



Safe at Home Inspection Service LLC

HOME INSPECTION REPORT



4413 Madeira Rd
Pleasant Hill, CA 94123

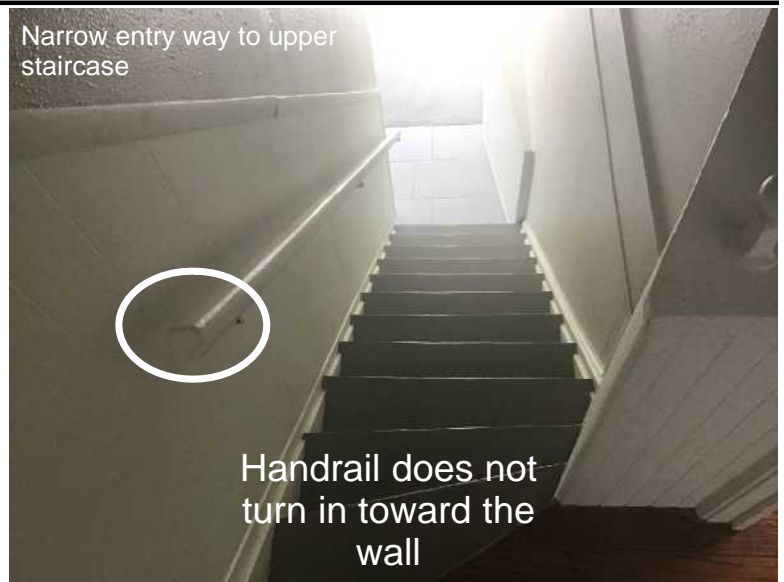


Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Interior

1. Stairs (Interior): Wood stairs with wood handrails - Handrail needs to turn in toward the wall at the top of the stairs. With no elbow at the top (turned into the wall), this is considered a trip/fall hazard, as purses, dresses and other loose items can become caught on the rail and cause a person to fall. Recommend installation of an elbow so that the rail end turns into the wall and meets it flush.



Electrical

2. Recessed in wall, Foyer Electric Panel Fuses: Screw type - The wiring/electrical components are currently being protected by fuses rather than circuit breakers. Fuses are no longer used for this type of protection and this panel should ultimately be upgraded to included circuit breaker protection in order to comply with current industry standards.





Marginal Summary (Continued)

Plumbing/Laundry/Gas

3. Crawl space Water Heater Flue Pipe: Metal - The piping is not properly secured to the top of the unit and also appears to not be of galvanized steel double wall material, commonly called upon the current industry standards. Recommend replacing the pipe with a properly rated one and having it properly secured to the unit.



4. Crawl space Water Heater TPRV and Drain Tube: Copper - The TPRV currently takes a 90 degree bend shortly after leaving the unit. Its drain tube also has a very narrow slope exiting toward the exterior of the home. Recommend that this piping face directly downward and terminate within 6 inches of the crawl space floor.

A temperature and pressure relief valve (TPRV) is a safety valve that releases excess pressure from the water heater in the event the regulator fails. It is an important safety device that can prevent a dangerous explosion. Hot water may occasionally drip or spray from the valve discharge pipe, triggered by changes in water pressure. Leaky valves may fail from encrusted mineral residue, and should be replaced. Most TPRV manufacturers recommend the valve be tested once a year.





Plumbing/Laundry/Gas (Continued)



5. Crawl space Water Heater Seismic bracing Water heater is properly braced in accordance with current CA industry standards - Seismic straps at the water heater are not currently anchored in accordance with current industry standards. They should be re-situated so as to anchor into adjacent wood framing members. These straps are also slightly loose and are in need of tightening since the unit does wobble excessively with moderate force. The straps should be tightened or re-situated so that the unit will not wobble in the event of an earthquake.





Table of Contents

Definitions	5
Building Inspection Authorization and Agreement	5
General Information	8
Scope of Inspection	8
Report Limitations	9
Grounds	10
Crawl Space	19
Exterior	21
Roof	23
Garage/Carport	24
Interior	26
Electrical	28
Air Conditioning	33
Heating System	33
Plumbing/Laundry/Gas	34
Appliances	38
Fireplace/Wood Stove	39
Relative Elevation	40
Receipt	42



Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Rec. Evaluation	This item should be evaluated by a qualified professional.
Monitor	This item does not require further evaluation at this time, but should be monitored for further issues going forward.

Building Inspection Authorization and Agreement

Inspector Name: Scott Denslow

Company Name: Safe at Home Inspection Service LLC

Client Name: Carlos and Susan Sample

Address:

City, State Zip:

Property Address: 4413 Madeira Rd

City State Zip: Lafayette , CA 94549

BUILDING INSPECTION AUTHORIZATION AND AGREEMENT

AGREEMENT: This Agreement is incorporated with the Inspection Report to be prepared by Inspector. Said report is to be prepared for the sole and exclusive use of Client. Anyone executing this agreement on behalf of a buyer or seller of the subject property certifies that he/she is duly authorized by the Client to do so and is bound to deliver to Client the report incorporated herewith along with a copy of this agreement, which shall be binding on the Client.

SCOPE OF INSPECTION: The inspection of the subject property shall be performed by Inspector for the Client in accordance with the Standards of Practice as set forth by the National Association of Certified Home Inspectors (NACHI). The purpose of the inspection is to identify and disclose to the client major deficiencies and defects of the systems and components of the subject premises, which are visually observable at the time of the inspection. The Inspection Report shall provide the Client with a better understanding of the property conditions as observed at the time of the home inspection. Although minor problems may be mentioned, the report will not attempt to list them all. The inspection will consist of only a visual analysis of major systems and components of the property and comment on those that are in need of immediate repair, replacement, or further evaluation by a specialist. The inspection is not technically exhaustive. The Inspection Report contains information that may or may not be mentioned or discussed during any verbal discussion of the findings of the Inspector. It is agreed that no claim shall be made against Inspector for any verbal representations, which are inconsistent with or not contained in the Inspection Report. PLEASE READ THE REPORT CAREFULLY!

LIMITATIONS OF THE INSPECTION: The inspection is limited to readily accessible and visible major systems, components, and equipment located in and attached to the premises. Any component which is not exposed to view, is concealed, or is inaccessible because of soil, wall coverings, floor coverings, ceiling coverings, rugs, carpets, furnishings, or other materials is excluded from this inspection. Weather limitations may affect the extent to which the Inspector may inspect the property, especially in connection with the heating and air conditioning systems. This inspection is not considered to be an expressed or implied guarantee or warranty of any kind



Building Inspection Authorization and Agreement (Continued)

regarding the condition of the property, its system or components. Further limitations described in the report also apply.

