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RESIDENTIAL REPORT

3632 Amesbury Rd Los Angeles, CA 90027

Marie Rose Babi AUGUST 31, 2022



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Congratulations on your new home and thank you for choosing Home Inspection Authority to perform your general home inspection. You have hired us to perform a limited visual inspection of the subject property to let you know the current condition of the home and its systems. It is important that you understand the results of our findings. We strongly recommend you read the entire inspection report including the limitations tabs and standards of practice. Often home buyers have unrealistic expectations of what the general home inspection process covers, the limitations tab may contain certain systems or components pertaining to the subject property that are outside the scope of this general home inspection (and will not be inspected or commented on) by the inspector. These systems or components should be inspected by a qualified licensed professional before the end of your inspection contingency period or the close of escrow to insure they are working as intended. Please read the standards of practice located at the bottom of the inspection report to better understand the limitations of this general home inspection.

SUMMARY



NEEDS ATTENTION BE ADVISED



Congratulations on your new home and thank you for choosing Home Inspection Authority to perform your general home inspection. You have hired us to perform a limited visual inspection of the subject property to let you know the current condition of the home and its systems. It is important that you understand the results of our findings. We strongly recommend you read the entire inspection report including the limitations tabs and standards of practice. Often home buyers have unrealistic expectations of what the general home inspection process covers, the limitations tab may contain certain systems or components pertaining to the subject property that are outside the scope of this general home inspection (and will not be inspected or commented on) by the inspector. These systems or components should be inspected by a qualified licensed professional before the end of your inspection contingency period or the close of escrow to insure they are working as intended. Please read the standards of practice located at the bottom of the inspection report to better understand the limitations of this general home inspection.

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1: INSPECTION DETAILS

Information

Terms Of General Home Inspection

Thank you very much for choosing Home Inspection Authority LLC (HIA) to perform your general home inspection. "The home Inspection is a LIMITED VISUAL AND NON-INVASIVE INSPECTION of the SYSTEMS of the home that are REASONABLY ACCESSIBLE." The inspection report is a report of the SYSTEMS as set forth in the Standards of Practice (SOP) of the California Real Estate Inspection Association (CREIA), and the Business and Professions Code which defines a real estate inspection as a survey and basic operation of the SYSTEMS and components of a building which can be reached, entered or viewed without difficulty, nothing more nothing less. This (SOP) document defines the scope of a home inspection and can be found at the bottom of this home inspection report. Clients sometimes assume that a home inspection will include many things that are beyond the scope of the (SOP). We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and home inspection report. The "CLIENT" does not own the subject property at the date and time home is being inspected Therefore, the inspector has no right to make invasive inspection.

GENERALIST INSPECTION:

A property inspector is a **Generalist** and the inspection is conducted along generalist guidelines. The generalist job is to note material defects in the subject property being inspecting. When he/she observes and finds one or more problems in a **system** of the property that affects its performance he/she may then refer the entire system over to a specialist in that field for a further detailed investigation. The specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist is inspecting from a depth of knowledge and experience that the generalist does not have **"The home inspector is not a specialist**" in this specific system. it is expected that when a licensed contractor who specializes in this **SYSTEM** inspects the complete system, he/she may find more conditions than the home inspector. This is the reason the home inspector recommends further evaluation and a complete inspection of this **SYSTEM** by a qualified licensed professional.

The home inspection report has been prepared for the exclusive use of the client and the findings in the home inspection report are for the **"CLIENT"** only. the inspection company is not obligated to release report to any other parties without permission from client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The home inspection and report are effectively a snapshot in time of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection.

Permit verification is not within the scope of this general home inspection, we did not search for any permits and or certificates of occupancy that may be on file at the city for this property. To ensure that all upgraded systems and improvements at the site are permitted, we recommend you obtain a copy of all such records by contacting the department of building and safety directly before the end of your inspection contingency period.

NOT A WARRANTY:

The Home Inspection and the Home Inspection Report <u>DO NOT</u> constitute and shall not be considered to be a WARRANTY, either expressed or implied, concerning the present or future condition of the Property.

As written in the inspection contract "**CLIENTS DUTY**". <u>*Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report.* The written report shall be the final and exclusive findings of Inspector. Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by a qualified licensed specialist may provide additional information which can affect Clients purchase decision. <u>*Client agrees to obtain further evaluation of reported conditions by qualified licensed professional before removing any inspection contingency period.*</u></u>

Understanding The Inspection Report:

Appears Intact/ Serviceable: It is the inspectors opinion this system exhibits normal wear and appears to be performing as intended.

<u>Maintenance Item/Recommended Upgrade</u>: It is the inspectors opinion that this **system** exhibits deferred maintenance and or is a recommended upgrade.

Needs Attention Be Advised: It is the inspectors opinion that this **SYSTEM** is in need of further investigation and/or repairs as a <u>(System Defect)</u> was observed and or the **system** appears to be at the end of its serviceable life. The inspector has made the client aware of this situation by recommending "**FURTHER EVALUATION BY LICENSED PROFESSIONAL**". It is now the "**Clients**" <u>responsibility to take appropriate action concerning the SYSTEMS mentioned with the appropriate licensed professional before the end of the inspection contingency period.</u>

Not Acceptable Be Advised: It is the inspectors opinion that this **SYSTEM** is either a **SAFETY HAZARD**, not functioning at all, or not functioning properly (**System Defect**). The inspector has made the client aware of this situation by recommending "**FURTHER EVALUATION BY LICENSED PROFESSIONAL**" in this home inspection report and it is now the "**Clients Duty**" to take appropriate action concerning the SYSTEMS with the appropriate qualified licensed professional before the end of the inspection contingency period.

Type Of Building

Detached, Single Family, 2 Story, Structure built on a hillside, Wood Frame





In Attendance

Occupancy & Utilities

Vacant, Utilities On, Gas Off

Time On Site 2 Hours

Client was not present, Client's Agent

Chimney and Fireplace (Not Inspected)

CHIMNEY AND FIREPLACE: Due to the lack of special tools, access and training which home inspectors do not possess. It is recommended that a license chimney inspector be retained during the inspection-contingency period to opine and answer any questions you may have as to the condition of each fireplace in the home.

The National Fire Protection Association (NFPA) recommends a Level 2 Chimney Inspection by a qualified licensed chimney professional with the transfer of real estate. This extensive and invasive inspection may reveal concealed defects inside fireplace box, chimney flue etc.

2: ROOFING SYSTEM

Information

Roof Coverings: Roof Type & Condition

Roof Coverings Exhibit Moderate Wear, Composition Shingles Present, Roof inspected by walking on roof

The ROOFING SYSTEM is a "LIMITED VISUAL AND NON-INVASIVE INSPECTION of the SYSTEMS of the structure that are REASONABLY ACCESSIBLE." It has been inspected at a time when it was not raining. Since one of the purposes of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these conditions is unknown. No warranty is made that roof system will not leak when it is under a wet condition.

How old is my Roof? is the most commonly asked question.

The inspector or roofing professional can only guess the age of the roof at best, unfortunately roofing materials do not come with data tags indicating the age or date of installation. The most accurate way is to find out the date of the roofing permit if there is one, but not all jurisdictions require building permits for roof replacement and sometimes the homeowner has the roof replaced without a permit. Recommend requesting disclosure from the seller or current owner if they know when the roof was installed.



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Flashings & Penetrations: Flashing & Penetrations Condition Roof Area(s) Appear Intact (With Exceptions)

Recommendations

2.1.1 Roof Coverings GRANULE LOSS VISIBLE

ROOFING SYSTEM

Needs Attention Be Advised: Granule loss is visible in one or more areas of the roofing system. This condition is likely caused by old roofing materials that are reaching the end of their serviceable life and or are defective materials. Inadequate roof ventilation or multiple layers of roof materials may also cause this condition. Deteriorated roofing materials may lead to roof leaks allowing moisture intrusion into the building. (Inspector cannot determine if the roof is currently leaking from these defects).

Roof Drainage : Roof Drainage

Gutter System Present

Need Attention, Older/Obsolete

Condition

<u>Recommend further evaluation by qualified licensed roofing professional before the end of your</u> inspection contingency period.

Recommendation

Contact a qualified roofing professional.



2.2.1 Flashings & Penetrations

OPEN SEAMS AT ROOF PENETRATIONS

ROOF AREA(S)

Needs Attention Be Advised: Open seams around pipe stack seals or other roof penetrations on roof are visible. This condition will allow moisture intrusion into building which may cause damage to surrounding building materials. Roofing pipe stacks and other roof penetrations need periodic maintenance to ensure they are sealed correctly, after sitting in the sun for so long the sealant or rubber dries out and cracks allowing moisture to enter the building.

