



THOMAS REAL ESTATE Inspections, Inc. Inspection Report

(530) 268 - 3452

Inspection #

2268

HOME INSPECTION REPORT

Client: **Mike & Debbie Homeowner**

Inspection Address: **12345 Main St. Anytown, Ca.**



This report is intended as a "Check List" of pertinent questions regarding the conditions of the items included in the report. All evaluations have been factored by the age of the property and other relevant conditions, such as weather, on the date of the inspection. Our Service is NOT a warranty on the integrity of the systems of the property. Home warranty insurance policies are available from other sources. No maintenance services, removal of cowlings, or destructive discovery have been performed. Our Liability is limited by the Inspection Contract titled: "What Your Inspection Includes" approved on or before the date of the inspection.

PREPARED BY: **Michael A. Thomas**

Date of Inspection: **10/26/2011**





THOMAS REAL ESTATE INSPECTIONS, Inc.

12073 Wanderer Rd.

Auburn, Ca. 95602

Phone: (530) 268-3452

Fax: (530) 268-3452

E-mail: mike@thomasinspections.com

Web: www.thomasinspections.com

Home Inspection Report

Inspection Number: **2268**

THIS REPORT IS PROTECTED BY COPYRIGHT! REPRODUCTION, IMITATION, OR DUPLICATION OF THE REPORT WILL BE SUBJECT TO PENALTIES PROVIDED BY FEDERAL COPYRIGHT LAWS.

This document may not be used for disclosure purposes. If additional copies of the report are needed please call. This inspection report is prepared for the Client whose name appears below and the information is solely and exclusively for the Client's own information and shall not be relied upon by any other person(s). Client, agents, brokers and/or any third party agrees to indemnify, defend and hold inspector/inspection company harmless from any third party claims arising out of unauthorized distribution or use of this inspection report. Only the inspector/inspection company preparing this report can authorize its use or distribution.

Date of Inspection: **26-Oct-11**

Report Data EXPIRES: **26-Nov-11**

THIS REPORT IS FOR THE EXCLUSIVE USE OF AND HAS BEEN PREPARED FOR:

Name: **Mike & Debbie Homeowner**

Client: **Buyer**

Address:

City:

State:

Zip:

To prepare the following report, we have made a visual inspection of the visible and accessible areas of the building(s) on the PROPERTY LOCATED AT:

Address: **12345 Main St. Anytown, Ca.**

Type Unit: **Single Family**

This report is for the exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof. Our *CONTRACT FOR SERVICES* or *INSPECTION CONTRACT* titled "**What Your Inspection Includes**" provides additional details:

PLEASE READ IT CAREFULLY.

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would **not** meet present standards, although the system did meet requirements at the time it was installed.

Although they are sometimes mentioned as a courtesy, "cosmetic" issues are not generally addressed in this report. These issues are subjective in nature and generally do not affect the durability or serviceability of the components of a home. Any photos that are included in the report are done so as a courtesy only, and are used at the Inspector's discretion to help illustrate a condition. We do not photograph all conditions, and we do not necessarily use photographs as an indication of severity or importance.

IN THIS MANNER, ALL EVALUATIONS HEREIN ARE FACTORED BY THE AGE OF THE IMPROVEMENTS WHICH ARE APPROXIMATELY

Approximate age of Home: **N/A** YEARS OLD.
12 YEARS OLD.

DEFINITIONS: "Good"= Appears Durable and Serviceable; "Fair"= Appears Durable or Serviceable;

"Poor"= Does Not Appear Durable or Serviceable; "LH"= Left Hand; "RH"= Right Hand; "DNT"= Did Not Test or Evaluate; "(x3)"= Number of times the Condition was noted. "UTD" =Unable to determine

ALL ORIENTATIONS ARE FROM THE STREET FACING THE STRUCTURE

| Page Title | Page | Page Title | Page |
|---|------|---------------------------------|-------|
| Front Page | 1 | Master Suite | 18 |
| General Information | 2 | Master Bathroom | 19 |
| Table of Contents | 3 | Rooms | 20 |
| Home Energy and Earthquake Analysis and Comments | 4 | Bathroom | 21 |
| Landscaping | 5 | Bathroom | 22 |
| Driveways, Walkways, and Patios | 6 | Heating and Air Conditioning | 23 |
| Exterior - Structure, Entry | 7 | Water Heater and Plumbing | 24 |
| Electrical Service & Exterior Electrical | 8 | Attic, Crawl Areas | 25 |
| Electrical General & Additional Electrical Panels | 9 | Glossary | 26-28 |
| Decks, Exterior Stairs, Sheds | 10 | Life Expectancies of Components | 29 |
| Roofing | 11 | | |
| Gutters & Chimneys | 12 | | |
| Garage | 13 | | |
| Living Room | 14 | | |
| Interior Entry, Hallways, Stairs | 15 | | |
| Kitchen, Dining Areas | 16 | | |
| Laundry, Pantry Areas | 17 | | |

Legend for Inspection Report

| | |
|---|---|
|  | Not Applicable |
|  | Inspected, item condition GOOD or FAIR, or item presence noted. |
|  | Recommend a licensed contractor evaluate further for any needed repairs or replacements. (see 2 below) |
|  | Inspected, reportable condition exists and/or condition of POOR, may require repair. May also represent a potential hazard. |
|  | Inspected, condition POOR and IMMINENT HAZARD exists that may require immediate attention. Condition may exist where system or component should not be operated until repaired. |

- 1 **PLEASE NOTE . . .** This report is prepared for the sole and exclusive use of the Client named on page 1 and 2. The acceptance and use of this report by any person other than the Client named on page 1 and 2 shall be deemed to be a retention of this firm for the purpose of providing an evaluation of this property at a fee equal to the original fee for the service provided on the date of this inspection.
- 2 All deficiencies and the components related to these deficiencies noted in this report should be reviewed and evaluated by a licensed contractor, technician, or engineer qualified to make such evaluations or repairs. **ALL INSPECTIONS AND BIDS FOR REPAIR SHOULD BE COMPLETED BY THE CLOSE OF ESCROW.**
- 3 The inspector is not required to perform any of the following as part of a real estate inspection: Obtain or review information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufactures including product defects, recalls or similar notices.
- 4 Stains and/or discolorations or drywall separations may be an indication of conditions conducive to biological/organic growth. Water intrusion is a frequent indicator of unseen biological/organic growth. Since different people have differing sensitivities to these types of growths , we recommend that the client contact an experienced Environmental Inspector to conduct a survey to establish the presence of and identify and quantify the growth prior to the close of escrow.
- 5 Hazardous materials are beyond the scope of this inspection report and the inspector is not an environmental expert. If asbestos, electro-magnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soil contamination, biological/organic growth, or the quality of drinking water, air or waste disposal are a concern, please contact an appropriate expert. Although the inspector may note material deterioration or insect infestation the "Wood Destroying Pest and Organism Report" should be referred to for those occurrences that affect the structure. Dual pane windows that do not show obvious evidence of moisture between panes at the time of inspection are beyond the scope of the inspection.

Energy Analysis

This energy analysis is not a certified energy rating.

- Yes Attic Insulation = R-19 minimum at ceiling Estimated "R": 19-21
- Yes Floor Insulation = R-11 or better
- Yes Exterior Wall Outlets & Switch Plate Cover = Gaskets
- Partial Exterior Caulking
- No Broken Windows (or other holes in building envelope)
- No Water Heater Blanket = R-6 minimum
- No Hot/Cold Water Supply Lines = R-4 minimum 5' above water heater
- Yes Duct & Plenum Insulation = R-5 minimum
- No Shower Heads = 3 gallons per minute maximum
- Yes Low Flush Toilets < or = 1.6 GPF
- Yes Dual Pane Windows
- N/A Solar Screens
- N/A Solar Heating or Solar Hot Water Heating
- Yes Mini-Blinds or Window Coverings

For information on energy programs contact:
 California Energy Commission www.energy.ca.gov SMUD Peak Corps Program www.smud.org
 Pacific Gas & Electric www.pge.com 1-888-742-7683
 1-800-933-9555

Earthquake Analysis

- Yes Friction catches on cabinets
- No Water heater strapping
- Yes Anchor bolts at foundation
- N/A Chimney anchored to roof framing
- Yes Flexible lines used for gas and water (water heater, a/c, and appliances)
- Partial Cripple walls appear diagonally braced

Energy and Earthquake Rating

Energy Rating: **Good**

Earthquake Rating: **Good**

| | | | | | | |
|------------|--------------|----------------------|-------------|------|------------|-------|
| Home: | Occupied | Inspection Duration: | Start Time: | 9:30 | Stop Time: | 12:15 |
| Utilities: | Electric: On | Water: On | Gas: On | | | |

Address Visible From Street: **Yes**

Smoke Detectors

Smoke Detector(s): **Yes, NO** Hazard Smoke/ CO Detector Not Installed
 Functioned with test: **Yes** Hazard Smoke Detector(s) Did Not Function
 Location(s): **Hallway(s)/Bedrooms/Garage** Number installed: **4** Smoke
 Remarks: **0** CO

CO detectors not installed as required - recommend correction. Upper hallway & bedroom # 3 smoke alarms have been removed - recommend correction. Ionization alarms are considered by the fire & safety industry to be insufficient as a fire warning device. We recommend smoke alarms be replaced or upgraded to photoelectric units. Type of alarm present is not verified.

