

**Prepared for Exclusive Use by:**

HOUSEMASTER CUSTOMER

**Address of Property:**

123 ANY STREET  
YOUR TOWN CA 90000

**Date of Service:**

2/24/2020



**Company Providing Service:**

Matt Guerra

HouseMaster Home Inspections of Northern California

100 Maple St #1926  
HOLLISTER CA, 95023  
800-995-4063

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## INSPECTION INFORMATION

**CLIENT:**

HOUSEMASTER CUSTOMER

**PROPERTY ADDRESS:**

123 ANY STREET  
YOUR TOWN CA 90000

**INSPECTION DATE/TIME:**

2/24/2020 - 9:30 am

**INSPECTOR:**

Matt Guerra

**INSPECTION COMPANY:**

HouseMaster Home Inspections of Northern California  
100 Maple St #1926  
HOLLISTER CA, 95023  
800-995-4063

## INSPECTION DETAILS

**DESCRIPTION OF HOME:**

Single Family

**EST. AGE OF HOME:**

58 Years

**TYPE OF INSPECTION:**

Standard Home Inspection

## INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

## REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

**SATISFACTORY** - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

**FAIR** - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

**POOR** - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

**NOT APPLICABLE** - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

**NOT INSPECTED (NOT RATED)** - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise.

**Independent inspection(s) may be required to evaluate element conditions.** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

**IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.**

## NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of HouseMaster LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

## GENERAL INSPECTION LIMITATIONS

**CONSTRUCTION REGULATIONS** - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

**HOME MAINTENANCE** - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

**ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS)** - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

**AESTHETIC CONSIDERATIONS** - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

**DESIGN AND ADEQUACY ISSUES** - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

**AGE ESTIMATIONS AND DESIGN LIFE RANGES** - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

**ELEMENT DESCRIPTIONS** - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

**REMEDIAL WORK** - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

**SELLER DISCLOSURE** - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

**WOOD-DESTROYING INSECTS/ORGANISMS** - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

**ELEMENTS NOT INSPECTED** - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

**HOUSE ORIENTATION** - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

**CONDOMINIUMS** - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

## **MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS**

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in

almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

**Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.**

## ADDITIONAL COMMENTS

**Extra Pictures** - If other pictures of the property were taken by the inspector and not included in the report, they were either destroyed or not included because they were poor quality, redundant, or superfluous images, or were provided to the client for their general information only as a separate attachment.

**Insurance Requirements** - Many insurance companies now mandate insurance inspections to make sure the home meets their particular criteria or regulatory requirements for coverage. These inspections may be performed after the home has been purchased and are to limit the insurer's liability. Each jurisdiction and insurer has varying underwriting requirements. This report is not intended as a tool to determine whether the dwelling and property meets insurance underwriting requirements. HouseMaster recommends that all homebuyers consult with their insurance provider to determine any requirements prior to the purchase of the home.

**Non-standard Repairs** - There is evidence of repair or other work to certain elements throughout the house that was performed in a manner that is not consistent with standard construction practices/good workmanship. While the basic function of these elements may not have been affected, other than what has been noted under specific component listings, conditions present could have an affect on the appearances or long-term functionality of elements, as well as contractor recommendations for remedial work and/or discretionary repair, replacement or upgrade choices.

**Pictures in Report** - Any pictures (photographs, graphics, or images) included in or otherwise provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in the report, or are used solely for orientation purposes. These pictures do not necessarily reflect all conditions or issues that may need attention or otherwise be of concern. Neither the inclusion of any picture in the report nor the exclusion of any picture taken during the inspection from the Report is intended to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. Furthermore, the lack of a picture for any element or condition also does not change the significance or severity of any defect or condition described in the Inspection Report. The Report must be read in its entirety for all pertinent information. Additional pictures which may have been taken but were not provided with the report are the property of the company and are maintained for a limited time for reference purposes only.

**Product Notices** - A standard home inspection does not include identification or research regarding products (appliances, piping, roofing, or other building components) installed in a home that may be the subject of a defect study, investigation, warning or recall notice issued by a manufacturer, the Consumer Product Safety Commission (CPSC), or any other entity. It is very difficult, if not impossible in many cases, to determine which items in a house may be the subject of an investigation or notice. Should this report include any reference to a product notice, it is provided for general guidance purposes only and does not imply that an inspection or research was performed to identify other possible concerns. As you take on ownership of your home it is recommended that you visit the Consumer Product Safety Commission ([www.cpsc.gov](http://www.cpsc.gov)) or Canadian Standards Association ([www.csa.ca](http://www.csa.ca)) web sites for current information on any recalls and safety notices that may be associated with the materials or equipment in your home.

**Uninspected Components** - Please review this report closely to determine if any item or component was not inspected due to incomplete work, unconnected or shutdown utilities, or other factors; arrange for an inspection of these components prior to closing.

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**1. ROOFING**

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. **Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.** Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.



**ROOF STYLE:**

*Moderate Slope*

**MATERIAL:**

*TAR AND GRAVEL*

**DESIGN LIFE:**

*10 to 15 years*

**INSPECTION METHOD:**

*Walked On*

**S F P N A N I**

●						<p><b>1.0 ROOF COVERING</b> Tar and gravel roof with some bare spots showing the tar underlayment. Recommend having the gravel redistributed over the bare areas and annual inspections made.</p>
●						<p><b>1.1 EXPOSED FLASHING</b></p>
●						<p><b>1.2 PLUMBING STACKS</b> All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed.</p>
●						<p><b>1.3 VENTILATION COVERS</b></p>
●						<p><b>1.4 DOWNSPOUTS / ROOF DRAINS</b></p>
		●				<p><b>1.5 FASCIA / SOFFITS</b> (1) Damages to the fascia/soffit noted at several points; check all areas and repair as required. See termite report for details on possible wood damage at the eaves/fascia/soffits. (2) See termite report for details on eaves/soffits.</p>

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



1.0 ROOF COVERING (Picture 1)



1.0 ROOF COVERING (Picture 2)



1.5(1) FASCIA / SOFFITS (Picture 1)



1.5(1) FASCIA / SOFFITS (Picture 2)



1.5(1) FASCIA / SOFFITS (Picture 3)



1.5(1) FASCIA / SOFFITS (Picture 4)

**NOTE:** All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectible during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Ancillary Systems** - This inspection does not include evaluation of ancillary components or systems such as lightning protection, antennas, solar panels, site lighting, security systems, patio covers or other similar exterior roof or exterior elements.



**Chimney Cap/Mortarwork** - The mortar work or concrete cap at the top of masonry chimneys must be maintained to prevent leakage or subsequent damage. Seemingly minor damage can quickly escalate into a major project. A qualified specialist should inspect inaccessible or damaged chimney tops to confirm extent of remedial needs prior to closing.

**Chimney Inspections** - The type of limited visual inspection of chimneys, vents, fireplaces and stoves performed as part of a home inspection does not include the in-depth evaluations that professional chimney and fireplace inspectors and technicians generally must conduct to comply with current code requirements and/or identify concealed conditions and deficiencies. These inspection requirements may include three types of inspections - Level I through Level III - with a Level III inspection being the most technically exhaustive. If such inspections are desired or locally required, they must be performed by a qualified chimney inspector or technician.

**Chimneys/Vents** - Chimney and vent evaluations are based on external conditions only. Internal conditions, design, and venting adequacy were not evaluated unless specifically indicated. A periodic check of all chimneys/vents is advisable as a precautionary measure. A chimney sweep is often qualified to assess/maintain chimney/vent interiors.

**Eave Protection** - The generally accepted approach to minimizing ice dam concerns and/or backup at eaves is to provide adequate attic ventilation and insulation and eave protection, either a special membrane or flashing. Eave protection should always be used in cold climates prone to ice dam problems. Eave barriers should be placed under the roofing at the eave areas and extend a suitable distance up the roof and inside the exterior wall line. The presence and effectiveness of eave protection cannot be observed in most completed installations.

**Gutters/Downspouts** - Unless otherwise noted, the assessment of gutter and downspout conditions is limited to their physical/material condition. The adequacy of water flow under normal rainfall or storm conditions cannot be determined during a limited time visual inspection. All gutters and downspouts must be checked and cleaned on a regular basis; any buildup or blockage, including that in underground lines can lead to overflow, leakage, and other detrimental conditions that could result in water intrusion or otherwise affect the structure or foundation.

**Inspection Limitations** - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectible and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

**Plumbing Vents/Stacks** - The flashing/boot seal at plumbing vents are prone to leakage. All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed. Vent stacks must have adequate clearance from windows and other roof or wall openings or vents. Extending the vent may prevent detrimental conditions.

**Roof Appearance** - Conditions such as light surface mildew (fungus) buildup on the roofing, slight granule loss, uneven/irregular coloring, (shingle shading), and similar relatively superficial conditions generally do not affect roof function. Maintain/ repair as desired. Heavy mildew/fungus buildup may indicate an ongoing moisture concern that can lead to more serious problems.

