Sunset Property Inspection

Confidential - Property Inspection Report - Confidential

4684 Biona Drive
Inspection Prepared For: John Kenster
Agent: -

Date of Inspection: 7/14/2021
Year Built: 1925 Size: 1296

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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 airborns. 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. Inspection Time

Start: 09:00 AM
End : 1:00 PM

2. Attending Inspection

Client present
Selling Agent present

3. Residence Type/Style

Detached
Single Family Home

4. Garage

Detached 1-Car Garage

5. Direction Of Front Entrance

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

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

#1 - Left Rear - Main Bedroom
#2 - Right Rear - Guest bedroom

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

#1 Main Bath - Full

8. Occupancy

Occupied - Furnished: Heavy volume of personal and household items observed.
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.

9. Weather Conditions

Dry
Clear, sunny sky
Temperature at the time of inspection approximately:
75 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

Observations:

- Missing Hand Rails. There are currently no hand railings for the stairs inside the home. Stairs are the most frequent location of injury accidents in the home. For safety reasons it is recommended that handrails be provided for stairways with 4 or more steps. Handrails should be located at a height of 34-38 inches from the floor and should have a graspable surface between 1.25 inches and 2 inches. Recommend that handrails be provided at this location.
- Differing Riser Heights. The rise of the steps at the exterior of the home are not of equal height. The rise of the steps should not be: less than 4 inches, nor more than 8 and should not carry a difference between the two of more than 3/8 inch. This could pose as a trip hazard, and it is recommended that this is repaired.

Differing riser heights

Handrail missing

Handrail missing

2. Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Wood front and side patio doors • Wood kitchen service door

3. Driveway

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:
• Concrete
• Brick pavers
Observations:
• Driveway in good shape for age and wear. No deficiencies noted.

4. Walkway

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:
• Concrete
Observations:
• Appeared functional and satisfactory, at time of inspection.

5. Porch, Patio Flatwork

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:
• Rear and Side Patio: Brick pavers
Observations:
• General overall condition appears satisfactory at time of inspection.

6. Exterior Cladding

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Materials:
• Stucco -- Portland cement exterior plaster
Observations:
• 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 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.

No weep screed

7. Window/Door Frames and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:
- Wood

Observations:
- Components appeared in satisfactory condition at time of inspection.

8. Grading and Surface Drainage

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

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 drainage

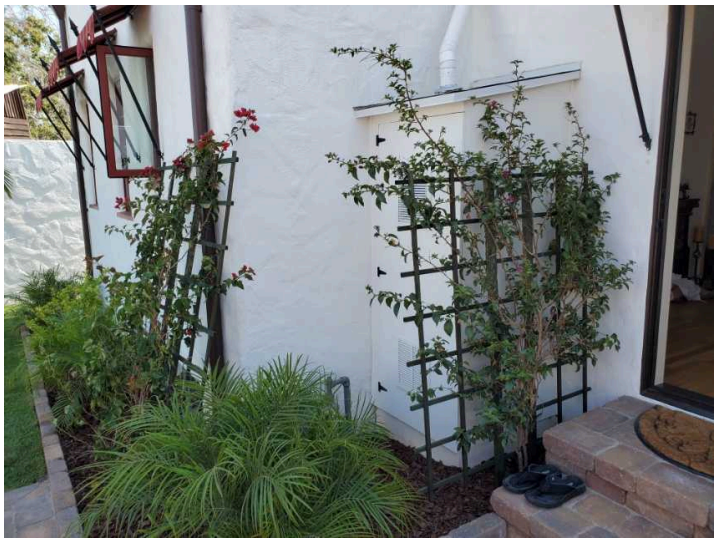
Poor drainage

Surface drain

9. Vegetation Affecting Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Materials:
• Vegetation in contact with the house.
Observations:
• Vegetation too close to the building can cause harm through root damage to the foundation, branches abrading the roof and siding, and leaves providing a path for moisture and insects into the home.
• 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

10. 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

Flat

2. Method of Roof Inspection

Walked on Roof Surface

3. Roof Covering

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Roll roofing
Age: 3-7+ years • 1 visible layer observed
Observations:
• Roof appeared serviceable with no deficiencies noted at time of inspection. No prediction of future performance or warranties can be offered.

