Inspection Report

Lynridge Dr
Yorba Linda, California
92886

Sample Report

Inspected By
David Salvato
California Inspection Authority INC.
(949) 981-8320
CIAHomeInspection@gmail.com
Inspecting The Finest Homes In California
www.CIAHomeInspection.com

Wednesday
December 27, 2023

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

Grounds

REAR OF HOME PROPERTY WALL CONDITIONS

SAF **s-45:** Significant cracks were observed at the property wall. Repair recommend. Consult a mason for repairs.

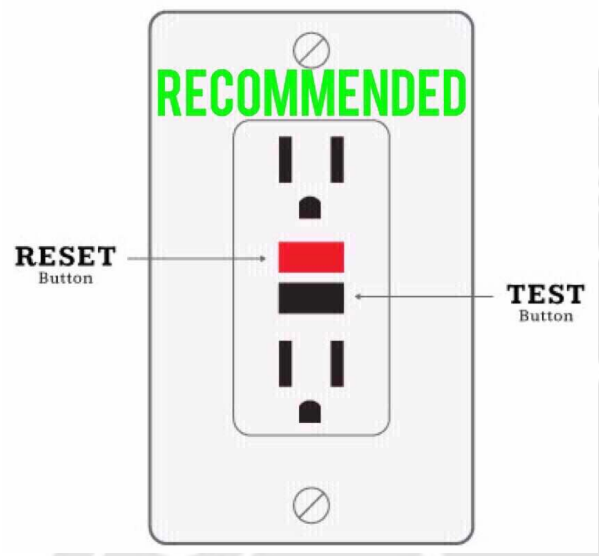
Garage

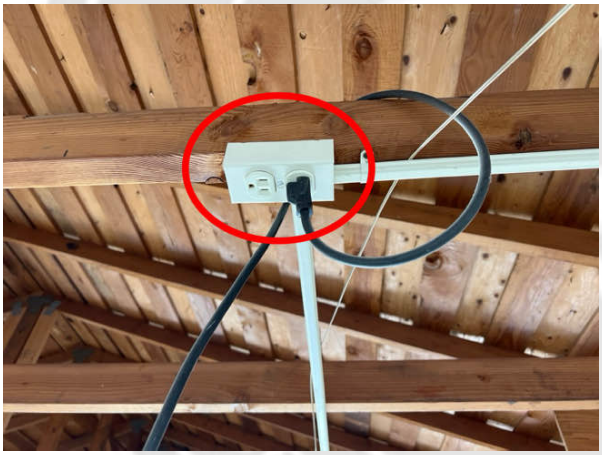
GARAGE ELECTRICAL

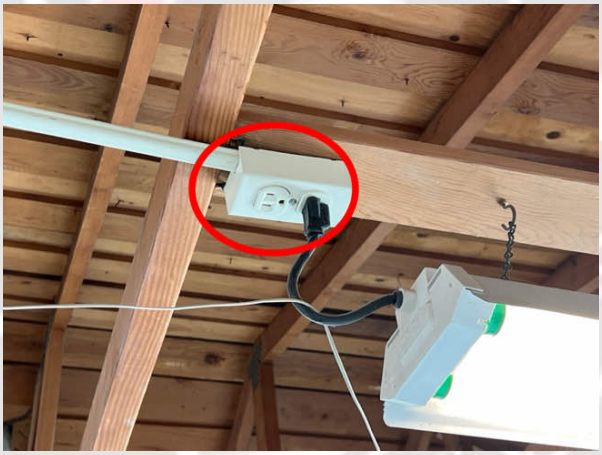
SAF **s-50:** All garage receptacles must be GFCI protected for occupant safety. Consult with a licensed electrician for installation.

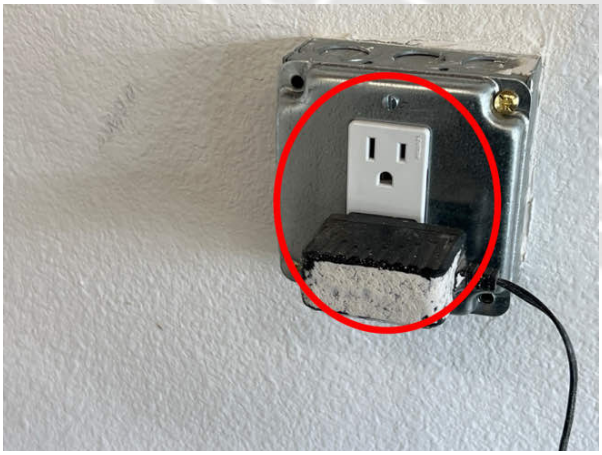
Please use the link provided below for a complete cost guide to GFCI outlet installation.

GFCI outlet cost guide.



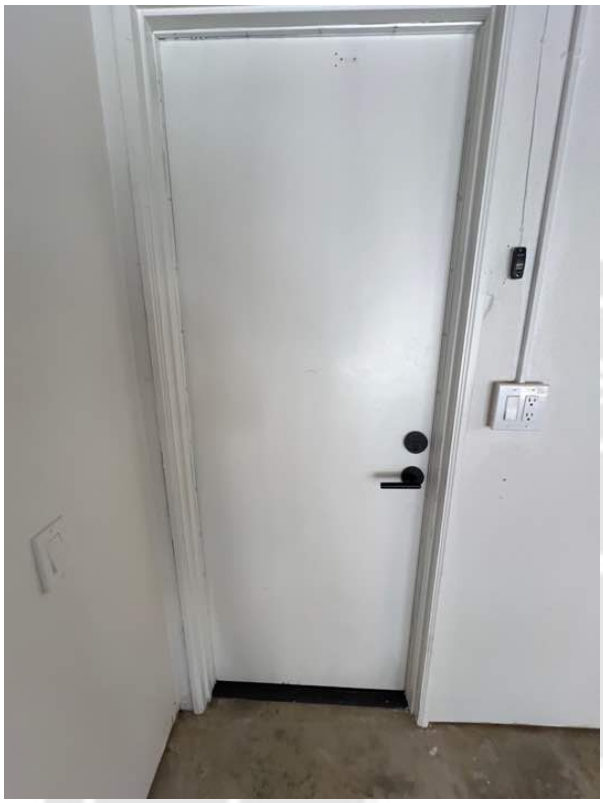






GARAGE FIRE DOOR

SAF **s-51:** A self-closing fire and smoke rated door is needed between the garage and habitable living space. Life safety concern. Consult a general contractor for installation.

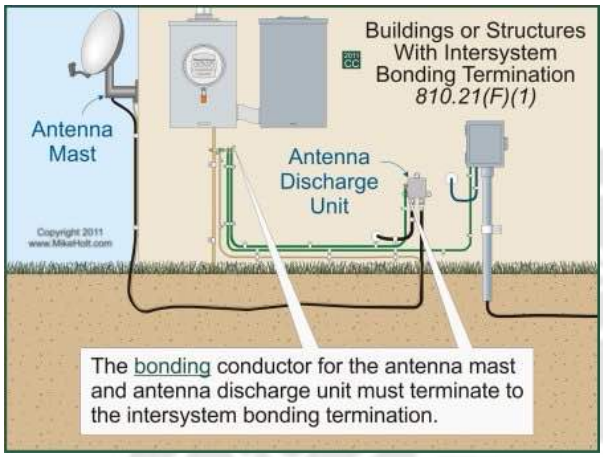


SAF **s-52:** The door between the garage and the habitable living space was missing a proper fire label. Thus the doors fire rating could not be determined.

Electrical Panel

COMMUNICATION UTILITY COMMUNICATION UTILITY

SAF **s-66:** Missing intersystem bonding termination device. (IBT) Bonding of communication systems. A bonding termination device must be provided for communication systems in accordance with article 250.94 A and B of the national electrical code. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and installation.



ELECTRIC UTILITY ELECTRIC UTILITY

SAF **s-68:** All main electrical panels should have appropriate labeling so emergency responders can locate the emergency service disconnect. NEC 230.85 Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT

MAIN ELECTRICAL PANEL GENERAL CONDITION

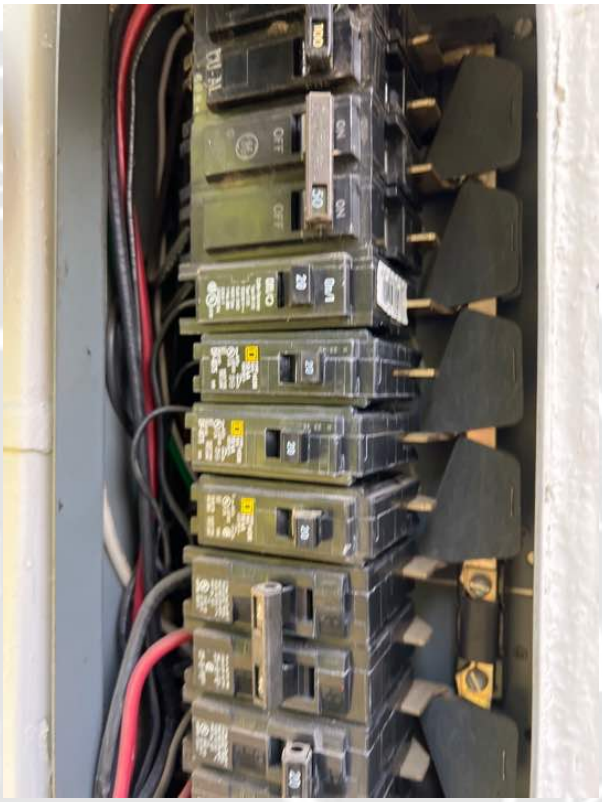
SAF **s-72:** There was no surge protection provided. Article 230.67 of the 2020 National Electrical Code® (NEC) now requires all services supplying dwelling units to be provided with a surge protective device (SPD), as an integral part of equipment or located immediately adjacent. The SPD must be a Type 1 or Type 2 SPD.

It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and installation.

Example

MAIN ELECTRICAL PANEL AFCI CIRCUIT BREAKERS

SAF **s-76:** In 2020 the National Electrical Code (NEC) required that all 120v 15 and 20 amp branch circuits feeding convenience outlets and devices be protected by an AFCI circuit breaker. Including but not limited to kitchen, family rooms, dining room, living room, parlors, libraries, dens, bedrooms, Sun rooms and patios, recreation rooms, closets, hallways, laundry areas and or similar rooms. The National Fire Protection Authority (NFPA) recognizes that AFCI circuit breaker's can greatly reduce the risk of fire at receptacles throughout the dwelling caused by arc fault conditions. It is for that reason we at California Inspection Authority recommend the client consult with a licensed electrical contractor for installation of such safety devices.



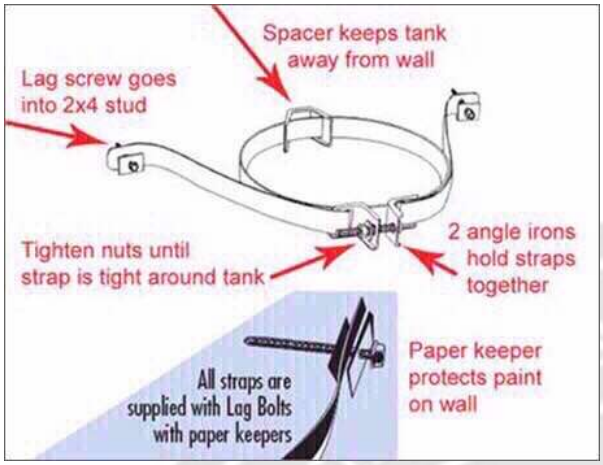
Hot Water Heater(s)

WATER HEATER(S) GENERAL CONDITION

SAF **s-96:** The hot water heater temperature exceeded 120°. While this temperature may be tolerable to most individuals. Anything over 120° could be considered scolding. We recommend the hot water heater temperature be lowered to a nominal safe level.

WATER HEATER(S) SEISMIC STRAPS

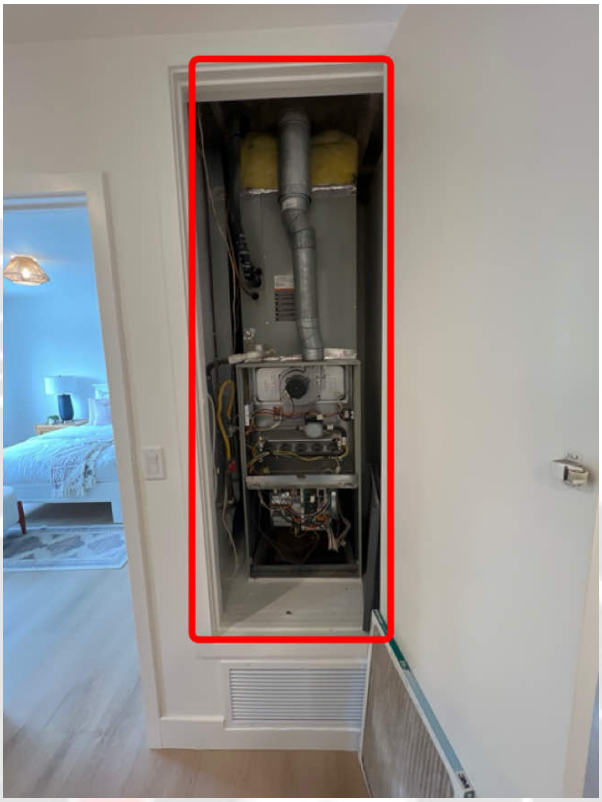
SAF **s-103:** Hot water heater seismic straps were not installed according to manufacturers guidelines. The hot water heater moves about freely. Consult with a plumbing contractor for proper blocking and bracing.



