North Bay INSPECTION

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1725 Landana Drive unit #2, Concord , CA 94519
Inspection prepared for: Patricia Ballisteri
Date of Inspection: 9/16/2022

Inspector: Scott Schildknecht
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Thank you for choosing North Bay Inspection!

Dear Patricia Ballisteri ,

On 9/16/2022, I completed an inspection of the building located at 1725 Landana Drive unit #2. Your inspection report was compiled after performing a comprehensive visual inspection of the property using the criteria of serviceability and durability.

This property has some deficiencies that need attention, while others simply enhance safety, and utility of the building. I have listed some of the more notable issues observed by me in the "Primary Recommendations" section at the end of this report. This summary of recommendations is provided as a courtesy only. It is important to establish your own priorities after reading the entire report.

It has been a pleasure being able to serve you, and if I can be of any assistance to you concerning this report, or in the future, please do not hesitate to call on me. I will be happy to answer any questions you might have concerning this property.

Sincerely,

Scott Schildknecht
Home Inspector
(707) 649-8700
Scott@NorthBayInspection.com
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This is a confidential document and should be regarded as such.

If you are not a named client on this report and you wish to use this report we urge that you retain North Bay Inspection or hire another qualified inspection firm for an on-site review of this property and this report. This report was conducted on site by Scott Schildknecht of North Bay Inspection on 9/16/2022. Conditions change with time and the information provided in this report may become inaccurate.

Purpose and Scope of Home Inspection

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the International Associoaion of Certified Home Inspectors (InterNACHI). A copy can be obtained from http://www.InterNACHI.org/Standards-of-Practice. As such, inspectors inspect the readily accessible and installed components and systems of a home as outlined below:

This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the (InterNACHI) standards are present but are not inspected, the reason the item was not inspected is reported as well.

General Limitations and Exclusions

The InterNACHI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Inspectors DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with

the InterNACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the InterNACHI Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not are included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

Definitions

IMPORTANT: An issue that doesn't necessarily need repair or replacement, but, in your inspector's opinion is a significant issue that needs to be brought to the attention of the client. An example might be an appliance that is functioning fine, but the inspector knows has been recalled by the manufacturer.

ATTENTION: A less significant issue that doesn't necessarily need repair or replacement, but needs to be brought to the attention of the client. An example might be a poor quality component in use that works fine but could be improved upon.

REPAIR NEEDED: An issue that in the opinion of your inspector needs repair now.

FURTHER INSPECTION: An issue that in the opinion of your inspector needs an independent additional inspection and evaluation by a trade professional.

ACCORDING TO OTHERS: Sometimes the inspector will receive information about the status of a structure, system or appliance from persons on site or in conversation. The report may have a notation "ATO" to indicate that this inspector had received information that may be pertinent to the condition of the property but could not be (or is beyond the scope of the inspection) confirmed by this inspector. Often simply asking your real estate professional/ or seller will confirm the information.

IMMEDIATE HAZARD: An issue, in the opinion of your inspector, that is inherently dangerous and needs to be addressed now. This can include issues that were not a violation of any code and were not considered a safety concern at the time of original construction, because inspectors cannot "grandfather" issues that present a threat to life or safety, regardless of the age or condition of a home. Clients must make their own decisions whether to accept an issue based on the age of a home or because it was allowed at the time of original construction.

GENERALLY: This term is used to indicate that a system is primarily in a given state of repair but may have specific exceptions that are typically noted elsewhere in the report or section. For example "The roof is in generally good condition." Meaning the roof was observed to be sound but has some areas that may need normal maintenance or small "touch-up" routine repairs.

AREA OF CONCERN: Issues that in the opinion of your inspector may soon develop into an issue needing repair or replacement or the services of a trade professional.

MAINTENANCE NEEDED: Used to highlight components that in the opinion of your inspector that need to be maintained, serviced or minor repairs.

NEEDS SERVICING: Used to highlight electro-mechanical components that in the opinion of your inspector need to be serviced now by trade professionals.

SATISFACTORY: The item or system inspected is in fully serviceable condition, significant wear or damage was visible and may be at or near the middle of its service life.

GOOD CONDITION: The item or system shows only minimal wear and is in the first half of its service life.

MODERATLY WORN: A system or item that shows normal wear but is functional at the time of the inspection.

GENERALLY WORN Is defined as a system or item that shows significant wear, is functional but appears to be at or near the end of its service life. This item may continue to be serviceable but will need to be monitored and may need replacement in the short term.

REPLACEMENT NEEDED: Minor structural, electro-mechanical or plumbing components that need replacement now.

EXPECTED SERVICE LIFE: “Expected service life” refers to the length of time that the manufacture or inspector anticipates that appliance, fixture or system will remain fully functional with only normal maintenance required. The “beyond the service life” is this inspectors opinion that the system/ item could fail at any time. It is not uncommon for many components and systems in a home to go significantly beyond “the expected service life”.

QUALIFIED, LICENSED PROFESSIONAL: The report will often recommend the client seek the advice, repairs or further evaluation by persons who have legitimate, recognized credentials in the field or trade that they practice.

Inspection and Site Details

Inspection Time

Start:

09:00 AM
End:

11:00 AM

Attending Inspection

Owner/Client present

Occupant Present

Residence Type/Style

Townhouse

Garage

Detached 2-car garage

Occupancy

Occupied - Furnished

Moderate to heavy personal and household items observed.

Weather Conditions

Clear, sunny sky

There has been no recent rain

Temperature at the time of inspection approximately:

60 degrees

Exterior

Limitations of Exterior Inspection

IMPORTANT: Although we do look for insect and moisture damage we are not a licensed pest inspection firm. According to applicable laws we cannot provide a pest clearance. Our standard recommendation is that buyers have a specialized investigation for wood destroying pests, moisture damage and related issues.

This property has an irrigation system. It is beyond our scope of inspection to test and inspect this system. We recommend asking the owner about the use, care and maintenance of this system.

This home has undergone many changes over the years. It appears much of the work may not have been completed with the benefit of building permits or qualified trades persons. There are likely to be unseen issues that are not included in this report. It is beyond the scope of this inspection to identify each deficiency. We recommend having this home evaluated by trade specialists as indicated in other portions of this report.

There was no access to the exterior right and rear side of the detached garage of this home due to fences or lack of permission from adjacent properties and therefore these areas are exempt from this inspection. It is possible that significant defects or conditions could exist in the areas that have not been inspected.

Common Areas: It is our practice to overview the surrounding complex in which our client has an interest when maintenance costs are shared. We do not inspect each building on the property but try to assess the overall condition of the property. This property has evidence of ongoing maintenance with only typical signs of wear and aging. Overall, the property appears to be satisfactory.

These exterior findings noted in this report may be the responsibility of the Home Owners Association ("HOA"). It is beyond the scope of this inspection to identify what the client may be directly responsible for and what items the HOA may pay for. We recommend asking your real estate professional for more information regarding who may be financially responsible.

Grading and Surface Drainage

Grade of lot:

Relatively level

Driveway

Materials:

Asphalt

Condition: Satisfactory

Walkways

Materials:

Concrete

Brick pavers

Condition of walks:

Moderately worn

Observations:

There are one or more trip hazards around this home. We advise that these areas be well lit at night. We also recommend making appropriate changes to the walking surfaces to reduce trip hazards.

The pavers at the right front side are uneven and settling, this is likely the result of a poorly prepared base. This is primarily a cosmetic issue at this time. Over time this settlement can become worse and become a trip hazard. We advise monitoring this area and to consider having a qualified contractor make the appropriate repairs.

pavers uneven

Patio Cover, Concrete, Outbuilding(s)

Patio Descipition:

Location(s):

Front

Right side

PATIO MATERIAL(S):

Concrete

Observations:

There are indications of significant settlement at the right patio or flat work. There are several large cracks and/or displacements visible. The cause of this settlement is unknown but could be the result of improper lot drainage, inadequate construction, and/or preparation of the lot. It is possible that this settlement will continue requiring the replacement of this concrete work. We recommend further evaluation by a qualified drainage and concrete contractor or an experienced structural engineer.

The outbuilding/shed is moisture/fungus damaged at several places. This damage can spread to areas and cause this deck to become unstable or even unsafe over time. For more information we recommend further evaluations and inspections by a Class Three Structural Pest firm.

onging settlement

moisture damage

Exterior Doors

Type of Doors: Insulated metal clad

Sliding vinyl

Hollow core

Security door(s)

GENERAL CONDITION OF DOORS:
Moderately worn

Observations:

One or more exterior doors at this structure (shed\exterior closet) is a hollow core type door. These doors typically do not withstand damp or wet environments over time and will tend to deteriorate rapidly. These doors also do not have the same level of security as a solid wood or purpose built exterior door. We recommend upgrading these hollow core doors to a proper solid wood, fiberglass, or metal clad exterior door.

Observations Exterior Cladding

Description:

Wood

Plywood

Plywood ("T-111")

Observations:

There are some typical gaps between various trim pieces and between trim and siding components around this home. Keeping this home well sealed and painted will reduce water and insect entry. As a part of this home's routine maintenance program these gaps or small voids should be filled with the appropriate caulking.

About Caulking Cracks: Always use the highest quality caulking available that is designed for the application and material type. One of our favorite brands is VIP. For wood, they make a smooth product, for stucco, a textured product. For best results always have a bucket of water and a damp clean rag. Usually cutting only a small hole (1/8 inch) at the tip of the tube at a slight angle works best. Apply only enough caulking to fill the void or crack. On wall surfaces always wipe away all excess caulking, there should only be caulking in the crack. After the product dries, paint and seal the area.

There is insufficient clearance between the exterior siding components and grade. There should be six inches of clearance from soils and a minimum of two inches from concrete flatwork to minimize damage caused by rainwater splashing against the house and to make it easier to spot activity by wood-destroying insects. We recommend adjusting the exterior grading where necessary to achieve this clearance.

There is contact between the exterior cladding and grade at the rear. This kind of contact can cause moisture/fungus damage to cladding, underlying sheathing, and framing, or result in insect infestation. There needs to be at least six inches of clearance between siding components and grade, leaves, vegetation, or other debris should not accumulate against any part of the exterior. We recommend clearing the soil/debris away or making the appropriate changes to provide adequate clearance.