Smoke detectors tied into an alarm system are not checked. If not installed, for safety smoke detectors should be installed in all bedrooms. All smoke detectors should be tested with real or simulated smoke during final walkthrough prior to the close of escrow. Smoke detectors over ten years old should be replaced.
Carbon Monoxide Detectors are now required in any home with a gas appliance, solid fuel stove, &/or attached garage.

General Comments

People on site at time of inspection: **Buyer's Agent**

Client's Agent : **Joe Realtor**

Opened Home: **Buyers Agent**

Company: **AAA Realty**

Address:

Weather

Weather Condition: **Sunny**Ambient Air Temp. (F): **40-50**

Snow/Accumulation: ("):

Topography

Soil Condition: **Dry**Lot **Below Roadway**Type Lot: **Moderate Hillside**Lot Drainage Appears: **Fair**Water appears to drain away from foundation: **No**Drainage systems used on lot: **No**Negative Grade: **Front**Water May Pond At: **N/A**

Water may migrate from adjoining lots



Recommend improvement of drainage to direct water away from foundation

Retaining Walls: **Yes**General Condition: **Good-Fair**Type Construction: **Concrete, stone**Weep holes noted: **No**

Remarks:

Negative grading noted along front of house. Downspouts are noted discharging roof run-off against house foundation. Extensions/ drain lines are recommended on all downspouts to help divert water away from house. Cracking noted to rear yard concrete & stone wall material.

Underground and/or concealed pipes and drainage systems are beyond the scope of this inspection. Note: If soil stability or expansive soil is a concern, please contact a soils engineer.

Landscaping

General Condition Is: **Good-Fair**Trees/Shrubs: **Good**

Exposed tree roots may pose tripping hazard:



Front



Rear

Front Landscaping: **Good-Fair**Rear Landscaping: **Good**RH Landscaping: **Good**LH Landscaping: **Good**Ponds/Fountain(s): **N/A**

Functioning: Front:

Rear:

Sprinklers: Front **Yes**Rear **Yes**

Yard and Garden Sprinkler Systems are not Tested for Operation

Remarks:

Brown spots noted in front yard grass.

Fencing

General Condition Is: **Fair**Rails and Face Boards: **Fair**Type Material: **Wood/Metal**Posts: **Fair**Type: **Wood/Metal**Gate(s) Function : **Good**Number: **2**Type: **Wood**Loose Post(s) at: **Rear yard**

Remarks:

Metal wire fencing noted in rear yard. Wood fencing buried in soil & contacting house siding may provide an entry point for pests. A gap &/or flashing is recommended between wood fencing & house siding.

Pools/spas are not inspected as part of this home inspection. Only health & safety issues are addressed as part of the standard home inspection. For all concerns of the pool/spa, we recommend review of the pool/spa & the pool/spa equipment by a qualified outside pool/spa company.



Negative grading noted along front of house.



Rear yard wall material cracked.



Wood fencing contacting soil & house siding.

Driveway

General Condition Is: **Good**Type Material: **Concrete**

Settling cracks noted. All concrete, asphalt, and masonry crack, (it's just a matter of degree), the cracks observed appear to be normal. The life expectancy of driveway paving is about 15-50 years.

NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

NOTED significant cracks, (see remarks below).

Remarks:

Walkways/Paths

General Condition Is: **Good-Fair**Type Material: **Concrete/Gravel/Stone**

Settling cracks noted. All concrete, asphalt, and masonry crack, (it's just a matter of degree), the cracks observed appear to be normal. The life expectancy of walkway & path paving is about 20 years.

C NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

NOTED significant cracks, (see remarks below)

Remarks:

High edges noted off sides of front entry walk. Uneven surfaces & uplifting edges noted at walkways & steps around house. Low head clearance noted off left rear corner of house. High step noted off side of rear deck steps landing.

Patios N/A

Location:

General Condition Is:

Type Construction:

Settling cracks noted. All concrete, asphalt, and masonry crack, (it's just a matter of degree), the cracks observed appear to be normal. The life expectancy of patio paving is about 40 to 50 years.

NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

NOTED significant cracks, (see remarks below)

Built-in barbeque-Not inspected or tested

Patio Roof Covers: and/or flat roofs are not included in the data listed above.

Remarks:



High edges noted off rear deck steps landing.



Uneven surface material noted behind house.



Low head clearance noted under rear yard seat cover material.

Exterior-Structure

General Condition Is: **Good-Fair** Number of Stories: **Two**
 Paint/Stain: **Good-Fair** Brick/Block/Stone: **N/A**

Exterior Covering(s): **Good-Fair** Type of Siding: **Wood Siding**

Stucco cracks were noted on the exterior, most stucco cracks are common, although some may allow for water intrusion. All stucco cracks should be sealed. The inspector is unable to detect concealed conditions behind exterior finishes.

Moldings/Trim: **Fair** Eaves and Overhangs: **Good**

Windows: **Good** Type Window(s): **Dual Pane**

Earth to Wood Clearance: **Good** Caulking and weather-stripping: **Fair**

Possible Material deterioration (MD) Noted: **C** **Refer to "Wood Destroying Pest and Organism Report"**

Enclosed plant area or planter next to foundation may allow water intrusion into structure or foundation.

Vegetation limits access to exterior surfaces All exterior seams and cracks should be sealed

Holes noted on exterior surface should be sealed (pipe, conduit, cable entry points).

Upper Vent Screens: **Good**

Lower Vent Screens: **Fair**

Remarks:

Partial use of caulking noted on exterior of house. Wear noted to upper window trim at worn & missing caulking. Cracks & separation noted to siding material. All exterior exposed seams & edges in siding & along trim are recommended to be caulked/ sealed to help prevent water entry behind & into material. Recommend annual check of exterior caulking & re-apply as needed. Wear noted to upper left & right side gable wall siding material. Vegetation noted contacting siding may accelerate wear, trap moisture, & allow an entry point for pests. Recommend keeping vegetation trimmed off siding. Louvered covers on crawl vents restrict air flow & reduce ventilation. Recommend consider replacing louvered covers with open screens.

Entry Porch

Settling Cracks Noted

General Condition Is: **Fair** Type Construction: **Wood Deck**

Doorbell: **Functioning**

Steps: Riser/Tread Ratios: **Good** No Graspable Handrail Installed-Potential Hazard

NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

Deck: **Fair** Type Surface: **Wood**

Piers fully bearing: **Yes**

Spacing of Railing Balusters exceeds 4" which may present a HAZARD to infants/children.

Loose railings/posts noted at: See Remarks Potential HAZARD

Earth to Wood contact noted at decks, a common condition which may moderately accelerate deterioration.

Remarks:

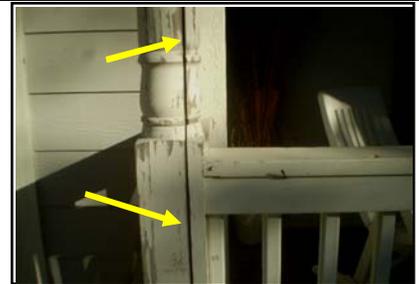
Graspable hand rails not installed at front entry steps - recommend correction. Worn & loose step material noted. Moisture entry & wear noted to material under decking. Minimal ventilation noted under decking. Wear, splitting, & separation noted to front porch cover support posts material.



Wear noted to upper window trim material.



Recommend keeping vegetation trimmed off & away from siding.



Cracking & splitting noted to front deck cover support material.

Main Electrical Service

Evaluation & testing for amperage & voltage adequacy or loss is beyond the scope of this report

Service entrance: Overhead-Clearance Good

Utility District: PG&E

Location of Meter/Main Disconnect: Right side exterior

Inadequate clearance around electrical service panel-Potential Hazard

Main breaker/disconnect size amps: 200

Disconnect service cable: Copper

Wiring Type: 3-Wire

Wiring Conductors: Copper/Aluminum Combo

Wiring Methods: Nonmetallic cable BX/MC Cable Knob and Tube Conduit

House Ground: UFER

Bonding & Grounding: Good

Main Circuit Panel: Right side exterior

Type Electrical Panel: Circuit Breakers

Circuit breakers Labeled: Yes

15 & 20 Amp Circuits: Copper

Breaker ties installed: Yes

| | | | | | | | |
|------------------------------|---|--------|---|--------|--------|--------|-----------------|
| Number of circuits in panel: | 6 | 15 amp | 9 | 20 amp | 25 amp | 30 amp | 120 Volt |
| | | 20 amp | 2 | 30 amp | 40 amp | 2 | 60 amp 240 Volt |

240 Volt Wiring located at: Garage Laundry Kitchen Exterior Other:

Overfused Circuits-Recommend further review for repair by a qualified electrical contractor

Main service circuit breaker size may be inadequate for number of circuits in use.

