

**Prepared for Exclusive Use by:**

Melody Shock

**Address of Inspected Property:**

138 Verona  
Goleta  
Ca CA 93117

**Inspection Date:**

3/30/2024



**Inspector and Company:**

Dayne Haigh

HouseMaster

1187 Coast Village Rd 1-284  
Santa Barbara Ca 93108  
(805) 898-2698

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## INSPECTION INFORMATION

**CLIENT:**

*Melody Shock*

**PROPERTY ADDRESS:**

*138 Verona  
Goleta  
Ca CA 93117*

**INSPECTION DATE/TIME:**

*3/30/2024 - 2:00 pm*

**INSPECTOR:**

*Dayne Haigh N/A in California*

**INSPECTION COMPANY:**

*HouseMaster  
1187 Coast Village Rd 1-284  
Santa Barbara Ca 93108  
(805) 898-2698*

## INSPECTION DETAILS

**AGE OF HOME:**

*61 Years*

**DESCRIPTION:**

*Single Family*

**TYPE OF INSPECTION:**

*Standard Home Inspection*

**PEOPLE PRESENT:**

*Inspector, Seller*

**STATUS OF HOME:**

*Occupied*

**WEATHER:**

*Overcast*

**TEMPERATURE:**

*60 TO 65*

## INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

## REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

**SATISFACTORY** - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

**FAIR** - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

**POOR** - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

**NOT APPLICABLE** - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

**NOT INSPECTED (NOT RATED)** - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise.

**Independent inspection(s) may be required to evaluate element conditions.** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

**IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.**

## NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of DBR Franchising, LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control

this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

## GENERAL INSPECTION LIMITATIONS

**CONSTRUCTION REGULATIONS** - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

**HOME MAINTENANCE** - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

**ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS)** - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

**AESTHETIC CONSIDERATIONS** - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

**DESIGN AND ADEQUACY ISSUES** - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

**AGE ESTIMATIONS AND DESIGN LIFE RANGES** - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

**ELEMENT DESCRIPTIONS** - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

**REMEDIAL WORK** - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

**SELLER DISCLOSURE** - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

**WOOD-DESTROYING INSECTS/ORGANISMS** - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

**ELEMENTS NOT INSPECTED** - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

**HOUSE ORIENTATION** - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

**CONDOMINIUMS** - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

## MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

**Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.**

## ADDITIONAL COMMENTS

**1. ROOFING**

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; **elements and areas concealed from view for any reason cannot be inspected.** This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, antennas, solar panels, low-voltage lighting, and other similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

**MATERIAL:**  
ASPHALT SHINGLES  
**LOCATION:**  
WHOLE STRUCTURE

**ESTIMATED AGE:**  
05 TO 10 YEARS  
**INSPECTION METHOD:**  
WALKED ON

**DESIGN LIFE:**  
20 TO 25 YEARS  
**CHIMNEY/VENT:**  
MASONRY  
BRICK

**S F P N A NI**

●					<b>1.0 ROOFING</b> Roof coverings require periodic repairs and sealant, especially at roof penetrations. Suggest periodic evaluation and sealing/repairs as needed to aide in preventing water penetration into structure.
●					<b>1.1 EXPOSED FLASHING</b>
●					<b>1.2 CHIMNEYS / VENTS</b>
●					<b>1.3 PLUMBING STACKS</b>
●					<b>1.4 VENTILATION COVERS</b>
●					<b>1.5 RAIN GUTTERS / EAVETROUGHS</b>
●					<b>1.6 DOWNSPOUTS / ROOF DRAINS</b>
●					<b>1.7 FASCIA / SOFFITS</b> No structural conditions to report at exterior roof framing members. See pest control report for conditions and repair costs related to wood framing and trim members.

**S F P N A NI** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected  
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

**NOTE:** All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectible during a home inspection, but may result in latent concerns. Gutters (eavetroughs) and downspouts (leaders) will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Roofer Opinion** - Obtain the roof manufacturer's and/or a qualified roofer's opinions as to roof conditions and, if necessary, remedial needs and associated costs, prior to closing. If overall roof wear or damage exists, replacement is normally required. In other cases, recommendations for roof replacement versus repair needs can be subjective and based on economic issues or discretionary issues.

**2. EXTERIOR ELEMENTS**

Inspection of exterior elements is limited to readily visible and accessible outer surfaces of the house envelope and appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** Like roofs, these elements are subject to the effects of both long-term wear and sudden damage due to ever-changing weather conditions. Descriptions are based on predominant/representative elements and are provided for general informational purposes only; specific materials and/or make-up are not verified. Neither the efficiency nor integrity of insulated window units is determined in a standard home inspection. Furthermore, the presence and condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items are not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

**SIDING:**  
STUCCO

**SPECIAL LIMITATIONS:**  
VEGETATION  
INACCESSIBLE AREA(S)  
STORAGE

S F P NA NI

●					<p><b>2.0 SIDING</b> Suggest sealing at any gaps, cracks, around light fixtures, windows, doors, trim, etc...to aide in preventing water penetration and pest intrusion.</p>
●					<p><b>2.1 SLAB FOUNDATION</b> Foundation surface is not fully visible (slab on grade) therefore limited inspection noted. No significant cracking noted at exposed edge at the time of inspection.</p>
●					<p><b>2.2 ELECTRIC / GFCI</b> Suggest upgrades to Ground Fault Circuit Interrupters (GFCI) outlets at all exterior outlets for added safety. Consult licensed electrical contractor for installation.</p>

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**NOTE:** All surfaces of the exterior envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Wood Deterioration** - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize these concerns but will not eliminate them altogether. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be identified as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact our office. All exterior wood elements should be inspected at least annually; repair and/or refinish as needed.