<u>Recommend further evaluation by a qualified licensed roofing professional before the end of your</u> <u>inspection contingency period.</u>

Recommendation

Contact a qualified roofing professional.



2.3.1 Roof Drainage **DEBRIS IN GUTTERS/DOWNSPOUTS**

ROOF AREA

Needs Attention: Debris has accumulated in the gutters which is the result of deferred maintenance. This can cause water to back up onto wood facia and soffit areas and cause damage. Debris in gutters may be concealing rusted damaged gutters that may need replacing. Recommend having debris removed and gutters cleaned then visually inspect the condition of the gutters and downspouts. Gutters and roof drains require regular maintenance and more often if your roof is close to trees to facilitate proper roof water drainage.

Here is a DIY resource for cleaning your gutters.

Recommendation **Recommended DIY Project**

2.3.2 Roof Drainage

DOWNSPOUTS TERMINATE AT STRUCTURE/FOUNDATION

GUTTERS/DOWNSPOUTS

Needs Attention: One or more downspouts drain too close to the buildings foundation. This can result in excessive moisture in the soil at the foundation, which can lead to moisture intrusion into foundation which may cause foundation cracks/settling and possible structural movement over time. Recommend a gualified contractor adjust downspout extensions to drain at least 6 feet from the foundation or install area drains and connect downspouts to move water away from structure.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation Contact a qualified gutter contractor

2.3.3 Roof Drainage

RUSTED GUTTERS

ROOFS EDGE

Needs Attention Be Advised: Rain gutters exhibit rusted areas, This condition may result in gutters leaking causing damage to surrounding building materials. This is indication of older materials that may need replacing in near future, rusting is also caused by deferred maintenance allowing gutters to fill with debris.

Recommend further evaluation by a qualified licensed gutter professional before the end of your inspection contingency period.

Recommendation

Contact a qualified gutter contractor







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Maintenance Item

Needs Attention Be Advised

3: EXTERIORS

Information

Exterior Comments and Limitations

Exteriors

EXTERIOR COMMENTS: The exterior of property is a "LIMITED VISUAL AND NON-INVASIVE INSPECTION of the SYSTEMS of the structure that are REASONABLY ACCESSIBLE." Often times areas of the exterior are hidden from view by vegetation and or stored items and cannot be judged/commented on and are not part of this inspection as they are considered inaccessible areas. Minor cracks are typical in many exterior wall coverings such as stucco and other wall coverings and most do not represent a structural issue unless otherwise noted. Peeling paint around exterior trim such as soffit and fascia's window/door trim etc should be kept painted/caulked and or sealed as water can enter these areas causing damage and deterioration over time. Correct slope of grade away from structure is important. Allowing surface and roof water to flow away from structure foundation and exterior walls is important and should be corrected. Rain gutters and downspouts are strongly recommended on all structures to defer water from foundation areas.

This LIMITED Visual Home Inspection does Not attempt to determine the following and are **specifically excluded** from this home inspection report. The inspector is not required to inspect drainage performance of the site or the condition of any underground drainage piping, including municipal water and sewer service piping or septic systems. Landscape lighting and their timers, determine boundaries between subject property and neighboring homes, door or window screens, shutters, awnings or security bars, Outdoor fire pits or out door patio barbecue's and components, structures not attached to the subject property such as gazebos or wood trellis structures, Site improvements or amenities including but not limited to accessory buildings, perimeter fences, planters, landscaping, Lawn irrigation systems and related components, swimming pools, spas, ponds waterfalls, fountains or there components or accessories. If you have any concerns about any of the above it is recommended you contact a qualified professional to further evaluate before the end of your inspection contingency period.

Exteriors Exhibit Deferred Maintenance

Needs Attention Be Advised: The exterior of property exhibits <u>deferred maintenance</u> in one or more areas which is repairs to building(s) and systems that get delayed because of budget limitations and lack of funding. Lack of normal upkeep to property regarding items such as peeling paint, damaged siding, damaged rain gutters, damaged walkways/driveways, damaged doors/windows, damaged roof materials, damaged electrical systems/components and other property defects that have not been addressed by the owner.

It is my recommendation to improve these conditions soon to avoid more costly repairs and possible replacement of these items. It is important to keep the exteriors of building(s) sealed/painted to keep moisture from entering any areas between siding, windows/doors and roof penetrations.

Wall Siding & Trim : Description & Surface Grade And Drainage :

ConditionSurface Grade ConditionExterior SidingSurface Grade Not AcceptableStucco, Wood Siding, AppearsServiceable (With Exceptions)

Surface Grade And Drainage : Built On A Hillside

Geotechnical Inspector Recommended: We are generalists and our inspection is not supposed to be a substitute for a detailed and specialized evaluation of the geologic, foundation, and drainage evaluation of the property, Therefore if you have any questions or concerns regarding hillside stability and or drainage performance etc, I recommend you contact a qualified professional.

<u>Recommend further evaluation by a qualified licensed geotechnical soils engineer professional before the end of your</u> <u>inspection contingency period.</u>

Walkways-Driveways : Condition Decks, Balconies, Porches & Steps

Need Attention

: Condition

Need Attention

Garage Vehicle Door: Vehicle Door

& Openers Condition Vehicle Door Openers Need Attention, Battery Back Up Not Present Recommend Upgrade

Limitations

Garage Vehicle Door

VEHICLE DOOR NOT IN SERVICE (NOT TESTED)

Be Advised: The garage vehicle door is not in service, the inspector was unable to test operation of motor or test operation of safety devices. Recommend testing door and safety features before the end of your inspection contingency period and the close of escrow.

Recommendations

3.1.1 Wall Siding & Trim WOOD FASCIA/SOFFIT DAMAGED EXTERIOR ROOES EDGE



Needs Attention Be Advised: One or more areas of exterior wood fascia boards or soffit areas are damaged or missing. This condition may be caused by deferred maintenance of building and or possible wood destroying organisms or dry rot. Wood siding and wood trim requires painting and sealing to avoid continued deterioration and unpainted wood may be more susceptible to wood destroying organism related issues.

<u>Recommend further evaluation by a qualified licensed professional before the end of your inspection</u> <u>contingency period.</u>

Recommendation Contact a qualified general contractor.



2nd Floor



2nd Floor

3.2.1 Surface Grade And Drainage **NEGATIVE GRADE PRESENT** EXTERIOR GRADING



Needs Attention Be Advised: Grading is sloping towards the building in one or more areas, this is known as (negative grading). This condition may lead to moisture intrusion into/under building which may contribute to possible foundation system defects such as spalling, settling and or foundation cracks. Depending on how long this negative grade condition has existed moisture intrusion into building and foundation defects may already exist.

The ideal grading condition is to slope the grade away from building to allow water to drain away from the building. The slope should fall away from the foundation at a rate of 1 inch per foot for at least 6 feet to prevent moisture accumulation next to the foundation. Some grade conditions may require area drainage if no drainage is present.

<u>Recommend further evaluation by a qualified licensed professional</u> <u>grading/drainage specialist before the end of your inspection</u> <u>contingency period.</u>

Recommendation Contact a qualified grading contractor.

3.4.1 Decks, Balconies, Porches & Steps

STAIRS - DAMAGED

EXTERIOR STAIRS & LANDINGS

Not Acceptable Be Advised: One or more sections of the exterior stairs or landings are damaged/deteriorated and are now trip/Safety hazards that may result in personal injury if not repaired.

Recommend immediate further evaluation by a qualified licensed professional contractor before the end of your inspection contingency period.

Recommendation Contact a gualified professional.

3.4.2 Decks, Balconies, Porches & Steps

DECK - WOOD DAMAGED

WOOD DECK(S)

Needs Attention Be Advised: One or more areas of wood deck structure are damaged and need repair or replacing. This condition can lead to deck failure safety hazards and personal injury if not repaired immediately.

Safety Hazard Or System Defect

<u>Recommend having deck system further evaluated by a qualified licensed deck professional contractor</u> <u>before the end of your inspection contingency period.</u>

Recommendation

Home Inspection Authority LLC

Contact a qualified deck contractor.





Safety Hazard Or System Defect



3.4.3 Decks, Balconies, Porches & Steps **RETAINING WALL(S) NEEDS ATTENTION**



EXTERIOR

Needs Attention Be Advised: One or more sections of retaining wall(s) where leaning, cracked or damaged. A retaining wall is a structure designed and constructed to resist the lateral pressure of soil, when there is a desired change in ground elevation that exceeds the angle of repose of the soil.