INSPECTION EXCLUSIONS: The following items are excluded from any inspection performed by the Inspector on the subject property:

1. Hidden or latent defects
2. The presence of pests, termites, wood damaging organisms, rodents, or insects
3. Detached buildings, walkways, driveways, fencing, swimming pools, spas, underground plumbing or sprinklers, water softeners/purifiers, and other components or structures not attached to the premises, unless specifically agreed upon in writing by both parties
4. Inspecting for, reporting on, or testing for the presence of asbestos, radon gas, lead paint, urea formaldehyde, contaminated drywall (sometimes referred to as Chinese drywall), soil contamination, potentially dangerous chemical substances, mold, mildew, algae, bacteria, air quality, water quality or other potential environmental hazards; however, if during the course of inspecting other components, the inspector discovers or suspects what appears to be evidence of potential mold or microbial growth, such evidence shall be reported.
5. Building code or zoning ordinance compliance or violation
6. The adequacy or efficiency of any design or installation process of any system, component or other feature of the subject property
7. Structural stability, engineering analysis, geological stability or soil conditions.
8. A prediction of future conditions or life expectancy of systems or components; including the insurability or the home.
9. The causes of the need for a repair, or the methods, materials and costs of a repair
10. The marketability or market value of the property, or the advisability or inadvisability of purchase of the property
11. Any system or component excluded or not inspected or reported upon which is so stated in the report or this Agreement
12. The internal conditions of air conditioning and heating systems or the adequacy or efficiency of air flow, duct work and insulation
13. Furnace heat exchangers, fireplaces, chimneys or flues
14. Radio or remote controlled devices, alarms, garage door openers, automatic gates, elevators, thermostatic timer controls or dumbwaiters
15. The insurability of the property; and
16. The grading of soil, exterior slabs, driveways, walkways or patios, or the potential for flooding or holding standing water, unless such grading affects the foundation of the home.

NOTICE REQUIREMENTS: Client agrees that any claim alleging Inspectors failure to accurately report a visually observable defective condition of the subject property shall be made in writing and delivered to the Inspector within ten (10) business days of discovery. Client further agrees that, with the exception of emergency conditions, neither Client, nor anyone acting on Clients behalf, will make alterations, modification, or repairs to the subject of the claim prior to a re-inspection by the Inspector. Inspector agrees to re-inspect the alleged condition within 72 hours of receipt of written notice by Client, exclusive of weekends and holidays. Client further agrees and understands that any failure to notify the Inspector as set forth above, shall constitute a waiver of any and all claims for said failure to accurately report the condition.

LIMITATION OF LIABILITY: The liability of Inspector (its principals, agents, employees, successors in interest, or affiliates) for errors and omissions in the inspection and report is limited to a refund to the client of the fee paid for the inspection and report. Client assumes the risk of all losses greater than the fee paid for the inspection and



Building Inspection Authorization and Agreement (Continued)

report. Client agrees and understands that this inspection is not a home warranty, guarantee, insurance policy, or substitute for real estate transfer disclosures which may be required by law. Neither Inspector, nor its agents, principals, or employer or employees, shall be liable for any repairs or replacement of any components, systems, structure of the property or the contents therein, either during or after the inspection. Client agrees and understands that, for the purposes of this inspection, Inspector is acting as a licensed home inspector pursuant to the laws of the State of California and not as a professional engineer, or plumbing, electrical, HVAC, or other contractor. Any recommendation made by Inspector to client to engage the services of any of the above referenced specialized contractors or engineers for the purposes of inspecting, cleaning, servicing and/or evaluating a specific system, component, and/or structure of the subject property, shall relieve Inspector from any liability to Client for the inspection and report of those components, systems, or structures.

ARBITRATION: Any dispute arising out of the inspection, report or the interpretation of this agreement, including all claims for negligence, breach of contract, personal injuries, property damages, loss of use or other damages, shall be resolved in accordance with the Rules of the American Arbitration Association. The parties shall select a mutually agreed upon arbitrator who is a home inspector licensed by the State of California. If the parties are unable to agree upon an arbitrator, either party may request that a licensed home inspector be selected to arbitrate the proceedings. Such selection shall be binding upon the parties. The prevailing party shall be awarded all arbitration costs.

ATTORNEYS FEES: In the event that Client files suit in any civil court alleging claims arising out of this agreement or the services performed hereunder, Client agrees to pay to Inspector, all costs, expenses, and attorneys fees incurred by Inspector, his agents, employees, or insurers in the defense of such suit. This section shall not apply to arbitration proceedings unless the selected arbitrator finds that the claim brought by Client is without merit and the Client has been given written notice specifically stating the reasons why the claim lacks merit prior to the proceedings.

SEVERABILITY: Client and Inspector agree that should a court of competent jurisdiction determine and declare that any portion of this contract is void, void able, or unenforceable, the remaining provisions, whether executed prior or subsequent* to the Home Inspection, shall remain in full force and effect. THE PARTIES HERETO AGREE THAT, BY SIGNING, TYPING, OR PASTING THEIR SIGNATURES IN THE SIGNATURE LINE BELOW, THEY HEREBY AGREE TO CONDUCT THIS TRANSACTION BY ELECTRONIC MEANS AND THAT THEIR ELECTRONIC, HANDWRITTEN, TYPED OR PASTED SIGNATURES ON THIS DOCUMENT BIND BOTH PARTIES TO THE TERMS AND CONDITIONS OF THIS AGREEMENT.

Signature:

Inspection Date: 08/11/2019



General Information

Property Information

Property Address 4413 Madeira Rd
City Lafayette State CA Zip 94549
Contact Name Alyssa Agent

Client Information

Client Name Carlos and Susan Sample
E-Mail sample@gmail.com, sample1@gmail.com

Inspection Company

Inspector Name Scott Denslow
Company Name Safe at Home Inspection Service LLC
Phone (925) 318-1440 / (866) 923-4450
E-Mail scott@safeathomellc.com
Amount Received \$575.00

Conditions

Others Present Client's Agent (Alyssa Agent) Property Occupied Vacant
Estimated Age 72 years Entrance Faces Northeast
Inspection Date 08/11/2020
Start Time 10:00AM End Time 01:30PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 78F
Weather Clear, Sunny, Windy Soil Conditions Dry
Space Below Grade Crawl Space
Building Type Single family Garage Attached, Tuck Under
Sewage Disposal Public How Verified Multiple Listing Service
Water Source Public How Verified Multiple Listing Service

Scope of Inspection

THE SCOPE OF THE INSPECTION

Limitations:

Our Building Inspection Authorization and Agreement states that the inspection report is an opinion based on a general visual inspection of the readily accessible features of the premises. The intent of our contract is to make you aware that this inspection is not technically exhaustive. There are obviously some areas that cannot be accessed without dismantling portions of the house or its systems. Access to some areas may also be restricted due to the occupant's personal belongings, which are not disturbed during the course of a normal home inspection. Without the authority to move or dismantle items during the inspection, the inspector is often left to draw conclusions about potential problems by directly observing the current conditions.

While inspectors are trained and licensed professionals, visual clues and symptoms sometimes may not reveal the full extent of a problem. Therefore, while a home inspection is intended to help reduce the amount of risk inherent in purchasing a home, it is not a warranty or guarantee of any kind.

It is strongly recommended that when purchasing a home, the buyer purchase a Home Warranty Service Agreement. This may include a pre-contract inspection of the major systems to be covered by the Warranty Company. Your real estate agent can



Scope of Inspection (Continued)

assist you in procuring an effective warranty from a reputable company .

While some minor deficiencies may be discovered and reported on during the course of the inspection, the inspector's main emphasis is on determining major deficiencies and defects that may adversely affect your decision to purchase the property.

The inspection report is not intended to supersede the information provided in a formal property disclosure. It is recommended that a property disclosure be obtained before purchasing the home. Your real estate agent can provide you with this report, and will be able to assist you in determining which aspects of the disclosure may affect the sale of the property.

Please read the entire inspection report, as it may contain information that was not included in the verbal consultation with your inspector. Your inspector will attempt to explain his findings at the end of the inspection. However, if you are unable to attend the inspection, or if any other questions arise, please do not hesitate to contact your inspector for additional information.

