

Sunset Property Inspection

Confidential - Property Inspection Report - Confidential



14068 Pebble Brook Ln

Inspection Prepared For: [REDACTED]

Agent: [REDACTED]

Date of Inspection: 6/28/2022

Year Built: 1987 Size: 1034

Sunset Property Inspection

1745 Dartmoor Dr, Lemon Grove, CA 91945

Phone: (858)518-6867

Email: theo@sunsetpropertyinspection.com

www.sunsetpropertyinspection.com

Scope of Work

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

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

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

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

Conventions and Terms Used in this Report

USE OF PHOTOS:

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

TEXT COLOR SIGNIFICANCE:

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

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

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

COMMONLY USED TERMS:

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

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

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

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

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

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

KEY TO RATINGS:

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

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

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

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



Inspection and Site Details

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

1. Inspection Time

Start: 11:30 AM

End : 2:00 PM

2. Attending Inspection

Client present

Buyer Agent present

3. Residence Type/Style

Detached

Single Family Home

4. Garage

Attached 2-Car Garage

5. Direction Of Front Entrance

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

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

#1 - Left Rear - Master Bedroom

#2 - Left Front - Guest bedroom

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

#1 Main Bath

#2 Guest Bedroom Bath - Full

8. Occupancy

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

The utilities were on at the time of inspection.

ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS, WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS RESTRICTED BY FURNITURE AND LARGE QUANTITY OF PERSONAL BELONGINGS. ANY SUCH ITEMS ARE EXCLUDED FROM THIS INSPECTION REPORT.

9. Weather Conditions

Clear, sunny sky
Temperature at the time of inspection approximately:
90 degrees



Exterior

GRADING & DRAINAGE

General Information

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

1. Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

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

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

2. Driveway

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Materials:

- Concrete

Observations:

- IMPROVE: Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.

3. Walkway

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Materials:

- Concrete

Observations:

- Improve: Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.



Crack

4. Porch, Patio Flatwork

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

Materials:

- Rear patio:
- Concrete floor with wood patio cover

Observations:

- It is beyond the scope of this inspection to determine the presence of wood destroying organisms, however, there is evidence of possible termite activity on the wood structure over the patio. It is recommended that a licensed structural pest control company be contacted for further inspection and repair recommendations.
- Rusted braces observed at base of posts. Posts in contact with the concrete patio at the rear of the house. Posts should be elevated off the ground on a footing/strap system to prevent moisture damage. We recommend corrections by a deck contractor as needed.



Rusted brace



Potential wood destroying organisms

5. Exterior Cladding

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

Materials:

- Fiberboard Siding

Observations:

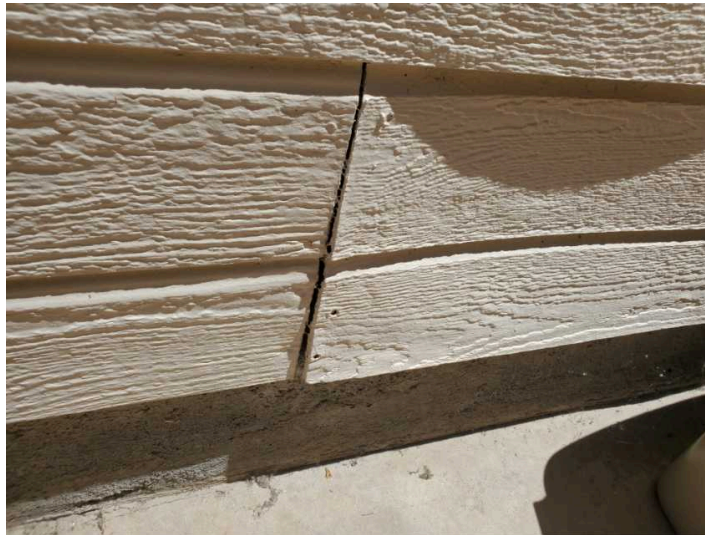
- Loose siding and gaps noted at various locations. We recommend sealing holes & gaps in the siding to keep water infiltration from causing further damage. A qualified contractor is needed.



Gaps



Gaps



Loose

6. Eaves, Soffits, Fascia and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Wood

Observations:

- Fascia covering the ends of rafter or truss tails appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

7. Window/Door Frames and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Wood

Observations:

- Components appeared in satisfactory condition at time of inspection.