<u>Recommend further evaluation by a qualified licensed professional before the end of your inspection</u> <u>contingency period.</u>

Recommendation Contact a qualified professional.



Left Exterior Wall

3.5.1 Garage Vehicle Door

VEHICLE DOOR NEEDS ADJUSTMENT OR REPAIR GARAGE

Needs Attention Be Advised

Needs Attention Be Advised: Garage vehicle door needs adjustment or repair, it appears the door is not operating as intended. This condition can lead to further damage of door if not repaired in a timely manner. A damaged vehicle door may come off the tracks causing damage and possible personal injury to occupants.

<u>Recommend further evaluation by a qualified licensed garage door professional contractor before the end</u> <u>of your inspection contingency period.</u>

Recommendation

Contact a qualified garage door contractor.

4: ELECTRICAL SYSTEM

Information

Electrical Panels: Comments and Limitations

Electrical System is a **"LIMITED VISUAL AND NON-INVASIVE INSPECTION of the SYSTEMS of the structure that are REASONABLY ACCESSIBLE."** Features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing cover if accessible and safe for inspector to remove. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determine over current capacity for any item including appliances or compare circuit breaker capacity to installed appliance rating. Also excluded are interior or exterior low voltage wiring landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. It is common for homes to have extra wall switches that serve no purpose, these switches may be for future upgrades such as ceiling fans or they may be connected to a switched wall receptacle typically used to plug in a lamp. The current home owner is the best person to ask regarding wall switches and their purpose. This inspection does not certify or warrant the system to be free of risk of fire, electrocution, personal injury or death. Any recommendations about electrical throughout this report should be immediately further evaluated before the end of your inspection contingency period by a qualified licensed professional electrician.

A representative number of (outlets) receptacles and switches are tested at time of inspection, occupied homes limit testing of many receptacles and switches because personal items and or furnishings are blocking or concealing them. You may find a (outlet) receptacle or switch that is inoperative or damaged when storage and furnishings have been removed when you move in. In the event you find a defective or damaged switch or receptacle you should contact a qualified licensed electrical professional immediately for repair or replacing.

Electrical Panels: Electrical Panel Condition

240 Volt, Under Ground Service, Service Size Could Not be Determined, Functionally obsolete

Informational: Knowing the location of your Electrical Service Disconnect shut-off is very important in the event you experience no power to one or all areas of the home or if you experience a faulty electrical component that may trip a circuit breaker. You and your family should familiarize yourself with the location of your Electrical Service Disconnect shut-off when you move in. If you experience an electrical emergency turn off the Main circuit breaker at your Main panel to turn off all the power to your home. Then contact a qualified licensed electrical contractor immediately to further evaluate the electrical system.



System Grounding : System Grounding

Exteriors

Appears Serviceable

Grounding Information: Grounding electrodes are metal conducting objects through which a direct connection to earth is established. These electrodes provide a path for lightning and help reduce electrical noise on communications equipment. The most common grounding electrodes in residential construction are metal underground water piping, ground rods, and concrete-encased electrodes.

Note: Many structures do not have visible grounding, this does not mean the structure is not grounded as the grounding may be concealed in a wall or in a concrete slab. If inspector has noted no visible grounding it is recommended to have the electrical system further evaluated by a qualified licensed electrician.

Circuit Wiring: Visible Circuit	Switches, Receptacles, Lighting :
Wiring Type and Condition	Condition
Visible Wiring Appears	Appear Serviceable (With
Serviceable, (NM) Copper Non	Exceptions)
Metallic Sheathed Circuit Wiring	
Present	
Curitalian Decontralian Linkting (

Switches, Receptacles, Lighting : GFCI Receptacle Upgrade Recommended

GFCI Recommended In One Or More Bathrooms

Needs Attention Be Advised: GFCI (Ground Fault Circuit Interrupter) protection is recommended for outlets in specific areas of the home, such as kitchens, baths, utility rooms, garages and outdoors. Ground-fault circuit interrupters (GFCIs)- which are identifiable by their TEST and RESET buttons-are generally required in proximity to wet locations. If your wiring has not been upgraded with GFCIs you're not protected. Recommend upgrade by a qualified licensed electrician if GFCI is Not present.

Lack of GFCI Protection poses a safety hazard for occupants and should be corrected immediately, GFCI protection is designed to protect occupants from accidental electrical shock and or electrocution.

Visit Our YOUTUBE Channel For Video About GFCI Protection: Click For GFCI Video

iround fault interrupter

e GFI circuitry within the intel checks constantly for a ference between the current the black and white wires here is a difference of at least milliamps, there is a current ak and the GFI shuts off the thet and all outlets downstream



Recommendations

4.1.1 Electrical Panels SYLVANIA, GTE SYLVANIA OR ZINSCO BRAND PANEL PRESENT



ELECTRICAL PANEL

Needs Attention Be Advised: The main electrical or sub panel is a Sylvania, GTE Sylvania Or Zinsco brand panel box. There are problems associated with these panels as they share similar components that can in some cases be serious. Some of these brand panels have aluminum bus bars (the bars that run down the middle of the panel to which the breakers connect).

Over a period of years, oxide forms on the aluminum causing a poor connection with the breakers and leading to arcing, overheating, and eventually breaker failure. Other problems with these brand panels include the circuit breakers (depending on the vintage) with a dismal performance record and the possibility of unbalanced multi-wire circuits.

To summarize the issues, the bus bar of the electrical panel could easily melt and overheat. This would lead to the breakers melting and not properly turning off power to a circuit. Ultimately, the circuit breakers could be showing as "off", but power still could be flowing. The manufacture recommends that the inside cover plate not be removed unless the meter is removed. The inside cover plate was Not removed and the inside of panel was Not inspected during this general home inspection. Issues inside panel may require additional repairs other than just the replacement of the panel.

Due to the history of hazards with this electrical panel, insurance companies may require replacement of this type of panel.

<u>Recommend upgrade & further evaluation by qualified licensed electrical professional person before the</u> <u>end of your inspection contingency period and the close of escrow.</u>

For more information on this type of Electrical panel please click on this link http://ismypanelsafe.com/index.aspx

Recommendation

Contact a qualified electrical contractor.



4.4.1 Switches, Receptacles, Lighting INOPERATIVE RECEPTACLE (OUTLET)



Needs Attention Be Advised: One or more electrical wall receptacles are inoperative, this condition may be result of a tripped circuit breaker or a wiring circuit defect hidden inside wall or electrical panel.

Recommend further evaluation by a qualified licensed electrical professional before the end of your inspection contingency period.



2nd Floor Guest Bedroom

ELECTRICAL SYSTEM

Recommendation Contact a qualified electrical contractor.

4.4.2 Switches, Receptacles, Lighting

FAULTY GFCI PROTECTION

Safety Hazard Or System Defect

RECEPTACLE/OUTLET

Needs Attention Be Advised: GFCI (Ground Fault Circuit Interrupter) protection is recommended for outlets in specific areas of the home, such as kitchens, baths, utility rooms, garages and outdoors. Ground-fault circuit interrupters (GFCIs)- which are identifiable by their TEST and RESET buttons-are generally required in proximity to wet locations. If your GFCI receptacle is faulty you're not protected. Recommend replacing GFCI now by a qualified licensed electrician.

Lack of GFCI Protection poses a safety hazard for occupants and should be corrected immediately, GFCI protection is designed to protect occupants from accidental electrical shock and or electrocution.

Visit Our YOUTUBE Channel For Video About GFCI Protection: Click For GFCI Video

Recommendation

Contact a qualified electrical contractor.



Example of GFCI Receptacle



Lower level bath

5: ATTIC AREAS & ROOF FRAMING

Information

Attic Access

Attic Areas

One or more attic areas (Not Accessible), Inspected from Access Hatch

Attic Limitations: Attic areas are visually inspected when they can be entered, however there are many visual obstacles in attics. Insulation can prevent visual inspection of drywall/plaster, ceiling joists, wiring, plumbing, lighting etc. Insulation (specifically Blown Insulation) can also prevent inspector from being able to move about attic because the insulation covers the ceiling joists not giving the inspector something visually secure to walk or crawl on. Also some attic heights are too low to enter and a limited visual inspection can only be done from access hatch. It is possible that hidden defects may be present.

Attic Insulation: Condition

Blown In Insulation

Roof / Attic Ventilation: Condition Roof Framing System: Condition

Attic

Needs Attention, Turbine Vents

Conventional Framing, Appears Intact

Limitations

Attic

AREAS OF ATTIC (NOT READILY ACCESSIBLE)

ATTIC ACCESS 1ST FLOOR ATTIC

Needs Attention Be Advised: One or more areas of the attic where not readily accessible at the time of inspection because it was blocked by storage, HVAC system and or ducting. Some attics are also not readily accessible in some areas by design of attic framing. Recommend having this area made readily accessible and have it inspected before the end of your inspection contingency period. Hidden defects may exist in these areas.