4. Flashings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Asphalt
Observations:
• Visible areas appeared functional, at time of inspection

5. Roof Penetrations

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: ABS piping for plumbing vent stack(s) • Metal B type vent for furnace and/or water heater vent • Galvanized steel for plumbing vent stack(s)
Observations:
• Appeared functional, at time of inspection

6. Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Masonry -- for wood burning fireplace with unlined flue
Observations:
• IMPROVE: Chimney cap has gaps/improperly covered areas. Caps will help prevent intrusion into the chimney flue and possibly the structure interior by unwanted wildlife and rain. Recommend having the chimney cap/liner reviewed by a certified chimney sweep.
• Indications of dusted & missing mortar joints was observed at the bricks of the exterior chimney below the home. Further deterioration and expensive repairs to the masonry chimney may be the result of not having the mortar joints repaired. Recommendation is for a mason specialist to properly tuck point the damaged mortar joints.

Improperly covered area

Mortar has dusted out

Mortar has dusted out

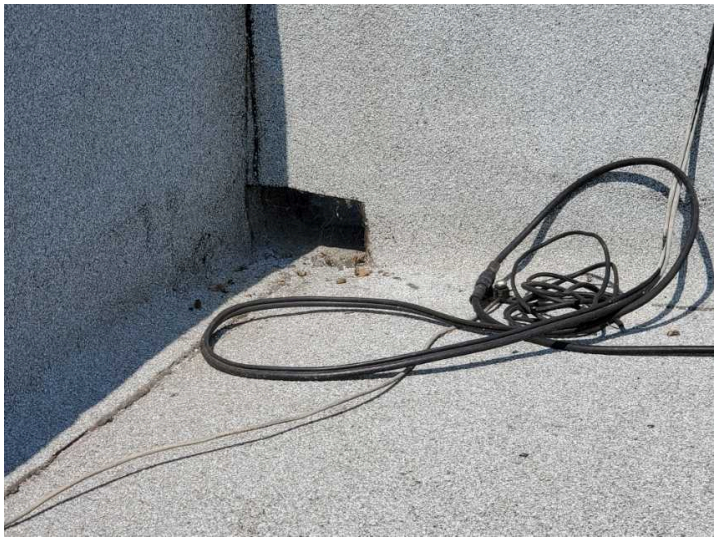
7. Roof Drainage System

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Galvanized/Aluminum downspouts • Downspouts discharge below grade--connected to drainage piping.

Observations:

• The roof drainage system appeared in serviceable condition at time of inspection however the roof top scuppers/drains are not provided with secondary/emergency scuppers incase the primary scuppers/drains get blocked by debris. Recommend the roof be checked and cleared of any debris annually.



No secondary scupper

No secondary scupper

No secondary scupper

8. 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

2. Foundation Walls

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Poured Concrete
Observations:
• Area of major repair noted to poured concrete foundation wall. Seismic bracing has been installed at all perimeter walls to help connect the house framing to the poured concrete foundation. This repair appears to be professionally done. Buyer is recommended to request and review any existing documents relative to this repair to determine if any warranties exist. No warranty for this or any other repair is implied by this inspection.

Retrofit seismic bracing and foundation wall reinforcing

3. Foundation Floor

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Crawl Space: dirt floor
Observations:
• Soil is damp throughout the crawlspace. Fungus growing at rear right corner of the crawlspace. Unable to determine the source of moisture. Recommend further evaluation by a qualified contractor to identify source of moisture and any remedies needed.
• Abandoned floor heater observed. This system no longer serves a purpose and it is recommended to be removed. A qualified contractor is recommended.