8. Grading and Surface Drainage

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Ground generally graded away from house

Observations:

- Surface drainage conditions within five (5) feet of the inspected structure(s) appear to be satisfactory. Note: the scope of the inspection of the exterior grounds is limited to the visual grade within five (5) feet of the foundation/structure - we do not perform a drainage evaluation of the site as a whole; therefore, you may want to obtain an independent site evaluation from a qualified contractor if you want to rule out any possible drainage issues originating beyond this five (5) foot area.
- The exterior drainage is generally away from foundation.
- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

9. Limitations of Exterior Inspection

Materials:

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



Roofing

ROOF

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

1. Roof Style and Pitch

Side Gabled • Front Gabled • Steep slope: roof angle (pitch) more than 45 degrees

2. Method of Roof Inspection

The roof was not walked on due to the fragile nature of tile roofs. The roof was inspected from the ground using binoculars and from a ladder at the roofs edge. Visibility was limited. Tile roofs require an experienced and qualified roofer to inspect and maintain. • The height or pitch of the roof and the corresponding safety risk involved prevented your inspector from walking on it for evaluation; it was viewed from available vantage points from the ladder and from the ground. Note: Because this type of inspection is quite limited, we recommend further evaluation by a roofing contractor should you wish to rule out unseen defects that may exist with the roof materials, flashings and any skylights.

3. Roof Covering

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

Description: Tile

Age: Appears to be original roof covering • Average life expectancy of tile is 40-50 years

Observations:

- The tile roof appeared to be 20 years old or more. Tile roofs installed in the 1990's or before did not have flashing that is installed on modern roofs. As a result the underlayment of the roof can start to deteriorate due to sun exposure through the open end of the tiles, or due to water pooling at the bottom edge of the roof. Recommend inquiring with the sellers as to any maintenance or repairs performed on the roof or seek further evaluation by a licensed roofing contractor to determine if any repairs are necessary at this time.

4. Flashings

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

Materials: Metal

Observations:

- Visible areas appeared functional, at time of inspection

5. Roof Penetrations

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

Description: ABS piping for plumbing vent stack(s) • Metal B type vent for furnace and/or water heater vent

Observations:

- Appeared functional, at time of inspection

6. Chimney(s)

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

Description: Framed in, siding covered, metal flue for gas burning fireplace.

Observations:

- Due to the height of the chimney, slope of the property or steep roof, we could not observe the condition of the masonry or metal chimney cap. The cap performs the important function of keeping water out of the masonry or wood chimney structure, and must be kept maintained. - If there is any concern about the condition of the cap, the client is advised to have the condition evaluated by a qualified chimney sweep contractor.

- Appeared functional (using binoculars) with no deficiencies noted, at time of inspection.



View of chimney

7. Roof Drainage System

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

Description: Plastic/Vinyl • All downspouts discharge above grade

Observations:

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



No gutter

8. Limitations of Roofing Inspection

- Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
 - Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
 - Due to lack of visibility as a result of the installed roof coverings, we are not able to inspect, evaluate or comment on the condition or installation of the roof underlayment system. Deficiencies with the underlayment can include but not limited to: premature failure, shrinkage, not installed, improper installation or physical damage. As a result of these limitations, we recommend further evaluation by a licensed roof contractor to determine if latent defects exist.
 - Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.
 - The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.
- If this home is identified as having a Tile roof covering, it was inspected from the ground and attic to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the CREIA and ASHI standards of practice. The entire roof was not visible and I cannot guarantee that all of the tiles are in good condition. I recommend that you have the roof inspected by a licensed roof contractor if you are concerned that there may be tiles that are broken or have slipped out of position.
- We recommend that you include "roof" coverage on a home warranty. To guarantee this roof will not leak, you would need to have a roofing company perform a water test and issue a roof certification, which is beyond the scope of a home inspection. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service. Please note that a home inspection is neither a guarantee of any kind against leaking, nor a warranty of the longevity of the roof. It is a visual evaluation of the roof and the attic below. We strongly recommend that you purchase and maintain a roof rider with your home warranty.
- My inspection of the roof penetrations was limited to what could be seen from our vantage points. I cannot guarantee that all the roof penetrations are in good condition. We highly recommend contacting a licensed roof contractor for further evaluation.



Structure

1. Foundation Type

Slab on Grade

2. Foundation Floor

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

Description: Not visible to inspect. Assumed to be concrete.

Observations:

- 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.

3. Wall Structure

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

Description: Wood frame

Observations:

- Limited view due to finishing materials.