**Exterior Electric** - Due to weathering factors and the potential hazards of exterior wiring, precaution must be used for the installation and maintenance of electrical components. Any damaged components should be corrected immediately. Recommend adding Ground-Fault Circuit-Interrupter (GFCI) protection if not present. GFCI noted, however, test operation indicated unit malfunctioned or did not work properly. All exterior circuitry should be inspected by a qualified electrician.





3.0 WALKWAYS (See Picture(s))

**NOTE:** Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays and uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified servicepersons is recommended prior to closing.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Site Elements** - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

**Geological Factors** - This report does not include evaluation of any soils or geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils, hillside and waterfront areas, necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialist prior to closing, particularly if any concerns are detected or if home is in a detrimental soils area.

**Grading and Drainage** - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

## 4. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

**DESCRIPTION:**  
MULTIPLE CAR

**HOUSE/GARAGE SEPARATION:**  
SOLID & SELF-CLOSING DOOR  
COVERED FRAMING

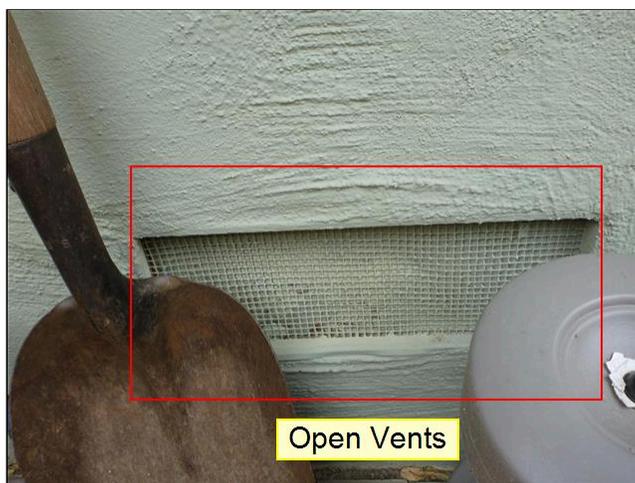
**VAPOR RETARDER:**  
OBSERVED

**SPECIAL LIMITATIONS:**  
INACCESSIBLE AREA(S)/STORAGE/VEHICLE(S)

**S F P N A NI**

●					<b>4.0 EXPOSED FRAMING</b> No structural conditions to report on garage framing. Consult pest control report for conditions related to wood framing members.
●					<b>4.1 FLOOR SLAB</b>
●					<b>4.2 FOUNDATION</b>
		●			<b>4.3 WALLS / CEILINGS</b> Open blocked garage vent for proper combustion air provision to gas burning appliances in garage and venting of vehicle exhaust and install screen to prevent pest intrusion.(See Picture(s))
		●			<b>4.4 VEHICLE DOOR(S)</b> Damaged lower panel noted at garage door. Repair/ replace as desired.(See Picture(s)) Settlement/ improper seal noted at garage door. Suggest installation of a rubber weather stripping strip on pavers. Consult a contractor for evaluation/ adjustment/ repairs as desired.(See Picture(s))
●					<b>4.5 DOOR OPERATOR(S)</b> Garage door opener retracted when tested. The built in reversing device and infrared sensors were tested and operated properly. Suggest testing both devices periodically to ensure proper and safe operation.
●					<b>4.6 ELECTRIC / GFCI</b>

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4.3 WALLS / CEILINGS (See Picture(s))



4.4 VEHICLE DOOR(S) (See Picture(s))



4.4 VEHICLE DOOR(S) (See Picture(s))

**NOTE:** Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Limitations/Obstructions** - More than many other areas of a house, garages tend to contain storage and other items that restrict the ability to observe the structure and other components. Any noted limitation may be in addition to normal restrictions. Recommend all obstructed areas be inspected when clear.

**5. ATTIC**

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

**DESCRIPTION:**  
WALK-UP/IN

**INSPECTION METHOD:**  
ENTERED

**FRAMING:**  
WOOD FRAME  
RAFTERS

**SHEATHING:**  
SPACED BOARDS SHEATHING  
PLYWOOD

**INSULATION:**  
BLANKET/BATT  
LOOSE FILL  
4 TO 6 AVERAGE INCHES

**VAPOR RETARDER:**  
OBSERVED

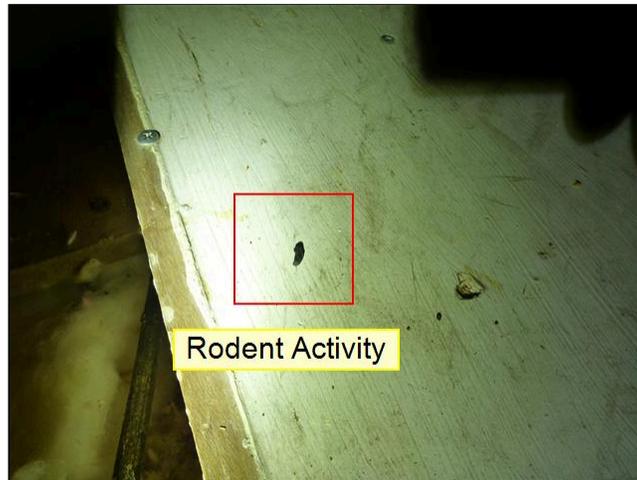
**SPECIAL LIMITATIONS:**  
INACCESSIBLE AREA(S)/INSULATION

S F P NA NI

●											<p><b>5.0 ROOF FRAMING</b></p> <p>Rodent activity noted in the attic. Consult a pest control professional for evaluation and remediation as required. (See Picture(s))</p> <p>No structural conditions to report in attic. See pest control report for conditions related to wood framing members.</p>
●											<p><b>5.1 ROOF DECK / SHEATHING</b></p>
●											<p><b>5.2 VENTILATION PROVISIONS</b></p>
●											<p><b>5.3 INSULATION</b></p>