1st Floor Attic

Attic ATTIC INSPECTION LIMITATIONS

ATTIC AREAS

Be Advised Attic Limitations: (Not all Attics Are Readily Accessible) Attic's area visually inspected however there are many visual obstacles in attics, Insulation can prevent visual inspection of drywall/plaster, ceiling joists, wiring, plumbing, lighting etc. Insulation can also prevent inspector from being able to move about attic because the insulation covers the ceiling joists not giving the inspector something secure to walk or crawl on. HVAC ducting can also limit the inspectors ability to move about the attic and can also block inspectors ability to see past ducting blocking areas of the attic. Some attic heights are too low to enter and visual inspection can only be performed from the attic access hatch.

Attic Insulation

BLOWN IN INSULATION LIMITATIONS

ATTIC AREAS

Be advised: The attic was filled with loose fill blown in insulation, this type of insulation completely covers the attic floor components such as ceiling joists, drywall/plaster, wiring, plumbing and lighting. This type of insulation does not allow inspector to safely move about attic for a visual inspection, the inspector can only inspect visually from the attic access. Entering the attic may result in personal injury to inspector and or damage to ceilings.

Attic Insulation

ENERGY EFFICIENCY OF INSULATION

ATTIC AREAS

<u>The inspector does not determine the composition / energy rating of insulation materials or</u> <u>determining if amount of insulation is sufficient for area and is specifically excluded.</u> This would need further evaluation by a qualified licensed insulation contractor to determine if mount is adequate.

Roof / Attic Ventilation

MECHANICAL VENTILATION SYSTEMS

ATTIC ROOF AREAS

Not Inspected or tested: Inspector is not required to test or operate mechanical attic ventilation systems or components.

Recommendations

5.2.1 Roof / Attic Ventilation

OBSTRUCTED OR MISSING VENT SCREENS

ROOF VENTS

Needs Attention: Roof vent screens are damaged, obstructed or missing. Repair is recommended to allow proper ventilation and to avoid rodent or bird intrusion.

Recommendation Contact a handyman or DIY project Maintenance Item



5.3.1 Roof Framing System ATTIC ACCESS HATCH UPGRADE

ATTIC ACCESS

Needs Attention: The attic access hatch is not made of a fire rated material and or is not insulated on the attic side or sealed between attic and interior. I recommend replacing with minimum 5/8 drywall and applying 4" foam insulation to hatch on the attic side, then install weather stripping around the ceiling opening to help improve energy efficiency.

Recommendation

Contact a qualified general contractor.





Example of attic access hatch upgrade

6: INTERIOR'S

Information

Interior Comments & Limitations

Informational: A "LIMITED VISUAL AND NON-INVASIVE INSPECTION of the SYSTEMS of the structure that are REASONABLY ACCESSIBLE." Cosmetic deficiencies present in wall/ceiling finishes. This is a common issue in most structures and is typically not a structural issue. These are sometimes caused by poor installation of drywall joints or from typical settling of a structure after construction is completed. They can also be caused by past earthquakes. Repairing these cracks or blemishes is typically done by a painter or drywall company. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. Window and door security bars are not tested or operated.

Differed Maintenance of Interior

Kitchen and Bathrooms

Be Advised Needs Attention: Deferred maintenance is the practice of postponing maintenance activities such as repairs on both real property (i.e. infrastructure) interior systems, bathrooms, kitchens, doors windows etc, in order to save costs, meet budget funding levels, or realign available budget monies. The failure to perform needed repairs could lead to asset deterioration and ultimately asset impairment. Generally, a policy of continued deferred maintenance may result in higher costs, asset failure, and in some cases, health and safety implications for occupants.

Smoke & Carbon Monoxide : Condition

Various Interiors

Carbon Monoxide Detector Not Present, Smoke Detector Not Present

Informational: Smoke alarms save lives. Smoke alarms that are properly installed and maintained play a vital role in reducing fire deaths and injuries. If there is a fire in your home, smoke spreads fast and you need smoke alarms to give you time to get out. Test your smoke detectors monthly to be sure they are working, keeping the batteries fresh is important. Smoke detectors that are more than 10 years old should be replaced. A smoke detector should be installed in every sleeping room and outside sleeping areas, as well as a smoke detector on each level of a multi level home. Informational video link for smoke detectors: http://www.nfpa.org/public-education/by-topic/smoke-alarms

Carbon Monoxide Safety tips

- CO alarms should be installed in a central location outside each sleeping area and on every level of the home and in other locations where required by applicable laws, codes or standards. For the best protection, interconnect all CO alarms throughout the home. When one sounds, they all sound.
- Follow the manufacturers instructions for placement and mounting height.
- Choose a CO alarm that has the label of a recognized testing laboratory.
- Call your local fire departments non-emergency number to find out what number to call if the CO alarm sounds.
- Test CO alarms at least once a month; replace them according to the manufacturers instructions.
- If the audible trouble signal sounds, check for low batteries. If the battery is low, replace it. If it still sounds, call the fire department.

• If the CO alarm sounds, immediately move to a fresh air location outdoors or by an open window or door. Make sure everyone inside the home is accounted for. Call for help from a fresh air location and stay there until emergency personnel.

Interior Doors: Condition

Doors Appear Serviceable

Exterior Doors : Condition Windows / Doors Door(s) Appear Serviceable (With Exceptions) Windows: Condition

Windows / Doors Windows need attention, Single Glazed Windows Present, Windows Have Reached End Of Serviceable Life Expectancy

Floors: Condition Floors Exhibit Moderate Wear

Marie Rose Babi

Wall/Ceiling : Condition Appears Serviceable (with exceptions) Steps, Stairways & Railing : Condition Appear Serviceable Cabinets: Condition Appear Serviceable

Recommendations

6.1.1 Smoke & Carbon Monoxide

Safety Hazard Or System Defect

MISSING CARBON MONOXIDE (CO) DETECTOR

Not Acceptable: One or more (CO) detectors are missing and needs immediate attention. The absence of (CO) detectors poses a health and safety risk to occupants. Recommend installing any missing (CO) detectors immediately. Contacting a retrofitting contractor is also recommended to further inspect all smoke and (CO) detectors in the building for proper location and operation.

Recommendation Contact a qualified professional.

6.1.2 Smoke & Carbon Monoxide

MISSING SMOKE DETECTOR

Not Acceptable: One or more smoke detectors are missing and needs immediate attention. The absence of smoke detectors poses a health and safety risk to occupants. Recommend installing any missing smoke detectors immediately. Contacting a retrofitting contractor is also recommended to further inspect all smoke and carbon monoxide detectors in the building for proper location and operation.

Recommendation Contact a qualified professional.

6.3.1 Exterior Doors DEFERRED MAINTENANCE OF EXTERIOR DOORS

EXTERIOR DOOR(S)

Needs Attention Be Advised: One or more exterior doors have deferred maintenance, such as dirty tracks, loose windows or loose/missing hardware that make opening and closing doors difficult and doors inoperative in some cases. Doors need periodic maintenance to maintain proper operation. Door hardware may need lubrication or adjustment and possible replacement as doors age. Recommend having doors further evaluated by a qualified door professional before the end of your inspection contingency period and the close of escrow.

Recommendation

Contact a qualified door repair/installation contractor.

6.4.1 Windows

WINDOW NEEDS ADJUSTMENT/REPAIR

MAJORITY OF WINDOW(S)

Needs Attention Be Advised: One or more windows are difficult to open or close and need adjustment or repair. This condition may be caused by normal wear of window depending on age or sub standard installation of window.

<u>Recommend further evaluation by a qualified licensed window professional before the end of your</u> <u>inspection contingency period and the close of escrow.</u>



Safety Hazard Or System Defect



Recommendation Contact a gualified window repair/installation contractor.

6.4.2 Windows

WINDOW(S) UPGRADE RECOMMENDED

WINDOW(S)

Recommended Upgrade: These older type windows are typically single pane glass and are not energy efficient according to todays energy standards. The average serviceable life expectancy of residential windows is 15-20 years. One or more windows appear to have reached the end of their serviceable life expectancy. Consideration should be given to replacing/upgrading windows by qualified licensed professional window installer to a more energy efficient type to reduce heating and cooling costs. This is a recommended upgrade.

<u>Recommend further evaluation by a qualified licensed window professional contractor before the end of</u> <u>your inspection contingency period.</u>

Recommendation Contact a qualified window repair/installation contractor.