Heating - Air

HEATING SYSTEM HEATING SYSTEM CONDITION

SAF **s-109:** Because of the close proximity to the return air register. It is strongly recommended that the door to the heating system be properly sealed. This will prevent air scavenging from the furnace closet.



HEATING SYSTEM DISTRIBUTION CONDITIONS

SAF **s-116:** Asbestos like materials were noted at register heads. These materials were commonly used during the time of construction. It is highly recommended that the air distribution lines be tested for asbestos content prior to the close of escrow. Client should consider the cost of upgrades. Consult with a licensed HVAC contractor for full evaluation and cost of encapsulation or other resolution.

Fireplace(s)

FIREPLACE DETECTORS

SAF **s-135:** Combination/smoke and carbon monoxide detectors are recommended in rooms that have installed fireplaces. Detectors will function as an early warning device in the event of a fireplace with drafting issues.

FIREPLACE GENERAL CONDITIONS

SAF **s-136:** Signs of alterations were made at the fireplace opening. The fireplace should not be used until a level two evaluation of the firebox has been made. Numerous hairline cracks were noted in the firebox. Fire and light safety concern.

Kitchen

ELECTRICAL CONDITIONS ELECTRICAL CONDITIONS

SAF **s-142:** IF" receptacles are installed to serve an island or peninsular countertop or work surface, they must be installed in accordance with the rules in Section 210.52(C)(3) below:

Installed on or above the countertop or work surface, but not higher than 20 inches above the countertop or work surface. Installed in a countertop using receptacle assemblies listed for use in countertops.

Bathroom

Bath #1

BATHROOM #1 TUB AND SHOWERS

SAF **s-176:** Shower was functional. It should be noted that during the testing of the shower water was splashing onto the flooring outside of the shower enclosure. This poses a slip and fall hazard. A shower door is recommended. Drain assembly cover did not flush within the shower. This is a safety hazard for tender feet.

Wednesday, December 27, 2023
Sample Report
Lynridge Dr
Yorba Linda, California 92886

Dear Sample Report,

We have enclosed the report for the property inspection we conducted for you on Wednesday, December 27, 2023 at:

Lynridge Dr
Yorba Linda, California 92886

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

SAF = Dangerous condition that should be corrected as soon as possible.
REP = Items requiring repair. Client is encouraged to get repair cost estimates prior to the close of escrow.
WARN = Potentially serious issue that should be addressed.
MANT = Maintenance needed.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, David Salvato
California Inspection Authority INC.

Table of Contents

Introduction

We have inspected the major structural components and mechanical systems for signs of significant non- performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Report Information

Attention all parties. Based on our education and experience in dealing with repairs that may arise during the home inspection process it is highly recommended that all repairs regarding health and safety written in this document be re-inspected to ensure repairs were done in a workmanship like manner. Having all repairs performed on the property inspected by a certified home inspector is highly recommended to protect your interests and is considered part of your due diligence.
Re-inspection fee $249.

Additionally, all renovations and works of improvement require permits in the state of California. These permits help to ensure quality workmanship. And that the work was done according to local codes and ordinances. It is the buyers responsibility to determine if any and all permits have been pulled and finalized by the local authority having jurisdiction. Client is encouraged to consult with the local building Authority, regarding any and all required permits prior to the close of escrow. Client must do their own due diligence as it pertains to any and all permits.

GENERAL WEATHER CONDITIONS WEATHER CONDITIONS
1: Clear and dry. No significant rain in the past three days.

GENERAL WEATHER CONDITIONS OUTSIDE TEMPERATURE
2: Mid 70s

RESIDENT DETAILS APPROXIMATE YEAR BUILT
3: Approximate year 1966.

RESIDENT DETAILS NUMBER OF BEDROOM
4: 4 bedroom.

RESIDENT DETAILS NUMBER OF BATHS
5: 2 bathrooms.

RESIDENT DETAILS APPROXIMATE SQUARE FOOTAGE
6: Approximate square footage 2298.

RESIDENT DETAILS OCCUPANCY INFORMATION
WARN **7:** The home was occupied on the day of inspection. Thus making it difficult to visually inspect all of the areas and surfaces for defects and deficiencies. Furniture and personal items are not disturbed during this visual inspection. When the home is vacated, areas below sinks and inside of cabinets may have damage that was not previously reported because of personal items and or chemicals. Additionally, walls and floors may have defects or deficiencies not reported that were previously hidden from view. Client should take note and discuss these issues during the final walk-through.

RESIDENT DETAILS WAS THE BUYER PRESENT
8: The buyer arrived at the beginning of the inspection.

RESIDENT DETAILS WAS THE REALTOR PRESENT
9: The realtor was present for the inspection.

Roofing

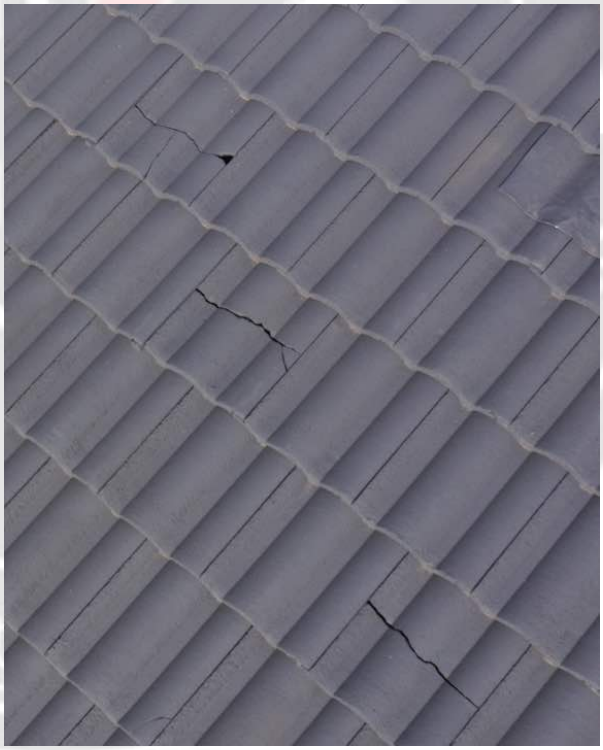
Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for safety reason or possible physical damage to the roofing system, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.
The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed.
We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

ROOF METHOD OF INSPECTION
10: The roof was evaluated using a drone.

ROOF NUMBER OF LAYERS
11: Single layer roof system.

ROOF GENERAL CONDITION

REP **12:** Roofing tiles have been painted. Therefore, the actual condition of the tiles cannot be determined. Numerous broken roof tiles were noted. This is caused by foot traffic. The roof is subject to future leaks due to the quantity of broken roof tiles noted. Complete roof replacement recommended. There were no visible signs of leaks on the day of inspection.



REP **13:** Broken roof tiles continued.





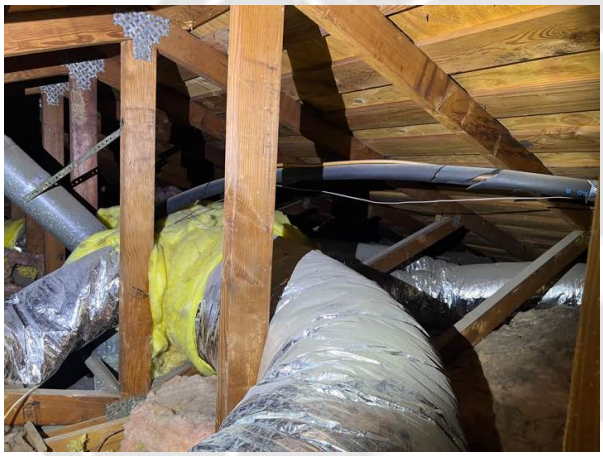

ROOF UNDERLAYMENT

14: 30 pound underlayment was used for the roof system. 30 pound felt has a life expectancy of 30 years from the date of installation.

ROOF DECKING

15: Approximately 40% of the roof deck was visible from the attic areas. There was no damage to the roof deck in the visible areas.







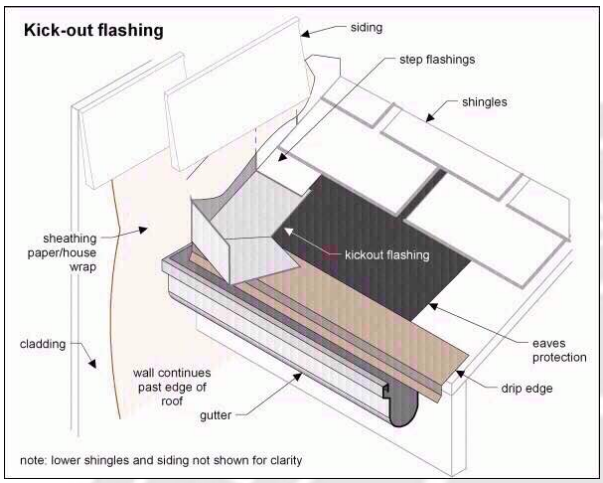


ROOF VENTILATION

16: The roof was properly ventilated for the type and style of roof system installed.

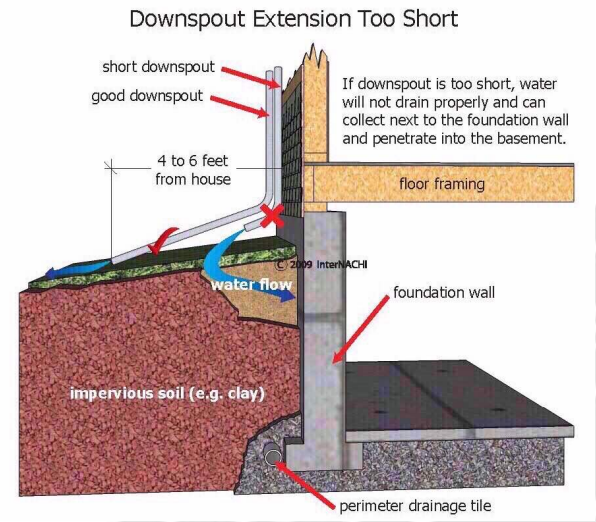
ROOF FLASHING CONDITIONS

REP **17:** Kick out flashings were missing. Kick out flashings help to divert water away from the sidewall. Missing kick out flashings have been connected to water infiltration, water damage and mold concealed within wall cavities.
Consult with a licensed roofing contractor for complete review and repair. These details can be found at the rear of the home.



ROOF RAIN GUTTER AND DOWNSPOUT CONDITIONS

REP **18:** Downspouts should extend a minimum of 36 inches away from the homes foundation where practical. This will help prevent water from infiltrating the foundation walls and crawlspaces/slab.



Grounds

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. Furthermore the control of rain water is important to any structure. Recommendations for rain gutters, downspouts, surface or subsurface drainage should be taken seriously and addressed right away. This will help preserve the foundation and structure from deterioration caused by moisture.

FRONT OF HOME DRIVEWAY OBSERVATIONS

19: The driveway appeared to be in satisfactory and usable condition at the time of the inspection.

FRONT OF HOME GARAGE DOOR CONDITION

20: The garage door was tested and found to be functional on the day of inspection. Signs of normal wear and tear were present.

FRONT OF HOME SIDEWALK OBSERVATIONS

21: The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

FRONT OF HOME FRONT PORCH

22: Front porch was in satisfactory condition.

REP **23:** Signs of missing flashing noted at the front porch. This can allow for water intrusion. Signs of water intrusion were noted in the garage. Long-term moisture has caused damage to the concrete components. Potential location for concealed microbial growth. Repair needed.

FRONT OF HOME MAIN ENTRANCE

24: The front main entry door was functional. There were no signs of water infiltration.

FRONT OF HOME LIGHT FIXTURE CONDITIONS

MANT **25:** All light fixtures should be properly caulked and sealed to the structure to help prevent water intrusion.

FRONT OF HOME RECEPTACLE CONDITIONS

26: The receptacle photographed was tested and found to be GFCI protected. The inspector will make an attempt to verify that all outlets are GFCI protected. However, some receptacles such as those hidden in flower planters or those that are outside view may-not be tested.