**Roof Drainage** - Normal roof design criteria allows for only limited water ponding on a roof for short periods after rainfall. If ponding is substantial, or the roof/roofing is damaged, remedial measures should be implemented.

**Roof Flashings/Seal** - Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

**Roof Systems** - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

**Roofer Opinion** - Obtain the roof manufacturer's and/or a qualified roofer's opinions as to roof conditions and, if necessary, remedial needs and associated costs, prior to closing. If overall roof wear or damage exists, replacement is normally required. In other cases, recommendations for roof replacement versus repair needs can be subjective and based on economic issues or discretionary issues.

**Roofing Materials** - The roof conditions observed might be indicative of roof wear, hail or storm damage, manufacturing defects, and/or other conditions. In some cases, even if immediate repair is not required, future roof service life will be considerably less than the design life. Advise obtaining a roofer's opinion as to roof conditions and future life.

**Spark Arrestor** - Spark arresters are generally required with wood roofing or in areas with a high fire hazard risk. Add and/or maintain an arrestor to minimize fire concerns and/or flue blockage problems.

**Splash Blocks/Extensions** - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.



**2. EXTERIOR ELEMENTS**

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

**SIDING / WALL CLADDING:**

Stucco  
BRICK

**CHIMNEYS / VENTS:**

Metal Vent

**S F P N A N I**

●				<b>2.0 SIDING</b>
●				<b>2.1 WINDOWS</b> The evaluation of windows is based on a limited inspection of representative, readily accessible units. Varying conditions may be found at other units.
●				<b>2.2 ENTRY DOORS</b>
●				<b>2.3 STAIRS / STOOPS</b>
	●			<b>2.4 ELECTRIC / GFCI(S)</b> No GFCI outlet at the wall near the backyard sink. Recommend adding.
	●			<b>2.5 EXTERIOR FAUCET(S)</b> No back flow preventers/anti siphon devices at the outside hose bibs. The use of backflow preventers is advised, and in many areas now required, to prevent possible contamination of the water supply condition.
	●			<b>2.6 IMPORTANT NOTE</b> Wood damage at thee threshold of the side door. Repairs to the damaged wood are needed.

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



2.4 ELECTRIC / GFCI(S) (Picture 1)



2.6 IMPORTANT NOTE (Picture 1)

**NOTE:** All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Cementitious Products** - Cementitious products are generally durable and have a relatively long service life; however, some products contain asbestos (e.g.,

asbestos cement shingles). While exposure to the material its normal rigid form is generally not a concern; however, it may become hazardous if it is damaged or during repair or removal. Proper abatement procedures must be followed when any remedial work or removal is required.

**Drip Caps/Flashings** - The trim/siding joint above windows and doors and at horizontal trim must be kept well sealed to minimize leakage or decay. If drip caps or suitable flashings do not exist, they should be added or regular caulking/sealing will be required. Hidden damage may exist if prior leakage occurred.

**Exterior Electric** - Due to weathering factors and the potential hazards of exterior wiring, precaution must be used for the installation and maintenance of electrical components. Any damaged components should be corrected immediately. Recommend adding Ground-Fault Circuit-Interrupter (GFCI) protection if not present. GFCI noted, however, test operation indicated unit malfunctioned or did not work properly. All exterior circuitry should be inspected by a qualified electrician.

**Exterior Faucets** - Exterior faucets that do not operate may be turned off, not connected, or, in cold weather, may be frozen. Consider all factors when concerns are indicated. The use of backflow preventers is advised, and in many areas now required, to prevent possible contamination of the water supply condition.

**Glass Surfaces** - Proper safety glazing should be provided/confirmed at entry areas or at indicated areas to minimize concerns.

**Glazing/Putty** - While a maintenance item, the glazing/putty on all windows or doors should be repaired to maintain watertightness and to preserve window glass/sash integrity.

**Porch Maintenance** - While porches are generally covered with a roof or may even be partially or fully enclosed, they are still subject to the elements and require regular maintenance. The condition of some components such as latticework and trim do not affect the overall structure; however, the condition of foundation piers, roof support posts, railings, stairs and flooring -- and the underlying framing -- can affect the structural integrity and safe use of the porch. The maintenance needs, frequency, and associated costs for large, old, wooden porches will generally be higher than normal and should be planned for accordingly.

**Shutters/Ornamental Trim** - The condition of ornamental features such as shutters are not included in a standard home inspection; however, due to exposure to the elements, there is a potential for decay or damage. Regular maintenance will be required. All components and adjacent areas should be checked for damage.

**Stairs/Decks/Porches** - Exterior stairs, rails, porches, etc., require regular maintenance to prevent damage or hazardous conditions. If rails are not present on any stairs or elevated structure, it is recommended they be added for improved safety. Do not overload a deck with too many people.

**Storms/Screens** - An inventory of storms/screens should be taken to confirm desired coverage exists and/or storage locations. Any loose, damaged or missing storms or screens should be repaired as desired, or if health concerns or other hazards exist.

**Vegetation at House** - Planted or naturally growing vegetation (trees, shrubs and/or vines) is close to and/or in contact with the house exterior. This condition is conducive to infestation and damage from insects, organisms, and pests, including wood-destroying insects. Heavy vegetation can lead to retention of moisture, which in turn can lead to concerns with decay and mold. With near or direct contact with the building, surface damage is also possible. Signs of infestation and/or damage, if present, may be concealed by the vegetation. Recommend pruning or removing vegetation as necessary so there is adequate clearance around the house's exterior. Once clear, all surfaces should be inspected for damage and repaired as required.

**Window/Door Seals** - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

**Windows and Doors** - Storms, screens, safety glazing, locks and other attachments are generally not inspected unless otherwise noted. Comments on storms generally are limited to surface conditions; function and operation are not evaluated. An inventory of storms/screens should be taken to confirm desired coverage exists and/or storage locations.

**Wood Decay/Insects** - Conditions conducive to decay also are conducive to infestation with wood destroying insects. Any damage should be corrected/ addressed properly to minimize consequential damage or further infestation.

**3. SITE ELEMENTS**

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have a direct impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, soil testing, or evaluation of the effects of, or potential for, earth movement such as may be caused by earthquakes, landslides, or the sinking, heaving or shifting of the ground for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated general limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/ SUBSTRUCTURE and WATER PENETRATION sections.

**PATIOS:**

Type: Concrete  
Enclosure: Roof Only  
Location: Rear of House

**WALKWAYS/DRIVEWAYS:**

Walks: Concrete  
Walks: Unimproved  
Driveway: Concrete

**S F P N A N I**

●					<b>3.0 PATIO(S)</b> Crack and/or uneven hardscape in the patio and/or driveway can be a trip hazard and trap water. Any cracks should be monitored and treated/repared when needed. noted-trip hazard; repair as required.
●					<b>3.1 WALKWAYS</b> Any cracks present or that may become present should be monitored and repaired if the cracks become large and a trip hazard or show significant separation.
●					<b>3.2 DRIVEWAY</b> Any cracks present or that may become present should be monitored and repaired if the cracks become large and a trip hazard or show significant separation.
●					<b>3.3 GROUND SLOPE AT FOUNDATION</b> Relatively flat or depressed areas along the foundation may contribute to water seepage. Correct to provide a positive slope away from the foundation. Drainage system is in place for the house and the exterior areas. Inspection of the drainage system is not possible and not within the scope of the inspection.
●					<b>3.4 SITE GRADING</b> Level grade noted; monitor run-off; advise improving if possible. Correct as required should future changes occur.
●					<b>3.5 AWNING/PERGOLA/PATIO COVER</b> Worn wood areas at the back patio cover and framing. Repairs are discretionary but area should be monitored in the future.

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



3.5 AWNING/PERGOLA/PATIO COVER (Picture 1)

**NOTE:** Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological, soil-related or water-related concerns. All buildings are subject to water penetration; those built on expansive clays or uncompacted fill, on hillsides, near or along bodies of water, or in low-lying areas are especially prone to structural and water-related concerns. All improved surfaces such as patios, walks, and driveways must be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of all ancillary and site elements by qualified service companies is recommended prior to closing.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Ancillary Elements** - A standard inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable.

**Drainage From Surfaces** - All improved surfaces such as patios, walks and driveways should be constructed and maintained so that they slope away from the foundation. Mudjacking and/or sealing may be adequate to correct minor drainage concerns; however, replacement may be required for proper correction in some cases.

**Fencing/Sheds** - The inspection of fencing, site walls, and sheds is not included in the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.

**Finished Surfaces** - Spalling or cracking of concrete surfaces may not affect function provided no lateral displacement has occurred. Maintain as required or correct to eliminate any trip hazard that may exist or develop.