This inspection report is provided as a professional service by, and is property of your Safe At Home Inspection Service, LLC Inspector . It is intended for the sole use of our customers. Any resale or reproduction, in whole or in part, or use of this inspection report by any other parties without express written consent of your Safe At Home Inspection Service, LLC Inspector is strictly prohibited.

Your Safe At Home Inspection Service, LLC Inspector thanks you for the opportunity to provide this service. Please do not hesitate to contact us with any questions that may arise.

Report Limitations

REPORT LIMITATIONS

This report is intended only as a general guide to help the client(s) make their own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection process includes a limited, visual, performance based inspection of the property, subject to the limitations described herein and in the attached "Building Inspection Authorization and Agreement." The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. It is recommended that proper installation of any equipment on the property be verified by consulting the manufacturer's instructions. While the inspector may mention an item that is suspected of being involved in a recall, every item in the home is not checked for recall status by the inspector. It is recommended that all devices in the home be checked for recalls at www.cpsc.gov. No disassembly of equipment, opening of walls, moving of furniture or floor coverings, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. If some areas are concealed by furniture or other personal property, it is highly recommended that the purchaser do a thorough inspection during their final walk through. If any problems or questionable conditions are reported on by the inspector, or if the purchaser is concerned with any property conditions, it is recommended that a qualified professional be retained to further investigate the situation, and make necessary upgrades as needed before the act of sale occurs.

Systems and conditions which are not within the normal scope of the building inspection (unless previously contracted) include, but are not limited to: formaldehyde, lead paint, asbestos, radon, carbon monoxide, fuel gas leaks, toxic or flammable materials, mold, contaminated drywall, carcinogens, or other environmental hazards, whether in the building, soil, water or air; pest infestation playground equipment; efficiency measurement of insulation or heating and cooling equipment; internal or underground drainage or plumbing; sprinkler systems; pool and spa equipment; any systems which are shut down or otherwise secured; water wells (water quality and quantity); septic systems; zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. If any potential problem is suspected regarding the above systems or conditions, it is recommended that a qualified professional be retained to further investigate the situation, and make necessary upgrades as needed before the act of sale occurs.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions herein expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide



Report Limitations (Continued)

variations are to be expected between such estimates and actual experience.

We certify that the inspector has no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration in accordance with applicable laws and regulations of the State in which the inspection was performed, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

This report includes an estimation of the age of the principal structure and its roof. This estimation is based on information provided to the inspector by the seller, purchaser, real estate agent, or property disclosure report, and is only an approximation.

This inspection report is the intellectual property of Safe At Home Inspection Service, LLC, is confidential, and is intended for the exclusive use of the client for whom it was prepared. It is not to be copied or disseminated to any other party without the expressed written consent of Safe At Home Inspection Service, LLC. Neither the inspector nor Safe At Home Inspection Service, LLC shall have any liability whatsoever to any third party using or relying on its contents. Any third party using this report agrees thereby to defend, indemnify and hold the inspector and Safe At Home Inspection Service, LLC harmless from any claims of any person relying on the report. This inspection report also includes a copy of the Building Inspection Authorization and Agreement.

Items inspected for this report are deemed "acceptable" if, at the time of inspection, they are considered to be in a functional and operable condition. These items may be at any point in their service life, from brand new to approaching end of life expectancy. As they are mechanical systems, it should be expected that they will, at some point, break down and need repair or replacement. This report is not intended to predict these events, it is simply an overview of the functionality of the items and systems inspected as they existed at the time of inspection. If there are any concerns about the life expectancy of any items in this report, it is recommended that additional evaluation by qualified licensed contractors be performed prior to closing.

Grounds

GROUND

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. Low voltage lighting systems and sprinkler systems are not inspected.



Grounds (Continued)

Monitor

Driveway: Asphalt - Typical cracking and settling for a driveway of this type, slope and age. Recommend monitoring over time and eventual evaluation by a qualified contractor if cracking gets worse going forward.



Acceptable

Walks: Concrete, Asphalt, Paver, Earth

Acceptable

Patio: Wood deck, Concrete, Earth

Rec. Evaluation

Patio Door: Wood with glass inserts, Metal sliding - The glass at the patio door is not tempered safety glass, as required by current industry standards for windows of this size. Recommend that a new properly rated pane of glass or a new door be installed at this location. Until repairs are made, please use caution when using this door.

Acceptable

Porch: Concrete, Covered, Metal rails

Acceptable

Entry Doors: Wood with glass inserts

Acceptable

Railings: Metal

Monitor

Deck: Wood framing with wood decking - While the decking is old and weathered in places and there are slightly uneven and spongy areas, no structural issues or corrective issues were observed at this time. As with all decks of this type and age, recommend monitoring for deterioration, movement rot and other issues going forward.



Grounds (Continued)

Monitor

Vegetation: Trees, Shrubs - Recommend trimming all vegetation away from home. Constant contact between vegetation and home's siding can hasten the deterioration of the siding and reduce it's life expectation. Over time, this can also allow for water and/or pest entry. Preventative maintenance can be taken by keeping all vegetation away from the siding and all roots away from the home's foundation.

Recommend trimming all trees back away from the roof area. Leaves/debris collecting on the roof can cause premature deterioration of the shingles and roof components. Heavy branches may also become dislodged and fall on the roof, creating damage. Care should be taken to cut back all branches that hang over the roof.



Monitor

Retaining Walls: Wood - The retaining wall at the rear yard is beginning to lean due to the pressure of the earth that it is supporting. No action is required at this time but recommend monitoring this wall for further movement over time and having corrections made by a qualified contractor should repairs become necessary.

Older and rotted wood is being used at the original retaining wall at the rear side of the pool. A new wall has been built outside of the old wall, but please note that the old wall is still present. No action is required at this time but it should be expected that the original wall will fail over time.



Grounds (Continued)

Retaining Walls: (continued)



Monitor

Grading: Minor slope away from home at front and front right of property. No issues detected relating to the sloping at this time.



Grounds (Continued)

Rec. Evaluation Fences: Wood (at rear yard), Wood with metal wire, Metal rail - Sections of the fencing are damaged/deteriorated at the far rear yard. Recommend that any damaged areas be repaired.

Sections of the fencing are loose and should be re-secured going forward.

The vegetation is growing over the fencing in places and should be removed or trimmed back so that it does not end up prematurely deteriorating away the fencing components over time.





Grounds (Continued)

Fences: (continued)



Acceptable

Pool: In Ground, ladder

Rec. Evaluation

Outbuildings: Rear patio structure - There is a large covered and partially enclosed area at the patio that includes electrical hook ups, a small sink, a fireplace, chimney and other components. The following is a list of issues related to the structure:

- The flat roof appears to have reached the end of its typical life cycle and should be replaced.
- The disconnected section of gutter at the right rear corner of the structure
- The old hanging section of piping at the left rear corner
- The loose countertop at the bar
- Ungrounded electrical outlets
- The uncovered electrical outlet with the hot and neutral wires reversed



Grounds (Continued)

Outbuildings: (continued)





Grounds (Continued)

Outbuildings: (continued)





Grounds (Continued)

Outbuildings: (continued)





Grounds (Continued)

Outbuildings: (continued)



Crawl Space

CRAWL SPACE/FOUNDATION - EXTERIOR - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. Many conditions may be indicative of structural concerns in a building, including but not limited to cracks on interior and exterior surfaces, difficulty opening/closing doors and windows, and uneven surfaces. If any conditions raise concerns, it is recommended that further evaluation be made by a qualified structural engineer prior to closing. Weep holes at exterior masonry walls are not inspected for drainage openings. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. When safely accessible, inspector will enter the crawlspace to determine its condition. A representative number of beams, joist, sills and piers are inspected. Each individual member is not inspected. Crawlspace should be kept dry and well ventilated. Closing the crawlspace is not recommended, except under the direction of a qualified and experienced contractor. Expansive soils may be present in this area. Movement of the house structure may occur during excessively wet or dry periods of weather. Some manufacturers of composite/wood fiber siding have experienced product problems/failures that have resulted in class action lawsuits. If this type of siding is present, further evaluation/investigation prior to closing may be warranted. Some manufacturers of EIFS/synthetic stucco siding have experienced product problems/failures that have resulted in class action lawsuits. If this type of siding is present, further evaluation/investigation prior to closing may be warranted.