FRONT OF HOME HOSE BIB CONDITION

27: Hose bibs were in satisfactory condition.

FRONT OF HOME YARD CONDITIONS

28: Drainage at the front of the home is satisfactory.

WARN **29:** Caution should be exercised not to over water planters at the front of the home. There was no evidence of water proofing against the foundation at the planters. Excessive watering can lead to water intrusion and deterioration of the foundation walls.

SIDE OF HOME GATES

30: Gates were in satisfactory condition.

SIDE OF HOME SIDE YARDS CONDITIONS

WARN **31:** Caution should be used not to over water planters. There was no evidence of waterproofing along the foundation. Excessive watering can lead to deterioration of the foundation walls.

REP **32:** Reverse drainage was noted at the side yard. Client should consult with a landscape contractor for further evaluation and resolution.

SIDE OF HOME GARAGE PEDESTRIAN DOOR

33: The garage pedestrian door was functional. The door shows signs of normal wear and tear.

SIDE OF HOME LIGHT FIXTURE CONDITIONS

MANT **34:** All light fixtures should be properly caulked and sealed to the structure to help prevent water intrusion.

SIDE OF HOME HOSE BIB CONDITION

35: Hose bibs were in satisfactory condition.

SIDE OF HOME PROPERTY WALL CONDITIONS

36: The block wall was in satisfactory condition. No significant cracks or settling was noted.

REAR OF HOME BACKYARD CONDITIONS

37: Drainage for the rear of the home was satisfactory. There were no signs of water infiltration.

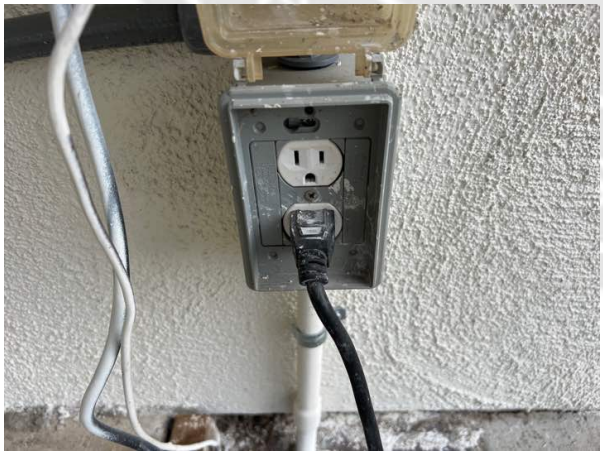
REAR OF HOME LIGHT FIXTURE CONDITIONS

MANT **38:** All light fixtures should be properly caulked and sealed to the structure to help prevent water intrusion.

REAR OF HOME RECEPTACLE CONDITIONS

39: The receptacle photographed was tested and found to be GFCI protected. The inspector will make an attempt to verify that all outlets are GFCI protected. However, some receptacles such as those hidden in flower planters or those that are outside view may-not be tested.

40: The receptacle was GFCI protected from another location.



REAR OF HOME HOSE BIB CONDITION

41: Hose bibs were in satisfactory condition.

REAR OF HOME PATIO DOOR

42: Patio doors were tested and found to be functional on the day of inspection. Doors show signs of normal wear and tear.

REAR OF HOME PATIO CONDITIONS

REP **43:** Concrete around the rear of the home has been installed at an elevation that is higher than recommended. A 2" clearance is recommended below the weep screed to the finish grade. This will help prevent water intrusion and also help to prevent easy access for wood destroying insects or organisms from entering the structure

REAR OF HOME PROPERTY WALL CONDITIONS

44: The block wall was in good condition. No significant signs of settling or step cracks were noted.

SAF **45:** Significant cracks were observed at the property wall. Repair recommend. Consult a mason for repairs.

Garage

First and foremost garage door safety is the responsibility of the operator. The garage door should not be operated when children and pets are within close proximity to moving parts! Tilt up garage doors pose a additional safety hazards and should be considered for immediate upgrade.
Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammabe liquids such as gasoline and kerosene should only be stored in appropriate containers. Garage door opening heights are not standard for all homes, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence, calcium or salt crystal formations on the concrete. Post tension slabs should not be cut or cored as this will create a structural defect and may even cause personal injury or death. All cracks in the garage slab small or not should be monitored for growth and movement. Contact an engineer if changes appear.

You may want to have any living space above the garage should there be any, evaluated further by a structural engineer, as it may be seismically vulnerable. A structural engineer may recommend additional bracing around the garage door opening to prevent failure during seismic activity. Only a licensed structural engineer can evaluate the home for structural integrity.

GARAGE NUMBER OF SPACES
46: Two-car attached garage.

GARAGE SATISFACTORY WALLS AND CEILINGS

47: The garage walls and ceilings were in satisfactory condition overall. No significant deficiencies to report.

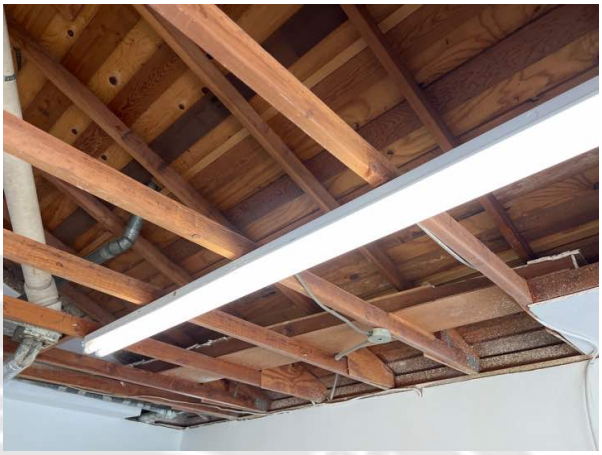



GARAGE SLAB

48: The visible portions of the garage slab was in satisfactory condition. Small hairline cracks were noted but are considered normal.

GARAGE LIGHTING

49: Garage lighting was satisfactory.

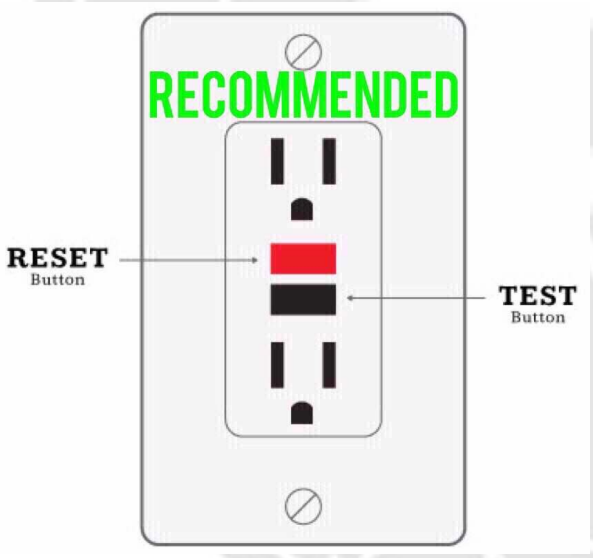


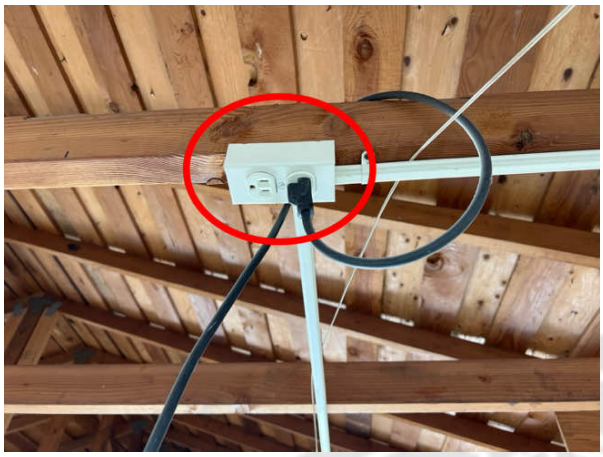
GARAGE ELECTRICAL

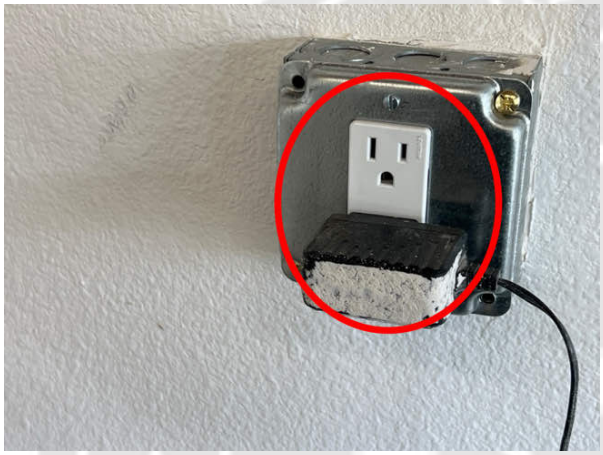
SAF **50:** All garage receptacles must be GFCI protected for occupant safety. Consult with a licensed electrician for installation.

Please use the link provided below for a complete cost guide to GFCI outlet installation.

GFCI outlet cost guide.

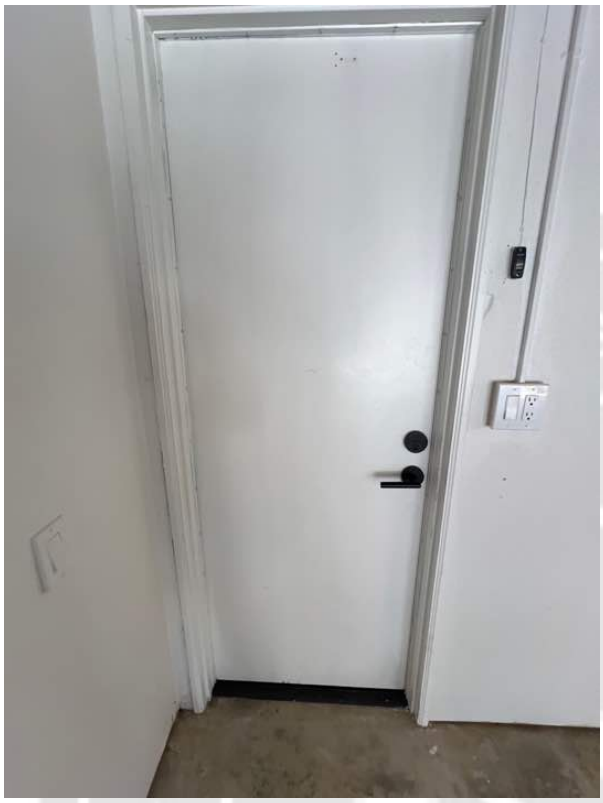






GARAGE FIRE DOOR

SAF **51:** A self-closing fire and smoke rated door is needed between the garage and habitable living space. Life safety concern. Consult a general contractor for installation.



SAF **52:** The door between the garage and the habitable living space was missing a proper fire label. Thus the doors fire rating could not be determined.

GARAGE OPERATOR BUTTON

53: The operator button was in satisfactory condition and responded normally to testing.

GARAGE GARAGE DOOR CONDITION

WARN **54:** Sectional rollup doors have a unique set of safety concerns. Pinch points and operable cables can cause severe injury. The door should not be operated while individuals or objects are in close proximity to moving components.

Foundation/Crawl Space

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative easy and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, rolling and boulging we routinely recommend further evaluation be made by a qualified structural engineer or foundation specialist.
All exterior grades should allow for surface and roof water to flow away from the foundation.
All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

FOUNDATION TYPE
55: The home was constructed on a slab on grade foundation. This is the most common method for modern home construction.The slab foundation components were evaluated from the exterior and interior of the home. There were no excessive signs of settling or cracks noted on the day of inspection. All concrete slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the condition of the slab underneath cannot be determined. Areas hidden from view by finished walls furniture or stored items cannot be judged.

FOUNDATION MATERIAL
56: Concrete and steel reinforced foundation.

Exterior Walls Windows & Chimney

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. Inspector may not be able to evaluate all surfaces of the home due to vegetation plantings and other obstructions. It is not the intent of the inspector to damage any of these items during the visual assessment of the home. The home inspector cannot diagnose the presence of lead in wood trim surfaces. Lead testing can only be performed by a certified company equipped to do so. The home inspection is a visual process only to determine the general overall condition and habitability of the structure. Out door lighting low voltage landscape lighting and irrigation are not part of this inspection as they are considered secondary systems.

EXTERIOR WALLS EXTERIOR WALL COVERING
57: Stucco with color coat application.

EXTERIOR WALLS EXTERIOR WALL CONDITIONS
58: The stucco was in satisfactory condition. Minor hairline cracks were noted. But are considered a normal part of the curing and settling.









WOOD TRIM WOOD TRIM CONDITIONS

59: The fascia, soffits and trim are in mostly satisfactory condition.