6.6.1 Wall/Ceiling

STAINS/DAMAGE VISIBLE

Needs Attention Be Advised: Stains/damage visible in one or more areas of building at the time of the inspection may be the result of past or present moisture intrusion. The source of moisture may have been corrected however the damaged materials may not have been repaired/replaced. <u>Recommend requesting disclosure from seller and further evaluation by a qualified mold professional before the end of your inspection contingency period.</u>

Recommendation

Contact a qualified mold inspection professional.



6.6.2 Wall/Ceiling

STRESS CRACKS/DAMAGE PRESENT

Needs attention Be Advised: One or more areas of drywall/plaster have stress cracks or damage present. This condition may be caused by movement, settlement or past seismic activity.

<u>Recommend further evaluation by a qualified licensed professional before the end of your inspection</u> <u>contingency period</u>.

Maintenance Item



Needs Attention Be Advised

Safety Hazard Or System Defect

Recommendation Contact a qualified professional.









6.6.3 Wall/Ceiling

WALLS MISSING INSULATION

WALL(S)

Needs Attention: One or more walls are missing insulation. This condition may lead to increased heating and cooling costs. Recommend further evaluation by a qualified licensed insulation professional.

Recommendation Contact a qualified insulation contractor.



office walls facing crawlspace

7: HEATING VENTILATION & COOLING SYSTEM (HVAC)

Information

Heating Equipment : Comments and Limitations

Heating and Cooling System

HEATING AND COOLING SYSTEM Is a **"LIMITED VISUAL AND NON-INVASIVE INSPECTION of the SYSTEMS** of the structure that are **REASONABLY ACCESSIBLE**." (HVAC) is short for Heating Ventilation And Air Conditioning. While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the system is operated with normal controls (Thermostat). In order not to damage the system, the air conditioners are not activated if the out door temperatures below 65 degrees the day before inspection.

Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices, which can be purchased and installed, which we strongly recommend. Air ducts and registers are randomly checked for airflow, Heat exchangers are specifically excluded from the inspection as they are visually obstructed by design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of this inspection.

Heating Equipment : Heating System Condition

Forced Air Furnace, Not in service, Gas Fueled



Heating Equipment : Thermostat Condition

HVAC System

Appears Serviceable, Obsolete Model (Recommend Upgrading)



Heating Equipment : Return Air Filter Location

Furnace Cabinet Hallway

Home Maintenance Tip: Knowing the location of your air filter(s) is an important part of self maintaining your HVAC system. I recommend you familiarize yourself with the location of your air filter(s) and change your filters often (Every 2-3 months) for most systems and every 6 months for the large media filters. Some HVAC systems have multiple filters when multiple return air plenums are in the system, I recommend changing all filters at the same time.

Click Here For Air Filter Change DIY Video



Heating Equipment : Heating System Approximate Age

25 Years or Older, Furnace Has Reached End Of Serviceable Life Expectancy

Informational:

The average efficient life of a residential heating and cooling system (HVAC) that has been properly maintained is 15 years. After 15 years the unit will still operate, however the operating efficiency slowly dwindles. When the system is between 15-20 years of age the system can lose up to 40% of its efficiency.

The air conditioning side of the HVAC system typical serviceable life expectancy is 15-20 years, the heating side of system typical serviceable life expectancy is 20-30 yrs.

These conditions may vary from home to home because of deferred maintenance of systems which is common in most homes. HVAC systems require annual service by a qualified licensed HVAC professional. Recommend setting up an HVAC service plan with a qualified HVAC contractor to maintain your HVAC system.

Combustion Air & Exhaust Vent

Systems: Condition Combustion Air Appears Serviceable, Exhaust Venting Needs Attention

Central Cooling Equipment : Condition

Functionally Obsolete, Not in service, Age and Size Of Unit Not Determined



Central Cooling Equipment : Cooling System Approximate Age

Data Tags Are Not Legible

Informational:

The average efficient life of a residential heating and cooling system (HVAC) that has been properly maintained is 15 years. After 15 years the unit will still operate, however the operating efficiency slowly dwindles. When the system is between 15-20 years of age the system can lose up to 40% of its efficiency.

The air conditioning side of the HVAC system typical serviceable life expectancy is 15-20 years, the heating side of system typical serviceable life expectancy is 20-30 yrs.

These conditions may vary from home to home because of deferred maintenance of systems which is common in most homes. HVAC systems require annual service by a qualified licensed HVAC professional. Recommend setting up an HVAC service plan with a qualified HVAC contractor to maintain your HVAC system.

Conditioned Air Distribution

Systems: Visible Duct Condition Needs Attention **Condensate Drainage: Condition** Needs Attention

Energy Source and Connections: Energy Source Connections Need Attention, Electric

Safety Hazard Or System Defect

Recommendations

7.1.1 Heating Equipment

HEATING SYSTEM (INOPERATIVE)

HVAC SYSTEM

Not Acceptable Be Advised: The heating system was inoperative (Not In Service) at time of inspection using normal operating controls (Thermostat).

<u>Recommend further evaluation by a qualified licensed HVAC professional before the end of your</u> <u>inspection contingency period.</u>

Recommendation Contact a qualified heating and cooling contractor

7.1.2 Heating Equipment

DEFERRED MAINTENANCE OF HVAC SYSTEM HVAC SYSTEM



Needs Attention: Heating and Cooling system (HVAC) exhibit deferred maintenance. This condition indicates the system has not been properly maintained or serviced in recent months or years. Dirty air return filters and or missing coolant line insulation are just a few indicators of lack of maintenance. Lack of maintenance can lead to system performance issues and or system failure. Request disclosure from seller regarding any service records.

<u>Recommend having HVAC systems serviced and further evaluated by a qualified licensed HVAC professional before the end of your inspection contingency period.</u>

Recommendation Contact a qualified heating and cooling contractor

7.1.3 Heating Equipment FURNACE HAS REACHED END OF SERVICEABLE LIFE EXPECTANCY



HEATING SYSTEM

Needs Attention Be Advised: The Heating unit is older model and has reached the end of its serviceable life expectancy and is considered (Functionally Obsolete). The unit is on borrowed time so you should consider budgeting for replacement in the near future.

<u>Recommend having system further evaluated by qualified licensed HVAC professional before the end of</u> <u>your inspection contingency period.</u>

Recommendation Contact a qualified heating and cooling contractor

7.1.4 Heating Equipment AIR FILTER REQUIRES REPLACEMENT OR CLEANING.

Maintenance Item

HVAC FILTER

Needs Attention: The HVAC filter appears to be dirty, Recommend replacement or cleaning if you have a reusable type. An excessively dirty filter may be indication that the system has not been serviced or maintained. Recommend requesting service records from seller, if no service records exist i recommend having unit serviced by a qualified licensed HVAC professional soon.

Click Here For How To Air Filter Change DIY Video

Here are averages that might help you know how often you should change the air filter:

Homes with pets should change air filter every 30-60 days

Homes without pets should change air filter every 60-90 days

Homes equipped with Large Media Filters 6-12 Months

Recommendation Recommended DIY Project



7.1.5 Heating Equipment

MISSING SEDIMENT TRAP

FURNACE CABINET

Needs Attention Be Advised: No sediment trap is installed on the furnace gas supply line. Sediment traps are intended to trap oil, scale, sand, water condensation and/or debris from the gas supply lines before they reach and damage the heater components. Manufacturer may require this component in order to honor limited warranty. Recommend installing a sediment trap by a qualified HVAC contractor.

Needs Attention Be Advised

Needs Attention Be Advised

Maintenance Item

Recommendation

Contact a qualified heating and cooling contractor



Illustration Example of Sediment Trap

7.3.1 Central Cooling Equipment

AC UNIT(S) HAVE REACHED END OF SERVICEABLE LIFE EXPECTANCY

AIR CONDITIONING UNIT(S)

Needs Attention Be Advised: Air Conditioning unit is older model and has reached the end of its serviceable life expectancy and is considered (Functionally Obsolete). The unit is on borrowed time so you should consider budgeting for replacement in the near future.

Recommend having system further evaluated by qualified licensed HVAC professional before the end of your inspection contingency period.

Recommendation

Contact a qualified heating and cooling contractor



7.3.2 Central Cooling Equipment

INSULATION MISSING OR DAMAGED

HVAC SYSTEM

Needs Attention: Old damaged or missing insulation on air conditioning refrigerant lines needs replacing. This condition may lead to water damage to areas below AC line as the exposed lines sweat and drip condensation water. This is indication that the HVAC system has deferred maintenance and may not have been serviced regularly by a qualified licensed HVAC contractor. Recommend having entire system serviced by a qualified licensed HVAC professional upon closing escrow or move in.