4. Ceiling and Roof Structure

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

Description: Roof framing system: • The roof framing consists of a factory-built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster. • Plywood Sheathing

Observations:

- Stain(s) observed in the roof sheathing and/or framing at various areas in attic. Water stains on the ceilings, or on the framing within attics will not necessarily confirm an active leak. This roof may have had past repairs preformed since the roof covering was installed. The staining found in the attic may have resulted from previous roof leaks which may have been repaired. Staining in the attic was dry at the time of the inspection. We recommend asking the seller if repairs were performed by a qualified licensed roof contractor.



Moisture stains

5. Limitations of Structure Inspection

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



Attic and Insulation

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

1. Attic Access

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

Description: Access at hallway ceiling

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



Missing insulation

2. Method of Attic Inspection

Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only. • The inspector was precluded from performing an inspection of many areas of the attic due to insulation, height/framing restrictions and ducting. Visually apparent deficiencies, if any, will be noted; however, since the inspector was not able to view all components in the attic, we cannot rule out the potential of deficiencies in unobserved areas of the attic. This is especially true as to electrical components, plumbing, ducting, insulation and framing components.

3. Insulation in Unfinished Spaces

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

Description: Fiberglass, batts

Depth/R-Value: 9-12 inches

Observations:

- Insulation appears adequate.

4. Attic Ventilation

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

Description: Gable louver vents

Observations:

- Existing attic ventilation appears adequate.

5. Vent Piping Through Attic

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

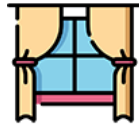
Materials: ABS plumbing vents • Double wall metal B-Vent pipe

Observations:

- No deficiencies noted.

6. Limitations of Attic and Insulation Inspection

- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- An analysis of indoor air quality is not part of this inspection unless explicitly contracted-for seperately.
- Any estimates of insulation R values or depths are rough average values.
- The inspector was precluded from performing an inspection of many areas of the attic due to insulation, height/framing restrictions and ducting. Visually apparent deficiencies, if any, will be noted; however, since the inspector was not able to view all components in the attic, we cannot rule out the potential of deficiencies in unobserved areas of the attic. This is especially true as to electrical components, plumbing, ducting, insulation and framing components.



Interior

INTERIOR ROOMS

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

1. Door Bell

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Operated normally when tested.

2. Walls and Ceilings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Drywall

Observations:

- General condition of walls and ceilings appeared satisfactory.
- Note: A representative sampling for moisture was performed at interior walls, ceilings and cabinets using a moisture meter. (areas prone to moisture, such as kitchens, bathrooms, interior below grade walls, exterior walls with doors/windows) No elevated moisture was detected at time of inspection. This is not an exhaustive test and only represents the conditions on the day of inspection.

3. Floor Surfaces

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Tile in bathrooms • Carpet in bedrooms • Laminate in living room, family room, kitchen and hallway

Observations:

- No deficiencies noted - with normal wear and age.

4. Windows

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

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

Observations:

- The window in the guest bedroom appears to be equipped with a window tint or film. Aging, peeling, scratched or damaged window tint/film noted. This may be an indication of failing tint or a possible issue with the window seal. You may wish to view this for yourself and have further evaluated and repaired by a licensed window contractor as necessary.



Cloudy window

5. Interior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: **Hollow core wood doors**

Observations:

- Appeared functional, at time of inspection.

6. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

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

7. Ceiling Fans

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Operated normally when tested, at time of inspection.

8. Cabinets and Vanities

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: **Solid Wood**

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

9. Countertops

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Materials: **Granite**

Observations:

- Caulking Needed. There are some areas that need some Caulk / grout at the counter backsplash. Gaps or missing grout, around this area can lead to water intrusion and moisture issues. It is recommended that the sink be properly caulked at these locations.



Caulking needed

10. Garage Door(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- **One 16' Steel Roll Up Door**

Observations:

- No deficiencies observed.

11. Garage Door Opener(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- One automatic opener - Manufacturer: LIFT-MASTER

Observations:

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

12. Garage Door Safety Features

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Safety Reverse Present

Materials:

- Safety Sensor Present

Observations:

- Safety sensors operated normally, reversing the door when tested..
- The automatic garage door opener(s) reversed direction when met with resistance.

13. Garage Floor and Sill Plates

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Concrete

Observations:

- Visible portions of the garage floor appeared sound with no observable cracks, at time of inspection.

14. Garage Firedoor

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Present

Observations:

- Appeared satisfactory and functional, at time of inspection. The self-closing device at the fire door was operating properly. The door closes and latches within 3 seconds without assistance.