Abandoned floor furnace

Fungus

4. Under Floor Crawlspace(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Method of Inspection:
• Crawled
Insulation & Ventilation:
• Ventilation location: foundation walls at the perimeter
Observations:
• Condition: typical for age

Crawlspace access

5. Columns and Beams

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Wood posts and beams • Concrete piers
Observations:
• The house foundation appears to have had modifications and or repairs made in several areas (i.e. new post and piers). I am unable to determine if these modifications or repairs were successful. We recommend asking the sellers about any modifications or repairs made and to provide any documentation that these modifications or repairs were performed by a qualified licensed structural engineer and or foundation contractor. If documentation cannot be provided, we recommend inquiring with a qualified licensed structural engineer and or foundation contractor prior to the end of your contingency period.
• Earth-to-wood contact noted with wood multiple posts. Wood members in contact with soil are susceptible to moisture damage and termite infestation. Concrete piers should support wood posts and extend a minimum of 6 inches above the soil grade. Recommend further evaluation by a qualified foundation contractor.

Earth-to-wood contact

6. Floor Structure

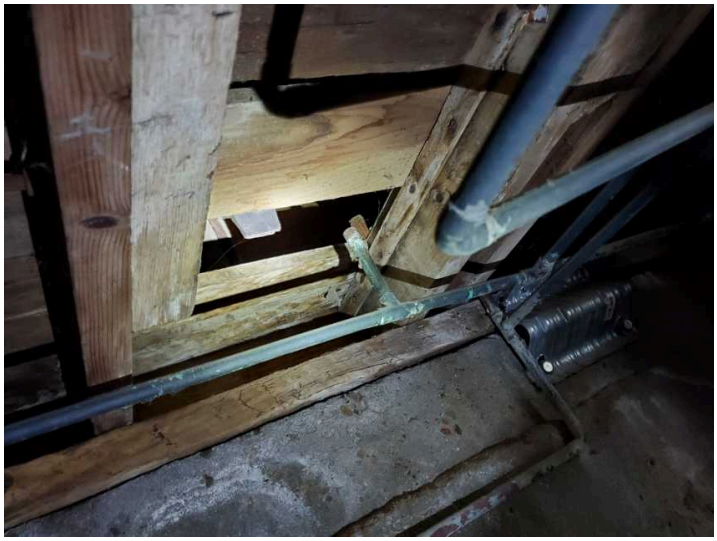
Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Wood joists • Wood beams • Diagonal plank subfloor

Observations:

• Wood rot, previous moisture damage observed below tub. Most affected subfloor has been removed but not replaced with new subfloor. Some small sections of rotted subfloor have been left behind. Recommend further evaluation for any potential repairs or upgrades by a qualified contractor.

• Repairs noted to subfloor and sill plate at rear right corner of home. Unable to determine the effectiveness of these repairs. Inquire with the seller to ensure these repairs were performed by a qualified contractor.



Missing subfloor below tub

Rotted wood and missing subfloor below tub

Repairs at rear right corner of house subfloor and sill plate

7. Wall Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Description: Wood frame
Observations:
• Limited view due to finishing materials.

8. Ceiling and Roof Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

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. 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
			X

Description: Access at hallway ceiling • Attic light located just inside access
Observations: The attic access opening is smaller than what current standards recommend (22 inches by 30 inches). We recommend upgrading the conditions noted by a qualified licensed contractor.

2. Method of Attic Inspection

Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only. • 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
X			

Description: None Visible
Depth/R-Value: none
Observations:
• IMPROVE: The house has no amount of visible insulation. Expect high heating and cooling energy costs. Recommend having the home professionally insulated to reduce energy expenses.

No insulation

4. Vent Piping Through Attic

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: ABS plumbing vents • Double wall metal B-Vent pipe • Galvanized steel plumbing vent piping
Observations:
• No deficiencies noted.

5. Limitations of Attic and Insulation Inspection

• Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
• An analysis of indoor air quality is not part of this inspection unless explicitly contracted-for seperately.
• 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
X			

Observations:
• Operated normally when tested.

2. Walls and Ceilings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Plaster
Observations:
• General condition of walls and ceilings appeared satisfactory.
• NOTE: Fresh texture and/or paint observed on walls/ceilings in multiple rooms of the home. Fresh paint can hide or obscure evidence of previous repairs or staining not visible at the time of inspection.

• NOTE: Plastered Walls. This house is constructed with plaster ceilings and walls. This type of material is more prone to cracking than today's drywall. Because of this, there are multiple cracks in the walls and ceilings of this house. These are typical cracks that occur with settlement and age. This is noted for your information.