**Grading and Drainage** - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

**Grading Provisions** - To reduce the amount of water run-off or ponding and potential for water penetration and/or structural concerns, a positive slope away from the foundation should be provided around the perimeter of the house. Maintenance of a suitable ground cover is also advised. Depressions or negatively graded areas should be corrected/improved to help direct any roof or surface run-off away from the foundation. The periodic addition of new fill soil and regarding may be required, especially with new homes. A negative grade slope can cause structural and/or water infiltration problems. Excessive soil/water pressures can actually cause lateral movement of the foundation, a potentially serious concern. Deficiencies must be corrected and suitable drainage conditions must be maintained in order to prevent problems.

**Site Elements** - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

**Splash Blocks/Extensions** - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

**Vegetation/Landscaping** - The site vegetation and landscaping should be maintained to prevent damage to the structure. Carefully remove any overgrowth to check for damage.



**4. GARAGE**

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

**GARAGE DESCRIPTION:**

Type: Attached  
Construction: Wood Frame  
Finish at House: Drywall Ceiling and Wall  
Door at House: Solid Door w/ Self-closer

**HOUSE/GARAGE WALL:**

Finish at House: Drywall on Wall  
Door at House: Solid Door w/ Self-closer  
Insulation: Indeterminate - Wall Covered  
Vapor Retarder: Indeterminate

**SPECIAL LIMITATIONS:**

Storage/Belongings  
Covered Framing

**S F P N A N I**

●					<b>4.0 EXPOSED FRAMING</b>
●					<b>4.1 FLOOR SLAB</b> Cracks at the floor slab noted; repair as required/desired.
●					<b>4.2 FOUNDATION</b>
●					<b>4.3 WALLS / CEILINGS</b>
●					<b>4.4 VEHICLE DOOR(S)</b>
●					<b>4.5 DOOR OPERATOR(S)</b>
●					<b>4.6 ELECTRIC / GFCI</b>
	●				<b>4.7 HOUSE / SERVICE DOOR(S)</b> Door leading from the house to the garage is required to have a fire rated door with self closing capabilities. Recommend having a new hinge added to allow the door to close and a new door is needed.

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



4.7 HOUSE / SERVICE DOOR(S) (Picture 1)

**NOTE:** Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Door Operator Function** - In order to prevent personal injury or equipment damage, automatic door operators should stop and retract the door upon meeting reasonable resistance. This function should be checked on a regular basis and adjusted/corrected as needed. If the automatic door operator unit does not have retraction capabilities or doors not retract the door properly, it should be inspected by a qualified door specialist and repaired or upgraded as needed prior to future use.

**Door Hardware/Mechanism** - Damaged tracks, springs and cables may cause door operation malfunction but also represent potential safety hazards. A qualified specialist should inspect and repair any defective or missing components.

**Driveway Drainage** - A driveway that slopes toward the garage may contribute to water seepage and/or accumulation. Keep any existing drains clear. Add a drain or berm if necessary. Other remedial measures may be required in some cases.

**Garage Door Security** - Most remote controls for automatic garage door operation have changeable codes. These should be reset for your safe and secure use upon occupancy. Refer to the manufacturer instructions for further information and warnings. Remote controls devices are not inspected as part of a standard home inspection. Have the seller demonstrate operation of the garage door operator and controls.

**Garage to House Door** - The door between the garage and house generally requires a fire-rated construction rating (or such a door would be advisable). An approved solid door or fire door is normally specified; a door with steel cover may be acceptable in some areas. Automatic closing devices are also commonly required for this door.

**Limitations/Obstructions** - More than many other areas of a house, garages tend to contain storage and other items that restrict the ability to observe the structure and other components. Any noted limitation may be in addition to normal restrictions. Recommend all obstructed areas be inspected when clear.

**Overhead Door Operator** - The inspection of any door operator is limited to a check of operation utilizing hard-wired controls. Remote devices and control sensitivity are not checked. Regularly test and service door pursuant to manufacturer's guidelines. Controls should be mounted a safe distance above the floor and remote control should be secured from use by children.

**Siding/Wood Soil Clearance** - Siding materials and wood components close to or in direct contact with soil or mulch are conducive to decay and/or wood destroying insects. Whenever possible, at least six (6) inches of clearance should be provided above the soil. Foam insulations or other foundation covers also increase the potential for damage. Hidden damage may exist and should be addressed accordingly.

**Wall/Ceiling Construction** - Fire-rated wall/ceiling assemblies are generally required between the house and garage. A home inspection generally does not address any specific requirement; rather fire-separation considerations are limited to a determination as to whether the frame walls are covered. Wall insulations and vapor retarders are generally not observable and may only be commented on if an observed defect exists. The integrity of any fire-separation assembly must be maintained for proper protection. Any gaps or openings should be covered/sealed with suitable materials. All joints must be taped.

**5. ATTIC**

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.



**ATTIC:**

*Style: Exposed Framing  
Entrance: Scuttle Hatch  
Insp. Method: Limited Entry*

**VENTILATION PROVISIONS:**

*Location: Rooftop  
Location: Gables and Soffits*

**ROOF CONSTRUCTION:**

*Framing: Wood Rafter  
Framing: Wood Trusses  
Deck: Wood Sheathing*

**SPECIAL LIMITATIONS:**

*Limited Height/Clearance  
Insulation Over Framing*

**INSULATION:**

*Form: Loose Fill  
Type: Fiberglass  
Est. Average: 6 Inches*

**S F P NANI**

●				<p><b>5.0 ROOF FRAMING</b></p> <p>(1) Due to house/attic design, visibility was limited. Full inspection of the entire attic space, insulation, framing, wiring, ducting was not possible.</p> <p>(2) Stains/discoloration observed at the decking and some of framing. It is not possible to determine if the stains are caused by a roof leak or other factors. Recommend monitor conditions in the future.</p>
●				<p><b>5.1 ROOF DECK / SHEATHING</b></p> <p>Stains/discoloration observed at the decking and some of framing. It is not possible to determine if the stains are caused by a roof leak or other factors. Recommend monitor conditions in the future.</p>
●				<p><b>5.2 VENTILATION PROVISIONS</b></p>
●				<p><b>5.3 INSULATION</b></p> <p>(1) Insulation is near or at current minimum recommended/required levels but could be improved for energy savings.</p> <p>(2) Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials-- avoid disturbing.</p>

**S F P NANI** S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



5.3(1) INSULATION (Picture 1)

**NOTE:** Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Concealed Framing** - Installation of wall and/or ceiling finishes in attic areas conceals the condition of the framing, as well as insulation and ventilation provisions. Roof leakage and/or the improper installation of insulation or ventilation provisions can lead to moisture entrapment and subsequent damage, decay and or mold. It is not possible to inspect these concealed components as part of a home inspection or without opening up surfaces. It would be prudent, however, to gain access to an area to ascertain whether any detrimental conditions exist.

**Exhaust Vent Termination** - Laundry, kitchen and bath exhaust fan vents should not discharge into the attic area due to excessive moisture (or grease buildup from kitchen) concerns and the possibility of consequential damage. Redirect vent to the exterior where required.

**Insulation** - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

**Insulation at Fixtures** - A minimum 2-6 inch clearance is required around recessed ceiling light fixtures unless the fixture is thermally protected, rated for Insulation Contact (IC), or other clearance is specified by the manufacturer.

**Limitations/Obstructions** - Due to typical design/accessibility constraints (insulation, storage, etc.) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

**Sheathing Conditions** - Damage or deterioration is typically due to excessive moisture from inadequate ventilation, leakage or manufacturing defects. Such damage, if widespread, can be structurally significant and adversely affect the roof integrity. OSB (oriented strandboard) is a composite siding. Some OSB products are prone to premature failure. All composites are susceptible to water/moisture damage.



**6(A) . HALL BATHROOM**

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.



**DESCRIPTION:**  
Full Bath

**VENTILATOR(S):**  
Window and Fan

**SPECIAL LIMITATIONS:**  
DRYWALL/SHEETROCK WALL MATERIAL

**S F P N A N I**

●					<b>6.0.A SINK(S)</b>
	●				<b>6.1.A TOILET</b> (1) Toilet is a low water using toilet. (2) Toilet is loose at the floor; check for leakage/damage and secure as required. Suggest adding a wax seal to the toilet and toilet drain prior to tightening the toilet.
●					<b>6.2.A BATHTUB</b>
●					<b>6.3.A WALL TILE</b>
●					<b>6.4.A FLOOR(ING)</b>
●					<b>6.5.A WALLS / CEILING</b>
●					<b>6.6.A VENTILATOR</b>
●					<b>6.7.A ELECTRIC / GFCI</b>

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

**NOTE:** Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Ancillary Systems** - A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths.

**Caulking/Grouting** - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

**Drain Mechanisms** - Minor repairs, adjustments or cleaning may correct many drain defects; however, tub drain mechanism repair may be problematic if there are access difficulties.

**Drain Traps** - S-type drain traps and other older designs are obsolete; have checked by a plumber to determine current function. Correct now if problems are identified; otherwise plan to upgrade when drain repairs or renovation work is performed.

**Fixture Drainage** - A sluggish or blocked drain may indicate a localized concern or may be related to the condition or flow of branch or main waste lines.