15. Garage Firewall and Ceiling

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Appeared satisfactory, at time of inspection.

16. Limitations of Interiors Inspection

- Recommend thorough review of interior areas during final walk-through inspection prior to closing.
- Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).



Electrical

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

1. Service Drop

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Underground Lateral: The main conductor lines are underground. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Observations:

- No deficiencies noted.

2. Service Entrance Wires

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Description: Not Visible

3. Electrical Service Rating

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

4. Main Service Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Manufacturer: Square D

Observations:

- Note: The dead front cover was removed and breakers, wiring and grounding were inspected. Appears to be functioning as intended. Electrical panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Breakers are visually inspected only. The inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly, including AFCI and GFCI breakers (consult an electrician for further evaluation, if this is a concern)

- National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

- Maintenance - Branch circuits were not labeled. All circuits should be labeled so that any one circuit can be quickly turned off in an emergency.



Main panel location

5. Main Disconnect

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

Location: On Main Panel (See Photo)

Observations:

- Main electrical disconnect at the 100 amp circuit breaker on panel. See photo below.



Main disconnect

6. Service Grounding

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

Description: Copper • Aluminum (Bare) • Water Pipe Connection

Observations:

- No discrepancies noted.

7. Overcurrent Protection

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

Type: Breakers

Observations:

- No deficiencies noted

8. Distribution Wiring

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

Description: Wiring type: non-metallic sheathed cable "Romex" • Wiring conductors: Copper

Observations:

- Visible wiring appeared functional, at time of inspection.

9. Lighting, Fixtures, Switches, Outlets

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

Description: Grounded

Observations:

- The majority of grounded receptacles were tested and appear to be wired correctly as determined with a standard receptacle outlet tester.
- Receptacles located at the exterior of the home are without the benefit of In-use covers. In-use covers help protect the outlets from moisture while a plug or cord is in use. Installation of proper In-use covers are recommended to be installed at all exterior receptacles by a qualified electrician.



In-use cover not installed



In-use cover not installed

10. GFCI - Ground Fault Circuit Interrupter

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

Description:

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

Locations & Resets:

- Present at:
- Bathrooms
- Kitchen
- Exterior
- Garage

Observations:

- Test GFCIs monthly to ensure proper operation.
- Installed GFCIs responded to test

11. AFCI - Arc Fault Circuit Interrupter

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

Description:

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

Locations & Resets:

- Absent-Not required when house constructed

Observations:

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

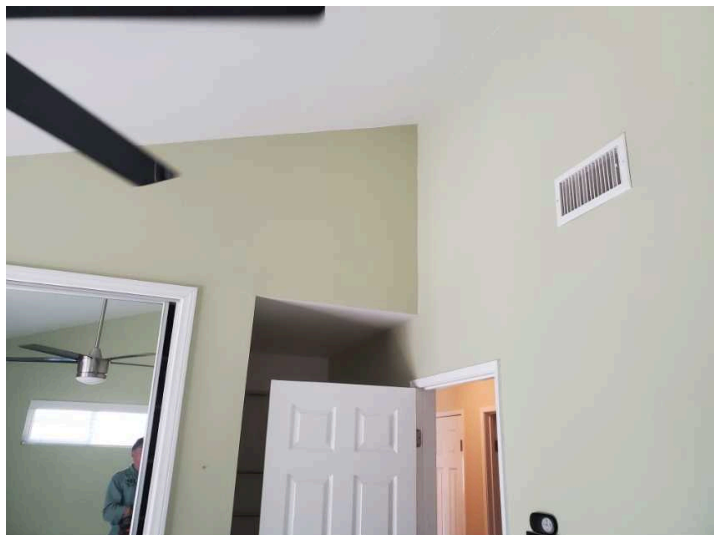
12. Smoke/Heat Detector(s)