3. Floor Surfaces

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Ceramic tile in bathroom, laundry room, and kitchen • Hardwood type in bedrooms, living room and dining room
Observations:
• No deficiencies noted - with normal wear and age.

4. Windows

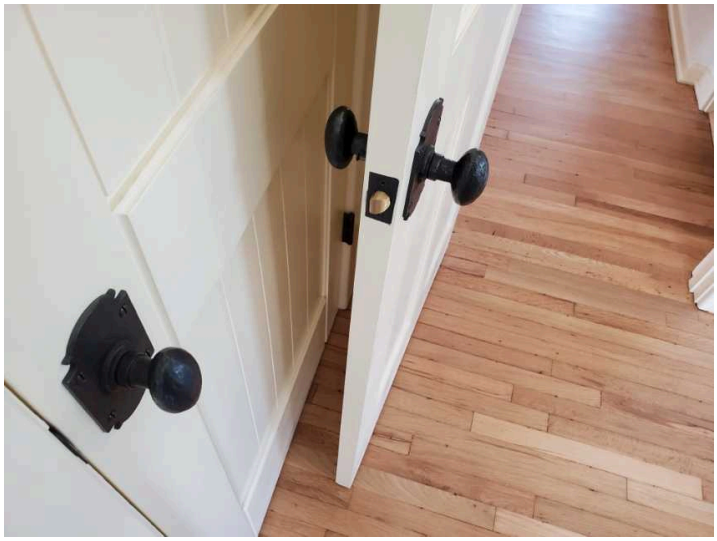
Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Wood • Crank/casement • Double hung • 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
• Missing screens observed. Replacements are needed.

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

Missing doorstop

6. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
• Appeared functional, no deficiencies noted at time of inspection.

7. Cabinets and Vanities

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Solid Wood
Observations:
• Appeared functional and in satisfactory condition, at time of inspection.

8. Countertops

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Granite
Observations:
• No discrepancies noted.

9. Garage Door(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Materials:
• Original wood tilt up
Observations:
• There is a wood tilt up door present. Wood tilt up doors are no longer installed in homes. Wood tilt up doors are very heavy, and the hinges or springs can fail causing the door to fall and cause property damage and/ or injury. While no garage door is 100% safe, we recommend upgrading the wood door to a more modern metal or wood panel door for safety.

10. Garage Door Opener(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:
• One automatic opener - Manufacturer: LIFT-MASTER
Observations:
• Garage Notes: 1) Automatic door openers can cause serious injury and even death when safety reverse devices are not installed or not operating properly. 2) Garage doors installed since 1993 are required to be equipped with both pressure sensing and motion sensing safety reverse devices. Any auto door opener not equipped with both types of safety reverses should be retrofitted or replaced. 2) The testing and operation of door opener remotes and exterior keypads are excluded from our inspection.
• Appeared functional using normal controls, at time of inspection.

11. Garage Door Safety Features

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:
• Safety Reverse Present
Materials:
• Safety Sensor Present
Observations:
• Safety sensors operated normally, reversing the door when tested..
• The automatic garage door opener(s) reversed direction when met with resistance.

12. Garage Floor and Sill Plates

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:
• Concrete and epoxy coated
Observations:
• Visible portions of the garage floor appeared sound with no observable cracks, at time of inspection.
• Limited view of floor due to moderate storage.

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

Amperage Rating: • 200 amps • Voltage: 120/240 volts

4. Main Service Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Manufacturer: Unknown
Observations:
• The wiring within the panel appeared satisfactory and functional.
• PROPER WORKING CLEARANCES NOT PROVIDED. 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.
• Maintenance - Branch circuits were not labeled. All circuits should be labeled so that any one circuit can be quickly turned off in an emergency.
• Missing Manufacture's Label. The manufactures labeling was missing from the door of this panel and the maximum panel rating was not able to be determined. Currently the disconnect for this panel was provided with a 100 Amp service. Undersized panels can create hazardous situations, damage and fires. It is recommended that the maximum rating of this panel be determined by a licensed electrician to ensure proper working order.
• Marginal - Too few 120-volt circuits have been provided for small appliances, lights, and outlets. Additional 120-volt circuits will likely need to be installed so that breakers do not frequently trip due to overload. Further, each small appliance should be on a dedicated circuit and they are not.