There is plywood siding that shows signs of delamination. The cause of the delamination, whether related to moisture inside the exterior walls or simply weathering, needs to be investigated and the damage needs to be repaired by an experienced carpenter or siding installer.

The paint on the siding and wood trim components are weathered and worn at many places. This home would benefit from proper paint preparation and application of a high quality primer and paint. We recommend getting prices for painting from qualified painters. Note: Be sure to specify quantify/quality and initial approval of color samples and degree of preparation to be done (cracks larger than 1/16 to be properly sealed with high quality 35 year caulking... etc.). It is often useful to go to a home that the painter has done and it is satisfactory then specifically include the address of the sample home in the contract - "The paint job shall be the same or better than the home located at ..."

The siding at the right side is moisture and/or fungus damaged. This damage can spread to areas adjacent to the siding, including framing. We recommend further evaluation and repairs by a qualified licensed Class Three Structural Pest firm.

moisture damage

missing trim

delaminated siding

worn siding

Observations: Eaves, Soffits, Fascia and Trim

Description:

Exposed frieze blocking with vents

Observations:

There is loose, damaged, or missing trim. Besides being unsightly, loose/missing trim can result in water penetration that leads to rot and insect infestation. A competent carpenter needs to make repairs.

The wood trim at the right side of this home is moisture and/or fungus damaged. Over time this damage can spread to adjacent wood members. We recommend further evaluation by a licensed pest firm.

There is moisture/fungus damaged eave sheathing at the left rear. The exact cause of the damage is unknown but this type of damage is often caused by a roof leak. We recommend further evaluations and repairs by a qualified class three structural pest firm. Note: Normally only water testing this roof could determine if this roof has an active leak. Water testing is a specialized investigation and is beyond the scope of a standard home inspection.

There are moisture/fungus damaged exposed beam(s) end(s). Wood beams and rafter tails that protrude beyond the eaves are exposed to harsh weather and therefore prone to moisture related damage. We recommend further evaluation and repairs by a class three structural licensed pest firm. Note: These beams can sometimes be simply cut shorter then properly primed and sealed with paint. To prevent future damage on exposed beams it is worthwhile and a relatively inexpensive upgrade to have sheet metal caps installed on the tops of these beams.

moisture damage

moisture damage

moisture damage

moisture damage

moisture damage

moisture damage

Observations: Window Frames and Trim

Type of Windows:

Has several types of windows -

Mostly Dual glazed

Aluminum single glazed

Sliders

Observations:

This home has dual glazed windows.

About Dual Glazed Windows: This inspector makes reasonable efforts to inspect dual glazed windows for broken seals. Fogged glass or condensation is an indication of failure. Light conditions, shading, dirt/film, and window coverings can obscure visual identification of broken seals. We recommend that all windows be cleaned and the windows be carefully checked during ideal light conditions.

Window and door screens are not generally within the scope of a standard home inspection. Screens are considered a seasonal use item and can be stored and are not considered permanent as they do have a relatively short service life compared to most components. This inspector will however try to report any large rips and screen doors that are obviously damaged.

Most windows in this home appear to have been upgraded to modern more energy efficient dual glazed units. This inspector does look for indications of leaks but it is possible for retrofitted window installations to have intermittent leaks or poor quality water proofing systems that may not hold up over time. Water testing these windows is outside the scope of this inspection. It is important to ask the seller for the name of the contractor who installed the windows and if any warranty will be extended to the new owner. Any observable issues will be reported in the following report.

There are no head flashings over weather exposed windows or doors. The use of head flashings can save a homeowner thousands in repair costs due to infiltration. Proper building practice dictates the use of head flashings over all exterior windows and doors to prevent water penetration that can eventually rot walls, framing, and floors.

We recommend that as a minimum, the client consider having head flashings added where necessary. Barring that if the caulking around the windows is intact, it will be necessary to inspect it and touch it up at least once a year. Any competent carpenter can install head flashings over windows and doors.

There is at least one window at the entryway that is less than 24 inches from a door that is not believed to be safety glass. Glass windows close to the floor are more likely to be hit or kicked accidentally. Non-safety glass breaks into large shards that can cause serious harm to persons. We recommend all glass within 24-inches of a doorway be protected or consider having them replaced with approved glass.

non tempered glass

Trees and Wildlife

Observations:

There are large trees on this property. Trees can be an important part of the homes value and appeal. Unhealthy trees and or unstable soil conditions coupled with high winds can cause trees to fall and damage individuals and/or property. It is beyond the scope of this inspection to determine the condition of the trees on this lot and or adjacent properties. It is recommended that a qualified arborist or tree surgeon perform further evaluation of the trees.

Fence Observations

Materials:

Wood

Masonry sound wall

Metal

Observations:

There are fences at the right side of this property. They are in generally satisfactory condition. The fence(s) may be directly on the lot line. It is beyond the scope of this inspection to determine lot lines or if these fences are owned in common with neighbors. If precise delineation of lot lines is needed the property should be professionally surveyed. Note: Sometimes carefully reading the assessor’s map and using a tape measure from a known point can provide fairly accurate lot lines.

The fence leans and/or is loose at the rear of the property. The fence post(s) may be broken or rotten at the base. We recommend further evaluation and repair by a qualified handy person or contractor.

The gate on the rear side would benefit from adjustment or some repairs. We recommend having a qualified handy person or carpenter make the appropriate repairs/adjustments.

Soils

Observations

Materials:

This inspection report is a non-specialized "standard inspection" that meets or exceeds the American Society of Home Inspectors (ASHI) "Standards of Inspection". This firm does not purport or represent to have any specialized geological knowledge. No fees were paid to North Bay Inspection for a specialized soils analysis or report. Only a Soils Engineers Report can provide insight to any adverse soils conditions including but not limited to: Soils Identification, hydraulic conditions, hillside slippage, underground water conditions. Observations included in this section of this report are provided only to assist our client better understand the property and or note anything that appeared to out of the ordinary that may require further evaluations.

Clay like Soils

Roofing

Limitations of Roofing Inspection

Roofs may leak at any time - a standard home inspection is not a guarantee that the roof does not leak. Only specialized testing including water testing can provide a reasonable expectation of no leaks. 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.

It is 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.

There is only limited access to the roof due to steepness and height and wet conditions. Home inspectors are not obligated to access roof tops. Significant flaws could exist where this inspector could not access. For more information regarding this roof we recommend further evaluation by a qualified/specialized roofing contractor.

Access to this roof was from: The ground, walking on lower levels, upper windows and/or a ladder.

Roof Covering Observations

Description:

This home has composition asphalt shingle roof. This type of roof consists of organic asphalt shingles. The shingle is a composition of Fiberglas strands or cloth saturated with tar oils. An organic asphalt shingle has an expected service life of at least 20 years from the date of installation when properly installed and cared for. Some grades and weights of shingles last longer, but without knowing the specific manufacturer and model of shingle it is impossible to determine the actual expected service life within the scope of this inspection. These roofs have optimum service life when installed on roof with a pitch that exceeds 3:12.

This structure has roofing materials that are modified bituthene or referred to as a single-ply torch-down membrane. A single ply torch-down membrane consists of a single layer of modified bitumen that has been plasticized to make it more durable to weather. The term 'torch-down' is derived from the fact that the membrane is generally fully adhered to the roof by heating it with a blowtorch as it is rolled out and bedded in a film of a compatible adhesive. Torch down roofs have an expected service life of between 15 and 30 years, depending on the grade of material, quality of protective coatings, and level of maintenance the roof receives. This material is not recommended for roofs with a slope greater than 2:12 which means for every 12 inches the roof angle must not drop more than 2 inches.

Condition of roof:

This roof appears to be moderately worn and is in the second half of its expected service life. For more in-depth analysis of the condition and service life remaining we recommend consulting with a qualified roofing contractor.

Observations:

Some indications of roof surface failure, such as erosion of the protective granular coating were evident at the time of inspection. This granular coating protects the waterproof membrane/shingles from deterioration. This condition will significantly reduce the service life of the roof where damage has occurred. For more information we recommend further evaluation by a qualified roofing contractor.

Moss, algae, or mildew growth was noted on portions of the roof. These organisms accelerate deterioration of the roof surface through secretion of oxalic acid, a powerful corrosive. It is recommended that cleaning and then replacing any components too badly damaged by the moss to use immediately remove the moss. Once cleaned, if such damage were to equal 25% or better of the total surface area complete replacement would be advisable. High-pressure washing of the roof is not recommended as this can further accelerate deterioration. Instead, the roof should be carefully cleaned using a combination of chemicals and brushing with a soft-bristled brush in combination with a low-pressure rinse of clear water.

There are nails, staples, or other fasteners improperly exposed on this roof. Various fasteners securing flashing or roofing should be protected from direct exposure particularly when water may flow over them. Exposed fasteners are a potential source of water entry and leaks. Exposed fasteners are more likely to cause leaks as they corrode, lift, and loosen over time. All exposed fasteners should be protected with the appropriate mastic or caulking. Note: We have had good results using neoprene based products available at roofing supply Sikaflex or equivalent. The use of Black Jack or Henry's Wet/Dry Patch are considered to be temporary repair materials.

The exterior closet\shed roof is near or at the end of its service life. Temporary repairs may keep it waterproof for now but it will need to be replaced soon. We recommend obtaining bids for replacement of this roof from qualified roofing contractors.

moderatley worn

Flashings

Materials:

Metal

Condition: Moderately worn
Observations:

About Roof Flashings: Flashing is a generic term for materials, usually sheet metal, for waterproofing specific areas of a roof where the roofing materials would be inappropriate and would not provide an adequate watertight seal. Flashings usually last longer than the roofing materials but do require some regular maintenance. The roof system flashings are (normally) not fully accessible due to roofing or siding components.

The roof flashings have lifted at some places. This is a common finding in areas where there are high winds or when the flashings would benefit from a carefully installed fastener. This condition could potentially leak under some more extreme conditions such as high winds and rain. This roof would benefit from further evaluation and re-securing of all roof flashings by a qualified roofing contractor.