Remarks:

Exterior Lighting and Electrical

Front porch light: Functioning

Back porch Light: Functioning

Garage door light: Functioning

Garden Lights: Front: NA

Rear: NA

Flood Lighting: Front: NA

Rear: NA

Exterior Outlet(s) front: GFCI not functioning-Potential Hazard

Location: Front Entry Porch

Exterior Outlet(s) rear: Functioning-Not GFCI Protected-Potential Hazard

Location: Rear Wall

Remarks:

Unable to check all electrical outlets (in-use or not accessible)

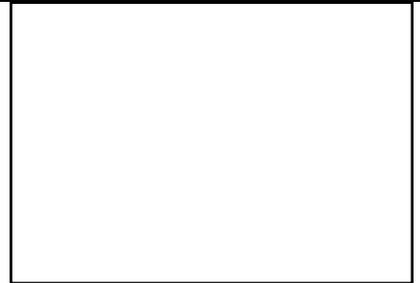
Front porch GFCI outlet is not functioning. GFCI does not trip. Exterior outlets are not GFCI protected. Recommend correction to GFCI reset outlet & retest of exterior outlets for GFCI protection. Rain tight covers are recommended on all exterior outlets in wet locations.



Main electrical disconnect breaker.



Front porch GFCI outlet is not functioning.



General Electrical

Visible wiring Hazards: **Yes-See Remarks**

Electrical outlets are randomly tested throughout the home.

- Open Ground Circuit(s)
- Reverse Polarity Outlet(s)
- Wiring splices without junction box(s)
- GFCI(S) Not Functioning
- No Power to Outlet(s)
- Switch/Outlet covers not installed
- Exposed Wire(s)
- Overfused Circuits

GFCI /Arc Fault (Circuit Breakers/Outlets): Partial-Potential Hazard

- Locations: Exterior outlets Kitchen Circuit breaker Laundry
- Garage outlets Bathrooms Bedroom AFCI
- Home has 2-wire system typical of era, which do not provide for a ground receptacle.
- Home has 3 wire receptacles installed with 2 wire system-No ground installed.

Boxes marked "Yellow" should have outlets protected by GFCI /Arc Fault for Safety

Note: GFCI protected outlets may not have been required at time of construction but are recommended as a safety upgrade.

Review of all low voltage wiring, including telephone, TV antenna, alarm, computer, intercom, and stereo wiring is not within the scope of our inspection. Consult the appropriate service technician for full evaluation of their operating conditions.

Remarks:

Front exterior, kitchen sink, & upper bathroom GFCI outlets do not function. GFCI outlets do not trip when tested. Exterior, kitchen counter, & bathroom sink outlets are not GFCI protected - recommend correction. Garage outlets are partially GFCI protected - recommend correction. No power noted at garage lower left floor outlet - black plug. Reversed wiring noted at master bathroom sink counter left outlet - recommend correction. It is common for some homes to have switches with no apparent purpose to the inspector. Recommend review of switch operation & purposes with seller.

Additional Panel N/A

| Location: | Type: | | Circuit breakers Labeled: | |
|--|----------------------|--------|---------------------------|-----------------|
| Electrical Panel: | Bonding & Grounding: | | | |
| 15 & 20 Amp Circuits: | | | | |
| <input type="checkbox"/> Breaker ties installed: | | | | |
| Number of circuits in panel: | 15 amp | 20 amp | 25 amp | 30 amp 120 Volt |
| | 20 amp | 30 amp | 40 amp | 50 amp 240 Volt |

Remarks:



Exterior, kitchen, bathroom 2 GFCI outlets do not function.



No power at garage left wall outlet - black plug.



Reversed wiring noted at master bathroom left sink outlet.

Deck(s) Location: **Front & Rear of house**

General Condition Is: **Fair**

Type of Surface: **Wood**

Sub-Structure Support: **Pier & Post**

Piers fully Bearing: **Yes**

Spacing of Railing Balusters exceeds 4" which may present a HAZARD to infants/children.

Loose railings/posts noted at: **Rear decking & steps**

NOTE: Uplifting of deck or expansion material/uneven surfaces may present a tripping HAZARD.

Earth to Wood contact noted at decks, (a common condition which may moderately accelerate deterioration).

Stairs: Riser/Tread Ratios: **Fair**

Uneven step height and/or tread ratio may present a tripping HAZARD.

No Graspable Handrail Installed-Potential Hazard

Remarks:

Graspable hand rails are not installed at front & rear deck steps - recommend correction. Loose front deck step material noted. Loose & leaning railings noted on rear decking. Wear & deterioration noted to rear deck railing baluster material. Fungus & deterioration noted under front & rear decking. Although toe nailing only of deck ledger to house siding was common practice when deck built, the installation of through-bolts is recommended to help prevent deck withdrawal from house. Recommend correction & installation of through-bolts to secure deck to house. Recommend improvement of ventilation for area under front decking.

Balconies Location: **N/A**

General Condition Is:

Type of Surface:

Sub-Structure Support:

Piers fully Bearing:

Spacing of Railing Balusters exceeds 4" which may present a HAZARD to infants/children.

Loose railings/posts noted at:

NOTE: Uplifting of deck or expansion material/uneven surfaces may present a tripping HAZARD.

Stairs: Riser/Tread Ratios:

Uneven step height and/or tread ratio may present a tripping HAZARD.

Remarks:

Shed(s) Location: **N/A**

Miscellaneous Structures/Sheds:

Remarks:



Graspable hand rails are not installed at front & rear steps.



Rear deck railing is loose & leaning. Baluster material is worn.



Recommend bolting of decking to house.

General Condition Is: **Good**

Approximate remaining life with proper maintenance..... **12** to **14** years

No leaks apparent at this time..... Evidence of leaks noted = (see Remarks below)

Estimate Life is based on maintenance and/or repairs of the conditions noted. Opinions stated herein concerning the roof are in regard to the general condition of the roof surface as evidenced by a visual inspection and does not constitute an opinion or warranty as to whether the roof leaks or may be subject to future leakage. Roofs are not water tested for leaks. We recommend roofing to be reviewed & certified by a licensed roofing contractor prior to close of escrow.

Number of layers of roofing is at least: **1** Roof pitch may be inadequate for the roofing materials used.

Roof Type: **Gable**

Type Roofing Material: **Tab Composition**

Pitch: **5/12**

Roofing materials noted with the following conditions:

- Rotted Lifting Loose Deteriorated Missing Damaged
- Torn/Split Cracked/Chipped Rusted through
- In some cases the tar paper below is showing through roofing material.
- In some places water ponds on the roof surface.
- Roof deflection noted appears: Cosmetic Structural
- C** Vegetation overhangs the roof which may cause early deterioration of the roofing surface, recommend trimming.

Evidence of routine roof maintenance: **No** Plumbing vents noted: **Yes** Skylights: **Yes**

Heat reflective: **Partial** Antenna/Dish: **Is Secure** Roof metal/ Flashings: **Good-fair**

Attic vents noted: **Yes** Eave Gable Roof Turbine Vents

Attic Ventilation: **Adequate**

Note: If turbine vents are used they should be covered in winter to prevent excess moisture entry to attic space.

ROOF-INSPECTED FROM: **Walking on roof surface**

Patio Roof Covers: and/or flat roofs are not included in the data listed above.

Remarks:

Cracked & worn weather collars noted on plumbing vent pipe entries through roofing may allow water entry into attic. Recommend replacement of cracked/ worn weather collars on plumbing vent pipes. Recommend keeping vegetation trimmed off & away from roofing surfaces. Vegetation contact to roofing may accelerate wear, lift material, & allow an entry point for pests. Recommend clearing debris from roof surfaces. Debris build-up may collect & back up water under shingles & flashing. Un-caulked nails noted at plumbing & vent flashing may allow water entry under flashing into roof sheathing. Caulking is recommended at all nail penetrations through roofing. Wear noted to upper left & right side gable wall siding & trim material.



Recommend replacing cracked vent pipe weather collars.



Caulking is recommended at all nail penetrations.



Recommend keeping debris cleared from roof surfaces.



Wear noted to upper siding finishes & material.

Gutter Condition: **Good-Fair** Use of Gutters: **Good** Debris noted in gutters: **Yes**
 Scupper Condition: **N/A** Use of Scuppers: Debris noted at scuppers:
 Downspout Condition: **Fair-Poor** Use of Downspouts: **Good** Rust noted in gutters: **Yes**
 Evidence of leaks on: **Downspout(s)** Splash Blocks Used: **No**

Use of splash blocks and/or drainage systems are recommended to divert water away from home.
 Scuppers are used on low pitch roofs for draining water from roof (gutters are not used).

Remarks:

Front right downspout disconnected. Leaking noted at right rear downspout connection to gutter. Downspouts are noted discharging roof run-off against house foundation. Extensions/ drain lines are recommended on all downspouts to help divert water away from house.

Chimney(s)

Chimney #1 Location: **Side Discharge-No Chimney**

Exterior condition: Type construction: Cap or spark arrestor:
 Chimney flue: Chimney should be inspected for cleanliness

Remarks:

Chimney #2 Location: **N/A**

Exterior condition: Type construction: Cap or spark arrestor:
 Chimney flue: Chimney should be inspected for cleanliness

Remarks:

Chimney #3 Location: **N/A**

Exterior condition: Type construction: Cap or spark arrestor:
 Chimney flue: Chimney should be inspected for cleanliness

Remarks:



Downspout over front entry disconnected.