Shower drains are prone to recurring blockage from hair and soap buildup. Have checked by a qualified plumber to determine whether cleaning or other corrective measures are required.

**GFCI Test** - While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI it should be corrected.

**Low Flow Toilets** - Low-flow units are now required in many areas to conserve water. In some cases, multiple flushes may be required to dispose of solid waste.

**Glass Door/Enclosure** - Glass doors or panels adjacent to the tub/shower do not have visible labeling to indicate use of tempered or safety glazing. If safety glazing cannot be verified, recommend upgrading to reduce risk of injury.

**Shower Diverter** - Operation of the tub/shower diverter does not direct full water flow to the showerhead. Repair or replacement may be required to provide full flow. If not already present, it would be advisable to upgrade to an anti-scald faucet if replacement is required.

**Tilework/Backing** - Any significant tile damage is likely to affect the backing as well. Anticipate need for substrate work when tile is damaged or repair/remedial work is required.

**Toilet Seal/Tank** - A loose toilet or defective seal can result in leakage and significant consequential damage and should be attended to as soon as possible. Seepage at the base of the toilet requires immediate attention. Floor, flooring, and/or other damage may be uncovered when the toilet is lifted for repair. Have checked and corrected as required.

**Water Flow** - Reduced water flow at one or more fixtures may be due to any number of factors, including the use of water saver devices. Determination of adequacy may be subjective. Attempt to determine any local causes before pursuing major repair work.

**6(B) . MASTER BATHROOM**

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.



**DESCRIPTION:**

Full Bath  
Master Bath

**VENTILATOR(S):**

Window and Fan

**SPECIAL LIMITATIONS:**

DRYWALL/SHEETROCK WALL MATERIAL

**S F P NANI**

●					<p><b>6.0.B SINK(S)</b> Moderate sink surface wear or damage is generally cosmetic; if the base material has not been exposed or materially affected, the need for replacement is discretionary.</p>
	●				<p><b>6.1.B TOILET</b> (1) Toilet is a low water using toilet. (2) Toilet is loose at the floor; check for leakage/damage and secure as required. Suggest adding a wax seal to the toilet and toilet drain prior to tightening the toilet.</p>
●					<p><b>6.2.B STALL SHOWER</b> Moderate surface and fixture wear and stains observed at the shower. Recommend monitor conditions in the future.</p>
●					<p><b>6.3.B WALL TILE</b> Caulking and/or grouting work is required to maintain the watertightness of tile and the tub/shower enclosures. Check for substrate damage if surface damage or leakage is present, and when performing regular maintenance.</p>
●					<p><b>6.4.B SURROUND / ENCLOSURE</b></p>
●					<p><b>6.5.B FLOOR(ING)</b></p>
●					<p><b>6.6.B WALLS / CEILING</b></p>
●					<p><b>6.7.B VENTILATOR</b></p>
●					<p><b>6.8.B ELECTRIC / GFCI</b></p>

**S F P NANI** S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

**NOTE:** Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Ancillary Systems** - A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths.

**Caulking/Grouting** - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

**Drain Mechanisms** - Minor repairs, adjustments or cleaning may correct many drain defects; however, tub drain mechanism repair may be problematic if there are access difficulties.

**Drain Traps** - S-type drain traps and other older designs are obsolete; have checked by a plumber to determine current function. Correct now if problems are identified; otherwise plan to upgrade when drain repairs or renovation work is performed.

**Fixture Drainage** - A sluggish or blocked drain may indicate a localized concern or may be related to the condition or flow of branch or main waste lines. Shower drains are prone to recurring blockage from hair and soap buildup. Have checked by a qualified plumber to determine whether cleaning or other corrective measures are required.

**GFCI Test** - While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI it should be corrected.

**Low Flow Toilets** - Low-flow units are now required in many areas to conserve water. In some cases, multiple flushes may be required to dispose of solid waste.

**Glass Door/Enclosure** - Glass doors or panels adjacent to the tub/shower do not have visible labeling to indicate use of tempered or safety glazing. If safety glazing cannot be verified, recommend upgrading to reduce risk of injury.

**Shower Diverter** - Operation of the tub/shower diverter does not direct full water flow to the showerhead. Repair or replacement may be required to provide full flow. If not already present, it would be advisable to upgrade to an anti-scald faucet if replacement is required.

**Tilework/Backing** - Any significant tile damage is likely to affect the backing as well. Anticipate need for substrate work when tile is damaged or repair/remedial work is required.

**Toilet Seal/Tank** - A loose toilet or defective seal can result in leakage and significant consequential damage and should be attended to as soon as possible. Seepage at the base of the toilet requires immediate attention. Floor, flooring, and/or other damage may be uncovered when the toilet is lifted for repair. Have checked and corrected as required.

**Water Flow** - Reduced water flow at one or more fixtures may be due to any number of factors, including the use of water saver devices. Determination of adequacy may be subjective. Attempt to determine any local causes before pursuing major repair work.



**7. KITCHEN**

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

**RANGE:**

Gas Range

**DISHWASHER:**

Est. Age: Not Determined  
UNDER COUNTER

**GARBAGE DISPOSAL:**

Est. Age: Not Determined

**VENTILATOR:**

Exhaust Vent Hood Fan

**S F P N A N I**

●					<b>7.0 WALLS / CEILING</b>
●					<b>7.1 ELECTRIC / GFCI</b> If no GFCI is present at the dishwasher and disposal outlet below the sink, suggest further consultation from an electrician and having one added if deemed necessary.
		●			<b>7.2 RANGE</b> (1) Range is at the middle of design life with the middle and the front left burner not operating. Repairs to these two burners are needed. (2) Recommend conditions be evaluated by a qualified specialist to determine remedial action required and associated costs.
●					<b>7.3 DISHWASHER</b> The dishwasher operated through one full cycle; however, neither the operation of all cycles or modes nor its cleaning ability was determined.
●					<b>7.4 DISPOSAL</b>
●					<b>7.5 SINK</b>
●					<b>7.6 VENTILATOR</b>
●					<b>7.7 CABINetry</b>
●					<b>7.8 COUNTERTOP</b>

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



7.2(1) RANGE (Picture 1)

**NOTE:** Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may

require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Appliances** - Appliance evaluations are outside the scope of a standard home inspection in many areas and are only inspected if so indicated. When performed, evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer.

**Appliance Utilities** - Appliance inspections do not include evaluation of the adequacy or capacity of any utility or utility connections or compliance with code or manufacturer requirements. Upgrades to water, waste, gas or electric lines may be required to meet specifications of any particular appliance; especially when a new or larger capacity appliance is added.

**Cabinetry/Countertop** - Assessment of cabinetry is limited to a check of visible counter areas and a representative number of cabinet components. All cabinetry should be checked when clear of storage or obstruction prior to closing on house.

**Dishwasher Air Gap** - Faulty installation/drainage problems or other factors may cause dishwasher drain water to backup out and leak from the sink level air vent. Have the unit checked and evaluated by a qualified serviceperson.

**Dishwashers** - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor/pump and visual check of readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

**Disposals** - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

**Dryer Venting** - Specific manufacturer installation instruction should be followed for dryer exhaust venting. Dryer exhaust ducts should be run as straight and short as possible and should discharge directly to the outdoors to prevent moisture-related conditions and potential fire concerns due to lint buildup. Plastic and foil flexducts are no longer considered acceptable, as they can easily be damaged or deteriorate from physical contact or heat. The use of rigid or heavy duty metal flex is recommended and all ducts, filters and termination caps should be checked and cleaned on a regular basis.

**Electric/GFCI** - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

**GFCI Test** - Ground-Fault Circuit-Interrupters (GFCIs) are required in the kitchens of most newer houses; they are a recommended safety improvement for older houses. Due to the high hazard potential of electric components in the kitchen area, any identified concern should be addressed immediately. While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI it should be corrected.

**Laundry Equipment** - Neither the laundry equipment nor the utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection. Personal concerns related to any laundry equipment or hook-up needs of new equipment should be assessed by a qualified tradesman.

**Sink Drainage** - A sluggish or blocked drain may indicate a localized concern or may be related to the condition or flow of branch or main waste lines. Have checked by a qualified plumber to determine whether cleaning or other corrective measures are required.

**Sinks/Faucets** - The feasibility of faucet repair will decrease with use/age. Sediment/debris trapped in the aerator can restrict flow; clean aerators periodically. Faucet and/or sink replacement due to surface wear/cosmetic factors would be a discretionary matter.

**Ventilation Provisions** - Due to the presence of cooking and washing equipment that can generate excess moisture, and in the case of gas cooking appliances which can discharge possible contaminants into the air, adequate kitchen area venting is required (window and/or mechanical vent). If not already present, exhaust air ventilators that discharge directly to the exterior should be considered.

**Ventilator Discharge** - Due to the fire hazard that exists if grease-laden exhaust vents into an enclosed space, such as an attic, all exhaust type ventilators should discharge directly to the exterior. Recirculating type units can be vented into the kitchen; however, exterior venting is advisable.