The roof flashings are leaking at the exterior closet\shed. This condition will cause moisture related damage to this home. Repair/replacement is recommended. We recommend immediate further evaluation and repairs by a qualified roofing contractor.

lifted flashings

improperly integrated

Roof Drainage System

Description and Condition

Metal

Observations:

A representative number of accessible downspouts and gutters were inspected and one or more had significant amounts of dirt, moss, or debris in them. Clogged gutters and downspouts will eventually overflow. This can sometimes result in the gutters being pulled off of the home or have significant moisture damage to fascias, soffits, frieze, walls, or framing. Having the gutters and downspouts cleaned now is recommended. Thereafter, they should be serviced at least twice a year.

The gutters and downspouts were not inspected at the upper level(s) as they were too high to be safely reached by this inspector. Having an experienced handyman inspect and clean all gutters at least twice a year is recommended.

The downspouts generally spill out directly onto the soil near the base of the foundation. This is undesirable, as the water tends to saturate the ground beneath the foundation possibly. The foundation can more easily suffer from significant settling and related problems due the wet/muddy condition. We recommend extending the downspouts (with pipes, splashblocks, etc.) to an area at least two to three feet away from the base of the foundation. The water should then follow a slight grade away from the home.

The gutters at the garage and home are generally worn and at or near the end of their service life. These gutters may need replacement soon. Consultation with several gutter installers to discuss various options and determine replacement cost is recommended. Note: The most cost effective time to replace gutters is when replacing this roof.

debris in gutters

extend downspouts

Insulation and Ventilation

Limitations

Materials:

Homes of this era were typically only lightly insulated during initial construction. The inspection of the insulation, vapor retarders, and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. No invasive inspection methods were used, therefore the presence of required vapor retarders or the type and density of insulation installed behind finished surfaces could not be verified. Even if the type of materials used could be determined, no declarations have been made here as to the installed density or adequacy of concealed materials.
Should the client(s) wish detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities, or other inaccessible and/or unviewable areas, we suggest consulting an insulation contractor or certified energy auditor. Many have thermal imaging equipment that can aid in determining the overall effectiveness of installed insulation systems and identify areas needing improvement.

Attic Insulation

Materials:

Loose fiberglass
Est. R. Value

R-11 likely

Vapor Barrier: None - typical for this location/environment
Observations:

The hatch for the attic is not insulated. This condition can result in some energy loss through convection and some staining of the hatch area may eventually result, when warm house air condenses on the cold hatch and captures dust particles from the air. It is recommended that the hatch be insulated to the same approximate R value as the rest of the attic.

Our inspection was limited to viewing the attic space from the access scuttle. We refrained from entering the attic(s) because the ceiling below could easily be damaged as ceiling joists were concealed with insulation, minimal headroom, or a risk of injury to the inspector.

Wall Insulation

Not visible -- likely fiberglass batt
Estimated R-Value:

R-11 (likely, not visible)

Vapor Barrier Type: Likely tar paper - oil saturated paper
Observations:

Assumed typical for the age of the home - not visible. Only destructive or specialized evaluation can determine the adequacy and/or type of insulation in concealed areas.

Foundation

Limitations

Limitations:

Only a representative sample of the visible structural components was inspected. It is beyond the scope of a standard home inspection to inspect all structural components. Inspection of 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. No destructive testing was performed at this home. Removing carpeting, wall board, wall paper, cutting caulking, an opening, or causing damage to a home is considered destructive testing and is beyond our scope of inspection. A special contract must be signed by the owner, agent buyer, and the appropriate fees will be charged.

Foundation Obeservations

Type and Access:

This building is believed to have a "slab" foundation. Slab foundations are a relatively modern design that builders frequently use. They are strong, cost effective, and well suited to a variety of lot conditions. These foundations are usually steel reinforced with a grid pattern of ½ inch steel reinforcing bars. It is beyond the scope of this inspection to determine how much steel is used in a particular foundation. The perimeter of the foundation is typically deeper (12 - 18 inches thick) than the center areas (4 - 6 inches thick). Plumbing waste and water supply lines are usually installed before the concrete is poured and run under the concrete. Moving waste/supply lines and repair of waste/supply lines that are in a slab foundation can be difficult. Unless carpet and other floor coverings are pulled back or removed, it is impossible to definitively determine the condition of a slab foundation. Your inspector is trained to take careful note of many conditions and patterns (out of square doors, uneven floors, exterior cracks, etc.) that could indicate a problem.

The foundation was accessed from:

Walked
Condition:

Condition of Foundation:

Moderately worn/serviceable

Observations:

The client should understand that this is the assessment of a home inspector - not a professional engineer - and that despite this assessment, there is no way we can provide any guaranty that this foundation will never develop additional cracks or settle further. We suggest that if the client is at all uncomfortable with this condition or our assessment of it, a professional engineer be consulted to independently evaluate the condition prior to making a final purchase decision.

The foundation at the rear side has significant horizontal cracking visible. This inspector does not anticipate any rapid changes and does not significantly reduce the strength of the foundation. In this region of the country this is often caused by reinforcing steel being placed too close to the surface of the concrete allowing water and air to rust/oxidize the steel. The rust expands causing the concrete to spall. Often the loose concrete can be removed, the steel cleaned and chemically treated, and then the void is patched with mortar or patching concrete. For more information we recommend further evaluation and repairs by a specialized concrete contractor or structural engineer.

horizontal cracking

Seismic restraints

Materials:

No seismic restraints observed (read this section carefully)

Observations:

No anchor bolts were observed although this home is likely to have sill to foundation connections. Exterior and interior walls conceal the evidence of these fasteners. Modern construction techniques require that all homes have adequate sill bolting systems. About Anchor Bolts: The use of sill-to-foundation anchors is a relatively recent phenomenon. Many homes built prior to the 1950's did not utilize any anchors and some earlier systems would be considered inadequate today. Installing an approved system of seismic restraints can significantly reduce earthquake related damage. Typically modern bolt systems are 5/8ths of an inch in diameter with 2 by 2 inch steel washers installed at least every six feet on center and within 12 inches of any cuts in the sill plate.

Electrical

Limitations of Electrical Inspection

Limitations/ General Comments:

Performing an in-depth analysis of this homes entire electrical system, breakers, panels is well beyond the scope of a standard home inspection. Labeling of electric circuit locations in panels are not checked for accuracy. This inspection firm attempts to open all accessible electrical panels - we are only looking for obvious indications of faulty wiring, heat, or arcing. Electrical components concealed behind finished surfaces are not visible to be inspected. Only a representative sampling of outlets, switches, and light fixtures were tested. Due to the specialized nature of home security alarm systems, phone systems, cable services we recommend you review these systems with the seller or specialized vendors.

Service Drop

Description:

Underground service lateral

Service Grounding

Materials:

Not viewable - unknown

Observations:

Although we found grounding electrode conductors leaving the service panel, the ground clamp was not accessible, buried, or encased in concrete. To achieve the intended level of safety we recommend having the ground located by an electrician and some sort of access port installed so it can be easily reached in the future.

Electrical Service Rating

Electrical Service Rating:

125 amps

Main Service Panel(s)

Manufacturer:

Sylvania GTE

Location of Main Panel:

Right side

Observations:

The main panel appears to have no room for future upgrades or additions to the system.

The inner protective panel is missing on the main panel. This is a potential safety hazard as persons could touch the energized interior of the service box. We recommend having a qualified electrician install the missing inner panel on this device.

Sylvania GTE panels

missing inner cover

Sub Panel(s)

Location:

Laundry room

Sub Panel Manufacturer(s):

Sylvania GTE

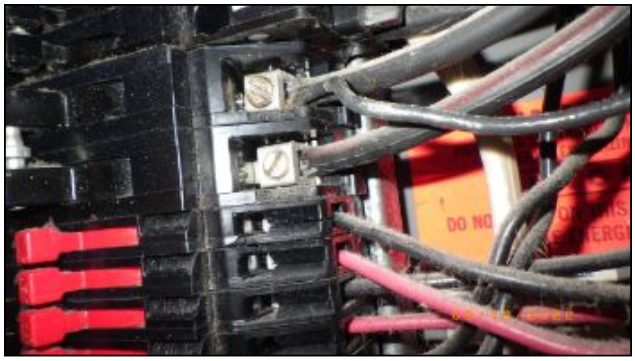
Observations:

The electrical sub panel appears to have no room for future upgrades or additions to the system. Installing new circuits in this building may involve removing and replacing one or more electrical panels and/or service wires. For more information a qualified electrician should be consulted.

The screws securing the sub panel are sharp, improper, or missing. Sharp screws can damage energized wires within the service panel and cause a short. Missing screws may allow the energized wires to become exposed to unauthorized persons. To achieve the intended level of safety the electrical service panel would benefit from having the proper screws installed.

There is a least one double-lugged breaker inside the electrical sub panel. Double lugging is where more than one branch circuit is connected to a single circuit breaker. The breakers in this panel are not designed to accommodate more than one circuit. There is presently only one brand of breaker that is. We recommend correction by a qualified electrician.

Sylvania GTE panel



double tap

Overcurrent Protection

Materials:

Push O Matic (outdated)
Observations:

The main service panel and sub panel in this home utilizes GTE Pushmatic circuit breakers. The breakers use a thermal breaker design with no magnetic trip mechanism. Modern circuit breakers incorporate both magnetic and thermal tripping mechanisms. Pushmatic breakers are therefore less inherently safe and reliable as other designs. Recommend a qualified electrician evaluate for possible panel upgrades.

Distribution Wiring

Type of wiring used:

Nonmetallic sheathed cable (Romex) and aluminum at large branch circuits

Nonmetallic conduit
Observations:

There are several loose electrical cables in the garage. Loose cables are susceptible to damage as they are not designed to withstand movement and can be inadvertently snagged and pulled loose. Cables should be firmly attached to adjacent framing (walls, etc.) within 12 inches of various junction boxes, panels, and outlet boxes. We recommend properly attaching all loose wires to adjacent framing.