Leaking noted at right rear downspout.



Drain line extensions are recommended on all downspouts.

Garage/Carport

Settling cracks noted biological/organic growth noted
General Condition Is: Good-Fair **Type: Garage-Attached** **Size: 2-car**
 Fire wall between garage and house: **Yes** Holes and/or penetrations through fire wall should be sealed.
Solid core door to house: Yes **Self closing device: Yes-Functioning**
 Electrical wiring protected on walls to 7 ft.: **Yes** **Garage outlets at least 18" off floor: No-Safety Concern**
Outlets protected by GFCI : Partial **Potential Hazard (outlets are not GFCI protected)**
 Windows: N/A **Type:**
 Sink: Fair **Type: Fiberglass**
Faucet Operating Condition: Good **Lighting Functions: Yes**
Side/back garage door: N/A
 Limited access to garage Garage attic not intended for storage
 Evidence of moisture entry (see remarks)
Remarks: **Unable to check all electrical outlets (in-use or not accessible)**

Garage outlets are partially GFCI protected - recommend correction. GFCI protection is recommended for all garage convenience outlets. Outlets in garages are recommended to be elevated above 18" off flooring (same as water heater spark source). No power noted at left side lower wall outlet - black plug. Attic access opening in garage ceiling reduces garage to house fire protection. Garage & house attics are not separated. Recommend sealing opening or securing access panel. Openings in garage to house firewall reduce house fire protection. Recommend sealing all gaps & penetrations in firewalls.

Garage Door(s)

Remote control devices are not tested.

Note: Openers with electric eye or door edge sensors are now available which can be retrofitted for safety.

Garage Door **Main** **Size: 2-car**

General Condition Is: Good **Construction: Metal** **Type: Roll-up**
Operation: Automatic **Auto Reverse functions: Yes**
 Recommend adjustment of auto reverse function.
 Safety Spring Retainers: Yes

Remarks:
Electric eye door sensors are recommended to be placed at 4" to 6" off floor. Sensors are not effective above 6". Recommend correction.

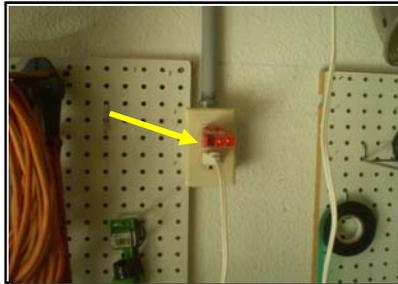
Garage Door **N/A** **Size:**

General Condition Is: **Construction:** **Type:**
Operation: **Auto Reverse functions:**
 Recommend adjustment of auto reverse function.
 Safety Spring Retainers:

Remarks:



Attic access opening reduces garage to house fire protection.



Recommend correcting all garage convenience outlets to GFCI protection.



Recommend correcting electric eye door sensors to 6" maximum.

Room

Settling cracks noted biological/organic growth noted

Wall Finish: **Good** Type: **Paint**
Flooring: **Good** Type: **Wood**
Window(s): **Good** Type: **Slider** Screens: **Good**
Door(s): **NA** Type: Screens:
Ceiling Fan: **N/A** Ceiling/Wall Light: **N/A**

Unable to check all electrical outlets (in-use or not accessible)

Heating /Cooling Device: **HVAC Duct**

Remarks:

Access to wood flooring limited by area rug & furniture. Rugs & furniture are not moved by the inspector. Recommend review of all wood flooring surfaces without coverings prior to close of escrow.

Fireplace/Stove

Type Fireplace: **Free Standing gas stove**
Fire box: **Good** Damper: **N/A**
Gas Log: **Yes** Damper not permanently secured open-Potential Hazard
Gas Lighter: **Yes** Gas Shut-off valve: **Yes**
Chimney Clean: **Unknown** Evidence of smoke: **No**

Chimney should be inspected for cleanliness

Hearth Extension: **Fair-Adequate** Inadequate, (Less than Typical Min. of 16") Potential Hazard

Remarks:

Gas fireplace turned on during inspection.

Wet Bar **N/A**

Located In:

Cabinets: Friction Catches on Cabinets:
Countertop: Type:
Sink: Type:

Faucet Operation: GFCI outlet near sink:

Plumbing Leaks:

Remarks: Unable to check all electrical outlets (in-use or not accessible)



Living room



Fireplace gas shut-off valve located under rear of unit.



Entry Foyer

See Notes at Living Room Settling cracks noted

Wall Finish: **Good** Type: **Paint**
 Flooring: **Good** Type: **Wood**
 Window(s): **Good** Type: **Fixed** Screens: **N/A**
 Door(s): **Good** Type: **Front Door Single** Screens: **N/A**
 Closets/Cabinets: **Good**
 Ceiling Light: **Functioning** Ceiling Fan: **N/A**

Remarks: Unable to check all electrical outlets (in-use or not accessible)

Hallways

Settling cracks noted Biological/organic growth noted

Wall Finish: **Good** Type: **Paint**
 Flooring: **Good** Type: **Carpet & Wood**
 Window(s): **Good** Type: **Slider** Screens: **Good**
 Door(s): **Good** Type: **Single**
 Closets/Cabinets: **Good**
 Ceiling/Wall Light: **Functioning** Ceiling Fan: **N/A**

Remarks: Unable to check all electrical outlets (in-use or not accessible)

Upper hall smoke alarm has been removed. Hazard - recommend correction. Co2 detectors are not installed - recommend correction.

Stairways/Landings (Interior)

Settling cracks noted Biological/organic growth noted

Riser/Tread Ratios: **Good** Head Clearance: **Fair**
 Railing: **Sturdy/Spacing: Good** Stair Covering: **Carpet**
 Spacing of Railing Balusters exceeds 4" which may present a HAZARD to infants/children.
 Loose railings/posts noted Potential HAZARD
 Window(s): **N/A** Type: Screens:

Remarks: Unable to check all electrical outlets (in-use or not accessible)

Low head clearance noted down stairs. Stairs carpet stained, worn.

Other Items

Recommend a qualified alarm company test security and fire systems.

Central Vacuum: **Functioning** Water Softener: **N/A**
 Intercom: **N/A** Security System: **N/A**
 Lighting: **Appears Adequate** Storage Space: **Appears Adequate**

Remarks:

Central vacuum turned on at canister & wall receptacles. Attachments & coverage are not tested.



Front entry



Low head clearance noted at bottom of stairs.



Upper hall smoke alarm has been removed.

Kitchen

With Eating Area Settling cracks noted biological/organic growth noted

Wall Finish: **Good** Type: **Paint**

Flooring: **Good** Type: **Tile**

Window Condition: **Good** Type: **Slider** Screens: **Good**

Door(s): **NA** Type: Screens:

Ceiling/Wall Light: **Functioning** Ceiling Fan: **N/A**

Cabinets: **Good-Fair** Cabinet Hardware: **Good** Friction Catches on Cabinets: **Yes**

Countertop: **Good** Type: **Stone**

Sink: **Good** Type: **Stainless Steel** Size: **Double**

Faucet Operation: **Good** GFCI outlet near sink: **No-Potential Hazard**

Garbage Disposal Function: **Functioning** Unable to check all electrical outlets (in-use or not accessible)

Dishwasher: **Functioning** Anti-siphon device for dishwasher: **Yes**

Dishwasher is checked for ability to fill and drain only.

Trash Compactor: **N/A**

Exhaust Fan: **Functioning** Type: **Overhead**

Gas stove installed with recirculating or no exhaust fan, although kitchen stove exhaust fan may not be required, we recommend upgrading, ducting the exhaust to the exterior.

Built-in Microwave: **Functioning** Leakage exceeds 5mw/cm2

Stove (range): **Fair** Type: **Gas**

Oven: **Good-Fair** Type: **Gas** Self Cleaning: **No**

Evaluations such as calibration/ operation of timers, clocks, heat settings, thermostat accuracy, temperature probes are beyond this report

Refrigerator space: **37 " Wide** **71 " High** **24 " Deep**

Refrigerator space = (typical minimums 36"x72"x24") Refrigerator ice maker supply, supply valve, & supply line are not tested.

Plumbing leaks: **None Apparent**

Remarks: Heating /Cooling Device: **HVAC Duct**

Kitchen counter GFCI outlet does not function. GFCI does not trip. Kitchen outlets located within 6 ft of sink are not GFCI protected - recommend correction. No anti-tip brackets noted for oven/ stove - recommend correction. Anti-siphon device noted for dishwasher drain line hose. Stove right front burner did not ignite. Broiler access door does not fold down for broiler access. Wear noted to cabinet, drawer, & door finishes.

