recommend a proper **air gap** be installed by a qualified plumber. (See illustration)
- Loose handle. Recommend repair.



Improper drain connection



Loose handle

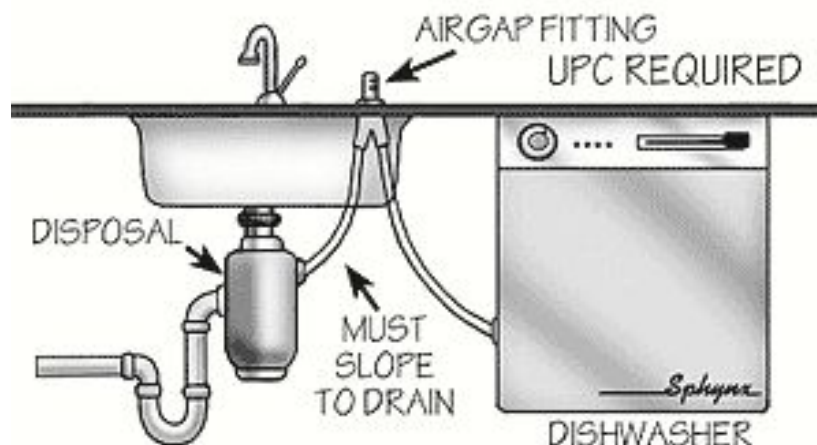


Illustration Courtesy of Code Check ©

Air Gap Illustration

2. Garbage Disposal

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Titan

Observations:

- Operated - appeared functional at time of inspection.

3. Ranges, Ovens, Cooktops

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: KitchenAid • Cooktop: Gas Burners • Oven(s): Natural Gas

Observations:

- All burners operated
- Oven operated when tested.

4. Hood/Exhaust Fan

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Manufacturer: KitchenAid

Observations:

- Functioned and operated normally when tested.
- Integrated with Microwave above range
- Vented to exterior

5. Microwave

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Manufacturer: KitchenAid

Observations:

- The operation of the microwave was tested using a microwave tester. This unit appeared functional at the time of inspection. This is not an exhaustive test, and does not predict the performance of the microwave.

6. Refrigerator

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Kitchen Aid

Observations:

- Appeared functional, at time of inspection.

7. Washer

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Kenmore

Observations:

- Operated as designed using normal controls

8. Dryer

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Maytag
- Gas connection

Observations:

- Operated as designed using normal controls

9. Dryer Vent

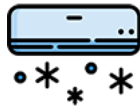
Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Observations:

- The dryer vent is plastic or foil, accordion-type ducting material. These flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce airflow and become overheated. Overheated dryers can cause fires. Recommend replacing dryer vent duct material with rigid or corrugated semi-rigid metal duct. A qualified handyman is recommended.
- Properly vented to exterior.

10. Limitations of Appliances Inspection

- Appliances are tested by turning them on for a short period of time. Recommend a one-year Homeowner's Warranty or service contract be purchased. This covers the operation of appliances, as well as associated plumbing and electrical repairs -- with a \$50-100 deductible. It is further recommended that appliances be operated once again during the final walkthrough inspection prior to closing.
- Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.
- Dishwasher, Clothes Washer and Dryer are tested for basic operation in one mode only. Their temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection.
- Drain lines and water supply lines serving clothes washing machines are not operated--as they may be subject to leak if turned.



Heating and Air Conditioning

1. Thermostat(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Digital - programmable type. • **Location(s):** Zone#1: Master -- Zone#2: Living Room-- Zone#3: Guest bedroom- Zone #4: Front room

Observations:

- The thermostats were operational when used to operate the HVAC system at the time of the inspection. Programmable thermostats are not adjusted and no testing is done to check the accuracy or programmed settings of the thermostat. If concerned we recommend verifying proper operation of the programmable settings prior to the end of your contingency period by a qualified person.

2. Heating System

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Forced air natural gas furnace • **Location:** Attic • **Manufacturer:** Bryant

Age and Capacity: Manufactured date: 2017 • Average life of a gas-fired hot air furnace is 15-25 years • Approx 80,000 BTU capacity

Observations:

- NOTE: Gas Furnace- Limited Inspection. The Scope of this inspection does not include a thorough analysis of the inner components of the furnace. This includes but is not limited to cracks in the heat exchanger and areas of the heater that are not accessible. The average live expectancy for gas fired furnaces is typically considered to be about 15-20 years depending on use. It is recommended that all heaters be thoroughly evaluated by a licensed HVAC specialist every year to ensure proper working conditions.

3. Combustion Air

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- No deficiencies noted.

4. Venting, Flue(s) and Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Metal double wall vent pipe

Observations:

- The visible portions of the vent pipes appeared functional.

5. Cooling System

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Compressor/Condensing unit: • Air Cooled Central Air Conditioner • Carrier brand

Age and Capacity: Manufactured date: 2014 • Average air conditioner compressor unit lasts about 15 years. • Cooling Capacity: Approx 4 tons

Observations:

- No deficiencies noted at the time of inspection.