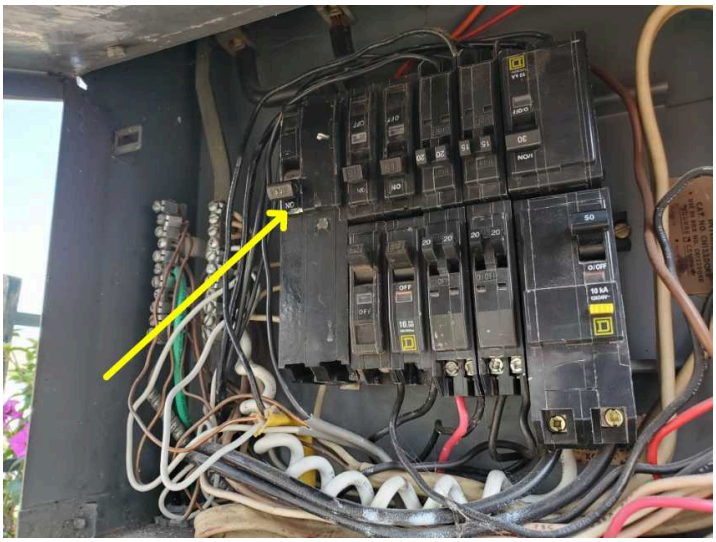
Main panel location

Panel obstructed

5. Main Disconnect

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Location: On Main Panel (See Photo)
Observations:
- Main electrical disconnect at the 100 amp circuit breaker on panel. See photo below.



Main disconnect

6. Service Grounding

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Copper • Water Pipe Connection
Observations:
- No discrepancies noted.

7. Overcurrent Protection

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Type: Breakers
Observations:
- No deficiencies noted

8. Distribution Wiring

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Wiring type: Some original knob and tube, fabric covered and newer non-metallic sheathed cable "Romex" • Wiring conductors: Copper

Observations:

• Deferred Cost: Some wiring in this residence is wired with knob and tube wiring. Knob and tube wiring can be presumed to be the original electrical wiring in the home and old and outdated by today's safety standards. Problems with knob and tube wiring are as follows: (1) Limited wire size in this type of wiring system can cause wires toe be loaded beyond safe capacity by the use of multiple modern appliances; (2) Repeated overheating of the wiring over the years can cause the protective wire insulation to harden, crack, and break off, leaving energized wires exposed to touch and creating a fire hazard; (3) Knob and tube wiring is designed to maintain a safe temperature by radiating heat into the surrounding air. Because it is common for insulation to be added to homes to save on heating costs, wires are often buried in insulation which may create a fire hazard. (4) Improperly splicing the wiring. I recommend replacing this outdated wiring system with modern wiring. You should consult with a qualified electrical contractor to determine options and costs. I am aware of some insurance companies that decline to provide homeowner's insurance if active knob & tube wiring is present. Recommend contacting preferred insurance company before close of escrow to ensure that appropriate homeowner's insurance can be obtained on the structure. Recommend further evaluation by licensed electrician before close of escrow.

Energized K&T wiring

Energized K&T wiring

9. Lighting, Fixtures, Switches, Outlets

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Grounded and Ungrounded

Observations:

• The home primarily contained an ungrounded system. Some grounded receptacles have been added. It is advised to have an electrician evaluate for adding grounded outlets for any other areas that would require ground protection. Areas would be for computers, appliances and tools.

• Receptacle below the kitchen sink may not be wired properly. This receptacle is powered by a wall switch and the garbage disposal is plugged into it. With the switch off and the disposal plugged in, a standard receptacle tester was used and an error light indicating the hot and ground are reversed. With the disposal unplugged, an open neutral is indicated at the standard receptacle tester. Recommend further review by a qualified electrician.

Open neutral

Hot and Ground reversed

10. GFCI - Ground Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

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:

• Present at:
• Bathroom
• Kitchen
• Exterior
• Garage

Observations:

• Installed GFCIs responded to test

11. 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 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:

• Absent-Not required when house constructed

Observations:

• IMPROVE: Modern electrical codes require branch circuits at all bedrooms to be AFCI protected. The electrical code at the time this house was built may not have required AFCI protection at these circuits. Nonetheless, we strongly recommend they be added to all bedroom circuits as an extra preventive fire safety measure. Licensed electrician recommended.