Dining Area

With Eating Area Settling cracks noted biological/organic growth noted

Wall Finish: **Good** Type: **Paint**

Flooring: **Good** Type: **Wood**

Window(s): **NA** Type: Screens:

Door(s): **Good** Type: **Sliding Glass** Screens: **Good**

Ceiling/Wall Light: **Not Functioning** Ceiling Fan: **N/A**

Unable to check all electrical outlets (in-use or not accessible)

Remarks: Heating /Cooling Device: **HVAC Duct**



Kitchen outlets are not GFCI protected.



Stove/ oven anti-tip brackets are not installed.



Stove front right burner did not ignite.

Laundry Location: **Separate Rm**

Settling cracks noted biological/organic growth noted

Wall Finish: **Good** Type: **Paint**

Flooring: **Good** Type: **Tile**

Window(s): **NA** Type:

Door(s): **Good** Type: **Single**

Screens:

Screens: **N/A**

Ceiling/Wall Light: **Functioning** Exhaust Fan: **Functioning**

Heating /Cooling Device: **HVAC Duct** Ironing Outlet: **N/A**

Cabinets: **Good** Cabinet Hardware: **Good**

Countertop: **NA** Type:

Sink: **NA** Type: Size:

Faucet Operation: **NA** GFCI outlet near sink: **N/A**

Dryer Source: **Gas and Electric** Vented to outside: **Yes**

Washing Machine water valves and drains / standpipe are not tested for flow or operation

Dryer manufacturers recommend periodic cleaning of debris from dryer cabinet interiors & vent lines

Plumbing leaks: **None Observed** Dryer gas line not capped-Potential Hazard

Remarks: Unable to check all electrical outlets (in-use or not accessible)

Gas & electric dryer supply noted. We recommend capping any un-used gas line. To insure safe operation of the appliance, we recommend periodic & regular inspection & cleaning of the dryer & vent system. Drain/ catch pan is recommended under interior installed washers.

Pantry Location: **N/A**

Settling cracks noted biological/organic growth noted

Wall Finish: Type:

Flooring: Type:

Window(s): Type: Screens:

Door(s): Type: Screens:

Ceiling Light: Exhaust Fan:

Heating Device: Ironing Outlet:

Cabinets: Cabinet Hardware:

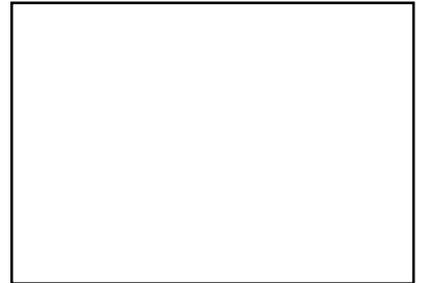
Countertop: Type:

Sink: Type: Size:

Faucet Operation: GFCI outlet near sink:

Plumbing leaks:

Remarks: Unable to check all electrical outlets (in-use or not accessible)



Laundry - drain pans are recommended under interior washers.



Settling cracks noted Biological/organic growth noted

Wall Finish: **Good** Type: **Paint** Ceiling/Wall Light: **Functioning**

Flooring: **Fair** Type: **Carpet** Ceiling Fan: **Functioning**

Window(s): **Good** Type: **Slider** Screens: **Good**

Door(s): **Good** Type: **Single/Sliding Glass** Screens: **Fair**

Closet Storage: **Appears Adequate** Type: **Walk-in**

Light in closet: **Functioning** Unable to check all electrical outlets (in-use or not accessible)

Remarks: Heating /Cooling Device: **HVAC Duct**

Slider screen door sticks, drags. Carpet stained, worn.

Sitting/Dressing Area **N/A** Settling cracks noted Biological/organic growth noted

Wall Finish: Type: Ceiling/Wall Light:

Flooring: Type: Ceiling Fan:

Window(s): Type: Screens:

Door(s): Type:

Closet Storage: Type:

Light in closet: Unable to check all electrical outlets (in-use or not accessible)

Sinks and cabinets located in this area see Master Bathroom for evaluation

Remarks: Heating /Cooling Device:

Fireplace/Stove **N/A**

Type Fireplace:

Fire box: Damper:

Gas Log: Damper not permanently secured open - **Potential Hazard**

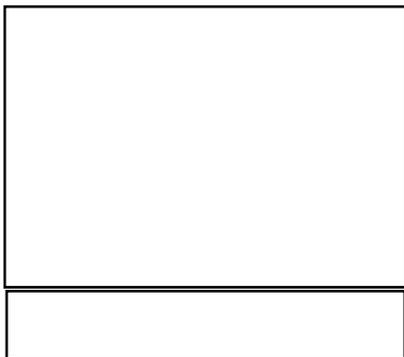
Gas Lighter: Gas Shut-off valve:

Chimney Clean: Evidence of smoke:

Chimney should be inspected for cleanliness

Hearth Extension: Inadequate, (Less than Typical Min. of 16") **Potential Hazard**

Remarks:



Master bedroom



Note: Although 48" was the former maximum window sill height, current standards are 42" maximum sill height to allow children & elderly emergency egress in the event of fire. We suggest a dresser or chair be placed in front of window if higher than 42".

Settling cracks noted

Biological/organic growth noted

Wall Finish: **Good**

Type: **Paint**

Ceiling/Wall Light: **Functioning**

Flooring: **Good**

Type: **Tile**

Exhaust Fan: **Functioning**

Window(s): **Good**

Type: **Slider/Fixed**

Screens: **Good**

Door(s): **Good**

Type: **Single**

Heating /Cooling Device: **HVAC Duct**

Bath Fixtures: **Separate Shower & Tub**

Shower/Tub Door/Curtain: **Hinged Door**

Condition: **Good**

Tub Condition: **Good**

Material Type: **Fiberglass**

Jetted Tub: **No**

Tub Enclosure: **Good**

Material Type: **Tile**

Faucet Operation: **Poor**

Shower Condition: **Fair**

Shower Pan: **Tile**

Low flow showerhead: **No**

Shower Enclosure: **Fair**

Material Type: **Tile**

Faucet Operation: **Good**

The waterproof integrity of ceramic tubs and showers is beyond the scope of this report.

Vanity Cabinet(s): **Good**

Countertop Condition: **Good**

Type: **Tile**

Sink Condition: **Good**

Type: **Enameled Steel**

Size: **Double**

Faucet Operation: **Good**

C

GFCI Outlet(s) at sink: **Partial**

Toilet Condition: **Good**

Water saver type tank: **Yes**

C Plumbing leaks: **Yes-See Remarks**

Remarks:

Unable to check all electrical outlets (in-use or not accessible)

Safety glass emblems noted on shower doors. Staining noted to shower pan tile. Worn caulking/ grout noted in shower & around tub. Recommend keeping all seams & edges around tub/shower caulked/ sealed. Leaking noted at tub faucet handle. Recommend correction to help prevent water entry into wall cavity behind tile.

Located in separate room: **Sinks**

NOTE: See above for evaluation of toilet/bathtub/shower

Settling cracks noted

Biological/organic growth noted

Wall Finish: **Good**

Type: **Paint**

Ceiling/Wall Light: **Functioning**

Flooring: **Fair**

Type: **Carpet**

Exhaust Fan: **N/A**

Window(s): **NA**

Type:

Screens:

Door(s): **NA**

Type:

Heating /Cooling Device: **NA**

Remarks:

Unable to check all electrical outlets (in-use or not accessible)

Carpet in front of sink cabinet stained, worn. Reversed wiring noted at sink counter left outlet - recommend correction.



Master bathroom - wiring at left sink outlet reversed.



Staining noted to shower surface. Worn grout/caulk noted.



Leaking noted at tub faucet handle.

Define: **Bedroom** # **2** Location: **Upper left front**

| | |
|---|--|
| <input type="checkbox"/> Settling cracks noted | <input type="checkbox"/> biological/organic growth noted |
| Wall Finish: Good Type: Paint | Ceiling/Wall Light: Functioning |
| Flooring: Good Type: Carpet | Ceiling Fan: Functioning |
| Window(s): Good Type: Slider | Screens: Good |
| Door(s): Good Type: Single | |
| Closet Storage: Appears Adequate Type: Reach-in | |
| Light in closet: N/A | <input type="checkbox"/> Unable to check all electrical outlets (in-use or not accessible) |

Remarks: Heating /Cooling Device: **HVAC Duct**

Define: **Bedroom** # **3** Location: **Upper left rear**

| | |
|---|--|
| <input type="checkbox"/> Settling cracks noted | <input type="checkbox"/> biological/organic growth noted |
| Wall Finish: Good Type: Paint | Ceiling/Wall Light: Functioning |
| Flooring: Good-Fair Type: Carpet | Ceiling Fan: Functioning |
| Window(s): Good Type: Slider | Screens: Good |
| Door(s): Good Type: Single | |
| Closet Storage: Appears Adequate Type: Reach-in | |
| Light in closet: N/A | <input type="checkbox"/> Unable to check all electrical outlets (in-use or not accessible) |

Remarks: Heating /Cooling Device: **HVAC Duct**

Smoke alarm removed - recommend correction.