Acceptable	Method of Inspection: In the crawl space
Acceptable	Unable to Inspect: Inspected entire crawl space
Acceptable	Access: Open, Small, Wood door at garage
Not Present	Moisture Penetration: No moisture present at time of inspection
Not Present	Moisture Barrier: None/not visible
Acceptable	Ventilation: Vents, Small openings in concrete at ground level
Not Present	Insulation: None in crawl space
Acceptable	Foundation: Concrete perimeter



Crawl Space (Continued)

Acceptable
Acceptable
Acceptable

Beams: Wood
Joists Wood
Piers/Posts: Wood piers on top of
concrete footings



Acceptable
Acceptable

Subfloor: Plywood
Exposed Duct Work: Insulated flex



Acceptable

Drain pipes: Cast Iron, ABS



Crawl Space (Continued)

Rec. Evaluation Evidence of Pests: Rodent droppings observed - Moderate amounts of rodent droppings were observed in the crawl space area. Recommend following the advice of the recent past inspection report as to the proper course of action relating to these droppings.



Exterior

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. Many conditions may be indicative of structural concerns in a building, including but not limited to cracks on interior and exterior surfaces, difficulty opening/closing doors and windows, and uneven surfaces. If any conditions raise concerns, it is recommended that further evaluation be made by a qualified structural engineer prior to closing. Weep holes at exterior masonry walls are not inspected for drainage openings. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. When safely accessible, inspector will enter the crawlspace to determine its condition. A representative number of beams, joist, sills and piers are inspected. Each individual member is not inspected. Crawlspace should be kept dry and well ventilated. Closing the crawlspace is not recommended, except under the direction of a qualified and experienced contractor. Expansive soils may be present in this area. Movement of the house structure may occur during excessively wet or dry periods of weather. Some manufacturers of composite/wood fiber siding have experienced product problems/failures that have resulted in class action lawsuits. If this type of siding is present, further evaluation/investigation prior to closing may be warranted. Some manufacturers of EIFS/synthetic stucco siding have experienced product problems/failures that have resulted in class action lawsuits. If this type of siding is present, further evaluation/investigation prior to closing may be warranted.



Exterior (Continued)

Rec. Evaluation Siding Wood siding - There was cut out siding noted at the rear of the home. Recommend that this area be filled and sealed and re-painted or that he screams be installed so as to protect against potential pest entry.



Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Monitor

Structure Type: Wood frame
Trim: Wood, Metal, Brick
Fascia: Wood
Soffits: Metal frame at eaves (screened in)
Windows: Metal sliding, Wood, Non opening
Stairs/Steps: Concrete stairs with metal handrails, Metal stairs with wood handrails - The bottom step at the deck at the right rear of the home is warped and raised and is currently acting as a potential trip/fall hazard. Recommend using caution when using this area and ultimately having this board replaced.



Not Present

Window Screens: None - All windows are missing screens. Recommend replacing any missing window screens.



Roof

ROOF - FLASHING SYSTEMS

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during several different prolonged rainfall events. This is not possible during a single event inspection. Improper depth of nail penetration into roofing shingles may lead to premature roofing failure. Unfortunately, depth of nail penetration is difficult to access without adversely affecting the water-tight envelope of the roof, and is not included as part of a routine home inspection. It is recommended that all home exhaust vents (dryer, bathroom, kitchen, etc.) are routed to the exterior. Tenting a home for fumigation can potentially damage a roof; we recommend reinspection for damage after treatment is completed.

Main Roof Surface

Acceptable	Method of Inspection: On roof, From ladder at eaves
Acceptable	Unable to Inspect: Inspected entire roof
Acceptable	Material: Elastomeric material covering main roof
Type: Flat	
Approximate Age:	Unknown as elastomeric covering prevents full access of main roofing components
Acceptable	Flashing: Metal
Acceptable	Plumbing Vents: Metal
Acceptable	Other Vents: Metal
Acceptable	Eaves: Wood

Roof Water Control

Not Present	Gutters: No gutters (flat roof). Scuppers present that direct roof water to downspouts.
Rec. Evaluation	Downspouts: Metal (painted over), Plastic - Loose or missing clamps noted at the downspout at the left rear of the home. Recommend that any missing or loose clamps be re-secured to the home going forward.





Roof (Continued)

Acceptable, Not Present Leader/Extension: Downspouts routed to underground drainage, None in places - Missing leader/s noted at some areas of the home. Recommend that leader/s be installed where needed in order to promote positive water drainage.



Left rear of home Chimney

Acceptable	Chimney: Brick, Framed
Acceptable	Flue Cap: Mortar, Metal, Spark arrestor intact
Acceptable	Chimney Flashing: Metal

Garage/Carport

GARAGE/CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. If items are stored in the garage it is assumed that some areas were not fully accessible for inspection. Inspectors are prohibited from moving personal belongings during the inspection. Attached garages should have a completely fire rated envelope, including continuous fire rated drywall/sheetrock, house entry door(s), and attic access doors. Any improper openings in this envelope may compromise the integrity of the fire wall, and should be corrected to restore proper fire rating. All automatic garage door openers should have functional auto-reverse mechanisms, including an electric beam and a pressure sensitive safety reverse feature. It is often difficult to determine if an automatic garage door opener is equipped with a pressure sensitive safety reverse feature. It is often difficult to test the proper operation of a garage door pressure sensitive safety reverse feature without the risk of damaging the door and related hardware. If the inspector notes that the feature was not tested during the inspection, it is recommended that proper installation and function of this important safety feature be verified by a qualified licensed contractor prior to closing.

Type of Structure: Attached, Tuck under Car Spaces: 1

Acceptable	Ceiling: Drywall/plaster, Paint
Acceptable	Walls: Drywall/plaster, Paint
Acceptable	Floor/Foundation: Concrete
Acceptable	Garage Doors: Wood, Pilot (motor)
Acceptable	Door Operation: Mechanized - Both safety features of garage door were functional. The electric eye caused the door to auto reverse when the beam's continuity was broken and the door also auto reversed when it encountered minimal resistance from underneath. Both of these features are required to be operating with all modern garage doors.



Garage/Carport (Continued)

Rec. Evaluation Service Doors: Wood, Fire rated (20 minute rating) - Self closing hinges to garage door need slight adjustment, as door will not fully close/latch on it's own.

Please note that the middle hinge at the door is not self closing and a third self closing hinge can also be added here in order to mitigate this condition. This type of door should fully close/latch on its own in order to meet current industry standards.