There is at least one wire in the garage that is energized and not capped or properly terminated in a junction box. This is a significant fire and safety hazard now, we recommend immediate further evaluation and repair by a qualified electrician.

live uncapped wires

Lighting, Fixtures, Switches, Outlets

Description of Outlets:

Grounded

Observations:

This home has an alarm/security system. Testing this system is beyond the scope of this inspection. We recommend meeting with the sellers to learn the proper operation of this system prior to the close of escrow.

Note: Only a representative number of outlets were tested. At least one outlet was tested in each room. All accessible bathroom outlets and outlets within 6 feet of a water source were tested for correct polarity.

There are minimal electrical outlets in the kitchen. This is a common finding in older homes or in kitchens that have been remodeled. Too few outlets will require the use of extension cords which could overwhelm an older electrical system. We consider this to be an inherent hazard. Also extention cords in kitchens are of particular concern with children as they could pull devices down upon them. We recommend having additional outlets added by an electrician as necessary to ensure extension cords won't be needed anywhere in the home. Note: Generally modern standards require outlets at every countertop of at least 12 inches, built in islands, and along continuous countertops set no further apart than 4 ft.

This home has ceiling fans added. Sometimes as a courtesy this firm will turn on the fans but fully evaluating these units is beyond the scope of this inspection due to the frequent improper installation of these units and myriad of types of automatic controls. Our standard recommendation is to have a qualified electrician disassemble these units to assure proper wiring and mounting.

About Ceiling Fans: Ceiling fans are heavy and require special hanging hardware in the ceiling. This hardware is concealed and generally not visible. Unqualified persons often install these units. It is prudent to have a qualified contractor verify that the ceiling fan(s) are securely mounted. This is particularly important when the fan is located over a bed. Indications of improper mounting include any wobble, unevenness, or gaps visible. This inspector did not identify any ceiling fan problems at the time of inspection.

We found that at least one outlet is missing a cover at the garage and kitchen of the home. It is possible for persons to come in contact with energized components - a significant safety hazard. To achieve the intended level of safety we recommend all missing covers be immediately installed.

There is at least one outlet damaged at the exterior right side of the home. Damaged outlets are a potential fire and safety hazard. We recommend that a qualified electrician perform further evaluation and repairs.

The light fixture in the kitchen above the sink is loose, loose light fixtures can be a hazard due to their weight. We recommend having a qualified handy person or electrician properly tighten or remount this fixture.

missing covers

damaged outlet

loose fixture

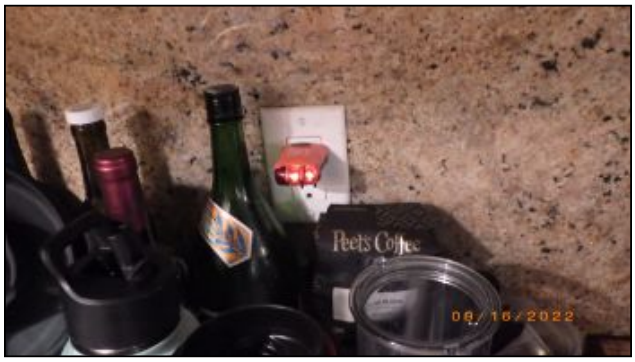
GFCI / AFCI Protection

Observations:

About GFCI: Ground Fault Circuit Interrupters are receptacle outlets designed to protect people from electrical shock. They are designed to "sense" a change in ground and trip off to prevent electric shock or electrocution. Most building codes adhere to The National Electric Code which requires this type of protection for bathrooms, basements, exteriors, garages, and within six feet of any water fixture such as a kitchen sink, laundry sink, etc. It is common practice to use a single GFCI device to protect a series of outlets "downstream" from it. Some homes utilize GFCI breakers that are located in the electrical distribution service panel. Both types of protection have test buttons that should be tested periodically to assure that it is operating correctly. Although GFCI protection is a significant safety improvement it is not infallible. GFCI units cannot protect against all types of electrical hazards.

Ground fault circuit interrupter (GFCI) protected outlets are missing at the exterio, upstairs bathrooms and kitchen. This is a potential safety hazard. Because electrical work was likely done recently and/or this is a modern home - outlets near plumbing fixtures and or near damp or potentially wet locations are required to be protected. We recommend further evaluation and repairs by a qualified electrician.

missing GFCI protection



missing GFCI protection

Carbon Monoxide (CO) Detector(s)

Location:

First floor

2nd floor

Observations:

At least one carbon monoxide detector is located in the building. This type of alarm is required to be installed on each floor of the home at the time of sale. Note: Although there may have been CO2(s) found in the home we strongly recommend checking to make sure they are still there prior to close of escrow or more importantly prior to occupation.

About Carbon Monoxide (CO): It 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.

Smoke/Heat Detector(s)

Location:

In all sleeping rooms as required

Not Tested

Observations:

Smoke alarms were found in the building. Fire Codes require that alarms be installed in all sleeping rooms and in all common hallways that lead to bedrooms. It is a standard recommendation that smoke alarms are located where they will not be triggered by steam and/or fumes from bathrooms or kitchens. We strongly recommend check or changing all smoke alarms/batteries prior to occupation of this structure.. Note: Many municipalities now require that older homes must be upgraded to meet modern smoke alarm codes upon sale of the property including upgrading to have batteries that last at least 5 years.

Plumbing

Limitations of Plumbing Inspection

General Plumbing Comments:

The sections of the plumbing system concealed by finishes, storage, structure, or the ground surface are not inspected.

Public municipal water supply

Municipal waste system

Main Water Shut Off

Location:

Location of Water Shutoff:

Rear of home

main shutoff

Service Piping Into The House

Materials:

Copper

The size of the main service pipe to this home is: 3/4 inch

Distribution piping Observations

Materials:

Copper

Observations:

This home has many angle stop valves at most or all plumbing fixtures. The angle stop valves were not tested. About Angle Stops: Angle stops are valves that control the water to a specific fixture such as a sink or toilet and are often found below that fixture. These valves provide a quick and convenient way to shut off the water to that fixture in the event of a leak or repair. Because they are infrequently used they could be difficult to turn or may be completely frozen. Angle stops should be used periodically to help keep them functional. It is not our practice to test or turn these valves during our inspection as this can cause them to leak if they have not been used regularly.

Exterior Hose Bibs/Spigots

Description:

Only a representative number of exterior hose bib (faucets) were tested. It is beyond the scope of a standard home inspection to test all hose bibs.

Observations:

At least one exterior hose bib (faucet) is missing at an anti-siphon valve fitting. A regular hose end fitting will not fit this hose bib. The intent of this device is to prevent contaminated water from garden hose (chemical sprays) from siphoning into the home's domestic water system. We recommend installing all missing anti-siphon fittings.

At least one hose bib (faucet) is loose at the exterior of this home. Loose pipes and hose bibs can break causing significant water related damage. We recommend having a qualified handyperson or plumber properly securing all loose hose bibs.

Water Flow and Pressure

Water Pressure:

72 PSI

Observations:

Note: Water pressure between 45 and 65 PSI is considered normal. Pressure in excess of about 80 PSI is considered excessive.

water pressure 72 PSI

Waste/ Vent Observations:

Materials:

ABS Plastic

Location of the main sewer clean-out is: At the rear

Observations:

There are large trees on this lot and the home has an older waste line system. According to others there has been previous issues with clogs in the main sewer line There were no obvious blockages at the time of this inspection. We recommend asking the owner the extent of the issues and what if any repairs were performed. Our standard recommendation for older homes or homes with large trees on the lot is to consider having the waste lines checked with a video camera for breakage, roots, or deterioration. Note: There are several plumbing companies who specialize in waste line video inspections.

sewer clean out

Traps and Drains

Observations:

At least one sink in this home uses a flexible accordion type waste below a sink. This type of drain line is often an indication that non plumbers have done work to this sink. Normally professionals use solid sections of either plastic or metal waste lines. The accordion type units tend to clog quickly and do not have a long service life. For more information we recommend further evaluation by a qualified plumber.

flex pipe used

Water Heater #1 Observations

Description:

Approximate capacity:

40 Gallons

Brand: Rheem

Date on Water Heater:

Approx. 2022

Energy Source: Natural gas

Type: Conventional storage tank

General Condition:

Water heater #1 condition:

The water heater appears relatively new. We recommend asking the owner for the name of the contractor who installed the unit and if any warrantees might be extended to the new owner.

Location of Water Heater #1

Exterior utility closet

Observations:

This water heater(s) is bonded. Modern construction now requires that the hot and cold water pipes be bonded or grounded to the gas line to prevent electrical arcing near gas appliances.

This water heater has an expansion tank.

About Expansion Tanks:

In a closed system and without taking the proper precautions, the expanded water has no place to go. The resulting pressure increase will cause your water heater's temperature and pressure (T&P) relief valve to trigger, expelling the additional pressure and water volume through the valve. Even before the T&P relief valve is triggered (usually at 150 psi), excessive pressure levels caused by thermal expansion can exert forces that have negative effects on your hot water system.

A thermal expansion tank is a small, pre-pressurized tank with a compressible air cushion (diaphragm) that is installed on the supply side (cold water inlet) of a water heater. If the heating and thermal expansion of water creates excess pressure within the water heater, excess water is forced into the expansion tank, keeping pressure levels within the normal operating range of the water heater.

As the pressure within the water heater normalizes (typically after there's a call for hot water within the home), the water within the expansion tank is forced back into the water heater by the diaphragm and the potentially harmful effects of thermal expansion are eliminated.

The expansion tank needs additional support to reduce the stress on the copper piping. Without the proper

support on this expansion tank it can lead to stress on the supply lines and potential failure or breakage of the supply line. We recommend repairs by a qualified plumbing contractor.

The water heater(s) appears properly strapped and secured.

All water heaters will benefit from regular draining of sediments. Please check the manufacturer's instructions for specific details about maintaining this water heater.

About Draining Water and Removing Sediment: Most water heaters have a hose bib type valve near the base of the unit. Its function is to drain the water heater for service, replacement, and to help remove sediments that have collected at the bottom of the tank. Most manufacturers recommend draining water out of this hose bib on a regular basis (every six months or so) to reduce sediment buildup. Performing this task on a regular basis will help the water heater attain its intended service life. If the tank has not been drained until it begins to make noises the sediments have likely solidified and require the use of a product that will dissolve the mineral buildup (Mag-erad is a food grade/approved product).