6. Fuse/Circuit Breaker Protection

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Fuses
- 40 Amps

Observations:

- The disconnect box is located at the exterior cooling system. Appears functional.

7. Condensate Drain

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- No deficiencies noted in the condensate collection and removal system.
- I was unable to verify the condition of the entire span of the air conditioner condensation drain line due to insulation, wall/floor coverings and other finishes or obstructions. We recommend to have this further evaluation by a licensed HVAC contractor to determine if latent defects exist.

8. Heating & Cooling Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Flex ducting in attic - ceiling registers • Flexible ductwork to master bedroom - floor registers

Observations:

- We observed no deficiencies with the visible and accessible attic HVAC ducts and the vent pipes at the time of the inspection. [Note: if a finding of inaccessibility or limited access to the attic is made, this "Satisfactory" finding is subject to admonitions regarding limited access/inaccessibility made in this Report.
- 100+ degrees heating supply air was observed at a representative number of registers - using a laser thermometer.
- Air registers appeared working in every applicable room.
- *****COOLING*****
- The **A/C** unit was only turned on for a brief moment to ensure the thermostat is communicating to the system. The system responded to the thermostat. No further testing was performed. (See limitations)



Heated temperature at register in front room



Heated temperature at register in kitchen



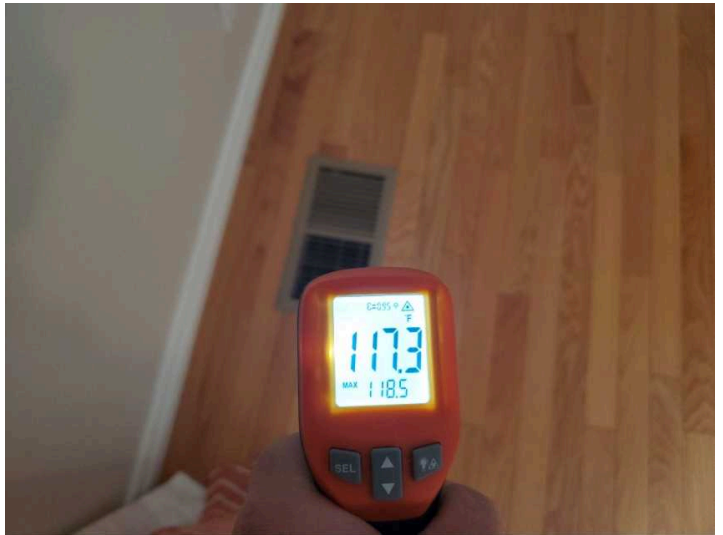
Heated temperature at register in back room



Heated temperature at register in guest bedroom



Heated temperature at register in guest bedroom



Heated temperature at register in master bedroom

9. Filter(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Disposable filter(s)

Observations:

- No deficiencies noted.

10. Solid Fuel Heating

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

- Masonry wood burning fireplace equipped with gas log lighter- concrete flue

Observations:

- The damper did not operate when tested. Recommend further evaluation by a qualified chimney sweep.
- Missing screen or enclosure at fireplace. Installation is needed by a qualified chimney sweep.
- Cracks in the fire brick or gaps in the mortar can result in house fires. Most small openings can be sealed using a temperature rated fireplace caulk. I recommend consulting a chimney sweep service company so a corrective course of action can be evaluated.



Damaged firebrick



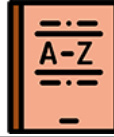
Damper inoperable



No screen or enclosure

11. Limitations of Heating and Air Conditioning Inspection

- This inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.
- To test the central air conditioner (A/C), the electrical power to the unit AND the outside air temperature must be above 65 degrees Fahrenheit for a period of at least 24 hours. Turning on the A/C if these time and outside temperature criteria have not been met will, more than likely, damage the compressor motor and other components.



Glossary

<i>Term</i>	<i>Definition</i>
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.



Report Summary

This summary below consists of potentially significant findings. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded tradesman or professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Roofing

Page 10 Item: 3	Roof Covering	<ul style="list-style-type: none"> • Damaged shingle. Future leaking may occur. Recommend repair by a qualified roofing contractor.
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Interior

Page 19 Item: 2	Walls and Ceilings	<ul style="list-style-type: none"> • Moisture damage noted at the wall and baseboard next to the master shower. The shower enclosure may be leaking. The affected areas are saturated at the time of the inspection. Recommend further evaluation by a licensed restoration contractor and termite inspector before the end of your contingency period to determine repairs necessary at this time.
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Electrical

Page 28 Item: 14	Carbon Monoxide (CO) Detector(s)	<ul style="list-style-type: none"> • IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.
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Heating and Air Conditioning

Page 42 Item: 10	Solid Fuel Heating	<ul style="list-style-type: none"> • Cracks in the fire brick or gaps in the mortar can result in house fires. Most small openings can be sealed using a temperature rated fireplace caulk. I recommend consulting a chimney sweep service company so a corrective course of action can be evaluated.
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