Self closing hinges
need adjustment at
this door



Acceptable
Acceptable
Monitor

Exterior Entry Door: Wood/Metal

Venting: Typical; no issues detected, Adequate venting for space

Miscellaneous: Older windows - The older wood framed windows at the garage were not able to be opened at this time. Recommend an evaluation by a qualified contractor if these windows are to be used to going forward.



These older windows
could not be operated



Interior

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. The inspector is prohibited from moving personal belongings during the inspection. If any areas are inaccessible during inspection, it is recommended that a thorough inspection is performed during the final walk through. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies of walls, ceilings and flooring are considered normal wear and tear and are not reported. Proper spacing below interior doors is recommended to allow adequate flow of conditioned air between rooms. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of areas concealed by other floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

General Interior

Acceptable	Closets: Walk In, Large, Single, Small
Acceptable	Ceilings: Drywall/plaster, Paint, Acoustic tile at lower bedroom
Acceptable	Walls: Drywall/plaster, Paint
Acceptable	Floors: Hardwood, Tile, Carpet
Rec. Evaluation	Doors: Sliding glass door, Wood, Sliding/pocket door, French, Wood with glass insert - The master bedroom door will not stay in the open position without beginning to close. Recommend adjustment of the door/hinges so that the door can remain in the open position, if desired.

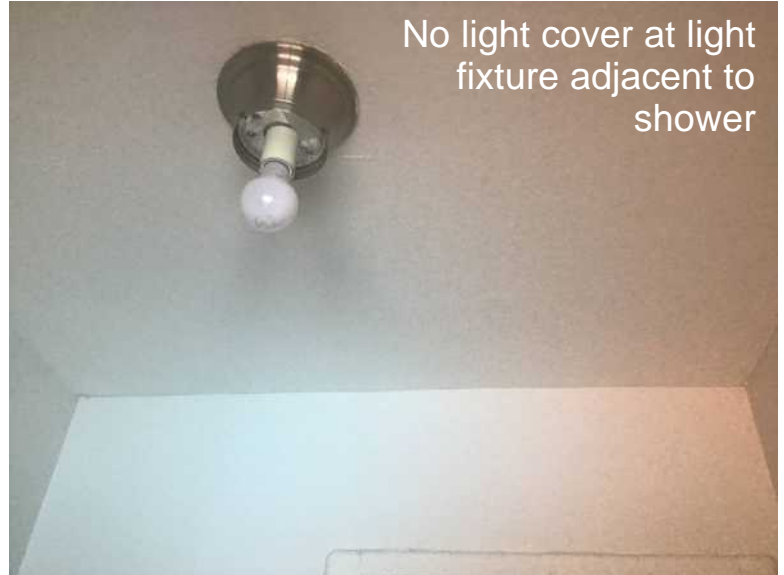


Door will not stay in the open position

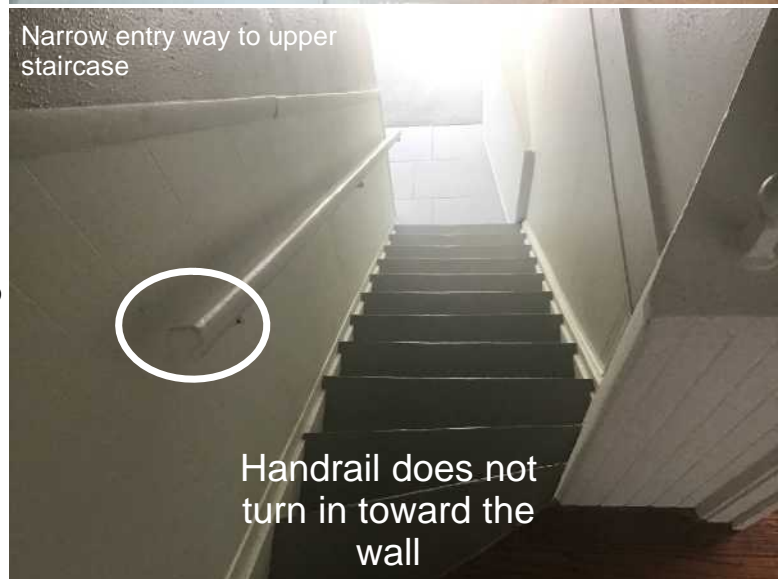


Interior (Continued)

Rec. Evaluation Interior Lighting: Chandelier, Track lighting, Wall lamps, Overhead/Ceiling mounted - The overhead light at the shower is missing its cover. A cover is required at this location in order to protect against moisture making contact with a hot bulb and causing the bulb to shatter. A new cover should be installed at this location going forward.



Marginal Stairs (Interior): Wood stairs with wood handrails - Handrail needs to turn in toward the wall at the top of the stairs. With no elbow at the top (turned into the wall), this is considered a trip/fall hazard, as purses, dresses and other loose items can become caught on the rail and cause a person to fall. Recommend installation of an elbow so that the rail end turns into the wall and meets it flush.



Acceptable HVAC Source: Heating/AC registers present
Kitchen

Acceptable Kitchen Cabinets: Wood
Acceptable Kitchen Counter Tops: Solid surface

Bathroom

Acceptable Kitchen ventilation: Exhaust fan above stove top, Adequate ventilation for space
Acceptable Bathroom Cabinets: Wood
Acceptable Bathroom Counter Tops: Solid surface
Not Present Bathroom ventilation: None - There is no bathroom venting installed. However, the space is adequate to use without venting if adjacent windows are used while using the shower. Fans and



Interior (Continued)

Bathroom ventilation: (continued)

windows are used to prevent the buildup of humidity, which can in turn, lead to mildew and mold in the area. Please ensure to utilize bathroom venting or open windows when using the shower. Also recommend installation of an exhaust system going forward, if desired.

Electrical

ELECTRICAL

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring may present safety concerns, and requires periodic inspection and maintenance by a licensed electrician. Many homeowners insurance companies will ask if a house is wired with solid strand aluminum wiring (branch circuits), and its presence may affect insurability and rates. Like any mechanical component of a home, electrical wiring and its insulation degrade with age. Older wiring may be damaged, deteriorated, unsafe or not compatible with newer fixtures. It is recommended that homes with a wiring system greater than 30 years old have a complete electrical system evaluation by a qualified licensed electrician, regardless of whether or not the system appears to be serviceable at the time of the home inspection. If furnishings are located in the house, it is assumed that some outlets and switches will not be accessible, and are therefore not tested. The inspector is not allowed to move personal belongings during the inspection. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke detectors and carbon monoxide detectors should be installed according to manufacturer's directions and local code requirements, and tested regularly. Smoke and carbon monoxide detectors are not tested during the home inspection. GFCI outlets are recommended at any location where contact with water is possible, including all exterior outlets (including pool equipment, water and waste equipment), all bathroom outlets (including spas, whirlpool tubs, and lights over tubs and showers), all kitchen countertops, garage and sink outlets (with the exception of outlets dedicated for refrigerator/freezer use). Installation of AFCI breakers according to current safety standards is recommended. GFCI and AFCI circuits are not tested by the inspector if these tests will interrupt power to the homeowner/occupant's connected devices (typical of an inspection of an occupied property). In these situations, testing of GFCI and AFCI circuits according to manufacturers' specifications are recommended prior to closing. It is recommended that all overcurrent protection devices (fuses and circuit breakers) located in electrical panels be marked for convenience and safety. Verification of proper labeling of circuits is not part of this inspection, and should be verified by the purchasers prior to occupying the property. Outlets located below the countertop level of kitchen islands may pose a hazard for small children, as dangling cords may be pulled, resulting in appliances falling off of the countertop. Please exercise caution in these situations.