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



5.0 ROOF FRAMING (See Picture(s))

**NOTE:**Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Limitations/Obstructions** - Due to typical design/accessibility constraints (insulation, storage, etc..) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

## 6. BATHROOMS

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

**DESCRIPTION:**

3/4 BATH  
1/2 BATH

**LOCATION:**

MASTER BEDROOM  
HALLWAY

**VENTILATOR(S):**

BOTH  
EXHAUST FAN  
&  
WINDOW

**SPECIAL LIMITATIONS:**

FINISH MATERIALS  
INACCESSIBLE AREA(S)/STORAGE

**S F P NA NI**

●					<b>6.0 SINK(S)</b>
●					<b>6.1 TOILET</b>
●					<b>6.2 BATHTUB</b> Caulking/ grout repair is recommended as part of routine maintenance to tub/ shower/counters and flooring areas on an annual basis to help prevent moisture intrusion, damage and mold build-up. Condition behind concealed areas was indeterminate at the time of the inspection. Use caution when opening/closing frameless shower doors in master bathroom. Frameless glass doors have a high rate of failure.
●					<b>6.3 STALL SHOWER</b>
●					<b>6.4 ELECTRIC / GFCI</b>
●					<b>6.5 VENTILATION</b>

**S F P NA NI** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

**NOTE:** Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Caulking/Grouting** - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

**General Conditions** - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

**7. KITCHEN**

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

**LOCATION:**

MAIN HOUSE

**VENTILATOR:**

EXHAUST FAN

**COUNTERTOP RANGE:**

ESTIMATED AGE: 00 TO 05 YEARS

**MICROWAVE OVEN:**

ESTIMATED AGE: 0 TO 5 YEARS

**WALL OVEN:**

ESTIMATED AGE: 00 TO 05 YEARS

**DISHWASHER:**

ESTIMATED AGE: 00 TO 05 YEARS

**DISPOSAL:**

ESTIMATED AGE: 00 TO 05 YEARS

**SPECIAL LIMITATIONS:**

FINISH MATERIALS  
INACCESSIBLE AREA(S) & STORAGE/  
OBSTRUCTIONS

**S F P NA NI**

●					<b>7.0 PLUMBING / SINK</b>
●					<b>7.1 COOKING UNIT</b>
●					<b>7.2 ELECTRIC / GFCI</b>
		●			<b>7.3 DISHWASHER</b> Air gap is not installed at dishwasher. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.
●					<b>7.4 DISPOSAL</b>
●					<b>7.5 VENTILATOR</b>
●					<b>7.6 COUNTERTOP</b>
●					<b>7.7 CABINETRY</b>
				●	<b>7.8 REFRIGERATOR</b>

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**NOTE:** Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Electric/GFCI** - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

**Dishwashers** - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

**Dishwasher Air Gap** - Faulty installation/drainage problems or other factors may cause dishwasher drain water backup out of sink level air vent. Have the unit checked and evaluated by a qualified serviceperson.

## 8. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

**PREDOMINANT CEILINGS:**

WOOD FRAMED  
DRYWALL

**PREDOMINANT WINDOWS:**

DOUBLE GLAZED  
VINYL SLIDERS W/SCREENS

**SLAB CONSTRUCTION:**

WHOLE HOUSE

**WALLS:**

WOOD FRAMED  
DRYWALL

**DETECTOR(S):**

SMOKE  
& CARBON MONOXIDE

**FIREPLACE(S):**

TYPE: FIREPLACE

**PREDOMINANT FLOORS:**

SLAB

**DETECTOR LOCATION(S):**

HALLWAY  
NOT CORRECT

**SPECIAL LIMITATIONS:**

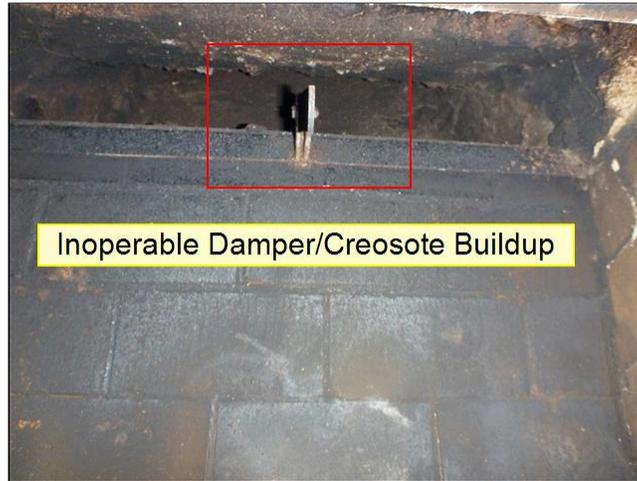
FURNISHING/STORAGE  
FINISH MATERIALS  
OCCUPIED ROOMS

S F P N A NI

●					<b>8.0 WALLS</b> Anticipate repairs (patching & painting) of scuffs, scrapes and holes in walls. Damage is aesthetic only. No indications of structural defects.
	●				<b>8.1 CEILINGS</b> Acoustical ceiling material may contain asbestos. Suggest evaluation/testing before disturbing.
●					<b>8.2 FLOORS</b> NOTE: Inspection does not include conditions and areas that are concealed and not visible at the time of the inspection. Suggest client perform a careful walk through when fully visible prior to close of escrow.
●					<b>8.3 WINDOWS</b>
●					<b>8.4 ROOM DOORS</b>
●					<b>8.5 PATIO / DECK DOORS(S)</b>
		●			<b>8.6 DETECTOR TEST</b> Missing smoke detectors noted. See state department of health website for required locations.
		●			<b>8.7 FIREPLACE(S)</b> Damper is stuck in the open position. Consult a chimney sweep for rain cap installation and lubrication/ servicing/repair of damper for proper operation.(See Picture(s)) Creosote buildup noted. Consult chimney sweep for evaluation, cleaning, and have liner checked prior to use.