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

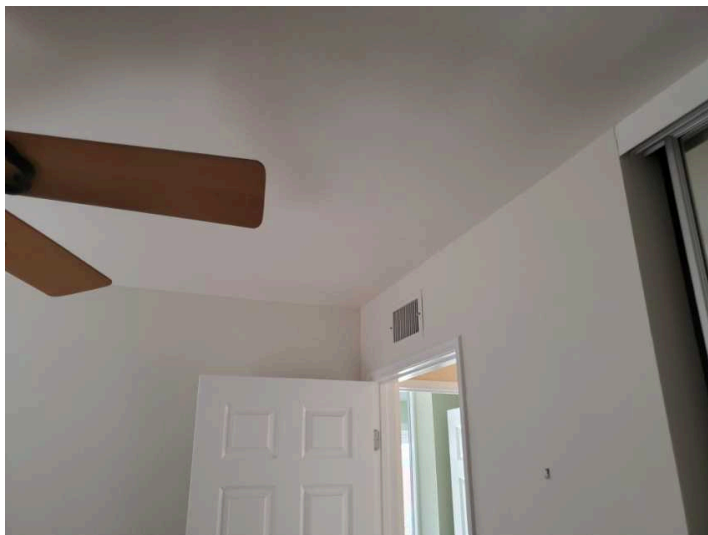
Description: Present at: • Hallway

Observations:

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



No detector



No detector

13. Carbon Monoxide (CO) Detector(s)

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

Location: Present at: Family room

Comments:

- SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

14. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- Only a representative sampling of outlets, switches and light fixtures were tested.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- A low voltage alarm system is installed. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and was not inspected.
- Even though not part of a general inspection all antenna/cable/phone and doorbell wiring needs to be evaluated for proper installation.
- Due to the specialized nature of home security alarm systems, recommend you review this system with the seller. Security systems are beyond the scope of a home inspection.



Plumbing

PLUMBING

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

1. Water Supply Source

Source: Public municipal water supply

2. Service Piping Into The House

Materials: Copper

3. Main Water Shut Off

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Location: Garage

Observations:

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



Main water shut off

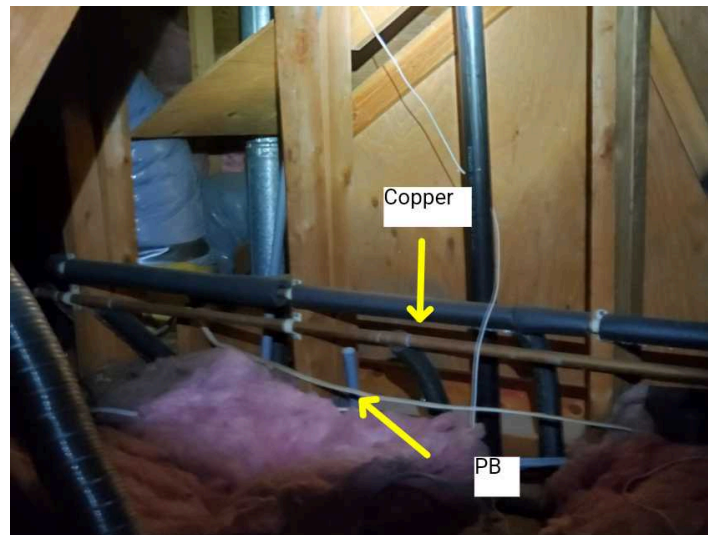
4. Supply Branch Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Readily visible water supply pipes are: • Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- Valves and angle stops are not typically operated as part of a home inspection. Some valves might or might not properly shut off the water. At some point, plumbing fixtures and valves / angle stops will likely need to be replaced or leaks could occur. For a more thorough examination of the plumbing system it is recommended that a qualified plumbing contractor evaluate and advise client.
- The original Polybutylene plumbing distribution system appears to have been replaced with copper where visible. However, The Polybutylene piping was still present in the attic. Unable to confirm that the plumbing system was entirely replaced. Advise inquiry with seller and licensed plumber as necessary. This system of plumbing has experienced a higher than normal failure rate associated with leaks where the pipes are joined together. There is also a current theory that chemicals in municipal water systems react with the piping and resins in the fittings, weakening the pipes and joints. The manufacturers have been involved with and settled class action lawsuits alleging manufacturing defects with this plumbing system containing plastic or metal insert fittings (including copper and brass). For further details about PB contact the Consumer Plumbing Recovery center at 800-392-7591 or the web: <http://www.pbpipe.com> or <http://www.polybutylene.com>. Recommend you research further this type of plumbing system and rely on the evaluation and advice of a licensed plumbing contractor prior to the close of escrow.



Old and new piping

5. Hose Bibs/Spigots

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

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

Observations:

- A representative number of hose spigots were tested and operational. This is not an exhaustive test and hose spigots may leak when a hose or other device is connected due to back pressure.

6. Water Flow and Pressure

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Pressure: 80 PSI • Tested at the exterior hose bib

Observations:

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

Gallon-Per-Minute Flow Not Discovered:

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

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

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

7. Faucets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- No deficiencies noted.

8. Sinks

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- No deficiencies observed.