Monitor

Service Entrance: Above ground from pole to masthead - The service entry lines are currently passing through a large tree. While no issues were observed at the inspection, it is not known how the adjacent limbs may grow/potentially interfere with the lines going forward. The local power company will come out and evaluate whether trimming is necessary, free of charge...and should be consulted, if desired going forward.



Acceptable

Service: Overhead - unable to determine type since wiring was blocked from view by power company



Electrical (Continued)

Acceptable	Service Size Apparent 100 amps
Not Inspected	Ground: Not visible, Continuity not verified
Acceptable	Aluminum Wiring: Present - All breakers using aluminum are rated for aluminum and are properly stranded and greased. No issues were detected with the aluminum wiring at the time of the inspection.
Rec. Evaluation	120 VAC Outlets: Three slot - Grounded, Three slot - Ungrounded, Two slot - ungrounded (at rear patio structure) - Old two slotted ungrounded outlets noted at the rear patio structure. No issues were observed with these outlets, but current electrical standards do call for all outlets to be grounded. Recommend that these outlets ultimately be upgraded to more modern three slotted grounded outlets.

Outlets throughout the home are ungrounded. These outlets are largely concentrated at the bedroom and the front living room. There is also one on grounded outlet at the kitchen next to the large window facing the rear yard and at the lower bedroom in front of the staircase. Recommend evaluation by qualified contractor to determine proper course of action to properly ground all outlets.





Electrical (Continued)

120 VAC Outlets: (continued)



Rec. Evaluation GFCI: Kitchen and bathrooms, Not functioning - bathroom - GFCI outlet at the master bathroom does not trip when tested. This is presumably due to reversed wiring or an open ground being present at this outlet. Recommend evaluation by qualified contractor to determine best course of re-wiring and/or grounding any outlets in need. Once outlet is repaired, please also test for proper operation of GFCI safety function by pressing the "reset" button to ensure that outlet trips on and off properly.

GFCI outlet at master bathroom will not trip

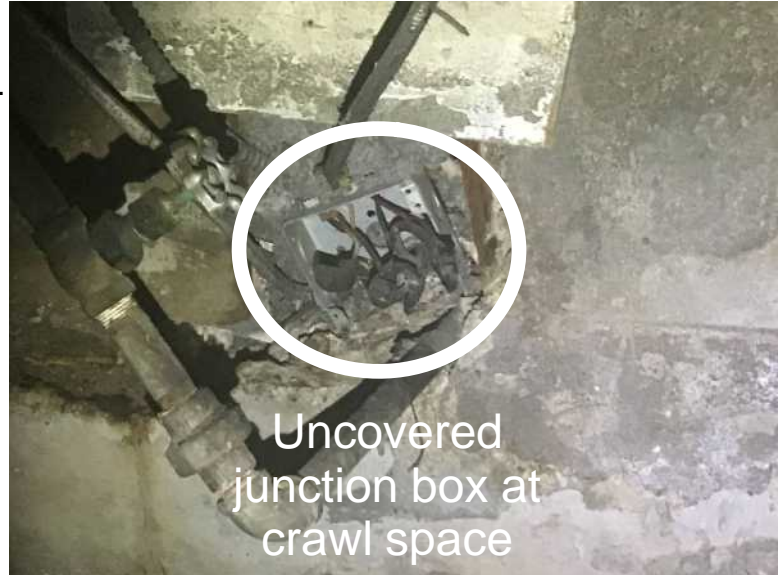


Acceptable Switches: Standard two way, Three way

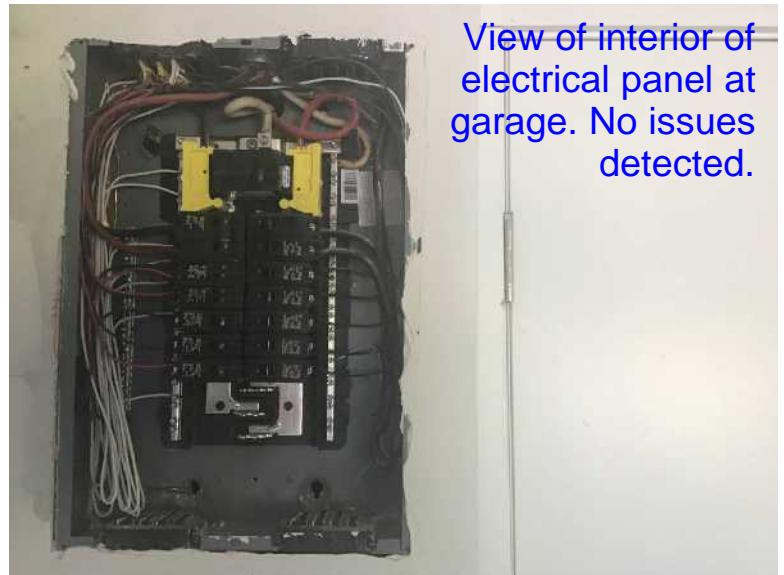


Electrical (Continued)

Rec. Evaluation Miscellaneous: Uncovered junction box
- There is an uncovered electrical junction box present in the crawl space. Recommend that this junction box be covered with a properly rated cover in order to protect the wiring inside.



Garage, Recessed in wall Electric Panel
Acceptable Manufacturer: Square D



Acceptable
Acceptable
Acceptable
Acceptable

Main Breaker Size: 100 Amps
Max Capacity: Unknown (unmarked)
Panel Cover: Metal, Intact, No Issues Detected
Breakers: Copper and Aluminum - All breakers using aluminum are rated for aluminum and are properly stranded and greased. No issues were detected with the aluminum wiring at the time of the inspection.
Distribution wiring: Non-metallic sheathed cable / ROMEX
AFCI: None - Since 2002, electrical standards require AFCI breakers to be installed for all bedrooms. AFCIs are not present for this home, but home was built prior to 2002. Recommend considering upgrading to these types of outlets so as to comply with current industry standards

Acceptable
Not Present



Electrical (Continued)

Recessed in wall, Foyer Electric Panel

Acceptable Manufacturer: Unable to determine due to lack of sticker
Not Inspected Max Capacity: Unable to determine due to lack of sticker
Acceptable Panel Cover: Metal, Intact, No Issues Detected
Marginal Fuses: Screw type - The wiring/electrical components are currently being protected by fuses rather than circuit breakers. Fuses are no longer used for this type of protection and this panel should ultimately be upgraded to included circuit breaker protection in order to comply with current industry standards.



Acceptable Distribution Wiring: Non-metallic sheathed cable / ROMEX
Rec. Evaluation Door Bell: Inoperable at time of inspection - The doorbell was not operative at the time of the inspection. Recommend an evaluation by a qualified contractor in order to determine the most appropriate course of repair.
Acceptable Low Voltage Wiring: Present for doorbell, television services and telephone jacks
Acceptable Exterior Lighting: Surface mounted lamps at front, rear and sides
Acceptable Exterior Electric Outlets: Weather protected
Not Inspected Smoke Detectors: Smoke detectors are not tested as part of a standard inspection. This is because it is impossible to determine if they will trigger an alarm and unnecessarily alert emergency responders. It is recommended that new owners test alarms and install new batteries in all alarms. Present in hallway between bedrooms only
Not Inspected Carbon Monoxide Detectors Carbon Monoxide detectors are not tested as part of a typical CA home inspection. At least one detector is present on each level of the home, as required by current industry standards



Air Conditioning

AIR CONDITIONING

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, UV lights, humidifiers, humidistats and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Exterior air temperature below 65 degrees may prevent the testing of air conditioning equipment, as operation may cause damage. Overflow drain pans are not checked for leaks during this inspection. Duct tape is not recommended for use on HVAC system components, as tape material failure is likely to occur. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which may be costly to remedy.