Recommendation

Contact a qualified heating and cooling contractor

7.4.1 Conditioned Air Distribution Systems **POSSIBLE ASBESTOS HVAC DUCTING** CONDITIONED AIR DUCT SYSTEM





Needs Attention Be Advised: Possible Asbestos Material may be present. HVAC conditioned air duct system may be material that contains asbestos, further evaluation and testing of entire conditioned air duct system would need to be performed to determine this by a qualified licensed abatement contractor. Recommend further evaluation by a qualified licensed professional before the end of your inspection contingency period.

Recommendation

Contact a qualified professional.



7.5.1 Condensate Drainage

SAFETY	SWITCH	RECOMMENDED

HVAC SYSTEM

Needs Attention: One or more AC system condensate drainage lines does not have a safety switch in place, A safety switch turns off the unit in the event of a drainage issue with the condensate drain line. A clogged drain line can result in safety pan or drain line over flowing causing moisture damage to building materials.

Recommend contacting a qualified HVAC professional to have safety switches installed.

Recommendation Contact a qualified heating and cooling contractor

7.5.2 Condensate Drainage

DRAIN LINE NEEDS ATTENTION

CONDENSATE DRAINAGE

Needs attention Be Advised: Condensate drain line is installed in a sub standard way. The drain line appears damaged, loose, missing or is missing components and needs immediate attention, this issue may cause water intrusion and possible water damage to surrounding building materials.

<u>I Recommend further evaluation by a qualified licensed HVAC professional before the end of your inspection contingency period and the close of escrow.</u>

Recommendation

Contact a qualified heating and cooling contractor



SAFE-T-SWITCH

MODEL SS1





leaking under building



7.6.1 Energy Source and Connections



GROUNDING AT AC DISCONNECT NEEDS ATTENTION

Not Acceptable Be Advised: No visible grounding at AC service disconnect located at AC unit at exterior wall. This condition poses an electrical safety hazard and possible damage to unit if not corrected.

Recommend immediate further evaluation by a qualified licensed HVAC or electrical professional.



Roof ac unit

Recommendation Contact a qualified professional.

8: BATHROOM(S)

Information

Bathroom Comments & Limitations

Bathroom

Bathrooms are visually inspected in a cursory fashion, however each accessible fixture is operated to test its function and visually inspected to determine its current condition. Determining whether shower pans, tub/shower surrounds are watertight or have any hidden rot or other damage is beyond the scope of this inspection and is specifically excluded. It is very important to maintain all grouting and caulking in the bath areas. Minor grout or caulking imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance is always required whenever there is contact of water with various materials.

<u>Determining if toilets or shower heads are in compliance with current water conservation laws is outside the scope of this home</u> <u>inspection and is specifically excluded. A retro fitting specialist will inspect for these components when performing their</u> <u>inspection, please refer to the retro fitting report regarding shower heads and toilet efficiency.</u>



Deferred Maintenance of Bathroom(s)

One or more Bathrooms

Needs Attention: One or more bathrooms exhibit deferred maintenance, this condition means bathroom shower/tub enclosures, sinks, faucets, toilets, exhaust fans, floors/walls/ceilings have been neglected. It is important to keep bathrooms maintained because of moisture intrusion possibilities to surrounding materials.

Faucets and fixtures must be sealed where they connect to walls or sinks to prevent moisture intrusion into shower walls or under sink vanity/cabinet. Loose toilets can cause moisture damage to sub flooring and damage to visible flooring. Caulking or grouting may be damaged or missing where shower walls meet bathtub and should be replacing to avoid continued moisture intrusion inside walls.

Loose or cracked tiles should be replaced to avoid moisture damage. The inspector can not determine how long this bathroom has been neglected. It is recommended to make necessary repairs as soon as possible by qualified licensed professionals. Be advised Hidden damage may already exist that is not visible to inspector.

Exhaust Fan : Condition

Not Present Recommend Upgrade

Faucets and Fixtures: Condition

Outdated Obsolete Fixtures Present (Recommend Upgrade)

Bathroom faucets and fixtures can last 15 to 20 years. A faucet's lifespan depends mostly on how well the faucet is made and the water quality in the plumbing system. If the Inspector indicates <u>Outdated obsolete fixtures are present</u> it is recommended to replace the fixtures soon as the the fixtures appear to have reached the end of their serviceable life and may start leaking in near future. Leaking faucets or fixtures can lead to water damage which can be costly.

Toilet : Condition
Not testedBathtub : Condition
Needs AttentionShower Enclosure : Condition
Needs AttentionCounters/Cabinets: Condition
Bathrooms
Cabinets Exhibit Normal Wear

Recommendations

8.1.1 Exhaust Fan

NO BATHROOM EXHAUST FAN PRESENT

Maintenance Item

Sinks: Condition

Needs Attention

Recommended Upgrade: This is a recommended upgrade to improve bathroom ventilation. Installation of a ceiling exhaust fan that terminates at the exterior of the building will help remove bathroom odors as well as shower steam that is conducive with moisture/mildew issues. Exhaust fans can be installed by a general contractors.

Safety Hazard Or System Defect

Recommendation

Contact a qualified general contractor.

8.2.1 Faucets and Fixtures

FAUCET LEAKING

BATHROOM

Not Acceptable: One or more faucets or fixtures are leaking and need immediate repair or replacing by qualified professional. Water leaks can lead to water/moisture damage to surrounding areas if not repaired in a timely manner.

<u>Recommend immediate repair and further evaluation by a qualified</u> <u>licensed professional, hidden damage may already exist.</u>



lower level

Recommendation

Contact a qualified plumbing contractor.

9: KITCHEN

Information

Kitchen Comments & Limitations

Kitchen

Kitchens are visually inspected in a cursory fashion, The Built-In kitchen appliances are visually inspected and operated by using their normal user controls that one would use to turn on to determine if the appliance is functional. (<u>The</u> <u>appliances are not tested using any type of specialty tools.</u>) Appliance components such as timers, clocks, thermostats, self-cleaning functions, cooking functions are not tested specifically and oven temperature is not tested for accuracy.

Refrigerators or there related components, ice makers, Insta-hot systems or any type of water purifier systems, Non built in appliances such as counter top microwaves or portable dishwashers are not inspected and are specifically excluded.

Informational: Most kitchen appliances have a life expectancy range of 8-15 years under normal living conditions and depending on how well the home is maintained. If the inspector comments that a specific appliance is an older/obsolete model you can expect to repair or replace it in near future as it has likely reached the end of its life expectancy and is considered functionally obsolete.

Recalls on appliances or other products is outside the scope of this home inspection and is specifically excluded. If you would like information about recalls you can visit the Consumer Product Safety Commission Click here for recall information





Faucet / Sink: Condition

Needs Attention, Outdated Obsolete Faucets and fixtures present (Recommend Upgrade)

Kitchen faucets and fixtures can last 15 to 20 years. A faucet's lifespan depends mostly on how well the faucet is made and the water quality in the plumbing system. If the Inspector indicates <u>Outdated obsolete fixtures are present</u> it is recommended to replace the fixtures soon as the the fixtures appear to have reached the end of their serviceable life and may start leaking in near future. Leaking faucets or fixtures can lead to water damage which can be costly.

Dishwasher: Condition Older Model, Not In service	Sink Waste Disposal: Condition Appears Serviceable	Range/Oven/Cooktop/Exhaust: Range/Oven Condition Gas Fueled, Not In Service
Range/Oven/Cooktop/Exhaust: Range Exhaust Condition Needs Attention, Older Model	Cabinets & Counters: Counters/Cabinets Condition Kitchen Needs Attention, Older Model Cabinets	
Laundry Facilities: Laundry Conn	ections	

Laundry Area

All Laundry Connections Present

Washer/Dryer Limitations: Inspector does Not operate washer and dryer units during the general home inspection. The laundry area is inspected for presence of proper venting of dryer, presence of proper wiring of electrical connections and or gas lines and fittings, and presence of proper drainage to laundry tub or wall drain and water supply connections for the washer.

<u>I recommend testing operation of washer and dryer before the end of your inspection contingency period and the</u> <u>close of escrow (if the units are included in the sale).</u>

Limitations

Kitchen General

KITCHEN INSPECTION LIMITATIONS

KITCHEN

The Following are specifically excluded from this home inspection report: Appliance components such as timers, clocks, thermostats, self-cleaning functions, cooking functions are not tested specifically and oven temperature is not tested for accuracy, Refrigerators or there related components are not inspected such as ice makers or the waterline to the refrigerator or temperature accuracy, Insta-hot systems or any type of water purifiers are not inspected and are specifically excluded. Non built in appliances such as counter top microwaves or portable dishwashers are also excluded.