REP **60:** Evidence of wood destroying insects and or organisms were observed. Client is encouraged to speak with a licensed pest control expert for further evaluation and resolution.





EXTERIOR WINDOWS WINDOW TYPE
61: Aluminum frame thermal pane windows.

EXTERIOR WINDOWS WINDOW CONDITIONS

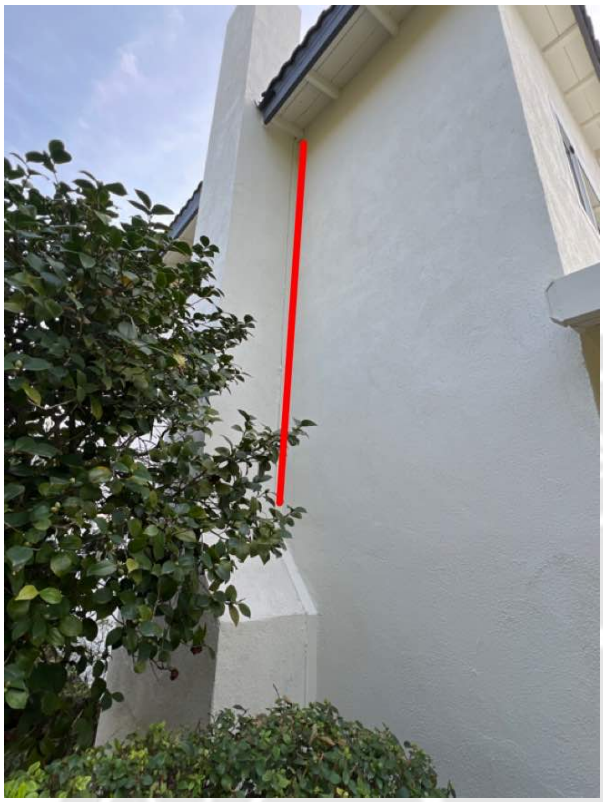
REP **62:** Aluminum frame windows were in satisfactory condition overall. Signs of normal wear and tear were present. Cleaning of the lower track and caulking of the corner assemblies is needed to prevent water intrusion.





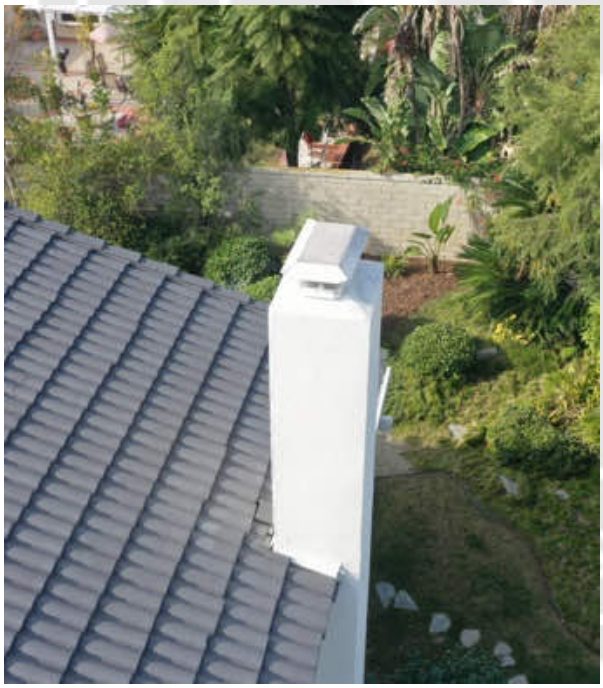

CHIMNEY CHIMNEY CONDITIONS

REP **63:** The chimney to wall flashing is showing signs of deferred maintenance. The sealant was dry and brittle. This can lead to water intrusion. Consult a general contractor for replacement.



CHIMNEY STORM CAP & SPARK ARRESTOR

64: Storm cap and spark arrestor were present.

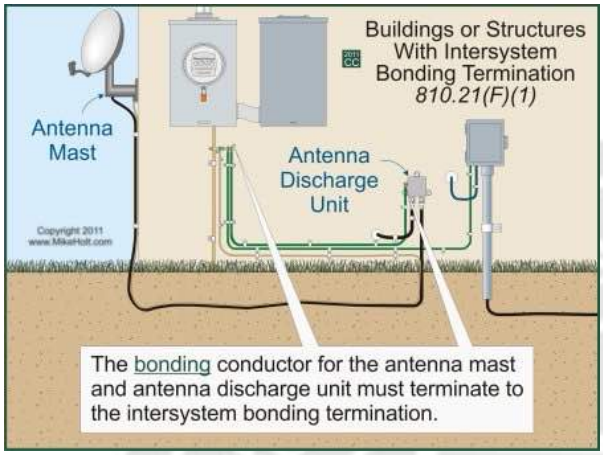


Electrical Panel

While we are not licensed electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Carbon monoxide alarms should be installed within 15 feet of all bedroom doors, and tested regularly. Smoke detectors are recommended in each bedroom for occupant safety.
Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

COMMUNICATION UTILITY COMMUNICATION UTILITY
65: The communication panel cover was in satisfactory condition.

SAF **66:** Missing intersystem bonding termination device. (IBT) Bonding of communication systems. A bonding termination device must be provided for communication systems in accordance with article 250.94 A and B of the national electrical code. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and installation.



ELECTRIC UTILITY ELECTRIC UTILITY

67: Electrical service was provided to the home by public utility.

SAF **68:** All main electrical panels should have appropriate labeling so emergency responders can locate the emergency service disconnect. NEC 230.85 Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT

69: Electrical service is provided to the home via underground service conductors. These service conductors are not inspected as they are buried below grade.

MAIN ELECTRICAL PANEL MANUFACTURE

70: The main electrical panel is manufactured by General Electric and is rated for 125/250 Volts. The panel is in good condition. Voltage was tested and well within guidelines.

MAIN ELECTRICAL PANEL GENERAL CONDITION

71: The panel was in satisfactory condition overall.

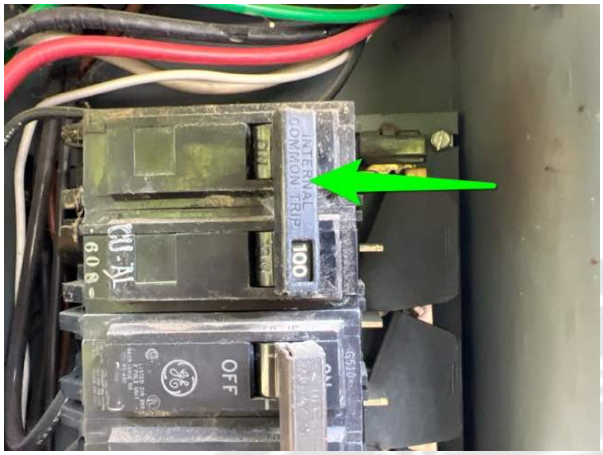
SAF **72:** There was no surge protection provided. Article 230.67 of the 2020 National Electrical Code® (NEC) now requires all services supplying dwelling units to be provided with a surge protective device (SPD), as an integral part of equipment or located immediately adjacent. The SPD must be a Type 1 or Type 2 SPD.
It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and installation.

73: FLIR scan of main panel. All temperatures were well within guidelines. There were no deficiencies to report.

MAIN ELECTRICAL PANEL AMPERAGE RATING
74: The main electrical panel is rated for 125/250 Volts 100Amps.

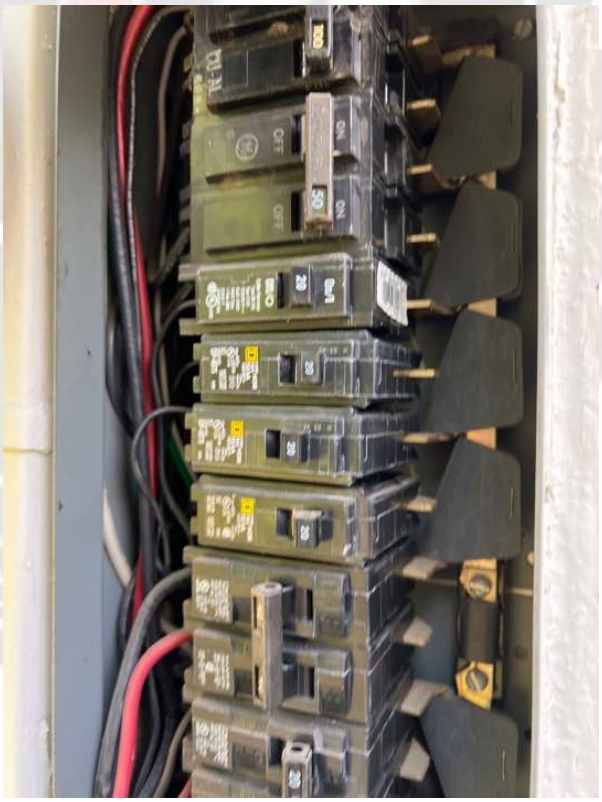
MAIN ELECTRICAL PANEL MAIN DISCONNECT LOCATION

75: The main service disconnect switch is located at the main electrical panel.



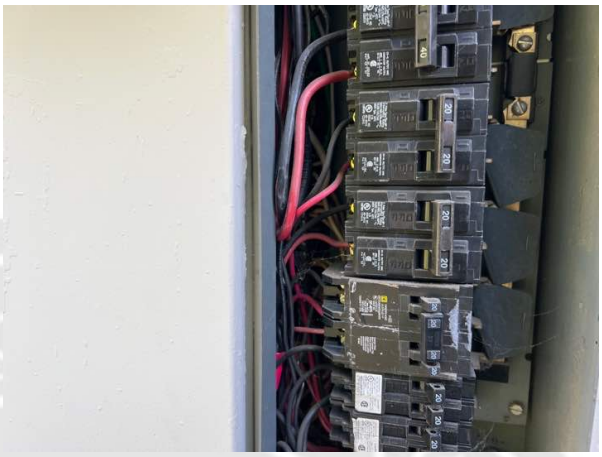
MAIN ELECTRICAL PANEL AFCI CIRCUIT BREAKERS

SAF **76:** In 2020 the National Electrical Code (NEC) required that all 120v 15 and 20 amp branch circuits feeding convenience outlets and devices be protected by an AFCI circuit breaker. Including but not limited to kitchen, family rooms, dining room, living room, parlors, libraries, dens, bedrooms, Sun rooms and patios, recreation rooms, closets, hallways, laundry areas and or similar rooms. The National Fire Protection Authority (NFPA) recognizes that AFCI circuit breaker's can greatly reduce the risk of fire at receptacles throughout the dwelling caused by arc fault conditions. It is for that reason we at California Inspection Authority recommend the client consult with a licensed electrical contractor for installation of such safety devices.



MAIN ELECTRICAL PANEL WIRING METHODS

77: Copper wire in conduit and Copper nonmetallic sheathed cable also referred to as Romex was utilized throughout the home for all branch circuits.



Plumbing

The home inspector in no way can determine the condition plumbing pipes that are concealed in walls cavities and below grade. The home inspector will do his best to describe what type systems are present in. The home inspector will not determine the percentage of copper versus galvanized or any other piping system in a home that has been re-piped. If the home inspector diagnose the system as no apparent leaks on the day of inspection. This does not mean that there is not leaks present. It only means that there were no leaks visibly apparent. Destructive evaluations the plumbing system is not allowed during a basic home inspection.

Modern plumbing system will utilize PEX tubing. This tubing functions under certain water pressure and temperatures that help to prevent leaks. It is important to maintain proper water pressure levels along with hot water heater temperatures. Client should seek the assistance of a licensed plumber if higher hot water temperature is desired in the home.

Items such as fountains and water softeners are excluded from this general inspection. If the inspector makes any comments regarding these items it is done as a courtesy only. Moreover these items are excluded from the industry standards of practice of which your home inspection was performed. Should you have any concerns regarding functionality or viability of these items you should consult qualified contractors prior to the close of escrow.

The plumbing inspection is not a guarantee or warranty against future leaks, clogs or predictions of the future performance of the plumbing systems. It is merely a snapshot of the functionality of the primary plumbing system on the day of inspection.

SEWER CONNECTION CONNECTION
78: Sewer is provided to the home via public utility.

79: The sewer lateral was evaluated using a high-definition sewer line camera.

GAS UTILITY GAS UTILITY

80: Natural gas service is provided to the home via public utility. Having a gas shut off wrench located at the gas utility will aid in the event of emergency shut off needs.

WARN **81:** Seismic shut off valve has been installed. This valve may need to be reset in the event of an earthquake. This will restore gas once the system has been inspected.

WATER UTILITY WATER UTILITY

82: Water service has been provided to the home via public utility.