12. Smoke/Heat Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Absent

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.

• SAFETY CONCERN: There are no visible smoke detectors. You need to be alarmed in case of a fire. Recommend installing at least one smoke detector on each level of the home.

13. Carbon Monoxide (CO) Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Location: None installed/plugged in
Comments:
• 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.

14. 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.
• The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
• Furniture and/or storage restricted access to some electrical components which may not be inspected.
• A low voltage alarm system is installed. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and was not inspected.
• Even though not part of a general inspection all antenna/cable/phone and doorbell wiring needs to be evaluated for proper installation.
• Due to the specialized nature of home security alarm systems, recommend you review this system with the seller. Security systems are beyond the scope of a home inspection.

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:

• No deficiencies observed at the visible portions of the supply piping.

• 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.

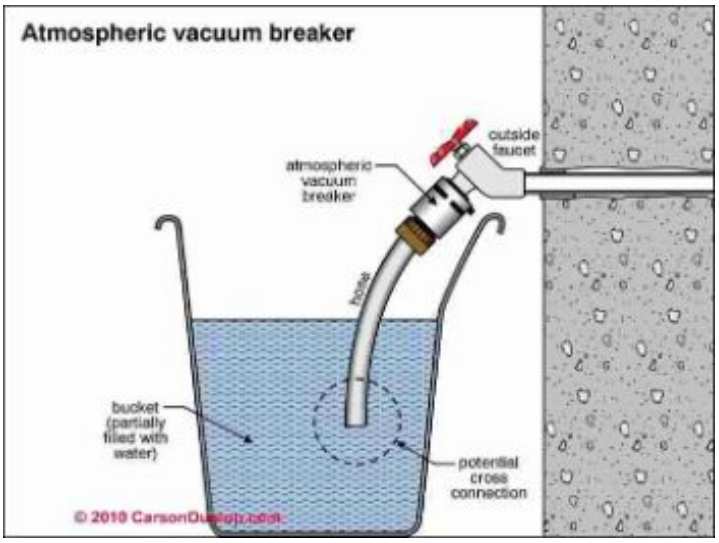
• Valves and angle stops are not typically operated as part of a home inspection. Some valves might or might not properly shut off the water. At some point, plumbing fixtures and valves / angle stops will likely need to be replaced or leaks could occur. For a more thorough examination of the plumbing system it is recommended that a qualified plumbing contractor evaluate and advise client.

5. Hose Bibs/Spigots

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

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 the 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
X			

Pressure: 75 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
X			

Observations:
• No deficiencies noted.

8. Sinks

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
• No deficiencies observed.

9. Traps and Drains

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

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: • ABS (Acrylonitrile-Butadiene-Styrene) piping - black in color. Until it passes underground. Unable to determine if the newer ABS piping continues to the street. Recommend a camera inspection be performed to determine material and condition of entire main drain line. • Most dwelling drain systems are provided with one or more cleanouts to facilitate clearing of clogged drain lines. Multiple cleanouts were noted underneath the home.
Observations:
• Visible piping appeared serviceable at time of inspection.
• 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 rooter 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.

Cleanout location

Cleanout location

ABS disappearing underground

12. Water Heater(s)

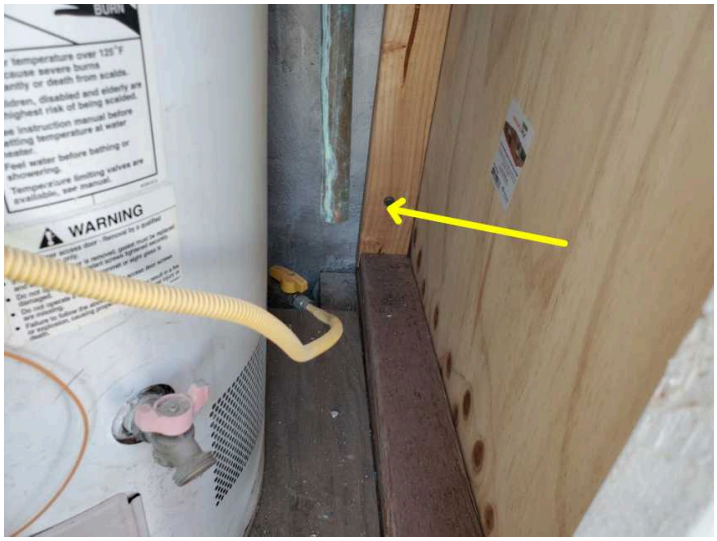
Description: General Electric • Gas • Location: ground level utility closet/cabinet
Capacity: 30 Gallons