The sink waste disposal inspection is minimal, the disposal is tested using normal operating controls only. The home Inspector cannot predict the remaining life of the garbage disposal or determine how well the garbage disposal will perform. If the inspector has noted the disposal is older type model, leaking/cracked or inoperative the disposal will require replacing now.

10: PLUMBING SYSTEM

Information

Water Supply Piping : Plumbing System Comments & Limitations

PLUMBING SYSTEM is a **"LIMITED VISUAL AND NON-INVASIVE INSPECTION** of the **SYSTEMS** of the home that are **REASONABLY ACCESSIBLE.**" While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Main water supply shut off valve and any other valves such as angle stop valves under sinks are not turned on or off by inspector or tested. Plumbing supply and waste lines are inspected only where they are accessible and visible while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drain during actual usage is undetermined.

Be Advised: It is recommended to have any underground drain/sewer lines examined by a sewer camera specialist to visually inspect the condition of the pipes and identify any blockages, root intrusions or breaks. A sewer main line inspection is outside the scope of this general home inspection and is specifically excluded. Determining if a building is connected to city sewer or a septic tank is specifically excluded from this general home inspection and will not be commented on.

Water Supply Piping : Main Water Shut Off Location & Condition

Water Supply Turned Off

Informational: Knowing the location of your **water supply shut-off valve** is very important in the event you have a plumbing leak in or around your home. You and your family should familiarize yourself with the location of your water supply shut-off when you move in. If you observe a water leak in any area in or outside your home turn off the water supply to the house and call a licensed plumber immediately. **Note:** Slowly close the valve and slowly open the valve.



Water Supply Piping : Water Pressure Condition

Plumbing System

Not tested

Information RegardingWater pressure: Water Pressure is the amount of force from the water main into your home. Water pressure is measured in pounds per square inch (PSI), and normal water pressure is typically between 25 and 75 PSI. If your water pressure reading is higher than 75 PSI may be indication that water pressure regulator is failing.

Checking your water pressure can be easily be done yourself, I recommend checking your water pressure reading at least once per year. All you need is a water pressure gauge that attaches to the same place your garden hose does (hose bib). You can purchase one at a home store or you can use this link to order one online. Click for Water Pressure Gauge

Water Supply Piping : Water

Supply Pipe Type & Condition Appears Serviceable (With Exceptions), Type L Copper Present

Water Supply Piping : Functional Flow Condition

Water Supply Plumbing Not tested

Information Regarding Functional flow: Functional flow is the volume of water flowing through your pipes and arriving at individual fixtures. Poor to minimal functional flow may be due to several reasons such as buildups in the pipes, galvanized supply pipe, poor plumbing installation, valves partially closed, failed water regulators etc. Older homes with galvanized water supply piping is known to cause poor functional flow because the water supply pipes rust from inside narrowing the diameter of the pipe restricting the volume of water passing thru the pipe.

Water Supply Piping : Copper Repipe Upgrade Present

Water Supply Pipe Present

Be Advised Request Disclosure: This building has had a water supply pipe upgrade from galvanized water supply pipe to copper water supply pipe. Recommend requesting disclosure from seller regarding approximate time frame the repipe was installed, also recommend requesting disclosure from seller regarding permitted work and if repipe was installed by a qualified licensed contractor. If the repipe was not permitted and no records can be provided as to whom installed it i recommend further evaluation by a qualified licensed plumbing professional before the end of your inspection contingency period and the close of escrow.

Limitations: The inspector cannot confirm if all galvanized water supply pipe has been removed and replaced, the inspector can not determine what is inside walls or inside concrete slab foundation if present.

Drain, Waste, & Vent Piping : Type Drain, Waste, & Vent Piping :

& Condition
 Visible Drain Pipe Needs
 Attention, Cast Iron & Galvanized
 Drain Pipe Visible, ABS Plastic
 Drain Pipe Visible

Fuel Gas Piping : Gas Fuel Supply Shut-Off Location & Condition

Appears Serviceable (With Exceptions), Gas Supply Is OFF

Informational: Knowing the location of your gas fuel supply shut-off valve is very important in the event you have a gas leak in or around your home. You and your family should familiarize yourself with the location of your gas shut-off when you move in. If you smell gas in any area in or outside your home exit the home and call the Gas company immediately.

Note: This valve is **NOT** easy to turn without the proper gas valve wrench, i recommend you purchase one when you close escrow and store it near the main fuel shut off typically located at the GAS Meter. This type of wrench can be purchased at amazon, home depot etc. Do not block the valve with storage of furniture for easy access.

Here is a link to purchase a Gas Valve Wrench

ER Gas Shut-off Wrench - 🗽





(Tank) Water Heater : Condition

Gas Fueled, Not in service, 40 Gallon





(Tank) Water Heater : Approximate Age 5 years

(Tank) Water Heater : Combustion Air Appears Serviceable

(Tank) Water Heater : Exhaust Venting Single Wall Pipe, Transite pipe, Needs Attention

Limitations

Water Supply Piping

PLUMBING LIMITATIONS

The following plumbing components are specifically excluded from this general home inspection:

Inaccessible supply or waste lines such as vertical runs in walls, underground pipes in a slab foundation or a inaccessible crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The gas system is not tested for leaks and any <u>underground or hidden gas lines are specifically excluded from this report.</u> Gas Seismic valves are not evaluated for correct size or connection, or function. Determining the operation of sewer ejection systems is excluded from this home inspection and it should be examined by a qualified licensed specialist.

Water Supply Piping

WATER SUPPLY TURNED OFF AT TIME OF INSPECTION

Not Acceptable: The water supply to building was turned off at time of inspection, this means the inspector could not test any faucets or fixtures as well as toilets or hot water heater. Water pressure reading could not be taken. It is recommended to have the entire plumbing system further evaluated by a qualified licensed plumbing professional when the water supply is turned back on. It is possible you may experience leaking faucets, toilets or water supply piping throughout building.



Recommendations

10.1.1 Water Supply Piping

NON STANDARD FASTENERS

GARAGE

Needs Attention Be Advised

Needs Attention Be Advised: One ore more sections of copper water supply pipe have non standard fasteners (pipe supports). These dissimilar metals are not intended to be in contact with each other as they can cause electrolysis. Electrolysis can cause discoloration and corrosion of the copper pipe which can eventually spread thru the water supply pipe plumbing system resulting in premature deterioration of the plumbing system.

<u>Recommend further evaluation by a qualified licensed plumbing professional before the end of your</u> <u>inspection contingency period.</u>

Recommendation

Contact a qualified plumbing contractor.



10.1.2 Water Supply Piping

PLUMBING SYSTEM NEEDS FURTHER EVALUATION



PLUMBING SYSTEM

Needs Attention Be advised: It is the home inspectors opinion to have the <u>entire plumbing system</u> further evaluated by a qualified licensed plumbing professional. The inspector observed multiple abnormalities with the plumbing system regarding upgrades or repairs that appear to have been installed by a non qualified person.

<u>Recommend immediate further evaluation of the entire plumbing system by a qualified licensed</u> <u>plumbing professional before the end of your inspection contingency period.</u>

Recommendation Contact a qualified plumbing contractor.

10.1.3 Water Supply Piping

GALVANIZED STEEL PIPE PRESENT

PLUMBING SYSTEM

Needs Attention Be Advised: Galvanized steel water supply pipe is present in one or more areas of the building(s). Galvanized water supply pipe rusts from the inside eventually rusting completely thru the outer wall of pipe resulting in water leaks. This condition typically results in restrictive water flow because the rust build up in the pipe narrows the inside diameter of pipe.

This type of water supply pipe is considered obsolete and is typically found in older homes built before 1980's. Upgrading to one of todays standard piping such as type L copper or PEX piping is recommended.

<u>Recommend further evaluation by qualified licensed plumbing</u> <u>professional before the end of your inspection contingency period.</u>

Recommendation Contact a qualified plumbing contractor.

10.1.4 Water Supply Piping BACK FLOW PREVENTION DEVICE NOT PRESENT

Maintenance Item

Needs Attention Be Advised

EXTERIOR HOSE BIBS

Needs Attention: A Back flow prevention device is an attachment commonly placed on a hose bib / bibcock valve that prevents water from being siphoned backward into the public drinking water system. This prevents contamination should the public drinking water system's pressure drop. This can be purchased at most home supply or hardware stores and can easily be installed by a home owner or handy man.