Procedure: First reduce the water heater temperature at the control valve (doing this right after morning showers, washing, is best) wait until water has cooled to less than 120 degrees. Shut off the water supply to the unit. Remove the cathode anode (zinc rod). Pour the sediment dissolving product in the tank and wait at least eight hours. Replace the cathode anode with a new one (available at a plumbing supply firm). Attach a garden hose to the hose bib and turn on the valve for at least ten minutes or until water runs clear (turning on a hot water faucet somewhere in the house will speed the process). Remove the hose and check the hose bib for leaks. This procedure should significantly extend the life of the water heater.

newer water heater

TPR Valve

Observations:

The water heater(s) in this building has a temperature relief valve (TPR valve).

About TPR valves: A Temperature and pressure relief valve is a safety valve, which released excess pressure in the event that the regulator fails, this safety device can prevent an explosion. Hot water may occasionally drip or spray from the valve discharge pipe, caused by changes in water pressure. Leaky valves may fail from build-up of mineral deposits over time and should be replaced when these deposits become readily visible. Manufactures recommend that the TPR valve be tested once a year.

Water Heater Flue Observations

Materials:

Metal "B type" double wall

Observations:

At least one water heater flue is disconnected in the exterior closet\shed. This condition is allowing hot and deadly gases to enter the structure - an immediate fire and health hazard. Deadly carbon monoxide gases can enter the home. We recommend having a qualified plumber immediately perform further evaluation and repairs.

diconnected flue

Gas Lines

Description:

Black iron pipe used for gas branch or distribution service

Shut Off:

The main house gas meter is located at the right side of the home. The main gas valve to the home is located to the left of the meter. We suggest having the proper (dedicated) wrench "zip tied" to the gas meter for easy access in the event of an emergency. These wrenches are now available at a home supply store.

gas meter

Heating and Air Conditioning

Limitations of Heating and Air Conditioning Inspection

Caution: Do not store combustible materials near this furnace or other gas fired appliances. Be particularly careful when storing flammable liquids such as paint thinner, solvents, gasoline, oil, etc.

The heat exchanger was largely inaccessible for this inspection. A crack in the heat exchanger can be a serious health hazard as it can allow carbon monoxide to enter the living space of the home. No obvious flaws were detected at the time of this inspection. It is beyond the scope of this inspection to perform a specialized evaluation of this heat exchanger. For a more specialized inspection we recommend having this furnace combustion area accessed and inspected by a qualified HVAC contractor. Caution: Do not store combustible materials near this furnace or other gas fired appliances. Be particularly careful when storing flammable liquids such as paint thinner, solvents, gasoline, oil, etc.

Heating System

Description:

Forced air

Manufacturer: Payne

Capacity:

Approx 66,000 BTU

Energy Source: Natural Gas

Heater Type: Induced draft type

General Condition of Heating System:

General condition of Heating System One:

The heating system is relatively new in good condition and at the beginning of its service life. This heating system may still be under both the installers warranty and the heater manufacturers prorated warranty. We recommend asking the owner who installed the furnace and if any guarantees or warranties can be extended.

Date on Furnace:

Approx. 2022

Location of Heating System

Interior utility closet

newer furnace

Heating & Cooling Distribution

Description:

Fiberglass wrapped metal ducts

Condition: Unknown - generally not visible/accessible

Observations:

The building's heating and cooling system (if AC equipped) is dependent upon the "ductwork" that carries the conditioned air to various portions of the building. This building has older ducts and defects may not be visible due to a number of factors, including but not limited to: being covered with insulation, not visible in walls/ceilings/floors, inadequate visual access due to space constraints, required disassembly of system. As a courtesy, whenever practical, we will look inside ducts at registers or other readily accessible areas. Sometimes we may lift a couple of floor registers ("louvered vents") again a courtesy but due to difficulty in replacing the registers (damage to finish surfaces) we often cannot see inside the ducts. For more information about the ducts we recommend having a specialized HVAC contractor using cameras and likely partial disassembly can fully reveal the condition of the ductwork in this building.

In our opinion, the return air intakes are sized incorrectly and not properly located for this heating system. The total volume of return air must at least equal the supply air and the return air intakes and must not be located too closely to the furnace, or to supply air registers or the heating system will not distribute heat evenly and short cycle itself. Consulting a qualified professional HVAC installer to examine the system and make modifications as necessary is recommended.

Filter(s)

Description:

Type of Filter: Fiberglass disposable filter(s)

Location of Filter: Lower furnace panel/ compartment

Condition: Dirty

Observations:

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 rinsing 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.

The furnace filter is dirty and should be replaced now. A dirty filter will reduce the efficiency and service life of the furnace.

The filter for the air handling system is the wrong size. Unfiltered air can improperly bypass the filter. We recommend carefully measuring the filter flange and purchasing the correct size.

dirty and wrong size

Flue

Flue Type:

Metal B type double wall

Observations:

The furnace exhaust flue is technically too close to combustible materials. A double walled 'B' vent needs a minimum of 1 inch of clearance from combustibles. Including but not limited to sheetrock and wood. There were no indications of excessive heat at the time of this inspection. To achieve the intended level of safety we recommend having this flue reconfigured correctly.

Combustion Air

Observations:

The furnace is located at an interior closet and does not have the required fire protection. Current standards require adjacent areas of the furnace closet to have conforming fire resistant sheet rock in the case of a fire so it does not spread to the rest of the home as quickly. We recommend the missing fire wall be repaired for additional fire safety. Due to the age of the home this might not have been a requirement when the home was built.

missing fire wall

Thermostat(s)

Description:

Digital - programmable type.

Note: Thermostats are not checked for calibration or timed functions.

Observations:

The thermostat is in satisfactory condition

Cooling System 1

Description:

Compressor/Condensing unit:

Payne

Date of AC

Approx. 2022

At the right

General Condition of Cooling System:

This AC system appears relatively new. We recommend asking the owner for the name of the firm that installed this system and if any warranties might be extended to our client(s).

Observations:

The installation of the AC sub panel(s) appears to have been completed by qualified personnel. A comprehensive analysis of the electrical system is a specialized and lengthy process that exceeds the scope of a standard general building inspection. If further examination of the system is desired, the client is referred to the services of a certified electrician or electrical engineer.

newer AC unit

Condensate Drain

Observations:

The condensate line appears properly configured with no obvious defects.

About Water from the Air Conditioner: Water is a byproduct of the air conditioning process; as humid air touches cool condenser pipes/coils it condenses creating the water. It is normal to see water dripping from the condensate lines when the air conditioner is running. The discharge piping for this condensate should be sloped and supported in the same way as other drain piping. Newer approved systems will have a second condensate line with a P-Trap. This is particularly important when the coils are located in the home over wood or sheetrock surfaces. Condensate lines should discharge to a plumbing fixture or a location approved by the local building department. Some jurisdictions require a rock filled French drain termination for this water. The drain line should be checked periodically to verify that it is not clogged and is draining freely.

Note: Newer installations have secondary condensate lines that act as a redundant feature to assure that condensate water does not damage interior features. These secondary lines are often located directly above windows or doors (conspicuous) so it can be monitored. If these secondary lines drip water it may be an indication that the AC system needs immediate attention from a qualified HVAC contractor.

Interior

Walls and Ceilings

Description:

Type of interior walls: Drywall
Observations:

There are minor wall blemishes throughout the home that are of no real significance to this inspection. We only report on individual conditions that are significant and that indicate underlying defects of a more serious nature such as settling, structural inadequacies, water intrusion, rot, or insect damage.

There are cracks in the interior wall/ceiling surfaces that we believe are the result of structural movement caused by settling. The cracks are unsightly and should be repaired. This inspector does not anticipate any rapid changes barring sudden impacts (construction, earthquakes, etc.). Please read the structural section of this report carefully for more information about settlement.

typical settlement cracks

Floor Surfaces

Materials:

Ceramic tile

Stone tile

Plastic laminate (Pergo or equivalent)

The floors in this home are in moderately worn condition.
Observations:

There are minor floor blemishes throughout the home that are of no real significance to this inspection. We only report on individual conditions that are significant and that indicate underlying defects of a more serious nature such as settling, structural inadequacies, water intrusion, rot, or insect damage.

The floors of this home are uneven at several places. In general, the uneven floors in this home are considered typical for a home of this age. This may be the result of foundation settlement, outdated framing, and heaving sub-floors or finish flooring that has been improperly installed. If further information is desired and if a complete survey of all floors is needed, a flooring/specialty contractor should be retained. Note: It is very common for older homes to have slightly uneven floors due to older construction techniques and normal settlement.

There are several floor squeaks in this home. Squeaks could be the result of improperly installed or inadequately secured sub flooring. If any structural defects were found they would identified in the Structural section of this report. These types of squeaks are annoying and are normally not structurally significant. It is possible to eliminate floor squeaks with a variety of repair techniques. If more information is required we recommend consulting a flooring professional to discuss options and cost. Note: If re-carpeting we recommend having time between when the old one is removed and new installed that these squeaks be addressed - ask your carpet installer for a day between. Sometimes a nail that secures the subfloor rubs the floor joist. Simply screwing the offending section with a single screw will stop the squeak.

cosmetic blemishes

Interior Doors

Materials:

Composition hollow core

Sliding

Observations:

One or more interior doors are binding against the jamb. We recommend having all doors checked then adjusted or repaired as necessary.

There are several door frames in this home that are slightly out of square or not level and/or plumb. Some doors do not stay open (or closed). Out of square door frames can be the result of a settling foundation or simply not installed perfectly plumb. We recommend monitoring these doors for changes and reading the structural section of this report carefully. Note: It is not unusual for door and window frames to slightly be out of square particularly in older homes.

Stairways and Railings

Observations:

The baluster spacing at the main stairs is too wide. It is possible for a small child to slip through the railing and fall. Current codes specify that baluster spacing can be no more than 4 inches wide. Even though this requirement may not have existed at the time this home was built or the local municipality may never have adopted it, we consider this to be a life/safety issue and feel it would be prudent to bring the baluster spacing up to current code. A qualified carpenter should be consulted to discuss options and cost.