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### 8.7 FIREPLACE(S) (See Picture(s))

**NOTE:** All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

#### **SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Structural Components** - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

**Inspection Limitations** - Due to typical design restrictions, any inspection of the fireplace, stove and inserts is limited; internal components, flue, flue connectors, etc., are generally not visible. Furthermore, any inspection is of the physical condition only, and does not include code/fire safety compliance assessment or an operational check of flue/vent drafting. Unit and venting deficiency may represent fire/safety concerns. Flue inspections should be performed by a qualified chimney sweep or competent specialist.

**Smoke/CO Detectors** - Smoke/fire detection systems and fire extinguishers are generally recommended for all houses, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for houses with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for elevated carbon monoxide levels exists in most houses, particularly if an attached garage of fuel burning units are present.

**9. ELECTRIC SYSTEM**

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-fault Circuit-interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.

<b>SERVICE LINE:</b> OVERHEAD	<b>DISTRIBUTION PANEL:</b> CIRCUIT BREAKER	<b>ENTRANCE LINE:</b> COPPER
<b>SERVICE DISCONNECT(S):</b> AMPS: 200	<b>MAJOR APPLIANCE (240 VOLT) CIRCUIT(S):</b> COPPER	<b>HOUSEHOLD (120 VOLT) CIRCUITS:</b> COPPER
<b>GFCI:</b> MULTIPLE UNITS AT RECEPTACLE(S)	<b>SPECIAL LIMITATIONS:</b> INACCESSIBLE AREA(S) FINISH MATERIALS	

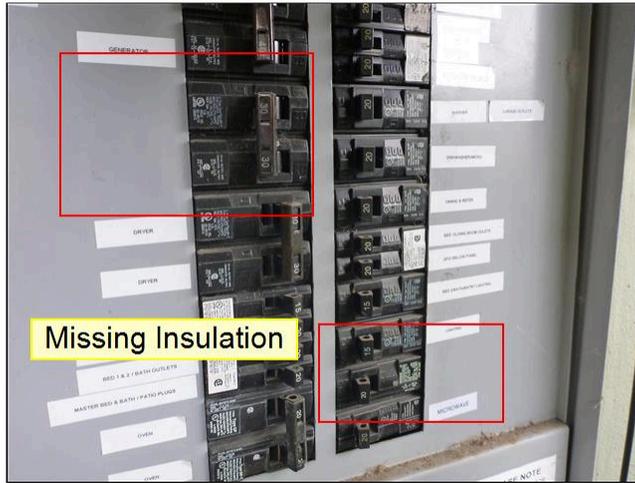
**S F P NA NI**

●					<p><b>9.0 SERVICE / ENTRANCE LINE</b> Service wires are in tree and may be damaged by branches. Consult utility company to trim branches away from service wires to prevent damage.(See Picture(s))</p>
●					<p><b>9.1 SERVICE GROUNDING PROVISIONS</b></p>
	●				<p><b>9.2 DISTRIBUTION PANEL</b> Labeling of service panel breakers is required for safe operation.(See Picture(s))</p>
●					<p><b>9.3 MAIN DISCONNECT(S)</b> Consider installation of a whole house surge protector as an upgrade (not required by code) in main panel to protect sensitive electrical components. Consult an electrician for installation if desired.</p>
●					<p><b>9.4 DEVICES</b></p>
	●				<p><b>9.5 WIRING / CONDUCTORS</b> Open junction boxes with exposed wiring noted in attic. Add cover plates at any/all open junction boxes and/or properly terminate wiring for proper and safe installation.(See Picture(s))</p>

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9.0 SERVICE / ENTRANCE LINE (See Picture(s))



9.2 DISTRIBUTION PANEL (See Picture(s))



9.5 WIRING / CONDUCTORS (See Picture(s))

**NOTE:** Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Electrical System** - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