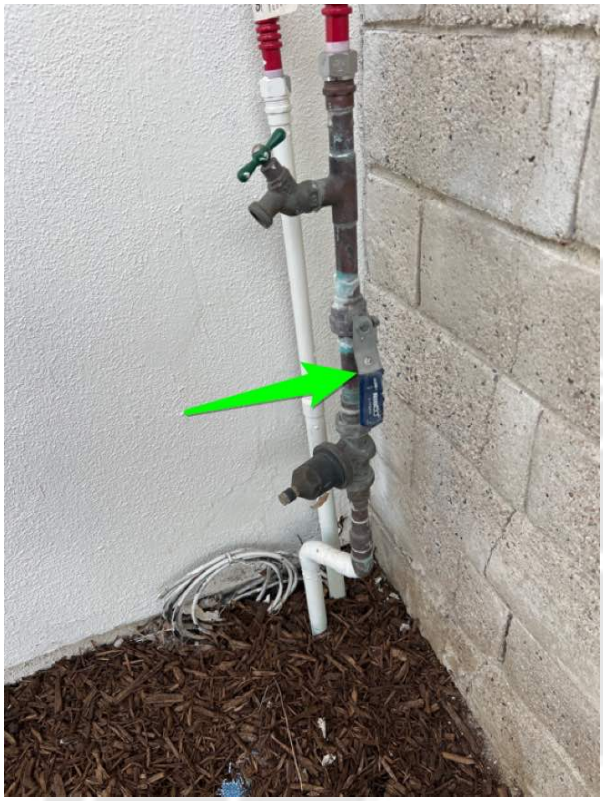
WATER SERVICE MAIN LINE MATERIAL

83: Copper was observed exiting the soil line. Materials used underground are unknown.

REP **84:** It should be noted that a hot water heater flex line is utilized to connect the Watermain to the homes main water supply. It is suggested that a plumber be consulted to properly plumb the fittings, in lieu of the flex line. Flex lines of the nature are subject to failures. Upgrades recommended.

WATER SERVICE MAIN SHUTOFF LOCATION

85: The main shutoff valve is located at the side of the home.



WATER SERVICE MAIN SHUTOFF VALVE CONDITION

REP **86:** Calcium deposits noted at shut off valve. These types of calcium deposits are subject to water leaks. And failures. Replacement recommended.

WATER SERVICE WATER PRESSURE REGULATOR

87: The water pressure regulator was tested and found to be in satisfactory condition.

PLUMBING & DRAIN SYSTEM PEX TUBING CONDITION

88: PEX tubing was observed feeding plumbing fixtures. Clients verify permits for all plumbing upgrades. This will help to ensure that the installation meet local codes and ordinances in addition to proper workmanship.

PLUMBING & DRAIN SYSTEM DRAIN LINE MATERIAL

89: ABS (Acrylonitrile Butadiene Styrene) pipe was utilized for the Drain Waste and Vent system (DWV).

PLUMBING & DRAIN SYSTEM DRAIN LINE CONDITIONS

90: All drains were tested for connection and drain quality, toilet paper is not utilized during testing of the drain lines. Inspection of the sewer lines using a high definition camera prior to the close of escrow is highly recommended. Client understands that failure to perform this inspection as part of their due diligence limits any and all liability regarding sewer line deficiencies.

FIRE SPRINKLERS FIRE SPRINKLER CONDITIONS

WARN **91:** Your home is equipped with a fire suppression system. Also referred to as fire sprinklers. These systems are excluded from the home inspection process and are excluded from the home inspection industry standards of which your home was inspected. If the home inspector makes comments regarding the fire sprinkler system it is done as a courtesy only. Any comments should be followed up with a licensed professional in your area certified to inspect and or repair fire sprinkler systems.

Hot Water Heater(s)

WATER HEATER(S) LOCATION

92: The hot water heater was located in the garage. Burner is located approximately 18 inches or more above the finish floor.

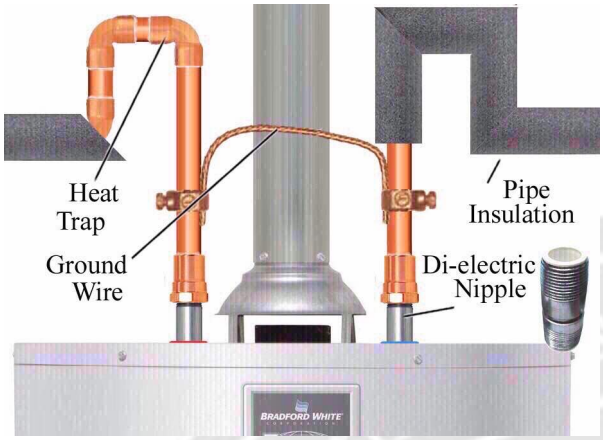
WATER HEATER(S) TYPE

93: Natural gas fired hot water storage tank.

WATER HEATER(S) GENERAL CONDITION

94: Hot water heater was in satisfactory condition.

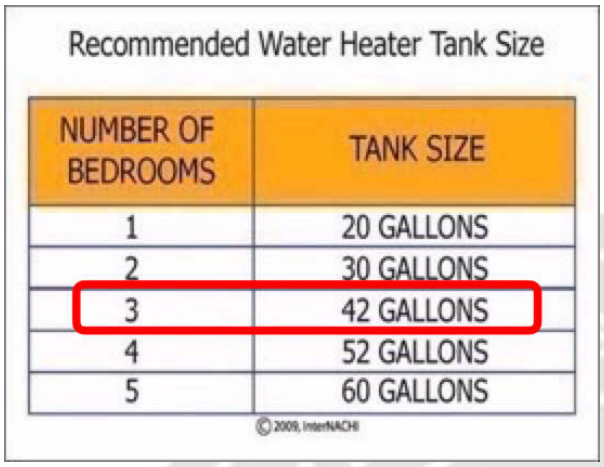
REP **95:** It is recommended that a bonding jumper be installed at the hot water heater lines as seen in the diagram. This will help ensure grounding continuity through the plumbing system.



SAF **96:** The hot water heater temperature exceeded 120°. While this temperature may be tolerable to most individuals. Anything over 120° could be considered scolding. We recommend the hot water heater temperature be lowered to a nominal safe level.

WATER HEATER(S) CAPACITY

WARN **97:** Based on national water heater charts the hot water heater for the home is undersized. This may pose an inconvenience to the occupant.



Recommended Water Heater Tank Size

NUMBER OF BEDROOMS	TANK SIZE
1	20 GALLONS
2	30 GALLONS
3	42 GALLONS
4	52 GALLONS
5	60 GALLONS

WATER HEATER(S) EXPANSION TANK

REP **98:** There was no expansion tank present. Expansion tanks help to balance water pressures that can cause damage to the plumbing system. Consult with a licensed plumbing contractor for cost of installation.

WATER HEATER(S) SHUT OFF VALVE

99: The hot water heater shut off valve was in satisfactory condition. There were no signs of leaks rust or corrosion.

WATER HEATER(S) VENT PIPE

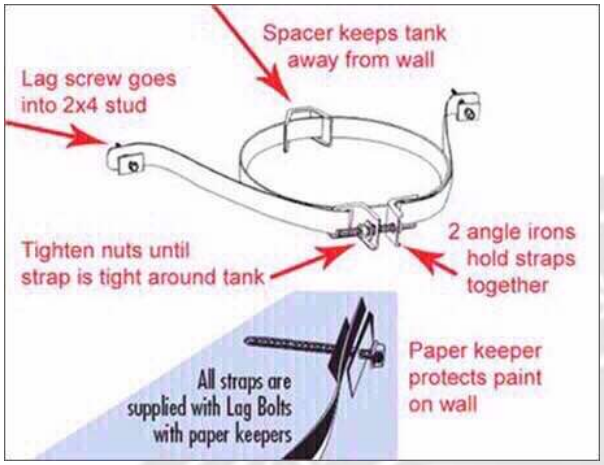
REP **100:** All single-wall vent pipe should have three screws per joint. This will help prevent misalignment during seismic activity. Carbon monoxide hazard.

WARN **101:** Transite pipe was utilized to vent the hot water heater. Transite pipe is comprised of cement -like materials and is known to contain asbestos fibers. This material is not harmful unless damaged, deteriorating or disturbed. Recommend removal to satisfy any health and safety concerns.

102: Signs of water, intrusion, rust and corrosion at type B transition vent to Transite thimble.

WATER HEATER(S) SEISMIC STRAPS

SAF **103:** Hot water heater seismic straps were not installed according to manufacturers guidelines. The hot water heater moves about freely. Consult with a plumbing contractor for proper blocking and bracing.



WATER HEATER(S) TPR VALVE

104: The TPR valve was in satisfactory condition. There were no signs of leaks, rust or corrosion.

WATER HEATER(S) DRIP PAN

REP **105:** Drain pan was missing discharge tube. Discharge tube should be connected to the drip pan and terminate within 3 inches of the slab to prevent water damage to the platform.

WATER HEATER(S) GAS LINE

106: The gas line was in satisfactory condition. No gas leaks were detected.

Heating - Air

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit or external components. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout the structure cannot be determined by a visual inspection. However these items can help with overall efficiency and should be evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding refrigerant charge or line integrity.
We perform a conscientious evaluation of the system, but we are not HVAC contractors. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection.

HEATING SYSTEM FUEL TYPE

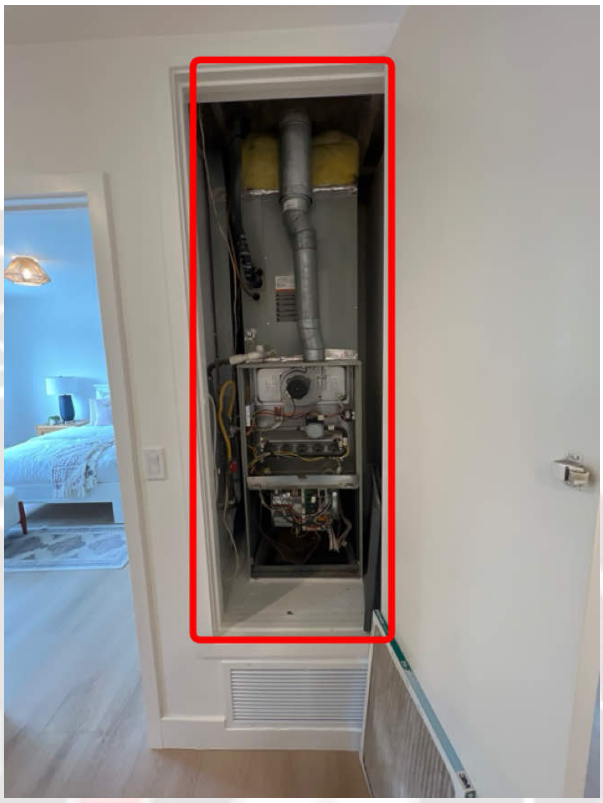
107: Natural gas fired.

HEATING SYSTEM SYSTEM LOCATION

108: The gas furnaces located on the second-floor the home.

HEATING SYSTEM HEATING SYSTEM CONDITION

SAF **109:** Because of the close proximity to the return air register. It is strongly recommended that the door to the heating system be properly sealed. This will prevent air scavenging from the furnace closet.



REP **110:** The furnace system was nonresponsive on the day of the inspection. Consult with a licensed HVAC contractor for complete evaluation prior to the close of escrow.

HEATING SYSTEM VENTING

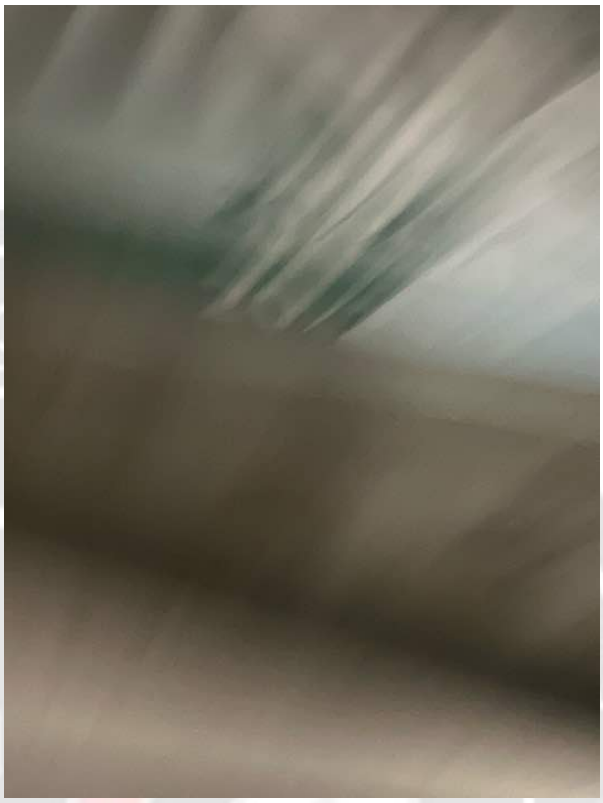
111: Heater vent was in satisfactory condition and directly vented through the roof.