Evaporator unit in crawl space; condenser unit outside AC System

Acceptable A/C System Operation: Functional

Acceptable Condensate Removal: PVC

Acceptable Exterior Unit: Pad mounted

Manufacturer: Lennox

Model Number: EL16XC1-036-230B03 Serial Number: 5819M04011

Area Served: Whole home Approximate Age: 1 year

Acceptable Fuel Type: Electric

Acceptable Temperature Differential: 16-24F (within typical tolerances)

Type: Central A/C Capacity: 3 Ton

Acceptable Visible Coil: Copper core with aluminum fins

Acceptable Refrigerant Lines: Serviceable condition, Low pressure and high pressure, Suction line and liquid line

Acceptable Electrical Disconnect: Fused (Dual) - Fuses/breakers are properly sized based on the rating listed on unit's data plate

Heating System

HEATING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this is often performed by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that full visible inspection is impossible. The inspector is not allowed to light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. It is recommended that all homes with fuel burning appliances have carbon monoxide detectors installed according to manufacturer's specifications for additional safety. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, UV lights, humidifiers, humidistats and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.

Crawl Space Heating System

Acceptable Heating System Operation: Functional

Manufacturer: Lennox

Model Number: SL280UH070XV36A Serial Number: 5920C21874

Type: Forced air Capacity: 66,000 BTU/HR

Area Served: Whole home Approximate Age: New

Acceptable Temperature Differential: 24-34F (within typical tolerances)

Fuel Type: Natural gas

Unable to Inspect: 10%



Heating System (Continued)

Acceptable
Monitor

Distribution: Ducts and registers
Flue Pipe: Double wall, Type B, Metal - The tape/insulation being used at the older section of flue pipe appears to be consistent with types that have been known to contain asbestos in the past. The presence of asbestos can only be fully determined through laboratory testing. This type of asbestos is only considered hazardous if fibers become loose and inhaled...which is unlikely in this type of setup. However, if children will be present in the home, it is advisable to ultimately have the home tested for asbestos.

Tape at this pipe appears to be consistent with asbestos



Acceptable

Thermostats: Individual, Wireless unit/s

Plumbing/Laundry/Gas

PLUMBING

All underground piping or pipes enclosed inside of walls related to water supply, waste, or sprinkler use cannot be viewed and are excluded from this inspection. Leakage or corrosion in underground piping, under slab piping or piping enclosed inside of walls cannot be detected by a visual inspection. It is highly recommended that a video pipe inspection by a qualified licensed plumber be performed prior to closing to determine the condition of the waste lines that are not visible during the home inspection. Inspector is not allowed to open any closed shut-off valves. Verify proper operation of closed shut-off valves with seller before act of sale. Be advised that some Polybutylene and ABS plastic piping systems have experienced some documented problems. Contact the piping manufacturer or a qualified licensed plumber for further information. Testing for fuel pipe leaks and sizing is not performed. It is recommended that all gas appliances are connected to the fuel system with appropriate piping material. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor, a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. Water temperature above 125 degrees is considered a potential safety hazard and should be corrected. Water temperature testing IS NOT performed during the home inspection due to the fact that conditions may change between the time the inspection is performed and the new owners take possession of the property. Regular testing of hot water temperature is recommended. Overflow drain pans are not checked for leaks during this inspection. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans and tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. It is recommended that all bathrooms have a functional exhaust vent fan for proper ventilation. Bath trap access panels are recommended for visual inspection during pest control audits. It is recommended that windows installed inside of the bathtub/shower area are constructed of tempered safety glass. Adequacy and function of private water and waste systems and water quality testing are beyond the scope of a home inspection. Testing should be performed by the appropriate testing agencies prior to closing. Water quality or hazardous materials (lead) testing is available from local testing labs. If gas service is not on at the time of the inspection, gas appliances cannot be inspected. Verify proper operation prior to closing. Testing for carbon monoxide or fuel gas leaks are beyond the scope of the typical home inspection, and therefore are not included. If any problems are suspected, proper evaluation prior to closing is recommended.



Plumbing/Laundry/Gas (Continued)

Interior

Acceptable	Service Line: Copper
Acceptable	Water Pressure: Functional
Acceptable	Main Water Shutoff: Front of house
Acceptable	Supply Lines: Copper
Acceptable	Drain Pipes: ABS
Acceptable	Kitchen Sink: Stainless Steel, Single bowl with sprayer
Acceptable	Bathroom Sink/Basin: Molded dual bowl (guest bath), Molded single bowl (master bath)
Acceptable	Faucets/Traps: Metal fixtures with ABS traps, Metal fixtures with PVC traps
Acceptable	Tub/Surround: Porcelain tub and ceramic tile surround, Shower over tub
Acceptable	Toilets: Glacier Bay
Acceptable	Shower/Surround: Tile pan and ceramic tile surround, Glass door/front
Monitor	Miscellaneous: High drop off - Please note that the step from the laundry area down to the garage area is higher than is typical. Caution should be used when using this area or another small step should be added.



Crawl space Water Heater

Acceptable	Water Heater Operation: Functional at time of inspection
Manufacturer: Rheem	
Model Number: PROG50-38U RH60 EC1 Serial Number: M121713480	
Type: Natural gas Capacity: 50 Gal.	
Approximate Age: 3 years Area Served: Whole home	
Acceptable	Input BTU/HR: 38,000 BTU/HR



Plumbing/Laundry/Gas (Continued)

Marginal

Flue Pipe: Metal - The piping is not properly secured to the top of the unit and also appears to not be of galvanized steel double wall material, commonly called upon the current industry standards. Recommend replacing the pipe with a properly rated one and having it properly secured to the unit.



Marginal

TPRV and Drain Tube: Copper - The TPRV currently takes a 90 degree bend shortly after leaving the unit. Its drain tube also has a very narrow slope exiting toward the exterior of the home. Recommend that this piping face directly downward and terminate within 6 inches of the crawl space floor.