The interior handrail is somewhat loose. This is not likely to be a significant safety/fall hazard now but could worsen over time. These railings are required to be able to withstand a 250 pound horizontal pressure without failure. This railing would benefit from repair or reinforcement by a qualified contractor.

There is a low ceiling in the stairwell of the main staircase. Modern standards require stairs to have a minimum head room/ceiling height of at least six foot eight inches. Ceiling heights of less than this are considered substandard and a potential hazard. We recommend keeping this area well lighted and to consider altering the headroom to conform to modern standards.

This building has one or more sets of potentially slippery stairs. Often hardwood, plastic laminate, painted surfaces or metal surfaces are very slick particularly if persons are wearing socks or shoes that have no slip resistant sole. This is a significant slip/fall hazard. We recommend using appropriate precaution and consider adding some slip resistant surface to the stair treads to prevent slipping and falling on stairs.

openings too big

Limitations of Interiors Inspection

The closets were mostly inaccessible due to storage of personal property and clothes. We recommend checking these areas during the final walk through as defects could be concealed.

There were many areas in this home that were simply not accessible due to storage of personal property. This home had significantly more storage/furnishings than the average occupied home - it is possible for significant defects to exist in these areas. We recommend considering having this home completely cleared of property and further inspection by a qualified inspection firm.

Kitchen

Microwave/Refrig

Materials:

The refrigerator was not tested or inspected as this is outside the scope of our inspection. No obvious dampness was seen on the floor at the time of the inspection. We do not open the refrigerator. We do not move the refrigerator but we attempt to look behind it when possible. We recommend asking the owner about the history and function of this appliance and/or testing the refrigerator during the inspection phase of the purchase process. We recommend checking below this unit regularly as a part of this homes routine maintenance - the water lines and evaporative pans can leak causing significant damage to the floors/framing.

Countertops

Materials:

Type(s) of Countertop:

Granite/ Stone

Condition: Satisfactory

Observations:

The kitchen counter tops were partially obscured with storage of personal property. Not all areas were visible at the time of this inspection. Our standard recommendation is to check these areas thoroughly when cleared of items.

The stone counter top in the kitchen does not appear to have adequate support where it cantilevers out beyond the base cabinet. There was no damage visible at the time of this inspection. This material although very strong can crack when forced to bend. Simply leaning heavily on it, placing heavy objects, sudden blows, or sitting on this can crack it. We recommend having a qualified contractor install proper supports below this counter top. Note: Simply installing properly secured purpose built brackets can add significant rigidity.

not supported

Ranges, Ovens and Cooktops

Description:

Condition: Satisfactory

Maytag

Freestanding type range/oven

Range and oven: Electric

Observations:

The oven and range were tested and functioned normally. It is beyond our scope of inspection to test for temperature accuracy or other functions such as self-cleaning, convection fans, timers, etc.

The range is in moderately worn condition. The stove was functional at the time of this inspection.

tested ok

Dishwasher

Condition:

The dishwasher is in satisfactory condition. The dishwasher was turned to the rinse or short wash cycle to test for leaks only. It is beyond the scope of this inspection to check the ability of this appliance to clean dishes.

Observations:

There is no air gap installed between the discharge line from the dishwasher to its waste receptacle. This is a newer style dishwasher and some models have built in back flow prevention devices. We recommend asking the owner for the installation instructions of this particular model to check the specifications of this particular unit. If not equipped with an air gap device older models can allow dirty contaminated water from the plumbing to be siphoned back into the dishwasher where it will contaminate the dishes. Correction will require installation of an air gap device at the kitchen sink, or wall, or necessitate looping the discharge line up over the top of the dishwasher so that it is above the flood rim of the adjacent sink and plumbing and cannot siphon waste backward. Note: Even if equipped with an internal air gap device most state residential codes require installation of this safety device.

tested ok

Hood/Exhaust Fan

Materials:

Exhaust fan built into microwave

Condition: Generally worn
Observations:

The kitchen range hood has a recirculating type "exhaust fan". This fan blows air through a filter that traps grease in (typically) metal mesh then blows the air back into the kitchen. It is particularly important that these filters are kept clean so that they can remove air-born grease from the air. Note: Some local codes no longer permit this type of fan and require that the air be properly exhausted to the exterior of the home. For more information please contact your local building department.

Cabinets and Drawers

Materials:

Wood laminate

Condition: Moderately worn
Observations:

The cabinets in the kitchen may not be properly secured and could fail if loaded with heavy items. Some cabinets have as few as two screws supporting them. The screws securing the cabinets may not be conforming (“deck” or “drywall” screws are technically non-conforming) should meet minimum shear strength standards. Fully loaded cabinets could fail or sag under some conditions. We recommend having a qualified finish carpenter install more screws. Note: Cabinets should meet the minimum standards set forth in the Kitchen Cabinet Manufactures Association in conjunction with ANSI A1610-20 shear tests.

Feature Observations

Observations:

Microwave Condition: Generally worn

The built in microwave was tested using only one function for less than 10 seconds such as the "popcorn" setting. We cannot verify that the unit heats food or water as intended - only that it "turns on". It is beyond our scope of inspection to test for cooking function, temperature accuracy, or other functions such as self-cleaning, convection fans, timers, etc. For more information about its history and ability to heat foods we recommend asking the seller and or obtain further evaluation from a qualified appliance technician.

Laundry

Limitations of Appliances Inspection

Important: It is beyond the scope of this inspection to fully evaluate the condition and function of various appliances in a home. We do sometimes turn on appliances such as the range or oven. We do not turn on or test laundry equipment (washers, dryers). We will try exhaust fans, garbage disposal units, trash compactors, plumbing fixtures, and the dishwasher. Oven(s), range(s) and microwave thermostats, timers, clocks, and other specialized cooking functions and features are not tested during this inspection. We do not turn on microwave convection ovens or any counter top devices such as blenders. These are not in-depth tests and we try this equipment to assist our client with determining the overall condition of the home.

Some 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 walk-through inspection prior to closing.

Washer

Description:

Drain lines and water supply lines serving clothes washing machines are not operated as they may be subject to leaks if turned on. If equipment was installed at the time of this inspection the area below the washer/dryer was not visible and defects or signs of previous leaks may exist.

Power source: 120 Volt Circuit for Washer

Observations:

This home has washer dryer hookup facilities in a dedicated closet. It is beyond our scope of inspection to run this equipment or test the drainage. Note: It is very important to periodically clear the dryer vent screen and vent piping to prevent fires! The hot exhaust from both electric and gas clothes dryers are hot enough to cause the built up lint to catch fire. There is often a screen at the exterior of the home and home owners often over look clearing/cleaning this screen. We recommend checking the flow from the dryer when it is operating to assure that it is flowing freely to the exterior of the home.

Dryer

Description:

The laundry area appears to have only a 220-volt outlet available for the dryer - no gas line or stub was visible at the time of this inspection.

Observations:

The area below the washer/dryer was not visible. It is beyond the scope of this inspection to test these appliances.

Clothes dryer vents need to be checked regularly as a part of this building's routine maintenance program. Generally the dryer duct will have to be removed from the dryer and examined - this is beyond the scope of a standard home inspection. Clothes dryers produce enough heat to ignite dry lint. Clogged vents are a potential fire hazard and significantly reduces the efficiency of the dryer. We recommend checking the exhaust flow when the dryer is operating. An appliance technician or qualified handyperson should be able to assist with this recommended task.

Bathrooms

Bathtub

Description:

Whirlpool (hydromassage) tub in the Primary Bathroom

Plastic/Fiberglass

Observations:

This home has what is commonly referred to as a hydrotherapy tub. These tubs do require routine maintenance including flushing of the system to avoid high concentrations of bacteria. We have included some general tips on how this can be done below.
IMPORTANT: Always follow manufacturers instructions before performing any type of maintenance to your hydrotherapy tub. Check with your tubs manufacturer to see what they recommend for ongoing maintenance.

Cleaning Notes: Several manufacturers suggest using surfactant type detergents such as powdered dishwasher detergent to the water. Cascade Complete is a good choice - it is based on enzymatic action rather than acidic action. Acidic detergent (or vinegar) will eventually strip the sealant on the brass and it will tarnish. In an emergency though, any dish washing detergent will work. This method is recommended by most manufacturers. Add 1/2 cup (100 ml) of household bleach. Bleach is an excellent disinfectant. Some manufacturers do not recommend bleach as it may eventually dry out the internal gaskets. In an emergency it will work well. Run the jets for 10-15 minutes. Set the jets to the highest pressure and turn it on - you will probably see some debris jetting out. This is good: It is better than lingering in your pipes.

There is a spa/hydrotherapy tub in the main bedroom/bathroom. The spa was not tested due to water shortages, we recommend asking the occupant for more information about the function of this feature. For more information we recommend further evaluation by a specialized spa contractor. Note: It is beyond the scope of a standard home inspection to evaluate the function of these units. Sometimes as a courtesy this firm will attempt to momentarily switch the unit on.

There is a spa/tub in the main bathroom. The pump, plumbing, and wiring is located below the unit and was not accessible due to the possibility of damaging the access door. We recommend providing access to this area and further inspection by a qualified inspector.

The spa (hydrotherapy tub) in the primary bathroom does not appear to be properly protected with a dedicated GFCI outlet or breaker. This is a potential shock/safety hazard now, we recommend further evaluation and repairs by a qualified electrician.

no access

Shower(s)

Description:

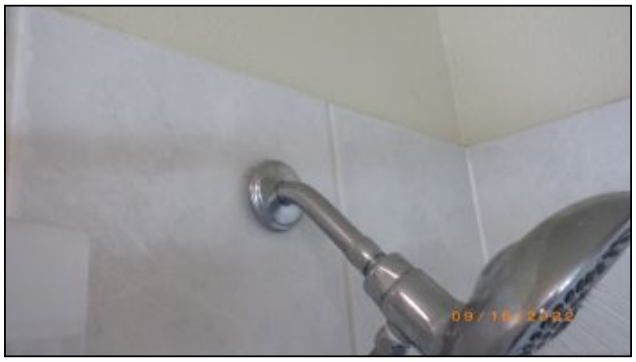
Surround is cultured marble

Surround is ceramic tile

Observations:

At least one shower and/or tub diverter valve or spout is loose in the primary bathroom. The pipes behind the finish surfaces have not been properly secured. Loose pipes can leak and cause damage to the framing and adjacent finished surfaces. We recommend further evaluation and repairs by a qualified plumbing contractor.