**Light Fixtures/Switches** - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

**Panel Circuit Labeling** - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling, of all circuits.

**10. HEATING SYSTEM**

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

**SYSTEM TYPE:**  
FUEL: NATURAL GAS  
FORCED AIR

**SYSTEM MAKE:**  
GAFFERS & SATLER

**LOCATION:**  
INTERIOR CLOSET

**ESTIMATED AGE:**  
60 TO 70 YEARS

**DESIGN LIFE:**  
25 to 30 YEARS

**GENERAL DISTRIBUTION:**  
DUCTED/REGISTER-CENTRAL

S F P NA NI

						<p><b>10.0 HEATING UNIT</b></p> <p>Damaged drywall noted at rear of lower heating plenum. Combustion air and conditioned air are mixing due to damaged drywall. Anticipate gas company red tag if not repaired. Consult a drywall contractor for repairs.(See Picture(s))</p> <p>Unit operated properly at the time of the inspection producing adequate temperature at registers.</p> <p>Unit is 61 years into manufacturers design life of 25 to 30 years.</p> <p>Suggest annual servicing/evaluation by a heating, ventilation and air conditioning (HVAC) contractor to extend service life and for proper and safe operation. Anticipate replacement.</p>
					●	<p><b>10.1 BURNERS</b></p> <p>Heat exchanger is not fully visible due to design of system. Therefore not inspected. Recommend annual evaluation and repairs and service of unit to ensure proper and safe operation. Burner assembly was not removed during inspection to determine condition of heat exchanger. This is not performed during a standard inspection.</p>
					●	<p><b>10.2 GAS / FUEL LINES AT UNIT</b></p> <p>Changing of current rigid gas piping to a modern/approved flexible gas line is needed for safety. Anticipate gas company red tag if not replaced. Consult a HVAC or plumbing contractor for replacement.(See Picture(s))</p>
					●	<p><b>10.3 COMBUSTION AIR PROVISIONS</b></p>
					●	<p><b>10.4 VENT CONNECTOR</b></p> <p>Transite (asbestos materials) flue pipe should have been replaced when heater was replaced. Corrosion noted at metal portion of flue pipe. Suggest evaluation and repairs/replacement of flue pipe for proper and safe operation.(See Picture(s))</p>
					●	<p><b>10.5 BLOWER</b></p>
					●	<p><b>10.6 DISTRIBUTION SYSTEM</b></p> <p>Asbestos like material observed at heating system ducting in attic. Consult a HVAC contractor for repairs or replacement/abatement as required.(See Picture(s))</p>
					●	<p><b>10.7 THERMOSTAT</b></p>

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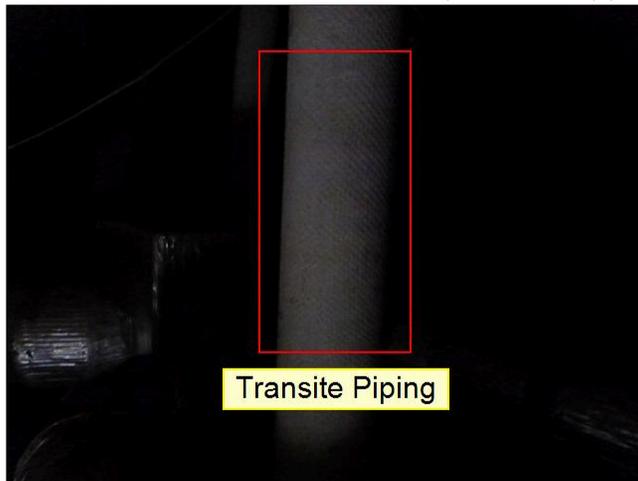
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



10.0 HEATING UNIT (See Picture(s))



10.2 GAS / FUEL LINES AT UNIT (See Picture(s))



10.4 VENT CONNECTOR (See Picture(s))



10.6 DISTRIBUTION SYSTEM (See Picture(s))

**NOTE:** Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Central Heating Systems** - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

**Heat Exchanger** - A limited assessment of the exchanger indicated signs of, or suspicion of, failure or other detrimental conditions. Potential health/safety concerns may exist. A thorough check of the unit and vent system by a qualified heating contractor is recommended. While heat exchanger replacement may be possible in rare cases, replacement of the furnace usually will be required if failure exists. Some types of heat exchangers, including basic horizontal flow models and even some newer high-efficiency units, are subject to premature failure.

**Blower/Filters** - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters as needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

**Maintenance/Service** - Servicing or repair of the heating system normally must be done by a qualified service company; most utility companies only service/handle gas supply concerns.

**11. PLUMBING SYSTEM**

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, it is **not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a pressure test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

**WATER PIPING:**

COPPER  
& Possibly  
GALVANIZED  
PEX

**WATER SHUT-OFF LOCATION:**

AT METER

**DRAIN/WASTE LINES:**

CAST IRON  
GALVANIZED  
IN SLAB  
IN GROUND  
NOT DETERMINED

**GAS SHUT-OFF LOCATION:**

AT METER

**SPECIAL LIMITATIONS:**

INACCESSIBLE AREA(S)  
FINISH MATERIALS

S F P NA NI

●					<p><b>11.0 WATER PIPING</b></p> <p>Rust/ galvanized plumbing noted at exterior hose bibs. Monitor condition and anticipate replacement of remaining galvanized piping as needed.(See Picture(s)</p> <p>Evaluation of the plumbing system is limited to permanently connected fixtures and readily visible pipe condition. The function and effectiveness of angle stop shut offs, laundry standpipes, vent pipes, anti-siphon devices, floor drains and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and the conditions of sub-slab or inground piping is excluded from a standard inspection.</p>
●					<p><b>11.1 WATER FLOW AT FIXTURES</b></p> <p>The water pressure was 35 psi at the time of inspection which is above the normal range of 40 to 80 psi. Consult a plumber for adjustment or replacement of pressure regulator.</p>
●					<p><b>11.2 FIXTURE DRAINAGE</b></p>
				●	<p><b>11.3 DRAIN / WASTE PIPING</b></p> <p>Suggest having <u>in slab</u> AND <u>in ground</u> drain lines video scoped to determine interior condition due to age of home.</p> <p>DRAIN/ WASTE/ VENT PIPES are not fully visible due to design and construction methods and therefore the inspection is limited.</p> <p>Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe condition. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and the conditions of sub-slab or inground piping is excluded from a standard inspection.</p>
				●	<p><b>11.4 EXTERIOR FAUCET(S)</b></p> <p>Lack of anti-siphon valves noted at hose bibs. Suggest installing as an upgrade to keep water/ contaminants in hose from entering back into the potable water supply.</p>
				●	<p><b>11.5 LAUNDRY</b></p> <p>Steel braided hoses are suggested on washing machine as an upgrade over rubber hoses. Rubber hoses have been known to have a higher rate of failure and create water damage.</p> <p>Note: Utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection, unless otherwise noted. Concerns related to laundry supply, drainage and venting should be assessed by a licensed plumber.</p>
				●	<p><b>11.6 Dryer Vent</b></p> <p>Lint buildup noted at clothes dryer vent. Suggest cleaning dryer vent now and regularly for fire safety and energy efficiency.</p>
●					<p><b>11.7 GAS PIPING</b></p>

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11.0 WATER PIPING (See Picture(s))

**NOTE:** Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., older polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Plumbing Components** - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

**Old/Mixed Water Piping** - Old and/or mixed type water piping is subject to ongoing corrosion and leakage as it ages, particularly at points where galvanized and copper pipe are connected together. The loss of water volume/pressure is also a common occurrence with old piping, as build-up on the interior of the piping and fittings restricts water flow. Recommend a full system check by a qualified plumber to determine current conditions and to provide guidance on repair, maintenance needs. Anticipate repair/upgrade needs.



## SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action.** Any questionable issues should be discussed with the Inspector and/or Inspection Company.

**Note:** While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

### 1. ROOFING

#### 1.0 ROOFING

**Satisfactory**

Roof coverings require periodic repairs and sealant, especially at roof penetrations. Suggest periodic evaluation and sealing/repairs as needed to aide in preventing water penetration into structure.

#### 1.7 FASCIA / SOFFITS

**Satisfactory**

No structural conditions to report at exterior roof framing members.

See pest control report for conditions and repair costs related to wood framing and trim members.

### 2. EXTERIOR ELEMENTS

#### 2.0 SIDING

**Satisfactory**

Suggest sealing at any gaps, cracks, around light fixtures, windows, doors, trim, etc...to aide in preventing water penetration and pest intrusion.

#### 2.1 SLAB FOUNDATION

**Satisfactory**

Foundation surface is not fully visible (slab on grade) therefore limited inspection noted. No significant cracking noted at exposed edge at the time of inspection.

#### 2.2 ELECTRIC / GFCI

**Fair**

Suggest upgrades to Ground Fault Circuit Interrupters (GFCI) outlets at all exterior outlets for added safety. Consult licensed electrical contractor for installation.

### 3. SITE ELEMENTS

#### 3.0 WALKWAYS

**Poor/Defective**

Unlevel surfaces with trip concerns noted. Suggest repairs for safety.(See Picture(s))

Settlement/ movement noted. Tree removal may be needed to prevent further damage from tree roots. Consult an arborist for tree removal cost estimates as desired.(See Picture(s))

### 3. SITE ELEMENTS



3.0 (See Picture(s))



3.0 (See Picture(s))

#### 3.1 DRIVEWAY

##### Poor/Defective

Settlement/ displacement noted at driveway. Consult contractor for evaluation and repairs as desired. Suggest drainage upgrades and controlling water from roof cover.

#### 3.2 PATIO(S)

##### Satisfactory

Suggest sealing at hardscaping (walks, patios & driveway) cracks to prevent water penetration, further settling/movement and for enhanced life span of material.

#### 3.3 GROUND SLOPE AT FOUNDATION

##### Fair

Fair drainage/ grading noted at various locations. Recommend proper grading with positive fall to direct water away from foundation. Suggest upgrades to gutters/ downspouts and subsurface drainage and routine maintenance to keep systems clear to help keep moisture away from foundation.

Monitor/maintain water drainage around structures and correct as needed for proper removal.

### 4. GARAGE

#### 4.0 EXPOSED FRAMING

## 4. GARAGE

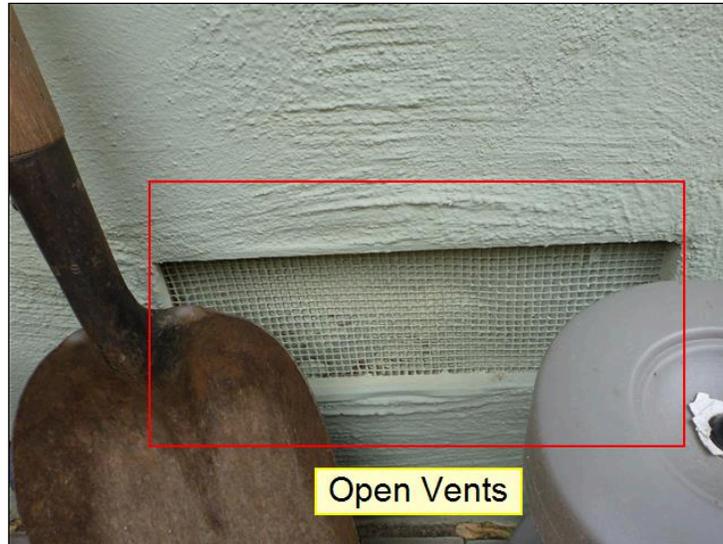
### Satisfactory

No structural conditions to report on garage framing. Consult pest control report for conditions related to wood framing members.

### 4.3 WALLS / CEILINGS

#### Poor/Defective

Open blocked garage vent for proper combustion air provision to gas burning appliances in garage and venting of vehicle exhaust and install screen to prevent pest intrusion.(See Picture(s))



4.3 (See Picture(s))

### 4.4 VEHICLE DOOR(S)

#### Poor/Defective

Damaged lower panel noted at garage door. Repair/ replace as desired.(See Picture(s))

Settlement/ improper seal noted at garage door. Suggest installation of a rubber weather stripping strip on pavers. Consult a contractor for evaluation/ adjustment/ repairs as desired.(See Picture(s))



4.4 (See Picture(s))

## 4. GARAGE



4.4 (See Picture(s))