9. Traps and Drains

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Observations:

- Evidence of leak in guest bathroom sink drain trap. Repair as needed.



Leak

10. Waste System

Description: Public sewage disposal system

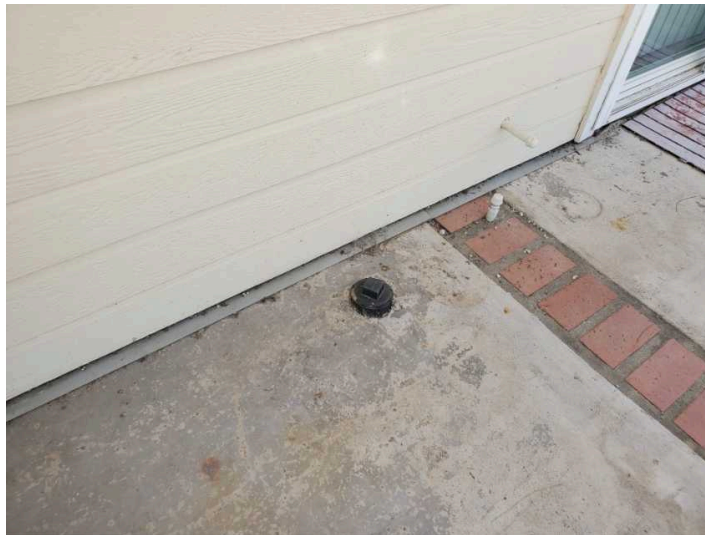
11. Drainage, Wastewater & Vent Piping

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

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

Observations:

- Visible piping appeared serviceable at time of inspection.
- We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.
- The portions of the drain, waste, and vent lines which are visible throughout the home are of the ABS plastic type and appear to be in satisfactory condition at this time. Determining the condition of the interior of the drain lines requires specialized equipment and is beyond the scope of this inspection.



Cleanout location

12. Water Heater(s)

Description: General Electric • Gas • Location: Garage
Capacity: 40 Gallons

13. Water Heater(s) Condition

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

Materials:

- Manufactured in 2002
- Water heaters have a typical life expectancy of 8-12 years.

Observations:

- The water heater is strapped.
- The water heater height above the garage slab meets fire safety requirements of local building codes.
- There is no sediment trap present in the gas supply line. The absence of a sediment trap can cause the water heater to malfunction and manufacturers of gas fired water heaters generally require the presence of a sediment trap. It is recommended that the Client consider installing a sediment trap.
- No drip pan installed under water heater. Drip pans help protect the base from damage and potential collapse. Recommend installing an emergency drip pan and routing the drain line to an approved location. A qualified plumber is recommended.
- The plastic ring around the lower drain valve is melted. Unable to determine how this damage has occurred. Recommend further evaluation by a qualified plumber.
- **IMPROVE:** The water heater was shut down at the time of inspection. No testing of functional hot water service to bathrooms or kitchen was performed. Water heater appeared to be at the end of its typical service life. Recommend further evaluation by a qualified plumber.



No drip pan installed



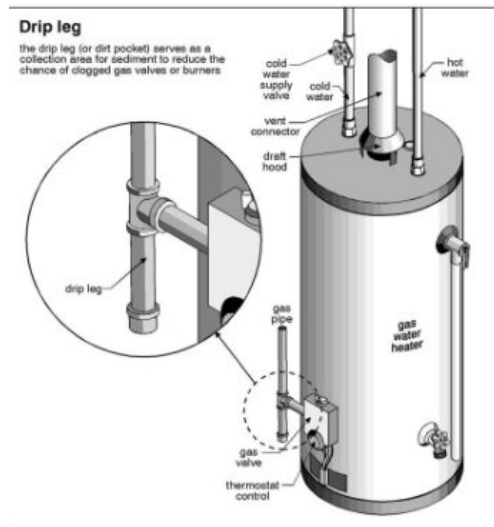
No sediment trap



OFF at time of inspection



Melted plastic



Sediment trap illustration

14. Water Heater Vent Piping

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

Materials:

- Metal single wall chimney vent pipe
- Metal double wall chimney vent pipe

Observations:

- The water heater exhaust vent pipe is improper in that it has a T shaped pipe fitting instead of the required Y shaped pipe fitting. A properly installed vent pipe is necessary for safe and efficient venting of heat and exhaust fumes from the water heater.