**Water Flow** - Reduced water flow may be due to any number of factors, including the use of aerators or other water-saver devices. Determination of adequacy of flow may be subjective. The water supply pressure/flow to the sink appears to be low. A qualified plumber should evaluate the water supply and piping conditions. All valves on the supply lines to the sink should be checked to make sure they are in the open position before any major repair work is considered. All valves and aerators should be checked periodically.

**8. INTERIOR ELEMENTS**

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected; hidden defects may exist.** Aesthetic and cosmetic factors (e.g., paint and wallpaper); the condition of finish materials and coverings; and pest infestations are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

**PREDOMINANT WALLS & CEILINGS:**

*Wood Frame w/ Drywall*

**DETECTORS:**

*Location: Hallway/Sleeping Area*

*Type: Carbon Monoxide*

*Type: Smoke/Fire Detection*

**PREDOMINANT FLOORS:**

*Wood Frame*

**SPECIAL LIMITATIONS:**

*WINDOW BLINDS/COVERINGS*

**PREDOMINANT WINDOWS:**

*Double Pane/Insulated Windows*

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●					<b>8.0 CEILINGS</b>
●					<b>8.1 WALLS</b>
●					<b>8.2 FLOORS (FRAMED)</b>
●					<b>8.3 INTERIOR WINDOWS</b> The evaluation of windows is based on inspection of random, representative units and does not necessarily indicate the condition of all units. Window inspection is limited by window blinds and/or coverings. No all areas of the windows can be inspected or even viewed or opened due to window blinds and/or covering. The evaluation of windows is based on inspection of random, representative units and does not necessarily indicate the condition of all units.
●					<b>8.4 INTERIOR ROOM DOORS</b>
●					<b>8.5 SLIDER/PATIO DOORS</b>
●					<b>8.6 ELECTRIC / DEVICES</b> Any loose, broken, or missing outlet covers or plugs will need to be replaced/repaired.
●					<b>8.7 SMOKE and CARBON MONOXIDE DETECTORS</b>

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

**NOTE:** All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, pets and pests, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations or insect/pest inspections, a qualified testing or inspection firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Auxiliary Systems** - A standard home inspection does not include evaluation of any auxiliary house component or system (or need for same) such as an intercom, security/safety systems, central vacuum, TV, home entertainment system, doorbell, telephone or other equipment not part of primary systems. The appropriate service company should be contacted for information and assessment of element conditions.

**Damper Operation** - Loose, damaged or rusted components or debris at the smoke chamber area can prevent proper and safe operation of damper or unit.

**Firebox Conditions** - The integrity of the firebox area must be maintained at all times. Damage or deterioration of liners, mortar, brickwork or any gaps should be corrected prior to use.

**Floor Structure** - Any significant floor movement, deflection or vibrations should be assessed by an engineer or qualified contractor to determine if any remedial work is required. In some cases, the situation may not represent an imminent structural concern; in such cases remedial work may be discretionary. If the condition is ongoing and/or significant problems are confirmed, immediate correction is recommended.

**Glass Surfaces** - Sliders and other glass doors prone to impact/contact damaged and should be tempered or safety glazed to minimize concerns related to potential shattering. If verification of safety glazing is not possible, questionable units should be corrected or replaced.

**House Settlement** - Ceilings (and associated floors) may exhibit settlement/downward movement due to construction practices, loads applied, materials used, and/or structural defects. Moderate settlement may not have an adverse affect other than off level floors provided there are no underlying structural defects. However, significant settlement conditions, or conditions that are indeterminable due to covered framing, or other factors require further evaluation. Recommend inspection by an engineer or qualified contractor to determine the nature of the condition and whether remedial work is required to provide level surfaces or to correct deficiencies.

**Inspection Limitations** - Due to typical design restrictions, any inspection of the fireplace, stove and inserts is limited; internal components, flue, flue connectors, etc., are generally not visible. Furthermore, any inspection is of the physical condition only, and does not include code/fire safety compliance assessment or an operational check of flue/vent drafting. Unit and venting deficiency may represent fire/safety concerns. Flue inspections should be performed by a qualified chimney sweep or competent specialist.

**Insulated Glass** - Insulated (double or triple glaze) windows and doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess the seal integrity of these type units. A pre-closing check of all units when house is clear of drapes, window coverings, etc. and the view of the windows is unobstructed is advised.

**Smoke/CO Alarm Notice** - The inspection of smoke/carbon monoxide detectors, if indicated, is limited to the general location of units and an alarm test using the built-in test feature only. Since these units are subject to subsequent removal or relocation, as well as the removal or failure of batteries or malfunction for various reasons, it will be necessary to confirm operation and placement acceptability at the time of occupancy, and regularly thereafter. It is generally recommended that at least one smoke/carbon monoxide detector be placed on each floor level and in each sleeping area. Hardwired units are now often required in newer construction; however, no specific determination was made as to whether units are properly hardwired or interconnected. These detectors have a finite service life and typically need replacement every five to ten years, subject to manufacturer recommendations. For this reason, unless documentation is available on the age of the detectors, it would be prudent to replace all detectors prior to occupancy. At the very least smoke/carbon monoxide detectors should be tested at least twice annually; more frequently would be advisable.

**Smoke Detectors** - Smoke/fire detection systems and fire extinguishers are generally recommended for all houses, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for houses with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for elevated carbon monoxide levels exists in most houses, particularly if an attached garage of fuel burning units are present.

**Structural Components** - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

**Walls/Ceiling Conditions** - Cracks and nail pops occur in wall/ceiling surfaces due to construction methods, material, framing movement, and other factors. Minor surface conditions can generally be repaired, but the need for periodic repair should be anticipated. If cracks are large, recurring, or appear to increase in magnitude, there is likely an underlying structural concern that may need to be addressed.

**Window/Door Seals** - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

**Windows and Doors** - Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of safety glazing at windows/doors is not evaluated.

**9. FOUNDATION / SUBSTRUCTURE**

The inspection of the substructure and foundation is limited to readily visible and accessible elements as listed herein. In most homes, only a representative portion of the structure can be inspected. Elements or areas concealed from view for any reason cannot be inspected; hidden defects may exist. Any element description provided is for general information purposes only; the specific material type and/or make-up cannot be verified. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or verification of prior water penetration or predictions of future conditions. Furthermore, a standard home inspection is not a wood-destroying insect or pest inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.** Additional information related to the house structure may be found under many other headings in this report.



**FOUNDATION WALLS/PIERS:**  
*Concrete Walls*

**FLOOR STRUCTURE:**  
*Floor Framing: Wood Joists*  
*Beams: Solid Wood*  
*Beam Support: Wood Posts*

**SPECIAL LIMITATIONS:**  
*Limited Clearance*

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●						<p><b>9.0 FOUNDATION WALLS</b></p> <p>Observable areas of the foundation wall are in satisfactory condition. It appears some work has been done to the foundation in the past</p>
●						<p><b>9.1 PIERS / COLUMNS</b></p> <p>Settlement to the piers and posts observed.</p> <p>Although not a requirement at the time of construction of the house, piers and columns do not have metal brackets/ties at the connection of the floor beams. Addition of brackets/ties should be added. Suggest consulting a licensed contractor for further recommendations prior to deciding adding brackets/ties</p>
●						<p><b>9.2 FLOOR FRAMING</b></p> <p>Stains observed at the subflooring and framing below the kitchens and bathrooms and at some area of the mud sill/foundation framing. The possibility of wood damage at these areas does exist. Due to stained conditions, recommend having additional inspections of the stains done by a licensed termite inspector or wood destroying inspector. Repairs to the damaged areas might be needed after additional inspections.</p>
●						<p><b>9.3 MAIN BEAM(S)</b></p>
●						<p><b>9.4 CRAWLSPACE VENTILATION PROVISIONS</b></p>

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.





9.0 FOUNDATION WALLS (Picture 1)



9.2 FLOOR FRAMING (Picture 1)

**NOTE:** All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage; a wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Crawlspaces** - These areas are particularly prone to detrimental conditions including wood deterioration or damage. Proper ventilation and moisture barriers should be maintained. Check periodically for potential concerns.

**Foundation Conditions** - Providing/maintaining adequate foundation grading is always critical to minimize detrimental conditions. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems. Significant foundation movement is usually indicative of a structural concern. Whether an older or ongoing condition, evaluation by a qualified specialist is generally advised, if only as a precautionary measure. If the movement is lateral (horizontal cracking) or in some way has affected other structural components, remedial measures will usually be required.

**Framing Conditions** - Excess notching, improper construction methods, substandard materials, or ongoing conditions, such as decay or wood-destroying insects, in the sub-structure can adversely affect framing members/conditions throughout the house. Any assessment to determine structural conditions and/or remedial needs should include areas subject to consequential or hidden damage.

**Leakage/Stains** - The cause or source for any reported/suspected leakage should be confirmed and repaired as needed. Leakage may result in mold concerns.