HEATING SYSTEM GAS LINE

112: The gas line was in good condition. There were no gas leaks detected.

HEATING SYSTEM FILTER AND THERMOSTAT CONDITION

REP **113:** The filter was dirty. Replacement needed. Filter should be replaced every 3 to 6 months as part of regular home maintenance.



114: The thermostat was located in the hallway. The thermostat appears to be properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat. To do so would be time consuming and outside of the scope of a general home inspection.

HEATING SYSTEM DISTRIBUTION CONDITIONS

115: Flexible insulated duct work was utilized. The duct work was in satisfactory condition where visible.






SAF **116:** Asbestos like materials were noted at register heads. These materials were commonly used during the time of construction. It is highly recommended that the air distribution lines be tested for asbestos content prior to the close of escrow. Client should consider the cost of upgrades. Consult with a licensed HVAC contractor for full evaluation and cost of encapsulation or other resolution.

COOLING SYSTEM TYPE

117: Refrigerant, split system.

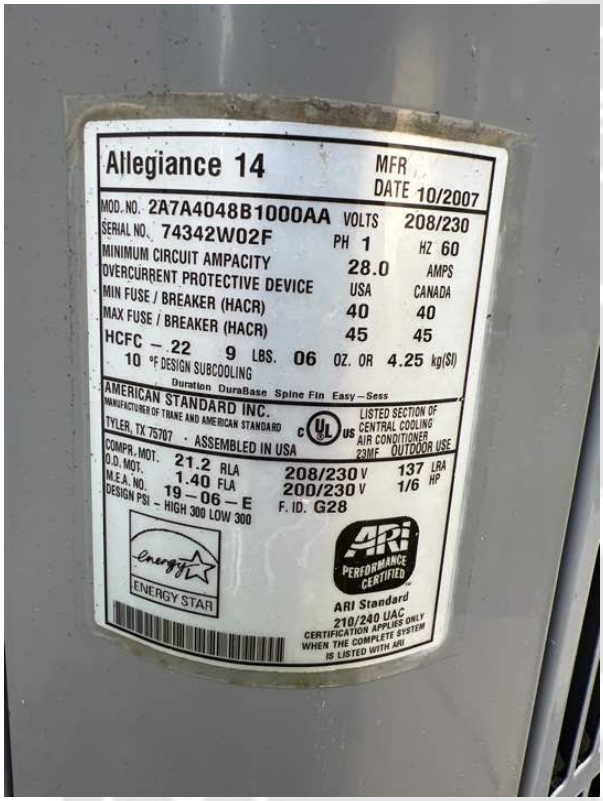
COOLING SYSTEM CONDENSER CONDITIONS

REP **118:** The air conditioning system did not respond to thermostat controls properly for testing. This may be the result of cold ambient temperatures on the day of inspection. Air-conditioning system is nearing the end of its life expectancy. Client should consult with a licensed HVAC contractor for cost of upgrades.

Use the link provided below for a complete cost estimate guide for heating ventilation and air-conditioning equipment repairs and upgrades.

Cost estimate guide.

REP **119:** The EPA has mandated that all refrigerant manufactures cease in the distribution of R-22 refrigerant. This refrigerant has been connected with O-Zone deterioration and will no longer be manufactured. While stockpiles of R-22 refrigerant may still be available for a few years following its discontinuation. It should be noted that repairing and servicing R-22 equipment will skyrocket. And may become cost prohibitive making said equipment obsolete. If the inspector has marked your equipment as a potential unit for R-22 refrigerant. It is vital that you speak with an HVAC contractor prior to the close of escrow to determine if your equipment is suitable for upgrade or replacement. Any air conditioner manufactured up until 2015 may have been charged or supplied with R-22 refrigerant.



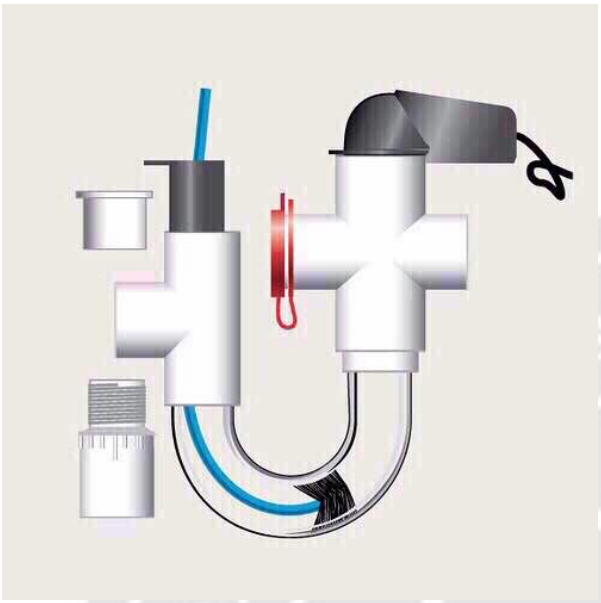
COOLING SYSTEM SERVICE DISCONNECT

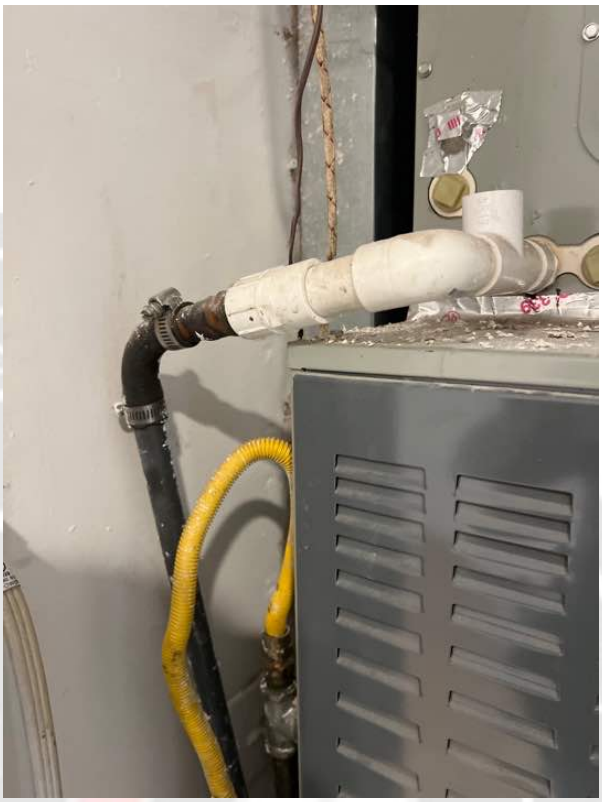
REP **120:** The service disconnect should be properly sealed to the structure.

COOLING SYSTEM EVAPORATOR

121: The evaporator was in satisfactory condition. There were no apparent signs of leaks on the day of inspection.

REP **122:** We recommend a suitable trap and cut off switch be installed at the evaporator. Consult with an HVAC contractor for installation.





WARN **123:** No condensation cut off switch present. Condensation cut off switches are a modern safety device to help prevent water damage in the event of a clog in the condensation lines. Client is encouraged to speak with a licensed HVAC contractor for installation.

REP **124:** Condensation drain line materials are inconsistent with common construction methods used for condensation drain lines. This can lead to future clogs and leaks. Consult with an HVAC contractor for further evaluation and repair.

Interiors & Stairs

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information and disclosures. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Smoke detectors and carbon monoxide detectors are required by California state law at all levels of the home and certainly within 14 feet of any sleeping quarters. Additionally local regulations may require smoke detectors in each bedroom for occupant safety.
Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. While the doors in the home are tested for functionality, by their sheer nature and wear and tear. Door assemblys may result in loose hardware at hinges and door knobs. Requiring periodic maintenance. We recommend you carefully determine and schedule contractors and remedial services deemed advisable or necessary before the close of escrow.

FOYER/HALLWAY GENERAL CONDITIONS

125: Foyer and hallway condition were satisfactory.

STAIRWELL STAIRWELL

126: The stairwell was in satisfactory condition.

SMOKE/CARBON MONOXIDE DETECTOR GENERAL CONDITIONS

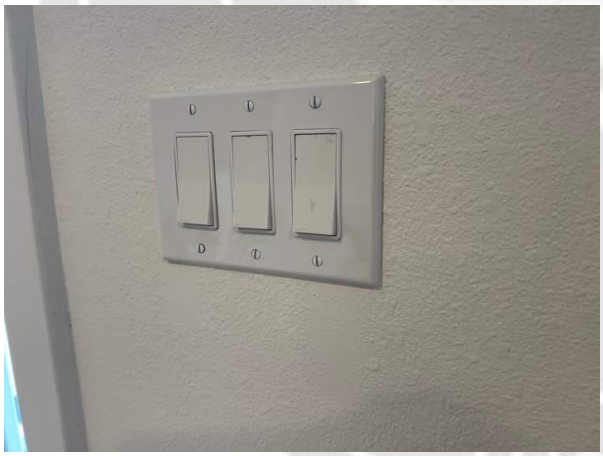
127: The smoke/carbon monoxide detectors were present and functional.

LIVING ROOM GENERAL CONDITIONS

128: The living room was in satisfactory condition overall.

LIVING ROOM OUTLETS LIGHTS AND SWITCHES

129: Plugs lights and switches were satisfactory throughout.



DINING ROOM GENERAL CONDITIONS

130: The dining room was in satisfactory condition overall.

DINING ROOM OUTLETS LIGHTS AND SWITCHES

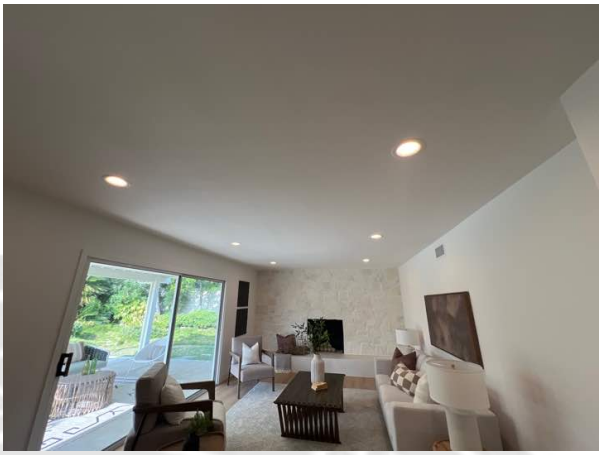
131: Plugs lights and switches were satisfactory throughout.

FAMILY ROOM GENERAL CONDITIONS

132: The family rooms floor, walls and ceilings were in satisfactory condition overall.

FAMILY ROOM OUTLETS LIGHTS AND SWITCHES

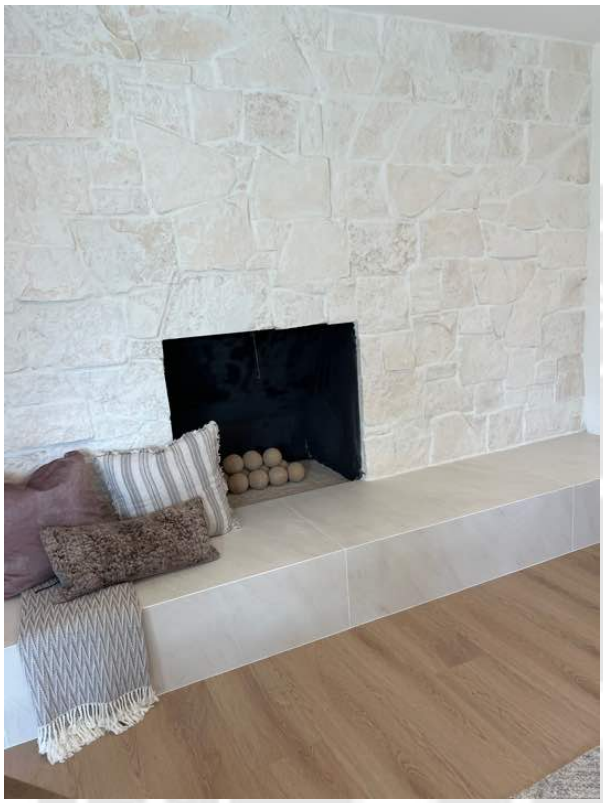
133: Plugs lights and switches were satisfactory throughout.



Fireplace(s)

FIREPLACE FIREPLACE LOCATION

134: Family room.



FIREPLACE DETECTORS

SAF **135:** Combination/smoke and carbon monoxide detectors are recommended in rooms that have installed fireplaces. Detectors will function as an early warning device in the event of a fireplace with drafting issues.

FIREPLACE GENERAL CONDITIONS

SAF **136:** Signs of alterations were made at the fireplace opening. The fireplace should not be used until a level two evaluation of the firebox has been made. Numerous hairline cracks were noted in the firebox. Fire and light safety concern.