"T" connection

15. Fuel Supply and Distribution

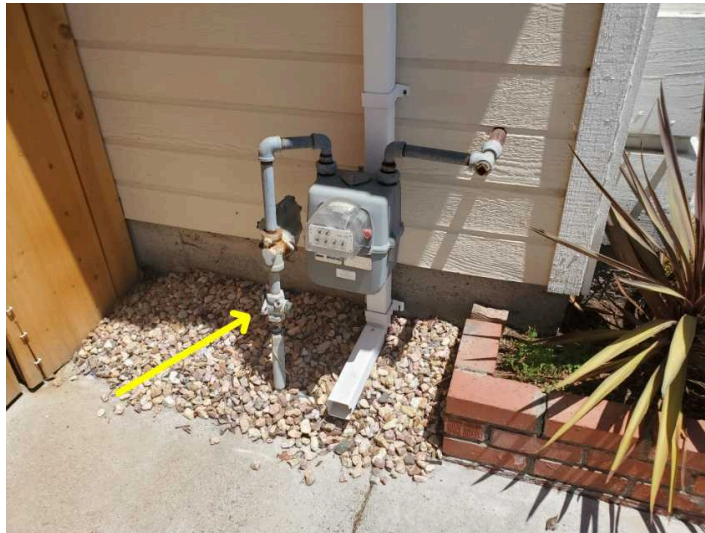
Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

Observations:

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



Main fuel shut off

16. Other Components

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

Materials:

- Sprinkler System

Observations:

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

17. Limitations of Plumbing Inspection

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

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



Bathrooms

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

1. Tub(s)

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

Description: **Steel**

Observations:

- The drain overflow at the guest bathtub is loose. The drain line behind may also be loosely connected to the backside of the bathtub. However, confirming this is outside the scope of this inspection. Leaving this loose can lead to hidden leaks resulting in damage to the home. I recommend further evaluation by a licensed plumber before the end of your contingency period to determine repairs necessary at this time.



Loose

2. Shower(s)

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

Description: **Shower surrounds are tile**

Observations:

- No discrepancies noted

3. Toilet(s)

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

Observations:

- Operated when tested. No deficiencies noted.
- As of January 1, 2017, building standards/state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller.
- Tank lid is cracked/broken.



Damaged seat lid

4. Exhaust Fan(s)

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

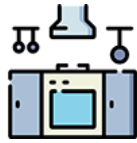
Observations:

- Improve: There is no exhaust fan in Master #1. Recommend installing to reduce the risks of moisture.

5. A Word About Caulking and Bathrooms

Materials:

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.



Appliances

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

1. Dishwasher

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Manufacturer: General Electric

Observations:

- Operated through one cycle and appeared to be in working order at time of inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the dishwasher.

2. Garbage Disposal

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Badger

Observations:

- Operated - appeared functional at time of inspection.

3. Ranges, Ovens, Cooktops

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: General Electric • Cooktop: Gas Burners • Oven(s): Natural Gas

Observations:

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

4. Hood/Exhaust Fan

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Manufacturer: General Electric

Observations:

- Functioned and operated normally when tested.
- Vented to exterior

5. Refrigerator

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- LG

Observations:

- Appeared functional, at time of inspection.

6. Washer

Inspect	Not Inspect	Not Presnt	Repair Replac
		X	

Materials:

- N/A

Observations:

- No washer present.

7. Dryer

Inspect	Not Inspect	Not Presnt	Repair Replac
		X	

Materials:

- N/A
- Gas connection
- 240 volt circuit available for dryer

Observations:

- No dryer present

8. Dryer Vent

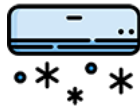
Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

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

9. Limitations of Appliances Inspection

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



Heating and Air Conditioning

1. Thermostat(s)

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

Description: Digital - programmable type. • Location: Hallway

Observations:

- No deficiencies noted. The temperature inside the home was too hot to test the furnace.



Temperature inside the home

2. Heating System

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

Description: Forced air natural gas furnace • Location: Garage • Manufacturer: Lennox

Age and Capacity: Manufactured date: 2005 • Average life of a gas-fired hot air furnace is 15-25 years • Approx 60,000 BTU capacity

Observations:

- NOTE: Gas Furnace- Limited Inspection. The Scope of this inspection does not include a thorough analysis of the inner components of the furnace. This includes but is not limited to cracks in the heat exchanger and areas of the heater that are not accessible. The average live expectancy for gas fired furnaces is typically considered to be about 15-20 years depending on use. It is recommended that all heaters be thoroughly evaluated by a licensed HVAC specialist every year to ensure proper working conditions.
- IMPROVE: The unit is dirty and there are no records of prior service. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.
- Furnace gas supply line missing sediment trap. This trap serves as a collection area for sediment to reduce the chance of clogged gas valves or burners. recommend installation by a qualified HVAC contractor.