### 4.5 DOOR OPERATOR(S)

#### Satisfactory

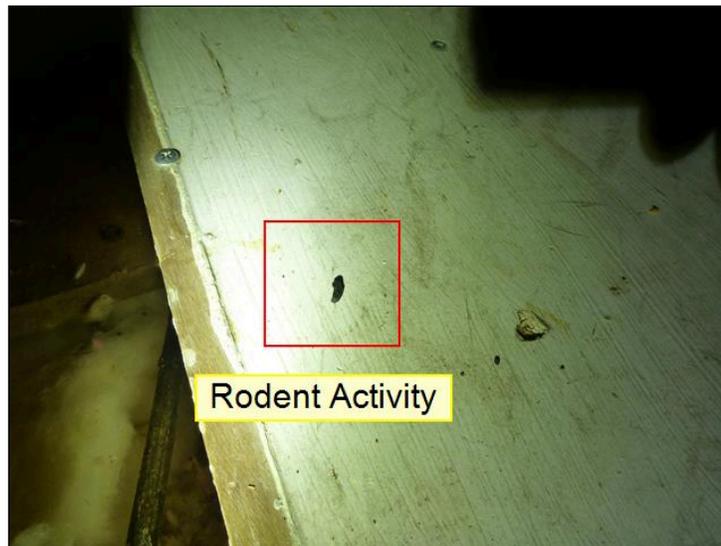
Garage door opener retracted when tested. The built in reversing device and infrared sensors were tested and operated properly. Suggest testing both devices periodically to ensure proper and safe operation.

## 5. ATTIC

### 5.0 ROOF FRAMING

#### Fair

Rodent activity noted in the attic. Consult a pest control professional for evaluation and remediation as required. (See Picture(s))  
No structural conditions to report in attic. See pest control report for conditions related to wood framing members.



5.0 (See Picture(s))

## 7. KITCHEN

### 7.3 DISHWASHER

#### Poor/Defective

Air gap is not installed at dishwasher. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.

## 8. INTERIOR ELEMENTS

### 8.0 WALLS

#### Satisfactory

Anticipate repairs (patching & painting) of scuffs, scrapes and holes in walls. Damage is aesthetic only. No indications of structural defects.

### 8.1 CEILINGS

#### Fair

Acoustical ceiling material may contain asbestos. Suggest evaluation/testing before disturbing.

### 8.6 DETECTOR TEST

#### Poor/Defective

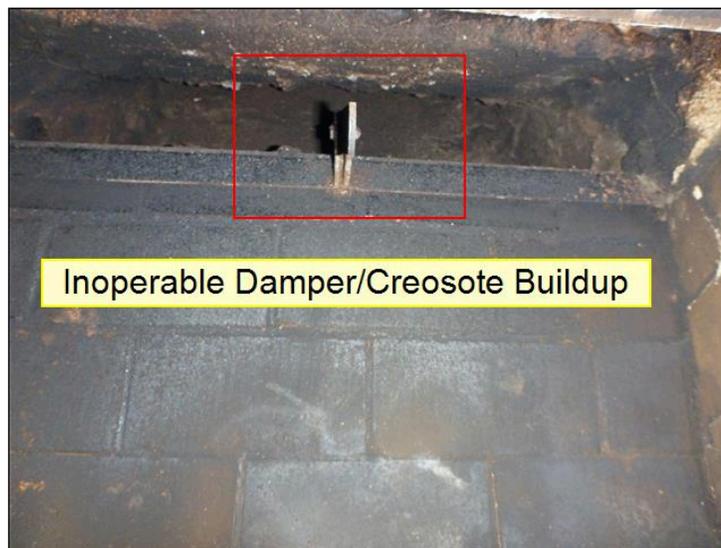
Missing smoke detectors noted. See state department of health website for required locations.

### 8.7 FIREPLACE(S)

#### Poor/Defective

Damper is stuck in the open position. Consult a chimney sweep for rain cap installation and lubrication/servicing/repair of damper for proper operation.(See Picture(s))

Creosote buildup noted. Consult chimney sweep for evaluation, cleaning, and have liner checked prior to use.



8.7 (See Picture(s))

## 9. ELECTRIC SYSTEM

### 9.0 SERVICE / ENTRANCE LINE

#### Poor/Defective

Service wires are in tree and may be damaged by branches. Consult utility company to trim branches away from service wires to prevent damage.(See Picture(s))

## 9. ELECTRIC SYSTEM

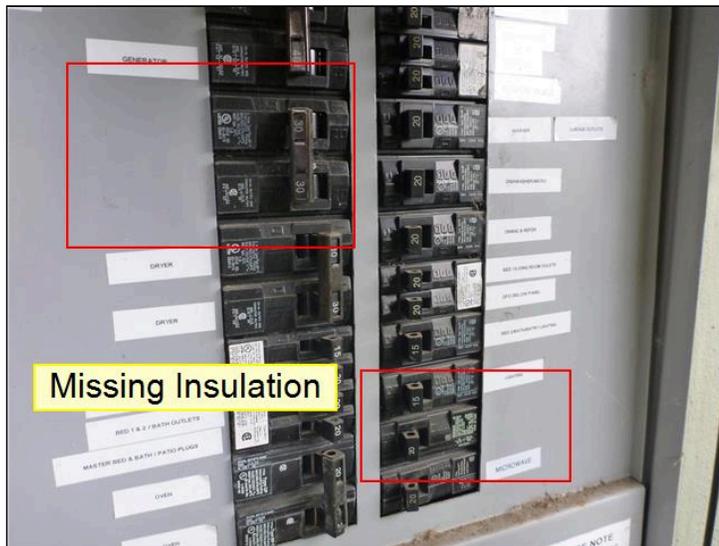


9.0 (See Picture(s))

### 9.2 DISTRIBUTION PANEL

**Poor/Defective**

Labeling of service panel breakers is required for safe operation.(See Picture(s))



9.2 (See Picture(s))

### 9.5 WIRING / CONDUCTORS

**Poor/Defective**

Open junction boxes with exposed wiring noted in attic. Add cover plates at any/all open junction boxes and/or properly terminate wiring for proper and safe installation.(See Picture(s))

## 9. ELECTRIC SYSTEM



9.5 (See Picture(s))

## 10. HEATING SYSTEM

### 10.0 HEATING UNIT

#### Poor/Defective

Damaged drywall noted at rear of lower heating plenum. Combustion air and conditioned air are mixing due to damaged drywall. Anticipate company red tag if not repaired. Consult a drywall contractor for repairs.(See Picture(s))

Unit operated properly at the time of the inspection producing adequate temperature at registers.