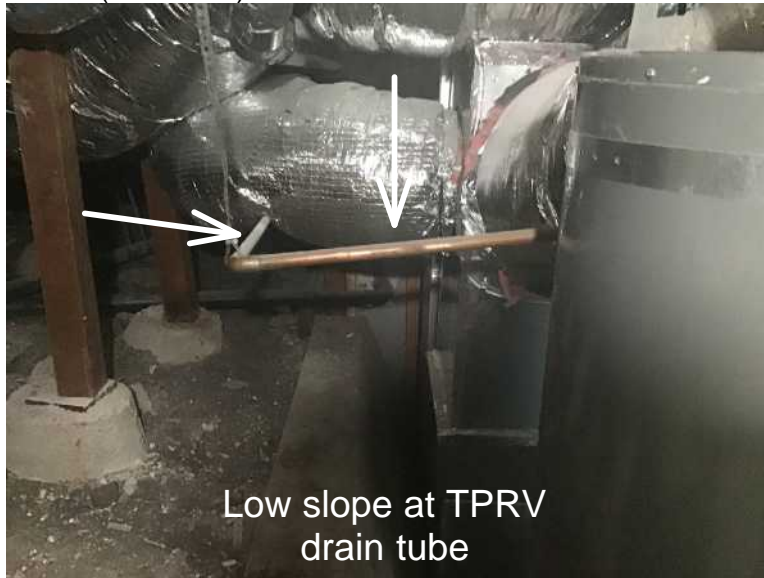
A temperature and pressure relief valve (TPRV) is a safety valve that releases excess pressure from the water heater in the event the regulator fails. It is an important safety device that can prevent a dangerous explosion. Hot water may occasionally drip or spray from the valve discharge pipe, triggered by changes in water pressure. Leaky valves may fail from encrusted mineral residue, and should be replaced. Most TPRV manufacturers recommend the valve be tested once a year.





Plumbing/Laundry/Gas (Continued)

TPRV and Drain Tube: (continued)



Not Present

Drain Pan: None - There is currently no drain pan installed below the water heater. A drain pan can be installed if desired, but it is not required at this unit since it is located at the exterior of the home.

Marginal

Seismic bracing Water heater is properly braced in accordance with current CA industry standards - Seismic straps at the water heater are not currently anchored in accordance with current industry standards. They should be re-situated so as to anchor into adjacent wood framing members. These straps are also slightly loose and are in need of tightening since the unit does wobble excessively with moderate force. The straps should be tightened or re-situated so that the unit will not wobble in the event of an earthquake.



Exterior

Acceptable

Hose Bibs: Rotary

Not Inspected

Lawn Sprinklers: Lawn sprinklers not tested during standard home inspections

Gas Service

Acceptable

Gas Meter: Front of home

Acceptable

Gas Shut Off Valve: Located at meter



Plumbing/Laundry/Gas (Continued)

Acceptable Gas Service Line: Galvanized, Painted over

Laundry Area

Acceptable Washer Hose Bib: Multi-port, Rotary

Acceptable Laundry Sink: Single bowl, Metal fixtures with PVC traps

Acceptable Washer Drain: Wall mounted drain, Cannot verify continuity

Appliances

APPLIANCES

Inspection of refrigerators, freezers and built-in ice makers are outside the scope of the inspection. Operation of ice maker supply line is not included in this inspection. No opinion is offered as to the adequacy of dishwasher operation. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances and personal belongings are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned, and are not tested during the inspection. If sellers are leaving any personal movable property (appliances) for the buyer, it is recommended that these appliances be tested by a qualified licensed contractor prior to closing.

Kitchen

Acceptable Cooking Appliances: Whirlpool, Functional at time of inspection

Acceptable Disposal: American Standard, Functional at time of inspection

Acceptable Dishwasher: Maytag, Visually inspected but did not run cycle

Acceptable Air Gap: Standard with plastic cover

Rec. Evaluation Refrigerator: Samsung, Functional at time of inspection, New unit - The refrigerator is currently out of level, as it leans toward the back. Recommend that the leveling devices underneath the unit be adjusted so that the refrigerator sits level.



Acceptable Microwave: Oster, Functional at time of inspection

Other Appliances

Acceptable Washer: Visually inspected but did not run cycle

Acceptable Dryer: Visually inspected but did not run cycle



Appliances (Continued)

Acceptable Dryer Vent: Rigid metal

Fireplace/Wood Stove

FIREPLACE

All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Consult the manufacturer's instructions to verify proper clearance to combustible materials at the firebox and chimney and necessity for or proper installation of a stop-clip on flue dampers of gas log units. Interior areas of the flue are not fully accessible during a visual inspection, and are not fully inspected. The installation of glass doors on fireplaces (according to manufacturers' specifications) is recommended for increased safety. Verify that any alarm sensors are not installed through the framing of windows, which may void window warranties and allow water intrusion to occur.

Living Room Fireplace

Acceptable Fireplace Construction: Stone mantle, Brick, Stone
Acceptable Type: Wood burning
Acceptable Smoke Chamber: Brick
Acceptable Flue: Pumice
Acceptable Damper: Metal, Functional
Acceptable Hearth: Raised, Stone

Rear patio structure Fireplace

Acceptable Fireplace Construction: Stone, Brick, Metal, Metal screen/mesh curtains present at front
Type: Wood burning

Rec. Evaluation Miscellaneous: Small gap - There is a small gap at the left side of the fireplace that is currently acting as a potential pest/moisture entry point. This job should be properly sealed to mitigate these conditions.



Acceptable Smoke Chamber: Brick
Acceptable Flue: Metal, Pumice



Fireplace/Wood Stove (Continued)

Monitor

Damper: Metal - The fireplace damper is stuck in the open position. This will likely result in excessive drafting and loss of heat at this area. This condition is caused because the arm to the damper is currently missing. Recommend the installation of a new damper arm if this function is desired going forward. Please note that an operational damper is not required at this unit since it is located at the outside of the home.



Acceptable Hearth: Raised, Brick, Stone
Rear patio structure Chimney
Acceptable Chimney: Brick, Framed
Acceptable Flue/Flue Cap: Mortar, Metal, Spark arrestor intact
Acceptable Chimney Flashing: Metal

Relative Elevation

RELATIVE ELEVATION:

All measurements are relative to the home as looking at it from the front. Garage area/foundation was not included, as it was poured separately and is not bearing the weight of the home.

This is not an engineering report. Safe At Home Inspection Service, LLC is not an engineering company nor do we do any engineering calculations. The "Relative Elevation Survey" and its numbers should be taken at face value and are given as a courtesy to our customers. There are several variables that can cause false or inaccurate results with the numbers given in the report. For a full engineering report, we recommend consultation with a licensed engineering professional.

Acceptable Approximate Center Point (0.0 inches) Hallway - All corners referenced below are from the vantage point of facing the home from the front.
Acceptable Front right corner: Raised Foundation: 0-4 inches - within acceptable tolerances - -0.7 inches
Acceptable Front left corner: Raised Foundation: 0-4 inches - within acceptable tolerances - -1.9 inches
Acceptable Rear right corner: Raised Foundation: 0-4 inches - within acceptable tolerances - -0.9 inches
Acceptable Rear left corner: Raised Foundation: 0-4 inches - within acceptable tolerances - -1.1 inches
Acceptable Total Overall Elevation Difference Raised Foundation: 0-4 inches - within acceptable tolerances -
Total relative elevation differential = 1.9 inches. (A home with this type of footprint is considered "acceptable" if it is under 4.0 inches).



Relative Elevation (Continued)

A handwritten signature in black ink, appearing to read 'Scott Denslow', written over a horizontal line.

Date: 08/11/2020

Scott Denslow
ASHI & InterNACHI Certified Home Inspector

Safe at Home Inspection Service LLC



Carlos and Susan Sample
4413 Madeira Rd
Page 42 of 42

Receipt

Inspector Name: Scott Denslow
Company Name: Safe at Home Inspection Service LLC

Client Name: Carlos and Susan Sample
Address:
City, State Zip:

Property Address: 4413 Madeira Rd
City State Zip: Lafayette , CA 94549

Method of Payment	Check	Amount Received	\$575.00
-------------------	-------	-----------------	----------

Thank you for choosing Safe at Home Inspection Service LLC to perform your Home Inspection.