**Seismic Considerations** - Seismic construction requirements are generally not evaluated within the scope of a standard inspection. It would be advisable to have a qualified specialist inspect any house in areas with a moderate to high earthquake potential for seismic construction and prior earthquake effects. It is usually not possible to readily determine whether masonry foundations, chimneys or other elements have been properly reinforced.

**Ventilation Provisions** - Unconditioned sub-grade areas, particularly crawlspaces, generally need year round ventilation unless dry or heated. Advise upgrading or correcting vents to provide adequate cross-ventilation should elevated moisture conditions exist or develop, or if inadequate venting is indicated.

**Wood Deterioration/Insects** - Wood deterioration or damage, whether from wood-destroying insects or decay, is more critical when major structural members are damaged. While some concerns may have been identified, additional concerns may exist. When evidence of decay and/or wood-destroying insect infestation or damage is noted, a full assessment should be made to determine extent of any damage or remedial measures required.

**10. ELECTRIC SYSTEM**

The inspection of the electric system is limited to readily visible and accessible elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. **The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components.** Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under many other headings in this report.

**DISTRIBUTION PANEL:**

Type: Circuit Breaker Panel  
Est. Capacity: 200 Amps  
Main Disconnect: 200 Amps  
Laundry Room

**HOUSE SERVICE:**

Est. Service Capacity: 120/240 Volts; 200 Amps  
Type Service Feeder: Aluminum  
Est. Feeder Capacity: 200 Amps

**SERVICE PANEL:**

Type: Circuit Breaker  
Main Disconnect: 200 Amps  
Location: Exterior

**TYPE CIRCUITS/WIRING:**

120 Volt Circuits: Copper Wire  
240 Volt Circuits: Wire Type Indeterminate  
WIRING METHODS: Romex Wiring

**CIRCUIT-INTERRUPTERS:**

GFCI: Multiple Unit Observed  
AFCI: None Observed

**SPECIAL LIMITATIONS:**

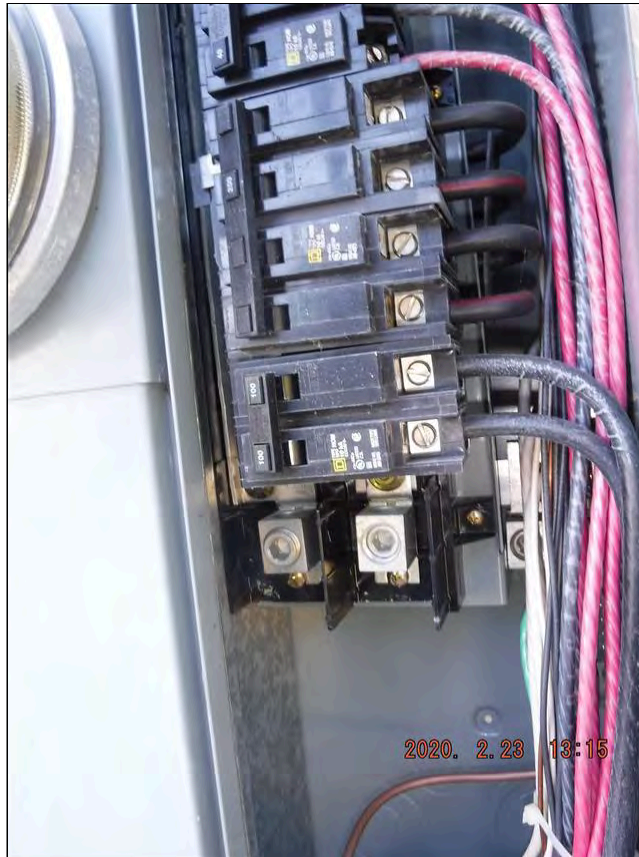
WIRES NOT VISIBLE

**S F P NA NI**

●					<b>10.0 SERVICE GROUNDING PROVISIONS</b>
●					<b>10.1 SERVICE PANEL</b>
●					<b>10.2 DISTRIBUTION PANEL</b>
●					<b>10.3 SUBPANEL(S)</b>
●					<b>10.4 REPRESENTATIVE DEVICES</b> The evaluation of electric fixtures and devices throughout the house is based on inspection of random, representative units; different condition may be found at any particular fixture or device.
	●				<b>10.5 WIRING / CONDUCTORS (EXPOSED)</b> Uncovered electrical junction box at the back of the house just above the door from the garage of the backyard. Recommend putting a cover over the uncovered junction box.
●					<b>10.6 GROUND-FAULT CIRCUIT-INTERRUPTER TEST</b>
				●	<b>10.7 ARC-FAULT CIRCUIT INTERRUPTER TEST</b> No AFCIs observed. While the house may predate the generally required installation of these devices, consideration should be give to installing them in areas susceptible to the type system failure they are designed to detect.

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10.2 DISTRIBUTION PANEL (Picture 1)

**NOTE:** Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Auxiliary/Low Voltage Systems** - Evaluation of ancillary, low voltage electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc.,) is not performed as part of a standard home inspection.

**Breakers/Fuses/Wire Size** - Oversized fuses or breakers (or undersized wires) are a hazard and must be corrected.

**Concealed Electric** - Due to house design, aside from electric devices and fixtures visible within the house, all electric system components are concealed and therefore could not be inspected. While it may be difficult to fully assess electric system conditions without opening walls or other destructive measures, an inspection and evaluation by a licensed electrician is recommended as a precautionary measure.

**Electrical System** - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

**Electric Distribution** - Electric service to areas of the house may be minimal and/or inadequate for present/future needs. Anticipate upgrade needs.

**Electric System Grounding/Bonding** - The proper electric bonding and grounding of equipment and other house components is required for occupant safety. There are many variables that affect bonding, such as, but not limited to local codes and practices and equipment manufacturer requirements. The integrity of the bonding and grounding systems is also subject to the installation methods and material quality. While bonding or grounding issues may be commented on in this inspection report, a home inspector cannot and does not verify the integrity or continuity of the bonding or grounding systems for any house element or system. If you would like assurances regarding the integrity of the electric bonding or grounding system in a house or for any particular equipment, we recommend that you contact a qualified electrician or other qualified technician to provide this service.

**GFCI Test** - While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI, it should be corrected.

**Ground-Fault Circuit Interrupters Issues** - GFCIs are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

**Ground-Fault Circuit Interrupters Issues** - Receptacle outlets or circuit breakers with "Test" & "Reset" buttons are devices designed for personal electric safety protection and recommended, if not required, at locations such as kitchens, baths, garages, pools and other outdoor areas). GFCI's are sophisticated electronic devices that can fail and should be tested regularly as per the manufacturer's recommendations. Also note that receptacle-type GFCIs can control additional downstream outlets, for example, a garage GFCI can control outside outlets or be controlled by a bathroom GFCI. Advise mapping your GFCIs and posting the map at the electric panel in order to avoid future confusion or inconvenience.

**Ground Fault Circuit Interrupters** - Ground Fault Circuit Interrupters are designed to improve personal safety and are recommended

for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

**House Service Line** - The service line must have adequate clearance above the ground and from other objects (trees, poles, etc.) and must be maintained in a weathertight condition.

**Light Fixtures/Switches** - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

**Low Voltage House Lighting** - Over time, the components of a low voltage lighting system will malfunction at a greater rate than normal. Anticipate maintenance/upgrade needs.

**Panel Conditions** - Evidence of rust or damage in a panel dictates a need for a thorough check by an electrician for any hidden damage. Issues have been raised related to the listing and latent defects that may exist with certain type/brand panels. A home inspection cannot readily identify such conditions. An inspection by an electrician is advised when potential concerns are reported.

**Service Limitations** - Electric service provided to the house appears inadequate or limited for present-day standards or normal demands.

**Site Lighting/Wiring** - A full inspection of exterior/site electrical components is not included in the scope of a standard home inspection. Advise a check of all site lighting components by a qualified electrician to ensure proper wiring procedures/operation.

**System Ground** - All systems require a ground rod or other suitable grounding provision including a jumper over any water meter. Questionable grounding provisions should be checked/confirmed.







11.2 DUCTWORK (Picture 1)



11.2 DUCTWORK (Picture 2)

**NOTE:** Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Inadequate cooling or other system problems may not be due simply to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Blower/Filter(s)** - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters when needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

**Central Cooling** - Evaluations are usually restricted to the basic operation of electric central air conditioning and heat pump systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection. Cool/cold weather operation/evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant.

**Condensate Removal** - All condensate must be properly discharged to the exterior or a suitable drain with an air gap. Condensate lines and pumps, if present, should be checked for proper flow regularly.

**Maintenance/Service** - Regular cooling system maintenance is important. Due to the numerous causes of any system malfunction, assessment by a qualified cooling serviceman is advisable. Periodic refrigerant recharging may be needed; such conditions may not be predictable. Condensate backup or leakage can lead to mold growth.