Unit is 61 years into manufacturers design life of 25 to 30 years.

Suggest annual servicing/evaluation by a heating, ventilation and air conditioning (HVAC) contractor to extend service life and for proper and safe operation. Anticipate replacement.



10.0 (See Picture(s))

### 10.1 BURNERS

#### Satisfactory

Heat exchanger is not fully visible due to design of system. Therefore not inspected. Recommend annual evaluation and repairs and service of unit to ensure proper and safe operation. Burner assembly was not removed during inspection to determine condition of heat exchanger. This is not performed during a standard inspection.

### 10.2 GAS / FUEL LINES AT UNIT

#### Poor/Defective

## 10. HEATING SYSTEM

Changing of current rigid gas piping to a modern/approved flexible gas line is needed for safety. Anticipate gas company red tag if not replaced. Consult a HVAC or plumbing contractor for replacement.(See Picture(s))

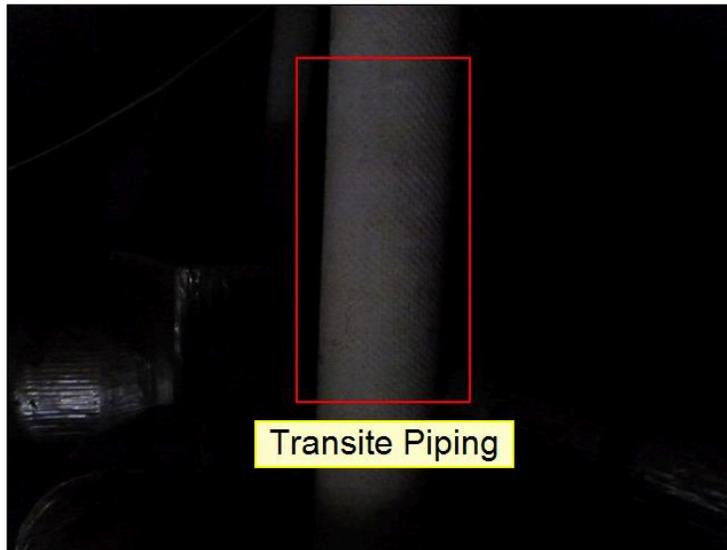


10.2 (See Picture(s))

### 10.4 VENT CONNECTOR

Fair

Transite (asbestos materials) flue pipe should have been replaced when heater was replaced. Corrosion noted at metal portion of flue pipe. Suggest evaluation and repairs/replacement of flue pipe for proper and safe operation.(See Picture(s))



10.4 (See Picture(s))

### 10.6 DISTRIBUTION SYSTEM

Fair

Asbestos like material observed at heating system ducting in attic. Consult a HVAC contractor for repairs or replacement/abatement as required.(See Picture(s))

## 10. HEATING SYSTEM



10.6 (See Picture(s))

## 11. PLUMBING SYSTEM

### 11.0 WATER PIPING

#### Fair

Rust/ galvanized plumbing noted at exterior hose bibs. Monitor condition and anticipate replacement of remaining galvanized piping as needed.(See Picture(s))

Evaluation of the plumbing system is limited to permanently connected fixtures and readily visible pipe condition. The function and effectiveness of angle stop shut offs, laundry standpipes, vent pipes, anti-siphon devices, floor drains and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and the conditions of sub-slab or inground piping is excluded from a standard inspection.



11.0 (See Picture(s))

### 11.3 DRAIN / WASTE PIPING

#### Not Inspected

Suggest having in slab **AND** in ground drain lines video scoped to determine interior condition due to age of home.

DRAIN/ WASTE/ VENT PIPES are not fully visible due to design and construction methods and therefore the inspection is limited.

Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe condition. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and the conditions of sub-slab or inground piping is excluded from a standard inspection.

## 11. PLUMBING SYSTEM

### 11.4 EXTERIOR FAUCET(S)

#### Fair

Lack of anti-siphon valves noted at hose bibs. Suggest installing as an upgrade to keep water/contaminants in hose from entering back into the potable water supply.

### 11.5 LAUNDRY

#### Not Inspected

Steel braided hoses are suggested on washing machine as an upgrade over rubber hoses. Rubber hoses have been known to have a higher rate of failure and create water damage.

Note: Utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection, unless otherwise noted. Concerns related to laundry supply, drainage and venting should be assessed by a licensed plumber.

### 11.6 Dryer Vent

#### Not Inspected

Lint buildup noted at clothes dryer vent. Suggest cleaning dryer vent now and regularly for fire safety and energy efficiency.

## 12. WATER HEATER

### 12.0 WATER HEATER

#### Poor/Defective

Seismic blocking is not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

Water heater is 4 years old with a manufacturers design life of 8 - 12 years.

### 12.1 VENT CONNECTOR

#### Fair

Transite (asbestos materials) flue pipe was not replaced when heater was replaced. Anticipate replacement the next time water heater is replaced.

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