Define: **Office** # Location: **Lower left rear**

| | |
|---|--|
| <input checked="" type="checkbox"/> Settling cracks noted | <input type="checkbox"/> biological/organic growth noted |
| Wall Finish: Fair-Poor Type: Paint | Ceiling/Wall Light: Functioning |
| Flooring: Good Type: Wood | Ceiling Fan: N/A |
| Window(s): Good Type: Slider | Screens: Good |
| Door(s): Poor Type: Single | |
| Closet Storage: No Closet Type: | |
| Light in closet: | <input type="checkbox"/> Unable to check all electrical outlets (in-use or not accessible) |

Remarks: Heating /Cooling Device: **HVAC Duct**

Room entry door does not close, hits door frame. Wall material around door is cracked & has settled.



Bedroom # 2



Bedroom # 3 - smoke alarm has been removed.



Office - wall material cracked & separated. Door does not close.

Note: Although 48" was the former maximum window sill height, current standards are 42" maximum sill height to allow children & elderly emergency egress in the event of fire. We suggest a dresser or chair be placed in front of window if higher than 42".

| | | |
|---|--|--|
| <input type="checkbox"/> Settling cracks noted | <input type="checkbox"/> Biological/organic growth noted | |
| Wall Finish: Good | Type: Paint | Ceiling/Wall Light: Functioning |
| Flooring: Good | Type: Vinyl/Linoleum | Exhaust Fan: Functioning |
| Window(s): Good | Type: Slider | Screens: Good |
| Door(s): Fair | Type: Single | |
| Heating /Cooling Device: HVAC Duct | | |
| Bath Fixtures: Shower/Tub Combo | | |
| Shower/Tub Door/Curtain: Sliding Glass Doors | Condition: Good | |
| Tub Condition: Good | Material Type: Enameled Steel | Jetted Tub: No |
| Tub Enclosure: Good | Material Type: Tile | |
| Faucet Operation: Poor | | |
| Shower Condition: See tub | Shower Pan: | Low flow showerhead: No |
| Shower Enclosure: See tub | Material Type: | |
| Faucet Operation: See tub | | |

The waterproof integrity of ceramic tubs and showers is beyond the scope of this report.

| | | |
|---|---|---------------------|
| Vanity Cabinet(s): Good | Countertop Condition: Good | Type: Tile |
| Sink Condition: Good | Type: Enameled Steel | Size: Double |
| Faucet Operation: Good | <input type="checkbox"/> GFCI Outlet(s) at sink: No-Potential Hazard | |
| Toilet Condition: Good | Water saver type tank: Yes | |
| <input type="checkbox"/> Plumbing leaks: Yes-See Remarks | | |

Remarks: Unable to check all electrical outlets (in-use or not accessible)

Narrow bathroom entry doorway noted. Sink GFCI reset outlet is not functioning. GFCI does not trip. Outlets located within 6 ft of sink or water are not GFCI protected - recommend correction. Safety glass emblems noted on shower doors. Recommend keeping all seams & edges around tub/shower caulked/ sealed. Leaking noted at tub faucet handle. Recommend correction to help prevent water entry into wall cavity behind tile. Tub spout diverter is leaking water during shower mode.

Located in separate room: **N/A**

NOTE: See above for evaluation of toilet/bathtub/shower

| | |
|---|--|
| <input type="checkbox"/> Settling cracks noted | <input type="checkbox"/> Biological/organic growth noted |
| Wall Finish: Type: | Ceiling/Wall Light: Type: |
| Flooring: Type: | Exhaust Fan: Type: |
| Window(s): Type: | Screens: Type: |
| Door(s): Type: | |
| Heating /Cooling Device: | |
| Remarks: <input type="checkbox"/> Unable to check all electrical outlets (in-use or not accessible) | |



Bathroom # 2 - GFCI outlet not functioning, does not trip.



Leaking noted at tub faucet handle.



Recommend keeping tub seams & edges caulked/ sealed.

Settling cracks noted

Biological/organic growth noted

Wall Finish: **Good**

Type: **Paint**

Ceiling/Wall Light: **Functioning**

Flooring: **Good**

Type: **Vinyl/Linoleum**

Exhaust Fan: **N/A**

Window(s): **Good**

Type: **Slider**

Screens: **Good**

Door(s): **Good**

Type: **Single**

Heating /Cooling Device: **HVAC Duct**

Bath Fixtures: **Toilet/Sink**

Shower/Tub Door/Curtain: **N/A**

Condition:

Tub Condition: **NA**

Material Type:

Jetted Tub:

Tub Enclosure: **NA**

Material Type:

Faucet Operation: **NA**

Shower Pan:

Low flow showerhead:

Shower Condition: **NA**

Material Type:

Shower Enclosure: **NA**

Faucet Operation: **NA**

The waterproof integrity of ceramic tubs and showers is beyond the scope of this report.

Vanity Cabinet(s): **Good**

Countertop Condition: **Good**

Type: **Tile**

Sink Condition: **Good**

Type: **Enameled Steel**

Size: **Single**

Faucet Operation: **Good**

C

GFCI Outlet(s) at sink: **No-Potential Hazard**

Toilet Condition: **Good**

Water saver type tank: **Yes**

Plumbing leaks: **None Apparent**

Remarks:

Unable to check all electrical outlets (in-use or not accessible)

Sink outlet is not GFCI protected - recommend correction.

Located in separate room: **N/A**

NOTE: See above for evaluation of toilet/bathtub/shower

Settling cracks noted

Biological/organic growth noted

Wall Finish:

Type:

Ceiling/Wall Light:

Flooring:

Type:

Exhaust Fan:

Window(s):

Type:

Screens:

Door(s):

Type:

Heating /Cooling Device:

Remarks:

Unable to check all electrical outlets (in-use or not accessible)



Bathroom # 3



Sink outlet is not GFCI protected.



Heating & Air Conditioning Inspection

Visual Condition Is: **Good**

Operational Condition: **Good**

Recommend further evaluation of:

Due to age of heating system, heat exchanger should be checked for cracks.

Recommend cleaning of :

Note: According to industry experts, the average life of the furnace heat exchanger in the U.S. is 15 years. As with all mechanical equipment, our inspection is a visual evaluation of the operation. If heating or a/c equipment is a concern, please have a licensed HVAC technician perform a maintenance inspection. Capacity or adequacy of system to heat or cool the home is beyond the scope of the inspection.

Type Unit: **Central Heating/Cooling**

Add'l Units: **Window Air conditioner**

Systems Not Tested: **Cooling System not tested due to low outside air temperature**

Equipment Location: **Side Yard**

Cooling: Return Air Temperature: **Not Tested** Degrees (F)

Supply air temperature: Degrees (F)

Heating: Return Air Temperature: **77-80** Degrees (F)

Supply air temperature: **90-100** Degrees (F)

Heating Unit: Make: **Bryant**

Model #:

Air Conditioning Unit: Make: **Bryant**

Model #:

Number of return filters locations: **1** Location: **Hallway Sidewall**

Filter Condition: **Clean**

Location: Filter Condition:

Programmable Thermostat: **Yes**

Control: **Single Zone**

Thermostat functions on Fan Only Setting: **Functioning**

Condensate drain: **Yes-Primary**

Drain pan in attic: **N/A**

Condensate drains into crawl area

Condensate pump installed not tested

Heating Energy: **N.Gas**

Solar Assisted

Solar Systems are beyond the scope of this inspection and are not included

HVAC Ducting: Air flow to all rooms: **Yes**

Insulation torn: **No**

Ducts disconnected: **No**

Ducts collapsed: **No**

Heat Pump

Emergency heat: **N/A**

Functions:

Furnaces

Combustion Venting: **Good**

Exhaust Venting: **Good**

Flue condition: **N/A**

Inadequate clearance maintained around flue

Flue construction: **N/A**

Flame Condition: **Unable to view**

Gas Shut-off Valve: **Yes**

Brass or copper pipe used for gas connection: Recommend replacement-Potential Hazard

Roof top or ground units

Gas pipe flashing not sealed

Gas pipe has no protective coating

Electrical flashing not sealed

Condensate drains onto roof surface

Attic Units

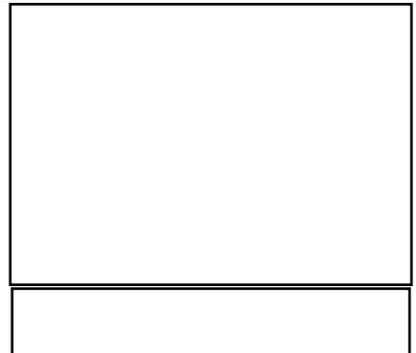
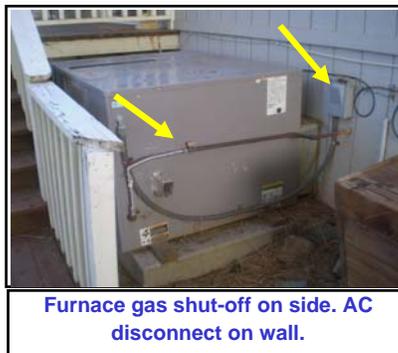
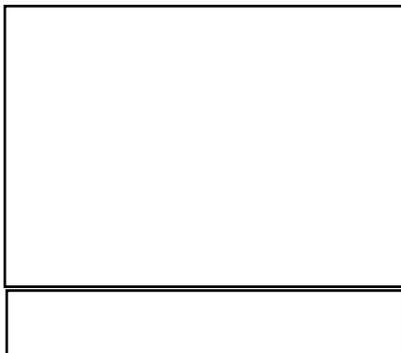
No Solid floor from access min. 24" wide

No 30" deep platform in front of firebox

Lighting in Attic: **N/A**

Remarks:

No drip leg/ sediment trap noted on furnace gas supply connector as recommended by the manufacturer. 45 amp fuses noted at AC condenser disconnect are within manufacturers recommendations stated on unit.