There is likely non safety glass near or in the shower area of the primary bathroom. This is a significant safety hazard as persons can easily break this window causing large shards of glass to fall - extremely hazardous to bare flesh. Improperly sealed window frames or sills can allow water to enter the framing causing substantial moisture/fungus damage. We recommend removing this window making it higher or installing tempered glass. Note: This condition is also conducive to creating moisture and insect related damage as the sill is continuously wet.



loose assembly

non tempered window

Sinks

Observations:

There is a missing stopper in at least one bathroom vanity sink. We recommend repairs by a qualified handyperson or plumber.

There is a defective stopper in the 1\2 and downstairs hall bathrooms. We recommend repairs by a qualified handy person or plumber.

Toilet(s)

Observations:

The toilet(s) were checked and they functioned normally.

A Word About Caulking and Bathrooms

As a general comment we recommend that the caulked seams between the base of the shower/tub and flooring be checked periodically to make sure it is watertight. Moisture damage at this location is very common and avoidable with regular maintenance.

How to Seal Fixtures: We found the best way to recaulk around bathroom fixtures is to first clean the area of any mold with a light solution of household bleach and water (4:1 ratio). Remove all loose or unsightly existing caulking while taking care not to scratch the adjacent surfaces. We recommend using a high quality 100% silicone (white) caulking. Apply an even bead, about 1/8 to 3/16s of an inch of caulking to the joint. Long straight areas can be carefully masked off with blue painters tape, leaving only the small area at the joint exposed. Smooth the caulking with your finger until it looks even and covers the seam. Hint! Have a small cup of paint thinner to dip your finger in to keep it clean and assist with making a smooth joint. Have several (slightly thinner dampened) rags available to wipe your fingers as soon as any buildup of caulking happens. Clean excess caulking with clean thinner dampened rages. Caution: Let these rags dry outside in the open on noncombustible surfaces before putting in garbage (preferably a steel can).

Flooring

Observations:

There is tile or stone tile covering one or more bathroom floors in this home. Tile floors are water resistant but not waterproof. It is beyond our scope of inspection to remove tile (or insulation in sub area(s)) to observe the subfloor/underlayment. It is possible for damage to exist below these tile surfaces that are not visible for a standard home inspection. We recommend having a qualified Class Three Structural Pest Control inspection firm perform further evaluation. Note: We recommend considering using an approved grout sealing product to improve water resistance, particularly near showers.

Some tiles on the floor are cracked in the primary bathroom. The exact cause of the cracking is unknown but likely due to factors including but not limited to: foundation settlement, seismic activity, framing movement, improper installation, heavy object dropped, or damage below floor. We recommend further evaluation and repairs by a qualified tile contractor.

cracked tiles

cracked tiles

Bath Fans

Locations:

In all bathrooms
Condition:

At least one not working
Observations:

The 1\2 bathroom exhaust fan is inoperative. Repair or replacement is recommended. Note: It is possible that the fan has simply been unplugged behind the grill.

The exhaust fan or grill in at least one bathroom appears partially clogged with lint or dust. We recommend cleaning this fan, grill, and housing.

The exhaust fan in the downstairs hall bathroom was noisy when tested by this inspector. The noise could be an indication that the fan is wearing out and near the end of its service life, and might soon need replacement. Sometimes the fan blades can become very dirty with lint/dust/debris and are out of balance. We recommend having a qualified handy person first try servicing this fan and/or replacing it.

Fireplace & Chimney

Fireplace Observations

Type and condition:

Freestanding wood stove

Fireplace condition: Moderately worn - needs further evaluations

Location:

Family room

Observations:

One or more masonry panels in the firebox are slightly cracked. A cracked panel can allow hot gases to come in contact with internal components that are not intended to be subjected to high temperatures. This is a potential fire hazard (normally unlikely but possible during extreme conditions). To achieve the intended level of safety we recommend that all damaged panels be replaced by a qualified chimney technician. The panels can range in cost from about $45 to $120 per panel. Note: Smaller hairline cracks in these panels can sometimes be repaired with a specialized caulking designed for this purpose - ask your chimneysweep for more information about this type of repair.

This fireplace has no screen. Hot embers or sparks can pop out onto the adjacent carpet, floors, furnishings, or people. This is a potential fire hazard. We recommend installing a screen in front of this fireplace before using.

There is a damper that is functioning as expected.

missing screen

moderatley worn

Chimney Observations

Materials:

Metal "B type" double wall

Observations:

Adequate inspection of the crown and flue of the chimney could not be conducted because of the presence of a spark arrestor, the stack was simply too high or existing weather or chimney conditions made conducting such an inspection dangerous. This chimney is therefore excluded from the scope of this inspection. The National Fire Prevention Association (NFPA) recommends that a Level II inspection, with fiber-optic video camera, be conducted prior to buying/selling a home. It is recommended that the client(s) have this done prior to closing by a sweep certified by the Chimney Safety Institute of America (CSIA) or equivalent organization.

no view of flue interior

Garage

Type of Garage

Type of Garage:

This home has a detached two car garage.
General comments:

The parking for this property is limited. Determining the adequacy and location of specific parking arrangements is outside our scope of inspection. We recommend asking your real estate professional for more information about parking.

Garage Structure Observations

Garage Structure:

Garage Foundation Condition: Generally worn - please read this section carefully.
Observations:

The floor slab of the garage is cracked and/or settled at several places. Exactly what caused the settling is unknown. This may be the result of organic material left under the slab or more likely - foundation settlement and expansive soils. This inspector does not anticipate any sudden changes. Please read the structural section carefully. We recommend further evaluation and repair by a concrete contractor.

Garage Framing Observations

Garage Framing:

Manufactured wood truss

Detached wood framed

Observations:

The framing in the garage is water stained at several places. The areas were dry at the time of this inspection. The source of the moisture may have been repaired or is intermittent. We recommend having this area monitored. Note: Only water testing can determine if there are active roof leaks.

dry stains

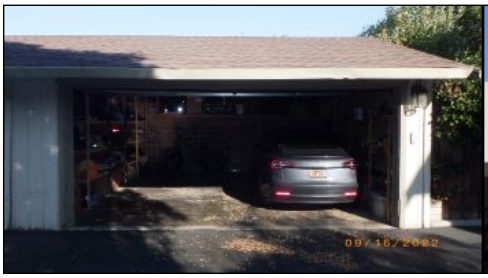
Garage Exterior Observations

Garage Siding Type:

Plywood ("T-111")
Observations:

There is insufficient clearance between the garage siding and grade. There needs to be at least six inches of clearance to minimize damage caused by rainwater splashing against the structure and to make it easier to spot activity by wood destroying insects. We recommend adjusting the exterior grading where necessary to achieve this clearance.

There is scattered moisture/fungus damage at the exterior of this garage at several places. We recommend further evaluation and repairs by a Class 3 Structural Pest Control Operator.



detached garage

moisture damage

moisture damage

moisture damage

Garage Roof Observations

Type of Roofing Materials:

The garage roof appears to be moderately worn and is in the second half of its expected service life. For more in-depth analysis of the condition and service life remaining we recommend consulting with a qualified roofing contractor.

Observations:

The garage vents for this garage are missing. These vents are intended to allow free flow of air to dilute or eliminate dangerous gas buildup. Not having proper ventilation in the garage compromises the intended level of safety for this home. To achieve the intended level of safety, we recommend having a conforming vent system installed. Note: Installing two 4 X 13 vents, one within 12 inches of the finish floor and the other within 12 inches of the ceiling should be adequate.

The roof flashings are improperly installed or configured. Flashings need to be properly integrated into roofing materials and extend far enough behind surfaces to prevent penetration by wind-driven rain or water draining down valleys and roof-wall intersections. Correction by a qualified/professional roofer is recommended.

We found that the roof cover has sustained physical damage. If not corrected this issue could eventually result in significant structural damage to other parts of the structure through rainwater infiltration. Immediate correction by a qualified roofer is recommended.

physical damage

generally worn

improperly integrated

Garage Door Observation

Garage Door Type(s): Metal Sectional
Garage Door Condition: Moderately worn - serviceable

The garage has one auto access door

Observations:

Extension cords ("zip cord") are being used to power at least one automatic garage door opener. This technically is an improper extension cord(s) and are not intended/designed for permanent wiring. This is a potential hazard. We recommend these cords be removed and/or additional wiring added by an electrician.

The garage door opener is in generally worn condition. Although this unit functioned normally the opener appears more than 10 years old and may be nearing the end of its expected service life.

Framing

Floor Framing

Subfloor Sheathing Type:

Concrete slab first floor

Attic Framing

Attic Access

Bedroom closet ceiling
Materials:

Manufactured truss system

Roof sheathing: Plywood
Observations:

Our inspection was limited to viewing the attic space from the access. We refrain from entering the attic(s) because the ceiling below could easily be damaged as ceiling joist were concealed with insulation, minimal headroom, or a risk of injury to the inspector. Please refer to the Ventilation and Insulation section elsewhere in this report for more information on this attic.

The visually accessible areas of the attics framing appeared normal with no obvious defects.

Some staining of wood members in the attic was visible. The area was dry at the time of this inspection. These stains may have been the result of a past or intermittent leak. We recommend asking the owner about any history of leaks, repairs, or water related damage. For a specialized roof inspection we recommend retaining the services of a qualified roofing contractor. Note: This is not an unusual condition in older homes with shingle or shake roofs under layers of other roofing.

manufactured truss

Wall framing

Materials:

Wood Stud

Second Story Floor Framing

Materials:

Not visible, OSB (Oriented Strand Board) or plywood likely

Materials:

Not visible, 2 by wood likely

Environmental

Limitations

Limitations:

Potentially hazardous materials have been used in the construction of buildings over the years. Many naturally occurring materials and man made building materials have been found to be dangerous or have adverse effects upon our environment. These substances include but are not limited to lead paint, asbestos, formaldehyde, electromagnetic radiation, and radon. Prior use of the property may also have adverse effects on use and occupant health such as fuel storage tanks, chemical storage, and spills. Hazardous materials, environmental hazards, and product liability are not included in the scope of this inspection. For further information call the EPA in San Francisco at (415) 744-1500.