13. Water Heater(s) Condition

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Materials:
• Manufactured in 2008
• Water heaters have a typical life expectancy of 8-12 years.
Observations:
• The water heater is strapped.
• Corrosion observed at the water heater relief valve. Water streaks are observed. No water was detected however there is a high likelihood this area has leaked in the past or is at risk of leaking in the near future. Recommend further review for repairs or replacement by a qualified plumber.
• Missing Insulation. The water supply lines were not insulated. The first 5 feet of hot and cold water pipes are required to be insulated if they are exposed in unconditioned space. It is recommended that these lines be properly insulated.
• The extension at the water heater relief valve ends prematurely. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6" from the floor. A qualified plumber is needed.

Corrosion



TPRV extension ends prematurely

No insulation

Missing sediment trap

Tank is rusted

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 - Rear of home
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.

• Poor piping support. Several sections of fuel piping could benefit from additional support. Recommend further evaluation by a qualified plumber.
• Abandoned floor heater observed with fuel line still attached. Unable to determine if fuel service is still provided to this equipment. Recommend further review for capping off or removal of the equipment and associated fuel lines. A qualified HVAC contractor is recommended.
• Rust or corrosion was observed at the gas line as it passes through the foundation wall unprotected. This condition can lead to gas leaks which can prove to be a safety hazard. I recommend further evaluation by a licensed plumber and repair as necessary for safety.

Main fuel shut off

Fuel line rusted and not properly sleeved/protected

Fuel line attached to abandoned heater

Fuel line not properly supported

16. Other Components

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

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
X			

Description: Steel
Observations:
• Appeared satisfactory and functional, at time of inspection.

2. Shower(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Shower surround is tile
Observations:
• No discrepancies noted

3. Toilet(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
• Operated when tested. No deficiencies noted.
• 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.

4. Exhaust Fan(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

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
X			

Description: Manufacturer: Amana
Observations:
• Operated through one cycle and appeared to be in working order at time of inspection.

2. Garbage Disposal

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Badger
Observations:
• Operated - appeared functional at time of inspection.

3. Ranges, Ovens, Cooktops

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Amana • Oven(s): Natural Gas
Observations:
• All burners operated
• Oven operated when tested.
• Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.

4. Hood/Exhaust Fan

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Manufacturer: Whirlpool
Observations:
• Functioned and operated normally when tested.
• Integrated with Microwave above range
• The fan was not vented to the exterior. It circulates air back to the kitchen. An operable window was the only source of exterior ventilation in the kitchen. This is an acceptable building practice, however, ventilation for the cooktop/range may be a concern at times.

5. Microwave

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Manufacturer: Whirlpool
Observations:
• The operation of the microwave was tested using a microwave tester. This unit appeared functional at the time of inspection.

6. Refrigerator

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:
• Frigidaire
• Side by side - Ice and water dispenser on door
Observations:
• Appeared functional, at time of inspection.

7. Washer

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:
- Maytag

Observations:
- Operated as designed using normal controls

8. Dryer

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:
- Maytag
- Gas connection available

Observations:
- Operated as designed using normal controls

9. Dryer Vent

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
- Appeared functional, at time of inspection.
- Properly vented to exterior.
- MAINTENANCE: Annual cleaning of dryer vent duct recommended, as fire safety.

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 an electrical repairs -- with a $50-100 deductable. 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: Hallway
Observations:
• No deficiencies noted.