Water Heater General

General Condition Is: **Fair-Poor** Approximate Age: **12+** Years Gallons: **50**
 Location: **Garage** Water Heater Type: **N.Gas**
 Make: **State** Model #:

Solar or water heater assisted systems are not inspected.

According to industry experts, the average water heater life in the U.S. is 10 to 14 years.

Safety Relief Valve (SRV): Yes **Raised Platform (Garage): Yes**

SRV drained to the outside: **Did not locate termination**

Supply Pipes Insulated: **No** Insulating Blanket (external): **No**

Earthquake Strapping: Not Installed-Potential Hazard

Bollards in place to protect from vehicle damage: Yes

Fuel Burning Water Heaters

Combustion Venting: Good **Exhaust Venting: Good**

Flue condition: Good **Inadequate clearance maintained around flue**

Flue construction: Metal Double wall

Flame Condition: Good **Fuel Shut-off Valve: Yes**

Brass or copper pipe used for gas connection: Recommend replacement-Potential Hazard

Electric Water Heaters **Feed wire in conduit: N/A** **Water heater timer:**

Remarks:

No drip leg/ sediment trap noted on gas supply connector as recommended by the manufacturer. Bonding jumper connection noted from gas line to water supply line. Drain pans are recommended under water heaters installed over framing/ next to walls. EQ strapping not installed. Brackets screwed into unit housing are not recommended by the manufacturer & are not approved as an EQ securing device.

Plumbing

Note: Supply and Waste Lines which are not visible are not part of these conclusions.

General Condition Is: Good **All exposed pipes should be insulated to protect from freeze damage**

Gas: Natural **Shut-off valve location: Right Side**

Water Supply: Public **Potable Water Pipe Material: Copper**

Potable Water pipe leaks: None Observed **Water main shut-off location: Front Yard**

Exterior hose bibs#: 3 **Exterior hose bibs have anti-siphon device: Not installed**

Decrease in water volume when more than one fixture is in use.

Waste treatment: Sewer **Waste Water Pipe Material: ABS**

Waste pipe leaks: None Observed **Clean-out plugs accessible: Yes**

Dissimilar metals used without dielectric couplings and bonding may reduce service life

ABS sewer piping in this home was manufactured by a company that experienced failure of their product. An effort was made to visibly determine any current failure and no visible indications existed at the time of the inspection. Pipes concealed in walls and floors or other areas are beyond the scope of this inspection. Brand/ Date:

Remarks:

Draining was observed from sinks, tub/shower, toilets only. Review with seller for any house system drainage/ clog history & issues.



Water heater EQ strapping not installed. Drain pan not installed.



Main water shut-off located in front yard & front of house.



Main gas shut-off located at meter on right side of house.

Attic Area **Full**

Insulation is not removed during the inspection. Attic was not accessed or inspected in areas with less than 36" clearances

Location Of Access: **Hall Ceiling**

Access limited to: **NA**

of area due to inadequate clearance caused by:

Visual Condition of structure: **Good**

Biological/Organic Growth Noted

Roof Framing: **Truss**

Roof Sheathing: **Solid-Plywood**

Rafters visibly sagging: **None Observed**

Ceiling joists sagging: **None Observed**

Chimney anchored to roof framing: **N/A**

Vaulted Ceiling: **No**

Attic Floor: **Partial**

Attic Insulation: **Fiberglass- Batting**

Insulation Thickness: **5-6** "+/-"

Powered Attic Fan: **Yes-Did Not Test**

Whole House Fan: **No**

Recessed Lights or Knob/Tube Wiring are covered with insulation-This may present a **Fire HAZARD**

Water Stains noted on the framing members which appear to be from Past Current Leak

Electrical: line splices in wiring without wire nuts; without J-box and/or cover

Remarks:

Bathroom exhaust fan is discharged directly into attic. Recommend correcting exhaust to terminate to building exterior. Staining noted at plumbing vent pipe penetrations through roofing. Recommend replacing cracked & worn weather collars at vent pipes on roof.

Crawl Space **Full**

Soil Condition: **Dry**

Access limited to: **NA**

of area due to inadequate clearance caused by:

Location Of Access: **Exterior of home**

Crawl Space ventilation: **Adequate**

Girder/Joists Sagging: **No**

Piers fully Bearing: **Yes**

Cripple walls appear diagonally braced: **Partial**

Type sub floor: **Plywood**

Under floor Insulation: **Yes**

Sub floor visual condition: **UTD**

Sump pump installed (not inspected for operation)

Water Stains noted on the framing members which appear to be from Past Current Leak

Electrical: line splices in wiring without wire nuts without J-box and/or cover

Water ponds to:

" +/- deep during wet weather in crawl space

Biological/Organic Growth Noted

If Soil Stability or expansive soil is a concern, contact a soils engineer.

Basement **N/A**

Stairways/Landings (Interior):

Head Clearance:

Riser/Tread Ratios:

Railing: **Sturdy/Spacing:**

Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children.

Loose railings/posts **Potential HAZARD**

Foundation

Recommend a licensed foundation contractor evaluate further for any needed repairs or replacements.

Type Foundation: **Raised-Stem wall/pier post**

Evidence of moisture entry to home (see remarks)

Foundation Material: **Poured Concrete**

Foundation Cracks: **Yes-Typical Hairline**

Anchor Bolts Noted: **Yes**

Remarks:

Efflorescence noted along front & side foundation walls. Negative grading noted along front of house. No evidence of water entry noted into crawl during inspection. Access under front entry deck/porch is through front of crawl under center of house. Insufficient ventilation noted for area under front deck/porch.



Bathroom exhaust fan does not terminate to building exterior.



Staining noted at plumbing vent pipe entries through roofing.



Efflorescence noted along front & side foundation walls.

GLOSSARY OF COMMON TERMS

| TERM | DEFINITION |
|---------------------------|---|
| ABS | acrylonitrile-butadiene-styrene-plastic pipe and fittings used for plumbing waste drains and vents. |
| ampere (amp) | a unit of electrical current, circuit breakers, wiring and appliances are normally rated by amperage. |
| anchor bolt | bolts used to fasten the building framing to concrete or masonry foundation. |
| anti-siphon | a device to prevent the back-flow of waste water into a system. |
| baluster | a small spindle or vertical member that supports a rail or banister. Balusters form the main support for the handrails along a stairway or around a balcony. Also called a banister. |
| balustrade | a row of balusters supporting a handrail along a stairway. |
| bollards | normally a metal post placed in front of equipment to protect against vehicle impact. |
| breaker tie | a clip or bar that connects two circuit breakers. |
| BX/MC cable | a trade name for a type of residential electrical wiring in which the wire bundle, consisting of individually insulated conductors, is covered by a flexible spiral-wound metal armor. Also called metal clad (MC) cable. |
| cap | the top part of a column, pilaster, etc. |
| caulking | using a sealant to fill small gaps in surfaces or between joints. |
| ceiling joist | a horizontal structural member spanning the top plates and to which the ceiling covering is attached. |
| circuit breaker | an automatic electrical switch that interrupts an electrical circuit when the current exceeds safe limits. |
| combustion venting | fresh air taken from the outside to aid in the complete combustion of a gas appliance. |
| condensate | water that is ejected from the heating and air system. |
| crawl space | the space within the foundation perimeter under a building's flooring that allows access to plumbing pipes and other systems. |
| cripple wall | a short framed wall extending between a concrete or masonry foundation and the floor. |
| damper | adjustable air-flow control device in a duct or flue vent pipe. |
| dielectric | a material that is an electrical insulator; a non-conductor. |
| double lugging | two wires to one circuit breaker. |
| drywall | wall coverings that are applied dry, or without mortar. The term is most often used in reference to gypsum wallboard (sheetrock). |
| escutcheon | a circular trim piece which fits around a pipe and covers the hole where the pipe passes through the wall or floor. |
| fire box | the combustion area of a fireplace, furnace, or boiler. |