Missing sediment trap



Sediment trap illustration

3. Combustion Air

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

Observations:

- No deficiencies noted.

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

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

Materials:

- Metal double wall vent pipe

Observations:

- The visible portions of the vent pipes appeared functional.

5. Cooling System

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

Description: Compressor/Condensing unit: • Air Cooled Central Air Conditioner • Carrier brand
Age and Capacity: Manufactured date: 1986 • Average air conditioner compressor unit lasts about 15 years. • Cooling Capacity: Approx 2 1/2 Tons

Observations:

- The air conditioning system in this building is at or approaching the end of its service life. Effective January 2020, the Department of Energy mandates that all manufactured air conditioner condensing units use R 410-A freon. The older R 22 freon will no longer be allowed. Acquiring Home Warranty insurance protection to help mitigate the costs of the new freon regulation is recommended.
- AC unit(s) are not strapped to pad(s). Most manufacturers installation instructions require strapping condensers to the pads. Movement of the units due to internal vibration (or earthquake) can damage the refrigerant lines and their connections. We advise repair with qualified person.



Not strapped to pad

6. Fuse/Circuit Breaker Protection

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

Materials:

- Breaker:
- 30 Amps

Observations:

- The disconnect breaker is located at the main electrical panel and is within clear line of sight. Appears functional.

7. Condensate Drain

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

Observations:

- IMPROVE: There is no emergency drain line connected. Should the main line become clogged there are no other approved means for the condensation to exit the system. The potential for moisture damage to the furnace and the surrounding structure exists. Recommend installing an emergency drain line or a cut out switch. Further review for repairs is needed by a qualified HVAC contractor.



Emergency drain line not installed

8. Heating & Cooling Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Flex ducting in attic - ceiling registers

Observations:

- We observed no deficiencies with the visible and accessible attic HVAC ducts and the vent pipes at the time of the inspection. [Note: if a finding of inaccessibility or limited access to the attic is made, this "Satisfactory" finding is subject to admonitions regarding limited access/inaccessibility made in this Report.
- Heating supply air was not abke to be tested at any registers. The furnace was not turned on due to the extreme temperatures outside and inside the home.
- *****COOLING*****
- An air temperature test was performed by using a thermal camera on the AC system to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. Actual measured cooled supply air temp: 59 degrees - Ambient return air temp: 79 degrees. 20 degrees difference (Good Range). This is not an exhaustive test and cannot predict the performance of the AC on extremely hot or humid days.



Room temperature at return



Cooled temperature at register

9. Filter(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Disposable filter(s) • Size: 14x25x1 At Base of Furnace

Observations:

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

10. Gas Fireplace(s)

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

Materials:

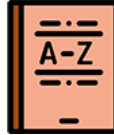
- Gas burning fireplace equipped with gas fire logs

Observations:

- NOTE: Limited Inspection. The chimney inspection was limited to the exterior of the chimney and firebox. The interior of the chimney and its inner structural elements could not be viewed. It is highly recommended that all chimneys be further evaluated by a licensed chimney sweep, or specialist. If this chimney has not been inspected within the last few years, it is recommended that a Class II inspection be conducted. This is to ensure there is no physical damage to the inner liner, which could cause a malfunction of the chimney itself.
- A damper stop is installed and appears functional.
- The testing for functionality or safe operation of fireplaces is beyond the scope of this home inspection. The NFPA (National Fire Protection Association) highly recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. If one has not been performed over the past 12 months, such an inspection is recommended before home changes ownership---for fire safety reasons.

11. Limitations of Heating and Air Conditioning Inspection

- This inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.



Glossary

<i>Term</i>	<i>Definition</i>
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.



Report Summary

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

Plumbing

Page 24 Item: 9	Traps and Drains	• Evidence of leak in guest bathroom sink drain trap. Repair as needed.
Page 26 Item: 13	Water Heater(s) Condition	• IMPROVE: The water heater was shut down at the time of inspection. No testing of functional hot water service to bathrooms or kitchen was performed. Water heater appeared to be at the end of its typical service life. Recommend further evaluation by a qualified plumber.