2. Heating System

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Forced air natural gas furnace • Location: Attic • Manufacturer:Rheem
Age and Capacity: Manufactured date: 2014 • Average life of a gas-fired hot air furnace is 15-25 years • Approx 50,000 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.
• Furnace gas supply line missing sediment trap. This trap serves as a collection area for sediment to reduce the chance of clogged gas valves or burners. recommend installation by a qualified HVAC contractor.

Missing sediment trap

Sediment trap illustration

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 • Rheem brand
Age and Capacity: Manufactured date: 2014 • Average air conditioner compressor unit lasts about 15 years. • Cooling Capacity: Approx 3 Tons - 36,000 BTU
Observations:
• No deficiencies noted at the time of inspection.

6. Fuse/Circuit Breaker Protection

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:
• Fuses
• 35 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
Observations:
• 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**********
• Actual measured cooled supply air temp: 57 degrees - Ambient return air temp: 72 degrees. 15 degrees difference (Good Range).

Room temperature at return

Cooled temperature at register

9. Filter(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Disposable filter(s)
Observations:
• No deficiencies noted.
• MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

10. Gas Fireplace(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Materials:
• Gas burning fireplace equipped with gas fire logs
Observations:
• A gas valve is located inside the fireplace. This may have been standard at the time of construction, but is no longer considered safe due to the damage that can be caused by heat on the valve. We recommend having the valve relocated. Further evaluation by a certified chimney sweep is recommended.
• NOTE: Limited Inspection. The chimney inspection was limited to the exterior of the chimney and firebox. The interior of the chimney and its inner structural elements could not be viewed. It is highly recommended that all chimneys be further evaluated by a licensed chimney sweep, or specialist. If this chimney has not been inspected within the last few years, it is recommended that a Class II inspection be conducted. This is to ensure there is no physical damage to the inner liner, which could cause a malfunction of the chimney itself.
• The testing for functionality or safe operation of fireplaces is beyond the scope of this home inspection. The NFPA (National Fire Protection Association) highly recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. If one has not been performed over the past 12 months, such an inspection is recommended before home changes ownership---for fire safety reasons.

Gas valve inside firebox

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.
• Fireplace inserts, stoves, or firebox contents are not moved.
• Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.

Glossary

Term	*Definition*
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.
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.

Electrical		
Page 25 Item: 8	Distribution Wiring	• Deferred Cost: Some wiring in this residence is wired with knob and tube wiring. Knob and tube wiring can be presumed to be the original electrical wiring in the home and old and outdated by today's safety standards. Problems with knob and tube wiring are as follows: (1) Limited wire size in this type of wiring system can cause wires toe be loaded beyond safe capacity by the use of multiple modern appliances; (2) Repeated overheating of the wiring over the years can cause the protective wire insulation to harden, crack, and break off, leaving energized wires exposed to touch and creating a fire hazard; (3) Knob and tube wiring is designed to maintain a safe temperature by radiating heat into the surrounding air. Because it is common for insulation to be added to homes to save on heating costs, wires are often buried in insulation which may create a fire hazard. (4) Improperly splicing the wiring. I recommend replacing this outdated wiring system with modern wiring. You should consult with a qualified electrical contractor to determine options and costs. I am aware of some insurance companies that decline to provide homeowner's insurance if active knob & tube wiring is present. Recommend contacting preferred insurance company before close of escrow to ensure that appropriate homeowner's insurance can be obtained on the structure. Recommend further evaluation by licensed electrician before close of escrow.
Page 27 Item: 12	Smoke/Heat Detector(s)	• SAFETY CONCERN: There are no visible smoke detectors. You need to be alarmed in case of a fire. Recommend installing at least one smoke detector on each level of the home.
Page 27 Item: 13	Carbon Monoxide (CO) Detector(s)	• 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.
Plumbing		
Page 31 Item: 13	Water Heater(s) Condition	• The extension at the water heater relief valve ends prematurely. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6" from the floor. A qualified plumber is needed.
Page 33 Item: 15	Fuel Supply and Distribution	• Rust or corrosion was observed at the gas line as it passes through the foundation wall unprotected. This condition can lead to gas leaks which can prove to be a safety hazard. I recommend further evaluation by a licensed plumber and repair as necessary for safety.