**Pre-Test Power to System** - According to standard manufacturer guidelines, the electric power to a cooling or heat pump system (whether controlled by fuse or breaker) needs to be on 12-24 hours prior to activation/inspection. Lack of confirmation of pre-test power for this time period precludes the ability to inspect the system.







12.0 HEATING UNIT (Picture 1)

**NOTE:** Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Auxiliary Equipment** - Add-on components or systems (electronic air cleaners, humidifiers, water treatment systems, etc.) are not evaluated unless specifically indicated.

**Blower/Filter(s)** - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters as needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

**Central Heating Systems** - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

**Flue/Vent Damper** - Flue/vent dampers may malfunction due to inferior design, installation or other factors. Repair as needed and/or check regularly. Confirm compatibility for use with installed heating system with manufacturer and local utility.

**Flue/Venting** - All venting systems must be maintained to ensure an adequate draft. Any indication of a potential concern requires immediate attention as health/safety hazards may exist, including the introduction of carbon monoxide into the house air.

**Gas Lines/Valves** - Any possible gas line leaks or defects should be corrected immediately. Each gas appliance should have a gas shut-off located in the same room/area as the unit. Advise checking for presence and labeling all valves.

**Heat Distribution** - Distribution irregularities can be due to system design or installation deficiencies (e.g., balancing, limited supply registers, etc.). A thorough evaluation by a qualified HVAC specialist will be required to determine corrective action required. Generally, house heating will be affected by heat stratification and house or system design factors.

**Maintenance/Service** - Servicing or repair of the heating system normally must be done by a qualified service company; most utility companies only service/handle gas supply concerns.

**13. PLUMBING SYSTEM**

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waste disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, evaluation of the adequacy/capacity of hot-water supply systems, inspection of saunas, steam baths, or solar systems, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, safety valves, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

**WATER SUPPLY PIPING:**

*Predominantly  
Copper*

**DRAIN/WASTE LINES:**

*Mixed Piping  
Plastic (PVC/ABS)  
Galvanized*

**LOCATION OF SHUT-OFFS:**

*Water: At Meter  
Gas: At Meter*

**SPECIAL LIMITATIONS:**

*Pipes not fully visible*

**S F P N A N I**

●					<b>13.0 WATER SUPPLY PIPING (EXPOSED)</b>
●					<b>13.1 WATER FLOW AT FIXTURES</b> Water flow is subjective but there is water flow at the fixtures at time of inspection.
●					<b>13.2 DRAIN / WASTE PIPING (EXPOSED)</b> (1) Rust and discoloration observed at the drain pipes below the bathroom and kitchen. Stains and rust are indicators of previous leaks at these areas. Due to limited time inspection, no leaks at the time were observed. Annual inspections should be made and monitoring done to the drains of the fixtures. (2) Although every effort was made to try to determine if the house plumbing and draining is working properly and leak free, it is not possible to search every square inch of the plumbing pipes and drain pipes in a limited scope inspection. Additional inspections from a qualified plumber should also be made to determine if there are any leaks and/or other plumbing issues not discoverable in a home inspection and non-every day living conditions.
	●				<b>13.3 FIXTURE DRAINAGE</b> Sink stoppers are slightly loose and not working properly. Minor repairs of the stoppers should be made.
				●	<b>13.4 GAS PIPING (EXPOSED)</b> Gas pipes were not visible due to house style and design and finished building materials. Gas valves that might be closed or off are not opened or turned and/or or tested in a standard home inspection. Any future smell of gas should be reported to PG&E or other local utility companies immediately.
●					<b>13.5 LAUNDRY/DRYER VENT</b>

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.





13.0 WATER SUPPLY PIPING (EXPOSED) (Picture 1)

**NOTE:** Recommend obtaining documentation/verification on the type water supply and waste disposal systems present. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change at any time, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Maintaining hot-water supply temperatures at no more than about 120° F (49° C) will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. Adequate clearance to combustibles must also be maintained around the unit and any vents and in garages. Temperature-pressure relief valves (TPRV) are not operated during a standard home inspection but should be checked regularly for proper operation. An increase in the hot-water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Auxiliary Systems** - A standard home inspection does not include assessment of any water filter or treatment system, irrigation system, outdoor plumbing, backflow preventers (anti-siphon devices), fire sprinklers or similar systems.

**Backflow Preventer** - These devices are required in many areas, on exterior hose bibs (faucets) and at other threaded faucets such as laundry sinks to prevent water supply contamination.

**Clean Outs** - All clean-out covers must be secured in place at all times. Missing covers may allow water or gas backup or seepage.

**Concealed Plumbing** - Due to building/unit design, aside from plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore could not be inspected.

**Floor Drains** - The termination point or function of any floor drains is not determinable within the scope of a home inspection. Any drains connected to the sanitary system should have a permanent seal/cap. Floor drains are subject to backup and overflow.

**Laundry Discharge** - Laundry or gray water sometimes discharges to a sump pit or directly to the exterior. These arrangements are not acceptable; waste lines should be connected to a waste system.

**Methods/Materials** - There are indications of possible substandard materials/methods. While possibly functional, unless otherwise noted, future remedial work may be required.

**Natural Gas** - Natural gas is neither poisonous nor harmful with limited exposure. Because it is lighter than air, it also quickly disperses if it is not contained within a structure. But natural gas is highly flammable, and if mixed with air it can easily ignite when exposed to an open flame or other ignition source. If there is a build-up of gas in an enclosed space, an explosion can occur. If the event of a serious leak, the home should be evacuated immediately and emergency personnel called.

**Pipe Supports** - The proper number and type pipe supports are required to prevent damage, leakage, or water hammer, particularly with plastic piping.

**Plumbing Leakage** - Any identified or suspected leakage should be assessed for cause, hidden damage and remedial needs. Actual cases of any leakage cannot be verified if hidden or inconclusive. Leakage can lead to mold concerns.

**Plumbing Components** - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

**Plumbing System Note** - Be aware that the faucets, valves and the associated piping at plumbing fixtures and water-using appliances are subject to leakage at any time, but especially if older, and will require periodic maintenance, repair or replacement. The packing, washers and gaskets will dry out over time, particularly where fixtures or not regularly in use, such as in vacant or foreclosed homes or in seasonal/vacation homes. The potential for leakage and need to take remedial action should be anticipated. Recommend an inspection by a qualified plumber if there is evidence of older piping or fixtures and faucets.

**Shut Off/Location** - Confirm and label gas and water shut-off valve locations. Provide full access at all times.

**Vent Piping** - All fixtures should be vented through a vent pipe extending through/above the roof. Old fixtures may require venting work when upgraded.

**Water Supply/Flow** - While the adequacy of water flow (volume/pressure) may be subjective, observed flows are less than would normally be expected. There are a number of potential causes, including water supply, piping and/or plumbing fixtures concerns. Further assessment by a qualified plumber will be required to determine if and what type remedial action is warranted.

**Water Valves** - Main and in-line water shut-off valves are not tested during a standard home inspection. Water valves, such as the main shut-off, is generally operated infrequently. Consequently, it is not unusual for them to become difficult to turn over time or even “frozen” in place. They may leak or fail when operation is attempted after a period of inactivity. Advise periodically checking and operating all valves to determine if repairs are needed and to ensure operation if needed in an emergency.

**14. HOT WATER SUPPLY**

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

**HOT WATER SUPPLY:**  
*Tank-type Unit*

**ENERGY SOURCE/FUEL:**  
*Natural Gas*

**VENTING SYSTEM:**  
*Direct Vent  
Metal Vent*

**ESTIMATED AGE:**  
*Over 15 Years*

**ESTIMATED CAPACITY:**  
*50 +/- Gallons*

**DESIGN LIFE:**  
*6 to 8 Years*

**S F P N A N I**

										<p><b>14.0 WATER HEATER</b> The water heater was functional at the time of inspection, but is beyond normal design life; anticipate replacement needs.</p>
●										<p><b>14.1 VENT CONNECTOR</b></p>
●										<p><b>14.2 COMBUSTION AIR PROVISIONS</b></p>
										<p><b>14.3 GAS / FUEL LINES AT UNIT</b> Gas pipes leading to the water heater and the heater should have a drip leg prior to the combustion area of the items. Both water heater and house heater do not have the drip leg. Adding a drip leg should be made by an qualified contractor.</p>
										<p><b>14.4 SAFETY VALVE PROVISIONS</b> (1) TPRV on water heater relief tube should extend straight down below the water heater. Due to location of the relief valve at the heater, the tube had to be bent and run across the front of the water heater. The tube being used is also smaller than the opening from the vent drain at the heater. Replacement or re-direction of the of the vent tube at the water heater should be made if a new water heater is not installed. (2) Recommend conditions be evaluated by a licensed plumber to determine remedial action required and associated costs.</p>

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



14.0 WATER HEATER (Picture 1)



14.3 GAS / FUEL LINES AT UNIT (Picture 1)



14.4(1) SAFETY VALVE PROVISIONS  
(Picture 1)

**NOTE:** Maintaining hot-water supply temperatures at no more than about 120° F (49° C) will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Domestic Hot Water** - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

**Flue/Venting Conditions** - All venting systems must be maintained to ensure an adequate draft. Any indication of a potential concern requires immediate attention as health/safety hazards may exist, including the introduction of carbon monoxide into the house air.