GLOSSARY OF COMMON TERMS

| TERM | DEFINITION |
|-------------------------|---|
| fire wall | a wall rated to withstand the effects of a fire for a period of time, and prevent the further spread of the fire beyond the wall for that length of time. |
| flashing | waterproof sheets, often of corrosion-resistant metal or plastic, installed with exterior finishing material to prevent water leakage in places where it is likely to occur, such as at the intersection of a wall and roof or in the valley of a roof. |
| flue | the chimney passageway for smoke and combustion produced in a fuel burning appliance. |
| friction catch | a mechanism which holds a cabinet door closed using friction, such as a latch. |
| gable roof | a roof design in which all rafters are cut to the same length and joined in the center to form a peak, with the two sides of the roof sloping down from that peak. |
| gambrel roof | a roof style in which the rafters are at two different slopes from the ridge to the eaves. |
| GFCI | ground fault circuit interrupter-a circuit breaker designed to protect people from electrical shock. |
| girder | a structural beam used to support concentrated loads at points along its length. |
| hearth extension | a fireproof section of flooring extending out from a fireplace opening. |
| heat exchanger | a device for transferring heat from one fluid to another in cooling systems. |
| hip roof | a style of roof which slopes on the ends as well as the sides, so that the eave line formed is constant on all walls. |
| hose bib | a faucet with a threaded outlet to which a hose can be connected. |
| HVAC | heating, ventilation and air conditioning. |
| joist | a horizontal structural member that supports the load of a floor or ceiling. |
| junction box | a metallic or non-metallic box, designed with knockouts in the sides and back, used to support and protect electrical wire connections or conductor splices. |
| knob and tube | an obsolete form of house wiring in which the conductors are strung between porcelain knobs and porcelain tubes are used to line holes in structural members through which the wires pass. |
| negative grade | a condition in which the surrounding soil slopes toward the foundation. |
| mortar | a mixture of portland cement, lime and sand used to fill voids in masonry units, bond them together, and add support. |
| open circuit | an electrical circuit that has a break, or is "open," so that the current cannot flow through. |
| open hot | the wire coming from the circuit breaker has a break, or is "open," so that the current cannot flow through. |
| open neutral | normally the white wire has a break, or is "open," so that the current cannot flow through. |
| reverse polarity | the hot (black wire) and neutral (white wire) connections are reversed at the receptacle. |
| riser | vertical boards between stairway treads. |

GLOSSARY OF COMMON TERMS

| TERM | DEFINITION |
|--|--|
| <i>roof sheathing</i> | the structural covering of the rafters or trusses, usually plywood or hardboard panels or closely-spaced boards. |
| <i>safety relief valve (SRV) or (T&P)</i> | a pressure and/or temperature-relieving device, used to limit the pressure and/or temperature in a vessel or system to within a safe value. |
| <i>scupper</i> | a drain installed through a roof or deck surface to allow for drainage of water. |
| <i>sediment trap</i> | a short piece of pipe normally installed vertically in a horizontal section of pipe to trap particles. |
| <i>spalling</i> | flaking and deterioration of a masonry surface. |
| <i>spark arrestor</i> | a screen or expanded metal covering on the outlet of an exhaust or a chimney which allows smoke to pass through but prevents sparks from exiting and creating a fire hazard. |
| <i>strike plate</i> | a metal plate, recessed flush with a door jam, into which a lock bolt latches. |
| <i>thermal seal</i> | the seal between the panes of glass on dual pane windows. |
| <i>tread</i> | the horizontal boards on stairs which make up the steps. |
| <i>UFER</i> | a metal rod imbedded in the foundation used to complete the home electrical grounding system. |
| <i>weather strip</i> | a seal used around doors and windows which prevents drafts, dust, noise and moisture from entering the building. |
| <i>weep hole</i> | a hole in masonry walls which permit the passage of water and prevent it from building up behind the wall and possibly undermining the foundation. |
| <i>wiring splice</i> | joining two wires together. |



THOMAS REAL ESTATE INSPECTIONS, Inc. INSPECTION SERVICES Inc.

12073 Wanderer Rd.

Phone: (530) 268-3452 Fax: (530) 268-3452

E-mail: mike@thomasinspections.com Web: www.thomasinspections.com

Homes are built to last for a lifetime, but there are certain systems or components that wear out periodically, and will need to be replaced on a fairly regular time cycle. The following life cycles are derived from a number of sources as well as the manufacturers suggested service-life. The life-expectancy of some components will vary with the severity of local weather, the design, quality of installation, and the level of maintenance it has received.

Life Expectancy of Home Components (based on 2002 data)

| Landscaping | Years | Roofing | Years | Interior(con't) | Years |
|-------------------------------|--------------|------------------------------------|---------------|---------------------------|--------------|
| Decks | | Asphalt composition rolled | 12-20 | Counter Tops | |
| Wood | 15 | Asphalt composition shingle | 15-30 | Acrylic | 15+ |
| Driveways | | Built-up roofing | 12-30 | Ceramic | 100+ |
| Asphalt | 15 | Concrete or Clay Tile | 30-100+ | Corian | 20+ |
| Concrete | 50 | Gutters & Downspouts (copper) | 50+ | Granite | 20+ |
| Fencing | | Gutters & Downspouts (galv) | 15-20 | Laminated/Formica | 10-15 |
| Wood | 12 | Gutters & Downspouts (vinyl) | 8-10 | Wood | 20 |
| Chain Link | 30 | Shake & Wood Shingles | 15-30 | Bath | |
| Patio | | Sheet Metal | 25-50+ | Cast Iron Bathtub | 50 |
| Brick/Stone | 20 | Slate | 50-100 | Fiberglass Bathtub/Shower | 10-15 |
| Concrete | 24 | Spray Foam | Unknown | Toilet | 50 |
| Sprinkler Systems | 12 | Wood Composition Tile | Unknown | Sinks | |
| Swimming Pool | | Electrical | Years | Acrylic | 10+ |
| Vinyl Above ground | 10 | Aluminum branch circuit wiring | Need Inspect. | Cast Iron or Porcelain | 25-30 |
| Built-in Plaster | 18 | Fused Service Panel | Outdated | Concrete | 50+ |
| Walkways | | GFCI circuit breaker or outlet | 5-10 | Corian | 20+ |
| Brick/Stone | 15 | Knob & Tube wiring | Outdated | Enamel Steel | 5-10 |
| Concrete | 24 | Service Panel | 40 | Faucet | 15-20 |
| Loose Aggregate | 4 | Plumbing | Years | Fiberglass | 15-20 |
| Exterior Structure | Years | Cast Iron sewer pipe | 50-100 | Appliances | |
| Doors | | Concrete sewer pipe | 50-100 | Compactor | 10 |
| Door with roof over it | 80-100 | Copper potable water pipe | 50+ | Dishwasher | 5-12 |
| Main Garage Door | 20-50 | Copper sewer pipe | 50+ | Disposal | 5-12 |
| Siding | | Galvanized potable water pipe | 30-50 | Freezer | 16 |
| Aluminum or Vinyl Siding | 20-50 | Plastic potable water pipe | Unknown | Microwave oven | 11 |
| Brick chimney & fireplace | 100+ | Plastic sewer pipe | Unknown | Refrigerator | 15-20 |
| Brick or stone walls | 100+ | Interior | Years | Septic tank & System | 15-25 |
| Caulking for sealer | 8-10 | Doors | | Stove/Oven | 15-20 |
| Composite pressed wood siding | Unknown | Hollow core door | 5-30 | Sump Pump | 10-12 |
| Exterior Paint | 7-10 | Solid core door | 30+ | Washer/ Dryer | 8-12 |
| Metal Coping | 20-40 | Steel door | 50+ | Well | 10-12 |
| Mortar(walls) | 25+ | Floors | | Water Heaters | |
| Steel siding | 50-100 | Carpeting | 8-12 | Gas/Oil | 10-14 |
| Stucco 2-coat | Unknown | Marble | 100+ | Electric | 10-15 |
| Stucco 3-coat | 50-200 | Slate flagstone | 100+ | Heat Extractor | 8-12 |
| Stucco EIFS | Unknown | Solid oak or pine | 100+ | Air Conditioning | Years |
| Wood Siding | 10-100+ | Terrazzo | 100+ | Attic Fan | 18-20 |
| Windows | | Vinyl | 20-30 | Boilers | 30-50 |
| Window Glazing | 20 | Wood Laminate | 20+ | Burner & Heat Exchanger | 21-24 |
| Aluminum Casement | 20-50 | Interior Walls & Finish | | Central Air Conditioning | 8-15 |
| Dual Pane thermo-seals | 10-20 | Ceramic Tile | 100+ | Damper | 18-20 |
| Wood Casement | 20-50 | Drywall & Plaster | 30-70 | Electric Heat Air Handler | 8-12 |
| Shutters | | Wall & Trim Paint | 5-10 | Electric Radiant Heater | 10-12 |
| Wood Exterior | 4-5 | Wallpaper | 7 | Fiberglass Ducting | 14-16 |
| Vinyl Exterior | 7-8 | Wood Paneling | 20+ | Flexible Plastic Ducting | 14-16 |
| Aluminum Exterior | 3-5 | Stairs | | Furnace Gas/Oil | 8-18 |
| Foundation | Years | Railings | 30-40 | Furnace High Efficiency | Unknown |
| Poured footing/foundation | 200 | Stairs | 50-100 | Galvanized Ducting | 28-30 |
| Concrete Block | 100 | Cabinets | | Heat Pump | 8-12 |
| Cement | 50 | Medicine cabinet | 20+ | Humidifier | 6-8 |
| Post-tension Slab on Grade | 50+ | Kitchen cabinet | 15-20 | Whole House Fan | 14-16 |
| | | | | Window Air Conditioner | 8-10 |