This home has some natural stone, granite, or marble products. Some of these products have been found to have some levels of radon or other hazardous emissions. It is beyond the scope of this inspection to test these materials. We recommend contacting the Center for Disease Control (CDC) or specialized contractor for more information about these materials and possible hazards

This home was not tested for radon as that is outside the scope of a standard home inspection. Radon is not commonly found in the San Francisco Bay area. Although possible, it is unlikely, with the exception of imported materials or interior building materials. If more information is needed regarding radon we recommend contacting the Environmental Protection Agency and/or a specialized hazardous testing firm.

Observations

Observations:

This inspector found no obvious evidence of asbestos in this home. This is not a guarantee that there is none. It is beyond our scope of inspection to test for asbestos. Hazardous materials, environmental hazards, and product liability are not included in the scope of this inspection. For further information about asbestos we recommend calling the EPA in San Francisco at (415) 744-1500 or go to www.epa.gov.

About Mold: Usually the first indication of a mold problem is a strong earthy or musty smell. Mold requires moisture and/or high humidity to growth therefore it is imperative to identify the source of water and correct that condition. Molds thrive in areas where humidity levels exceed 60%. There are various devices available that can dehumidify indoor air. Areas where there is minimal air movement tend to promote mold, particularly moisture laden stagnant closets, corners, or crawlspaces. Often simply providing greater ventilation or by installing more or larger perimeter vents can solve a fungus problem.

There are an increasing number of people who have allergic reactions to molds. Some of the better known allergenic molds are Cladosporium and Alternaria. Your doctor can perform tests to determine if you are sensitive to these types of molds. Obviously removing and providing an inhospitable environment for mold growth is the most effective long term solution.

There are several molds that are identified as toxic to humans; however these types are not common in our climate therefore infrequently found. People who are exposed to toxic molds that have compromised immune systems (the elderly, infants, AIDs patients, and those undergoing chemo therapies) are most likely to be harmed. Some molds produce mycotoxins, such as Stachybotrys and Trichoderma. These two species are recognized as being among the most toxic. The only way to positively identify the presence of toxic molds is to test for it. There are several ways to test for mold and no one method works every time. Molds can and often do grow in enclosed areas such as in walls and are not physically accessible and air samples are not always accurate as the mold spores may not be airborne at the time of sampling.

Upon request North Bay Inspection can take a swab sample and send this into a certified lab for analysis. The cost of this testing is $125 for each sample. Usually only one sample is necessary. If there are different molds in several areas several samples may be necessary.

If significant amounts of molds are discovered during your home inspection it should be treated as if it might be dangerous and only by persons outfitted with the appropriate clothing, equipment and training should perform these services. Remediation of harmful molds can be very expensive. Some homeowner’s insurance policies cover the costs while others do not, we recommend checking with your insurance agent.

We found evidence of vermin (droppings) in the garage and exterior closet\shed. Whether this is an active condition it can't be determined within the scope of a home inspection. Vermin could have gained access by tunneling beneath the foundation wall, through a poorly fitted hatch, damaged vent screens, or by other means. We recommend further evaluation by a qualified exterminator to identify and seal all points of entry and eliminate any vermin present.

This inspector found some potentially asbestos bearing materials in this home. It is beyond our scope of inspection to test for asbestos. Hazardous materials, environmental hazards, and product liability are not included in the scope of this inspection. For further information go to this webpage: http://www.epa.gov/asbestos/pubs/ashome.html

About Asbestos: Source: EPA 2007
“From studies of people who were exposed to asbestos in factories and shipyards, we know that breathing high levels of asbestos fibers can lead to an increased risk of: Lung cancer mesothelioma, a cancer of the lining of the chest and the abdominal cavity; and asbestosis, in which the lungs become scarred with fibrous tissue.

The risk of lung cancer and mesothelioma increases with the number of fibers inhaled. The risk of lung cancer from inhaling asbestos fibers is also greater if you smoke. People who get asbestosis have usually been exposed to high levels of asbestos for a long time. The symptoms of these diseases do not usually appear until about 20 to 30 years after the first exposure to asbestos.

Most people exposed to small amounts of asbestos, as we all are in our daily lives, do not develop these health problems. However, if disturbed, asbestos material may release asbestos fibers, which can be inhaled into the lungs. The fibers can remain there for a long time, increasing the risk of disease. Asbestos material that would crumble easily if handled or that has been sawed, scraped, or sanded into a powder is more likely to create a health hazard."

possible asbestos material

Primary Recomendations

Exterior		
Page 8	Patio Cover, Concrete, Outbuilding(s)	The outbuilding/shed is moisture/fungus damaged at several places. This damage can spread to areas and cause this deck to become unstable or even unsafe over time. For more information we recommend further evaluations and inspections by a Class Three Structural Pest firm.
Page 10	Observations Exterior Cladding	The siding at the right side is moisture and/or fungus damaged. This damage can spread to areas adjacent to the siding, including framing. We recommend further evaluation and repairs by a qualified licensed Class Three Structural Pest firm.
Page 11	Observations: Eaves, Soffits, Fascia and Trim	The wood trim at the right side of this home is moisture and/or fungus damaged. Over time this damage can spread to adjacent wood members. We recommend further evaluation by a licensed pest firm. There is moisture/fungus damaged eave sheathing at the left rear. The exact cause of the damage is unknown but this type of damage is often caused by a roof leak. We recommend further evaluations and repairs by a qualified class three structural pest firm. Note: Normally only water testing this roof could determine if this roof has an active leak. Water testing is a specialized investigation and is beyond the scope of a standard home inspection. There are moisture/fungus damaged exposed beam(s) end(s). Wood beams and rafter tails that protrude beyond the eaves are exposed to harsh weather and therefore prone to moisture related damage. We recommend further evaluation and repairs by a class three structural licensed pest firm. Note: These beams can sometimes be simply cut shorter then properly primed and sealed with paint. To prevent future damage on exposed beams it is worthwhile and a relatively inexpensive upgrade to have sheet metal caps installed on the tops of these beams.
Roofing		
Page 17	Roof Covering Observations	The exterior closet\shed roof is near or at the end of its service life. Temporary repairs may keep it waterproof for now but it will need to be replaced soon. We recommend obtaining bids for replacement of this roof from qualified roofing contractors.
Page 18	Flashings	The roof flashings are leaking at the exterior closet\shed. This condition will cause moisture related damage to this home. Repair/replacement is recommended. We recommend immediate further evaluation and repairs by a qualified roofing contractor.
Page 19	Roof Drainage System	The gutters at the garage and home are generally worn and at or near the end of their service life. These gutters may need replacement soon. Consultation with several gutter installers to discuss various options and determine replacement cost is recommended. Note: The most cost effective time to replace gutters is when replacing this roof.

Electrical		
Page 24	Main Service Panel(s)	The inner protective panel is missing on the main panel. This is a potential safety hazard as persons could touch the energized interior of the service box. We recommend having a qualified electrician install the missing inner panel on this device.
Page 25	Distribution Wiring	There is at least one wire in the garage that is energized and not capped or properly terminated in a junction box. This is a significant fire and safety hazard now, we recommend immediate further evaluation and repair by a qualified electrician.
Page 26	Lighting, Fixtures, Switches, Outlets	There is at least one outlet damaged at the exterior right side of the home. Damaged outlets are a potential fire and safety hazard. We recommend that a qualified electrician perform further evaluation and repairs. The light fixture in the kitchen above the sink is loose, loose light fixtures can be a hazard due to their weight. We recommend having a qualified handy person or electrician properly tighten or remount this fixture.
Page 27	GFCI / AFCI Protection	Ground fault circuit interrupter (GFCI) protected outlets are missing at the exterio, upstairs bathrooms and kitchen. This is a potential safety hazard. Because electrical work was likely done recently and/or this is a modern home - outlets near plumbing fixtures and or near damp or potentially wet locations are required to be protected. We recommend further evaluation and repairs by a qualified electrician.
Plumbing		
Page 34	Water Heater Flue Observations	At least one water heater flue is disconnected in the exterior closet\shed. This condition is allowing hot and deadly gases to enter the structure - an immediate fire and health hazard. Deadly carbon monoxide gases can enter the home. We recommend having a qualified plumber immediately perform further evaluation and repairs.
Bathrooms		
Page 48	Bathtub	The spa (hydrotherapy tub) in the primary bathroom does not appear to be properly protected with a dedicated GFCI outlet or breaker. This is a potential shock/safety hazard now, we recommend further evaluation and repairs by a qualified electrician.
Page 49	Shower(s)	There is likely non safety glass near or in the shower area of the primary bathroom. This is a significant safety hazard as persons can easily break this window causing large shards of glass to fall - extremely hazardous to bare flesh. Improperly sealed window frames or sills can allow water to enter the framing causing substantial moisture/fungus damage. We recommend removing this window making it higher or installing tempered glass. Note: This condition is also conducive to creating moisture and insect related damage as the sill is continuously wet.
Garage		
Page 55	Garage Exterior Observations	There is scattered moisture/fungus damage at the exterior of this garage at several places. We recommend further evaluation and repairs by a Class 3 Structural Pest Control Operator.
Page 56	Garage Roof Observations	The roof flashings are improperly installed or configured. Flashings need to be properly integrated into roofing materials and extend far

		enough behind surfaces to prevent penetration by wind-driven rain or water draining down valleys and roof-wall intersections. Correction by a qualified/professional roofer is recommended. We found that the roof cover has sustained physical damage. If not corrected this issue could eventually result in significant structural damage to other parts of the structure through rainwater infiltration. Immediate correction by a qualified roofer is recommended.