**Seismic Restraint** - Restraining straps are generally required on heaters in active seismic zones. Straps should secure the unit to the structure. Contact a local plumber or the building department for current requirements for seismic protection.

**Water Temperatures** - Hot water temperature generally should not exceed approximately 120 F (49 C) at any fixture. Elevated temperatures should be corrected. Monitor and adjust as required. Anti-scald devices are available as a safety measure.



## SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action.** Any questionable issues should be discussed with the Inspector and/or Inspection Company.

**Note:** While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

### 1. ROOFING

#### 1.0 ROOF COVERING

**Fair**

Tar and gravel roof with some bare spots showing the tar underlayment. Recommend having the gravel redistributed over the bare areas and annual inspections made.



1.0 (Picture 1)



1.0 (Picture 2)

#### 1.2 PLUMBING STACKS

**Fair**

All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed.

#### 1.5 FASCIA / SOFFITS

**Poor**

1.5 (1) Damages to the fascia/soffit noted at several points; check all areas and repair as required. See termite report for details on possible wood damage at the eaves/fascia/soffits.







1.5 (2) See termite report for details on eaves/soffits.

## 2. EXTERIOR ELEMENTS

### 2.4 ELECTRIC / GFCI(S)

**Fair**

No GFCI outlet at the wall near the backyard sink. Recommend adding.



2.4 (Picture 1)

### 2.5 EXTERIOR FAUCET(S)

**Fair**

No back flow preventers/anti siphon devices at the outside hose bibs. The use of backflow preventers is advised, and in many areas now required, to prevent possible contamination of the water supply condition.

### 2.6 IMPORTANT NOTE

**Fair**

Wood damage at the threshold of the side door. Repairs to the damaged wood are needed.



2.6 (Picture 1)

### 3. SITE ELEMENTS

#### 3.2 DRIVEWAY

**Fair**

Any cracks present or that may become present should be monitored and repaired if the cracks become large and a trip hazard or show significant separation.

#### 3.4 SITE GRADING

**Fair**

Level grade noted; monitor run-off; advise improving if possible. Correct as required should future changes occur.

#### 3.5 AWNING/PERGOLA/PATIO COVER

**Fair**

Worn wood areas at the back patio cover and framing. Repairs are discretionary but area should be monitored in the future.



3.5 (Picture 1)

### 4. GARAGE

#### 4.7 HOUSE / SERVICE DOOR(S)

**Poor**

Door leading from the house to the garage is required to have a fire rated door with self closing capabilities. Recommend having a new hinge added to allow the door to close and a new door is needed.



4.7 (Picture 1)

## 5. ATTIC

### 5.0 ROOF FRAMING

**Fair**

5.0 (1)

Due to house/attic design, visibility was limited. Full inspection of the entire attic space, insulation, framing, wiring, ducting was not possible.

### 5.1 ROOF DECK / SHEATHING

**Fair**

Stains/discoloration observed at the decking and some of framing. It is not possible to determine if the stains are caused by a roof leak or other factors. Recommend monitor conditions in the future.

### 5.3 INSULATION

**Fair**

5.3 (1) Insulation is near or at current minimum recommended/required levels but could be improved for energy savings.



## 6(A) . HALL BATHROOM

### 6.1.A TOILET

**Fair**

6.1.A (1) Toilet is a low water using toilet.

## 6(B) . MASTER BATHROOM

### 6.1.B TOILET

Fair

6.1.B (1) Toilet is a low water using toilet.

## 7. KITCHEN

### 7.2 RANGE

Poor

7.2 (1) Range is at the middle of design life with the middle and the front left burner not operating. Repairs to these two burners are needed.



## 9. FOUNDATION / SUBSTRUCTURE

### 9.1 PIERS / COLUMNS

Fair

Settlement to the piers and posts observed.

Although not a requirement at the time of construction of the house, piers and columns do not have metal brackets/ties at the connection of the floor beams. Addition of brackets/ties should be added. Suggest consulting a licensed contractor for further recommendations prior to deciding adding brackets/ties

### 9.2 FLOOR FRAMING

Fair

Stains observed at the subflooring and framing below the kitchens and bathrooms and at some area of the mud sill/foundation framing. The possibility of wood damage at these areas does exist. Due to stained conditions, recommend having additional inspections of the stains done by a licensed termite inspector or wood destroying inspector. Repairs to the damaged areas might be needed after additional inspections.



9.2 (Picture 1)

## 10. ELECTRIC SYSTEM

### 10.5 WIRING / CONDUCTORS (EXPOSED)

#### Fair

Uncovered electrical junction box at the back of the house just above the door from the garage of the backyard. Recommend putting a cover over the uncovered junction box.

### 10.7 ARC-FAULT CIRCUIT INTERRUPTER TEST

#### Not Inspected

No AFCIs observed. While the house may predate the generally required installation of these devices, consideration should be give to installing them in areas susceptible to the type system failure they are designed to detect.

## 11. COOLING SYSTEM

### 11.0 COOLING SYSTEM

#### Poor

Air conditioner did operate at time of inspection. Air conditioning system appears to be approaching the end of its manufactures design life and has some rust at the top and inside the condenser system. Life expectancy can not be determined. Recommend system evaluation by a qualified HVAC contractor to determine whether repairs or upgrades are required.



11.0 (Picture 1)

### 11.2 DUCTWORK

#### Fair

Heater and A/C system share a ducting system that has a slight gap at the top of the duct at the middle of the house. Recommend having the gap at this area repaired so air does not blow on the house framing.





11.2 (Picture 1)



11.2 (Picture 2)

## 12. HEATING SYSTEM

### 12.0 HEATING UNIT

#### Poor

Furnace/heater is older and past design life but did operate at the time of this inspection. Heater was started and run for a limited time to determine if the system was working, provided heat at the registers, and if it started and stopped. Future service life of the heater can not be determined but due to age of the system, further evaluation should be made by a licensed heating contractor. Replacement of the heater with a new heater should also be considered.



12.0 (Picture 1)

#### 12.1 BURNER

##### Not Inspected

Burner compartment was covered/enclosed and not visible.

#### 12.2 FUEL LINE AT UNIT

##### Fair

Gas pipes leading to the water heater and the heater should have a drip leg prior to the combustion area of the items. Both water heater and house heater do not have the drip leg. Adding a drip leg should be made by an qualified contractor.

#### 12.4 DISTRIBUTION SYSTEM (EXPOSED)

##### Fair

Heater and A/C system share a ducting system that has a slight gap at the top of the duct at the middle of the house. Recommend having the gap at this area repaired so air does not blow on the house framing.

### 13. PLUMBING SYSTEM

#### 13.3 FIXTURE DRAINAGE

##### Fair

Sink stoppers are slightly loose and not working properly. Minor repairs of the stoppers should be made.

#### 13.4 GAS PIPING (EXPOSED)

##### Not Inspected

Gas pipes were not visible due to house style and design and finished building materials. Gas valves that might be closed or off are not opened or turned and/or or tested in a standard home inspection. Any future smell of gas should be reported to PG&E or other local utility companies immediately.

### 14. HOT WATER SUPPLY

#### 14.0 WATER HEATER

##### Poor

The water heater was functional at the time of inspection, but is beyond normal design life; anticipate replacement needs.



14.0 (Picture 1)

#### 14.3 GAS / FUEL LINES AT UNIT

**Poor**

Gas pipes leading to the water heater and the heater should have a drip leg prior to the combustion area of the items. Both water heater and house heater do not have the drip leg. Adding a drip leg should be made by an qualified contractor.

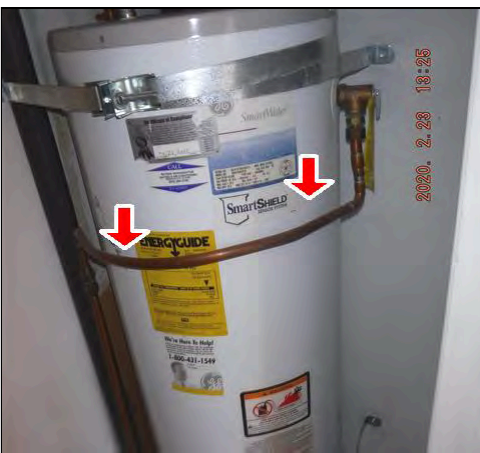


14.3 (Picture 1)

#### 14.4 SAFETY VALVE PROVISIONS

**Fair**

14.4 (1) TPRV on water heater relief tube should extend straight down below the water heater. Due to location of the relief valve at the heater, the tube had to be bent and run across the front of the water heater. The tube being used is also smaller than the opening from the vent drain at the heater. Replacement or re-direction of the of the vent tube at the water heater should be made if a new water heater is not installed.



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