Kitchen

KITCHEN WALLS - CEILING - FLOOR GENERAL CONDITION

137: Floor, walls and ceiling in the kitchen area were in satisfactory condition overall.




KITCHEN SINK - COUNTER TOPS SINK PLUMBING CONDITIONS

138: The kitchen sink was in satisfactory condition. Faucet was functional.

KITCHEN SINK - COUNTER TOPS GARBAGE DISPOSAL

139: The garbage disposal was in satisfactory condition.

KITCHEN SINK - COUNTER TOPS COUNTER CONDITIONS

140: Quartz countertops where in satisfactory condition and professionally finish the edges and seams.

ELECTRICAL CONDITIONS ELECTRICAL CONDITIONS

141: All GFCI receptacles were in satisfactory condition.

SAF **142:** IF" receptacles are installed to serve an island or peninsular countertop or work surface, they must be installed in accordance with the rules in Section 210.52(C)(3) below:

Installed on or above the countertop or work surface, but not higher than 20 inches above the countertop or work surface. Installed in a countertop using receptacle assemblies listed for use in countertops.

REP **143:** Countertop receptacle was loosely installed in the wall. Repair needed.

ELECTRICAL CONDITIONS LIGHTING CONDITIONS

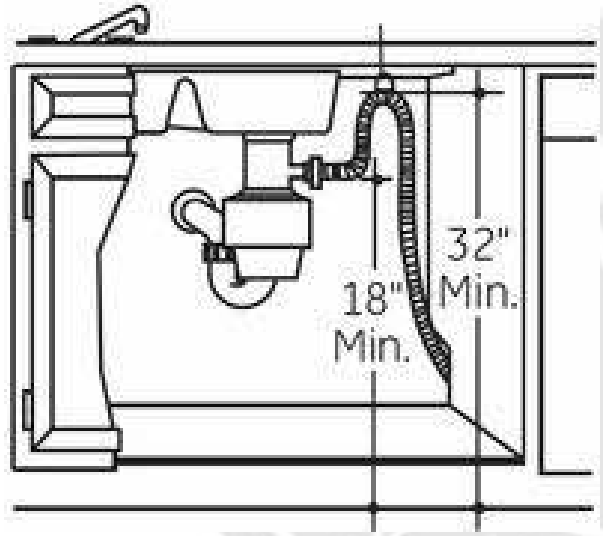
144: Kitchen lighting was satisfactory.

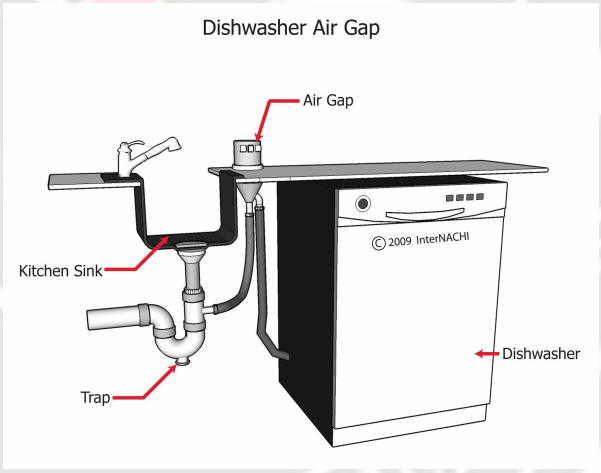
APPLIANCES REFRIGERATOR

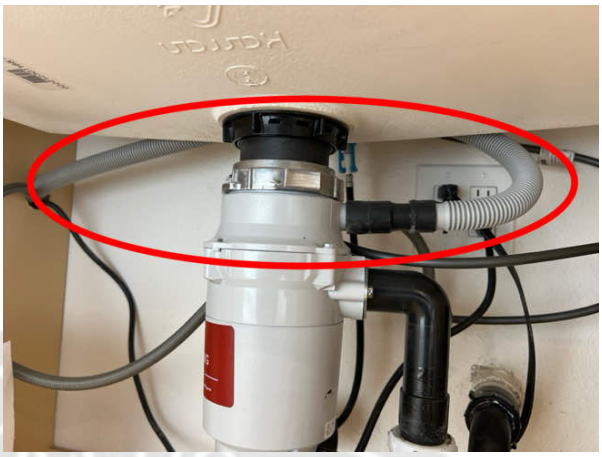
REP **145:** GFCI receptacle located behind refrigerator. All GFCI receptacles should be installed in a readily accessible location. Having to remove an appliances to reset a GFCI does not make it readily accessible. Consult with a licensed electrician for relocation.

APPLIANCES DISHWASHER

REP **146:** The dishwasher was not properly connected to an approved air gap. This can allow bacteria from the garbage disposal to be flushed back into the dishwasher and contaminate dishes. Dishwasher drain line is not configured in a high loop orientation. Consult with a plumbing contractor for proper installation of an approved air gap.







REP **147:** Dishwasher did not respond normally to testing controls. Consult with an appliance repairman for further evaluation and recommendations.

APPLIANCES RANGE

148: The range was thoroughly tested. Temperatures were satisfactory. The unit was found to be functional.

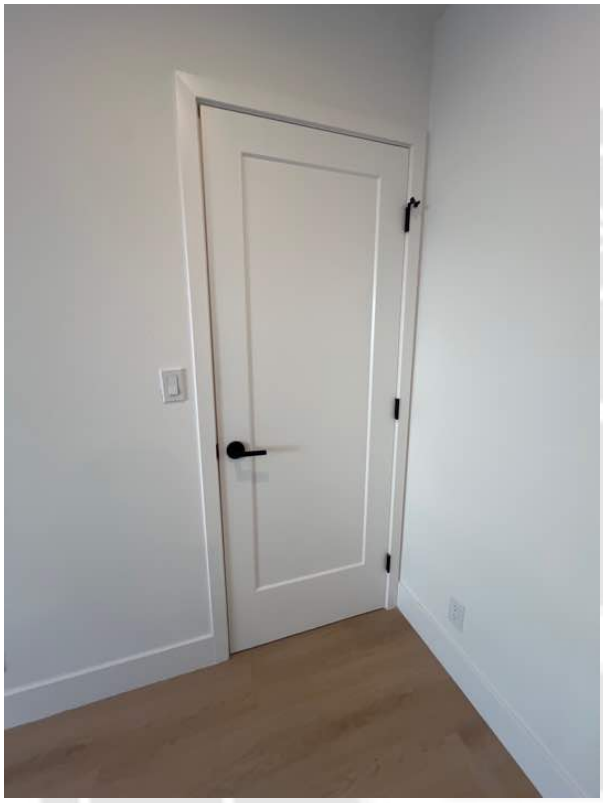
APPLIANCES MICROWAVE/VENT HOOD

149: The microwave/vent hood was tested and found to be functional on the day of inspection. Testing the microwaves ability to cook food or heat liquids is outside of the scope of the general home inspection. Microwave was not duct to the outside air.

Bedrooms

Bedroom #1

BEDROOM #1 PRIVACY DOOR
150: The door was in satisfactory condition.



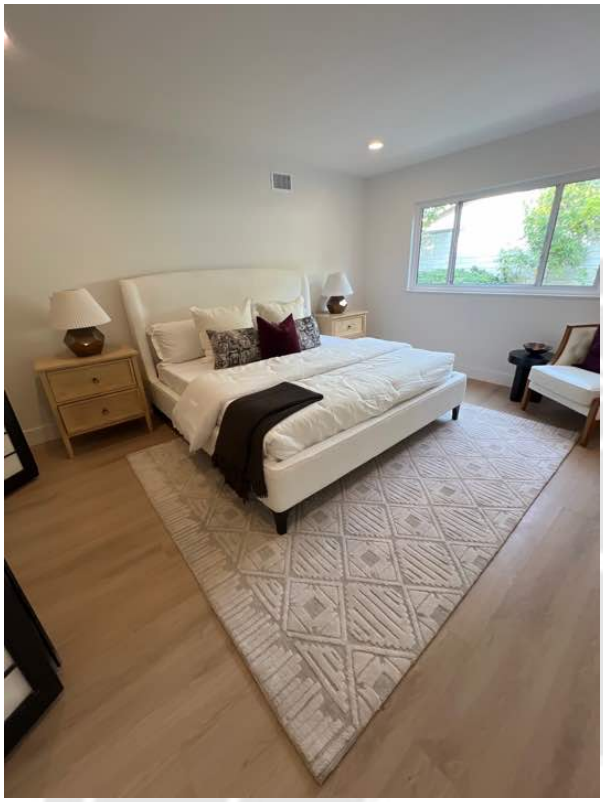
BEDROOM #1 OUTLETS LIGHTS AND SWITCHES
151: Plugs lights and switches were satisfactory throughout.

BEDROOM #1 SMOKE DETECTOR

152: Smoke detector present and functional.

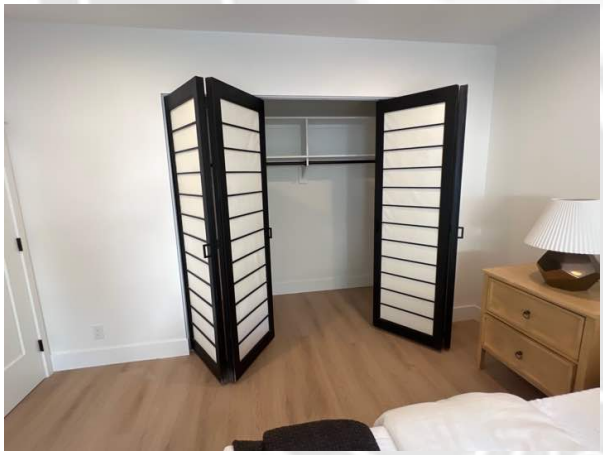
BEDROOM #1 GENERAL CONDITION

153: Bedroom was satisfactory.



BEDROOM #1 WARDROBE DOORS

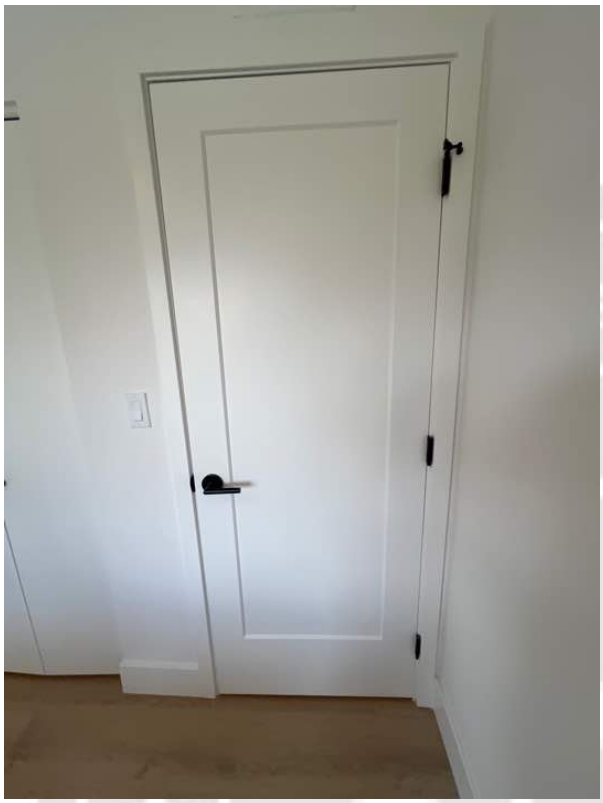
154: The door was in satisfactory condition.



Bedroom #2

BEDROOM #1 PRIVACY DOOR

155: The door was in satisfactory condition.



BEDROOM #1 OUTLETS LIGHTS AND SWITCHES

156: Plugs lights and switches were satisfactory throughout.

BEDROOM #1 SMOKE DETECTOR

157: Smoke detector present and functional.

BEDROOM #1 GENERAL CONDITION

158: Bedroom was satisfactory.

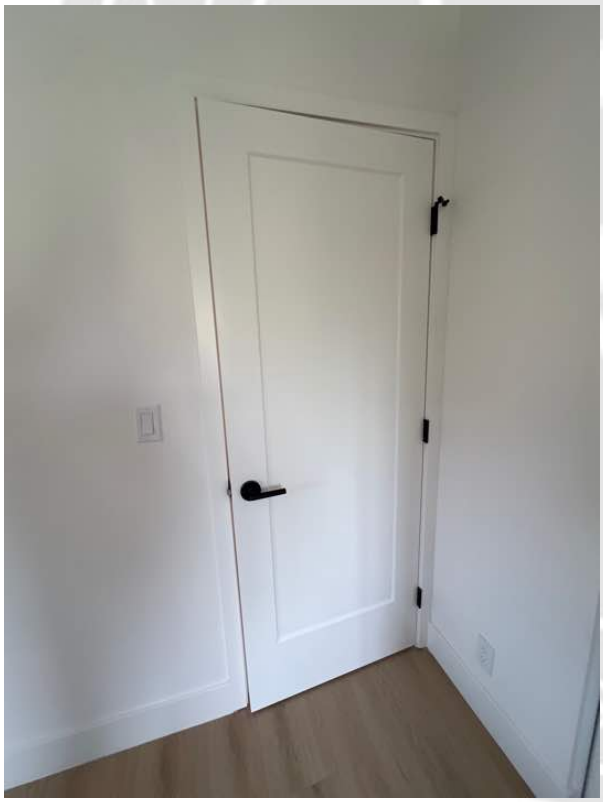
BEDROOM #1 WARDROBE DOORS

159: The door was in satisfactory condition.

Bedroom #3

BEDROOM #1 PRIVACY DOOR

REP **160:** The privacy door needs adjustment to function normally. Door rubs at door jamb. Does not close.



BEDROOM #1 OUTLETS LIGHTS AND SWITCHES

161: Plugs lights and switches were satisfactory throughout.

BEDROOM #1 SMOKE DETECTOR

162: Smoke detector present and functional.

BEDROOM #1 GENERAL CONDITION

163: Bedroom was satisfactory.

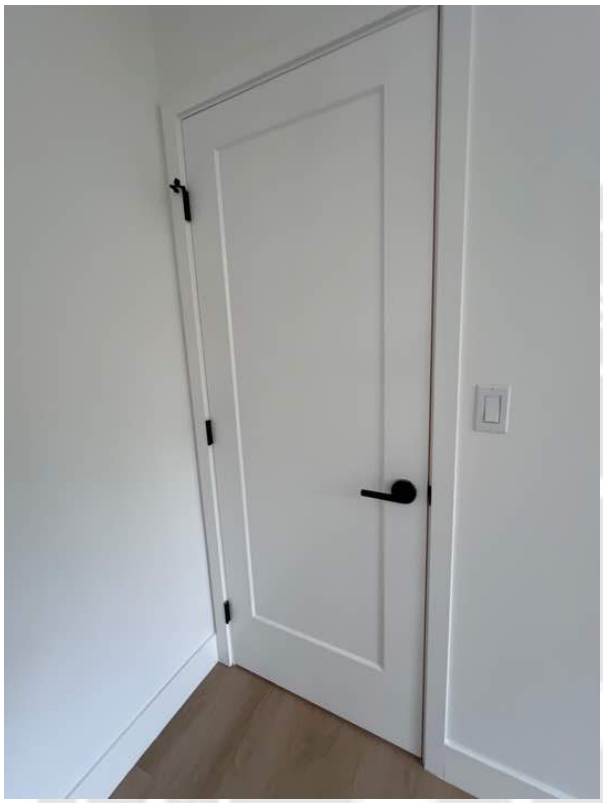
BEDROOM #1 WARDROBE DOORS

164: The door was in satisfactory condition.

Bedroom #4

BEDROOM #1 PRIVACY DOOR

165: The door was in satisfactory condition.



BEDROOM #1 OUTLETS LIGHTS AND SWITCHES

166: Plugs lights and switches were satisfactory throughout.

BEDROOM #1 SMOKE DETECTOR

167: Smoke detector present and functional.

BEDROOM #1 GENERAL CONDITION

168: Bedroom was satisfactory.

BEDROOM #1 WARDROBE DOORS

169: The door was in satisfactory condition.

Bathroom

Bath #1

BATHROOM #1 PRIVACY DOOR
170: The door was in satisfactory condition.

BATHROOM #1 OVERALL CONDITIONS

171: The floor, walls and ceiling were in satisfactory condition. There were no significant deficiencies noted.

BATHROOM #1 SINK AND PLUMBING

172: Sink and faucet were functional. Hot and cold water were present.

BATHROOM #1 CABINET CONDITIONS

173: Bathroom cabinets are in new condition.

BATHROOM #1 GFCI OUTLETS

174: GFCI receptacle was present and functional.

BATHROOM #1 TOILET

175: The toilet was functional and in satisfactory condition.

BATHROOM #1 TUB AND SHOWERS

SAF **176:** Shower was functional. It should be noted that during the testing of the shower water was splashing onto the flooring outside of the shower enclosure. This poses a slip and fall hazard. A shower door is recommended. Drain assembly cover did not flush within the shower. This is a safety hazard for tender feet.

BATHROOM #1 VENTILATOR CONDITIONS

177: The bathroom ventilator was tested and found to be functional on the day of inspection.

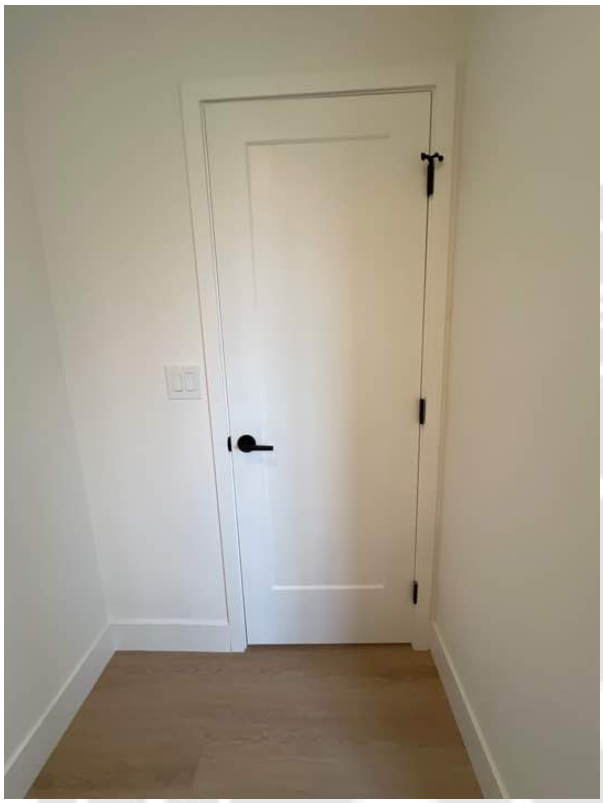
WINDOW CONDITIONS WINDOWS

178: The window was functional.

Bath #2

BATHROOM #1 PRIVACY DOOR

179: The door was in satisfactory condition.



BATHROOM #1 OVERALL CONDITIONS

180: The floor, walls and ceiling were in satisfactory condition. There were no significant deficiencies noted.

BATHROOM #1 SINK AND PLUMBING

181: Sink and faucet were functional. Hot and cold water were present.

BATHROOM #1 CABINET CONDITIONS

182: Bathroom cabinets are in new condition.

BATHROOM #1 GFCI OUTLETS

183: GFCI receptacle was present and functional.

BATHROOM #1 TOILET

184: The toilet was functional and in satisfactory condition.

BATHROOM #1 TUB AND SHOWERS

185: Tub and shower are showing signs of normal wear and tear. It should be noted that the tub overflow drain was not tested by filling the tub water above it to see if it leaks. Seals tend to dry out and can leak over time. It is recommended that the seals be checked and or replaced to prevent leakage as part of regular home maintenance.

BATHROOM #1 VENTILATOR CONDITIONS

186: The bathroom ventilator was tested and found to be functional on the day of inspection.

WINDOW CONDITIONS WINDOWS

187: The window was functional.

Laundry

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. 20 amp rated outlets are recommended for continuous use laundry equipment outlets.

LAUNDRY FLOORS WALLS AND CEILINGS

REP **188:** Cracks were observed in the concrete at the laundry area. Additionally, there were signs of water inclusion at the Foundation line.

LAUNDRY WATER CONNECTION

189: Laundry connections were in satisfactory condition.

LAUNDRY GAS CONNECTION

190: The gas line connection was satisfactory.

LAUNDRY DRYER VENT

REP **191:** The dryer exhaust vent was located at the side of the home and was installed near ground level. Recommend dryer exhaust vent be relocated. Consult with a qualified contractor for resolution.

LAUNDRY LIGHTING

192: The light fixture was functional.

LAUNDRY ELECTRICAL

193: The laundry area receptacle was tested and found to be functional on the day of inspection.

Attic

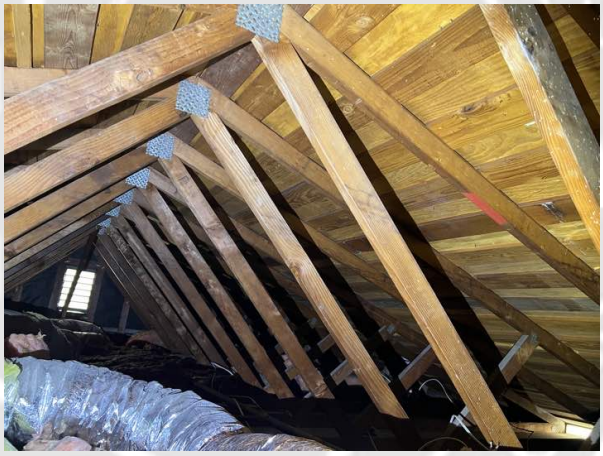
ATTIC ENTRANCE

194: The attic access hatch is of sufficient size for easy access into the attic area.

ATTIC STRUCTURE TYPE

195: The roof trusses were in good condition. There were no apparent signs of alterations. There was no rust or corrosion noted at roof truss plates.



ATTIC INSULATION

MANT **196:** Large amounts of missing insulation were noted at the first floor attic area above the kitchen. This concrete cold spots which can lead to moisture and energy loss. It is suggested that all areas be properly insulated. Insulation should be installed to a thickness of 16 inches for energy savings and comfort.

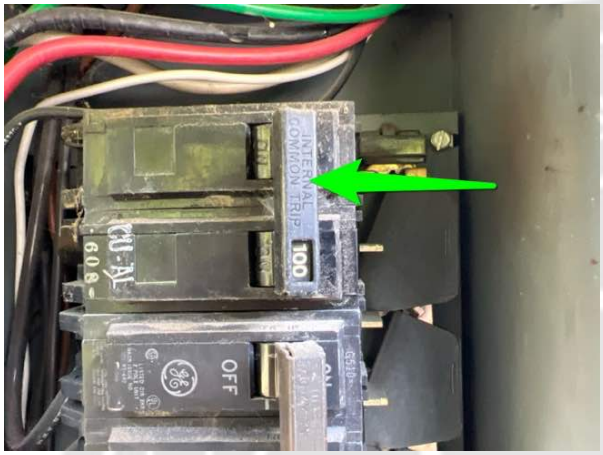
ATTIC MOISTURE

197: There was no apparent moisture on the day of inspection. This is a limited visual assessment as test equipment is not carried into the attic area for inspector safety.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

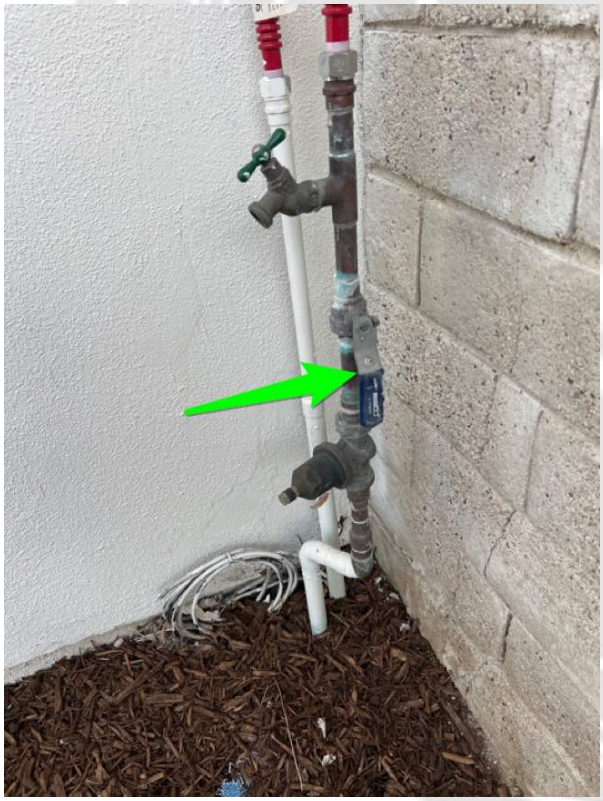
MAIN ELECTRICAL PANEL MAIN DISCONNECT LOCATION
ELECTRICAL PANEL
1: The main service disconnect switch is located at the main electrical panel.



GAS UTILITY GAS UTILITY
PLUMBING
2: Natural gas service is provided to the home via public utility. Having a gas shut off wrench located at the gas utility will aid in the event of emergency shut off needs.

WARN **3:** Seismic shut off valve has been installed. This valve may need to be reset in the event of an earthquake. This will restore gas once the system has been inspected.

WATER SERVICE MAIN SHUTOFF LOCATION
PLUMBING
4: The main shutoff valve is located at the side of the home.



Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.