Recommendation Recommended DIY Project



Back Flow Prevention Device

10.1.5 Water Supply Piping

WATER SUPPLY SHUT OFF HANDLES MISSING

Needs Attention Be Advised

Needs Attention Be Advised: One or more faucet water supply lines under sinks are missing the handles to turn the water supply on or off. This condition will not allow occupant to turn off the water in the event of a water leak. Recommend further evaluation by a qualified licensed plumbing professional to install handles.

Recommendation

Contact a qualified plumbing contractor.

10.2.1 Drain, Waste, & Vent Piping CAST IRON DRAIN PIPE PRESENT PLUMBING SYSTEM



1st Floor Hallway Bathroom





Right Exterior Wall

Needs Attention be Advised: Cast iron & galvanized steel waste & vent pipe is present in the plumbing system. These materials were used widely throughout early 1900's till approximately late 1970's when ABS plastic became the more popular drain pipe to use. You can expect to do repairs on these older type of pipes in the future as they have reached the end of their serviceable life expectancy and will eventually deteriorate and leak over time.

<u>Recommend further evaluation by a qualified licensed plumbing professional before the end of your</u> inspection contingency period.

Recommendation

Contact a qualified plumbing contractor.



10.2.2 Drain, Waste, & Vent Piping PLUMBING DRAIN PIPE LEAKING



Safety Hazard Or System Defect

PLUMBING SYSTEM

Not Acceptable Be Advised: One or more drain/waste pipes are **leaking** and need immediate repair. This condition can cause moisture damage problems if in contact with building materials etc. This condition can also cause unpleasant plumbing odors in or around the building.

<u>Recommend further evaluation by a qualified licensed plumbing</u> <u>professional before the end of your inspection contingency period.</u>

Recommendation Contact a qualified plumbing contractor.

10.2.3 Drain, Waste, & Vent Piping DRAIN PIPE CORROSION PRESENT

Needs Attention Be Advise

PLUMBING SYSTEM

Needs Attention Be Advised: One or more visible drain pipes are rusted or corroded, this may be caused by age of pipe materials. This condition can lead to water leaks and possibly water damage if not repaired in a timely manner.

<u>Recommend further evaluation for repair or replacement by a</u> <u>qualified licensed plumbing professional before the end of your</u> <u>inspection contingency period.</u>

Recommendation

Contact a qualified plumbing contractor.





1st Floor Hallway Bathroom

10.3.1 Fuel Gas Piping SEISMIC SHUTOFF VALVE **NOT PRESENT**

GAS METER

Needs Attention: An earthquake shut-off valve automatically shuts off the gas flow to your property when triggered by a large magnitude seismic earthquake. These are required in LA City. I recommend upgrading/installing this valve by a qualified licensed professional regardless of where the home is located.

Safety Hazard Or System Defect

Needs Attention Be Advised



Example of seismic shut off valve

Recommendation

Contact a qualified plumbing contractor.

10.3.2 Fuel Gas Piping

GAS TURNED OFF

GAS METER

Needs Attention: Gas supply turned off before meter at exterior wall, inspector was unable to inspect gas appliances such as water heater, furnace, kitchen gas fueled appliances etc.

Note: A gas valve in the off position may be indication that there is a gas leak in the system (The inspector does not turn on gas valves for this reason). the gas company should be contacted immediately to check for leaks in the gas system and around gas fueled appliances.

(Excerpt from: Paragraph 9B of the California Association of Realtors California Residential Purchase Agreement) "Seller shall make the property available for all buyer investigations. Seller shall have water, gas, electricity and all operable pilot lights on for Buyers investigations and through the date possession is made available to Buyer.

Be Advised: If you choose to request that we return on a different date and time to inspect the areas that could not be inspected at time of inspection a minimum return fee of 250.00 per hr with 1 hr minimum will apply.

Recommendation Contact a qualified professional.

10.4.1 (Tank) Water Heater

Safety Hazard Or System Defect

TPR DISCHARGE TUBE DOES NOT TERMINATE TO EXTERIOR WATER HEATER

Not Acceptable Be Advised: The water heater temperature pressure relief valve (TPR) discharge tube does not terminate to the exterior of building. This condition is a safety issue for persons/occupants and needs immediate correction.

Recommend having this condition further evaluated immediately by a qualified licensed plumbing professional before the end of your inspection contingency period.

Recommendation Contact a qualified plumbing contractor.





10.4.2 (Tank) Water Heater

(TRANSITE) EXHAUST VENT PIPE PRESENT

WATER HEATER EXHAUST PIPE

Needs Attention be advised: Transite Vent pipe may be present, This type of exhaust vent pipe material is commonly found in older buildings constructed before early 1980's. This exhaust vent piping is known to contain asbestos. Further testing would need to be performed to determine if in fact this material does contain asbestos. It is recommended to upgrade to a newer metal vent pipe material. This can be performed by a qualified licensed plumbing contractor.

Recommend further evaluation by gualified licensed asbestos abatement professional before the end of your inspection contingency period.

Maintenance Item

Determining the presence of asbestos material is outside the scope of this home inspection and is specifically excluded.

Recommendation

Contact a qualified plumbing contractor.

10.4.3 (Tank) Water Heater

THERMAL EXPANSION TANK NOT PRESENT

WATER HEATER

Needs Attention Be advised: One or more water heaters had no expansion tank(s) installed to allow for thermal expansion of water in the plumbing pipes. Expansion tanks are required in some city's or county's for new installations. Recommend consulting with a qualified plumbing contractor to determine if a expansion tank is necessary installation on this water heater system.

Note: Some manufacturers may even void your water heater warranty if you have a closed plumbing system but don't have an expansion tank for your water heater. Expansion tanks work like shock absorbers on your car. They absorb excess water pressure. protecting your water heater from damage and early failure.

COLD WATER HOT WATER PRESSURE & TEMPERATURE RELIEF VALVE BACKFLOW PREVENTE THERMAL EXPANSION WATER HEATER DISCHARGE LINE

Illustration Example of Expansion Tank

Recommendation

Contact a qualified plumbing contractor.

10.4.4 (Tank) Water Heater

MISSING SEDIMENT TRAP

WATER HEATER

Needs Attention Be Advised: No sediment trap is installed on the water heater gas supply line. Sediment traps are intended to trap oil, scale, sand, water condensation and/or debris from the gas supply lines before they reach and damage the water heater components. Manufacturer may require this component in order to honor limited warranty. Recommend installing a sediment trap by a qualified HVAC contractor.

Recommendation

Contact a qualified plumbing contractor.





Needs Attention Be Advised



Sediment trap



10.4.5 (Tank) Water Heater

BONDING RECOMMENDED

WATER HEATER

Bonding Information: Bonding ensures electrical continuity to limit voltage potential between conductive components. On the line side (ahead of main disconnect), it provides a path back to the utility transformer for faults on service conductors and to limit voltage potential to other systems, such as telephones or CATV. On the load side (after the main over-current protection), **bonding and equipment grounding provide a path to clear faults and protect against shocks.**

<u>Note:</u> No visible bonding at water heater plumbing, recommend upgrading by qualified licensed professional. This condition is common in older homes with older water heater systems in place, this is a recommended upgrade if not present.

Recommendation

Contact a qualified electrical contractor.

10.4.6 (Tank) Water Heater

SEISMIC STRAPPING INADEQUATE

WATER HEATER

Not Acceptable Be Advised: Seismic strapping of water heater appears inadequate or missing, This condition may allow the water heater to move/shift and or possibly fall over in the event of seismic activity. Strapping should be an approved material that secures the tank to the wall with 2 straps.

<u>Recommend Immediate further evaluation by a qualified licensed professional before the end of your</u> <u>inspection contingency period.</u>

California law (Health & Safety Code Sections 19210-19217) requires: Any new or replacement water heater sold in California on or after July 1, 1991 be braced, anchored or strapped when installed to resist falling or horizontal displacement due to earthquake forces.

Recommendation

Contact a qualified professional.



Safety Hazard Or System Defect

3632 Amesbury Rd





Illustration example of typical water heater strapping

11: (RAISED) FOUNDATION SYSTEM

Information

Raised Foundation System (Crawlspace): Comments and Limitations

Foundation SYSTEM and or Floor Framing SYSTEM is a "LIMITED VISUAL AND NON-INVASIVE INSPECTION of the SYSTEMS of the structure that are REASONABLY ACCESSIBLE." The conditions observed at the time of the inspection and are the opinion of the inspector. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement has been disclosed, you should expect future movements and possible repairs. The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall effectiveness, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks because of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity.

Raised Foundation System (Crawlspace): Condition and Type Visible Foundation Appears Serviceable (Intact), Raised	Foundation Anchoring : Anchoring Condition Anchoring Present	Cripple Wall Bracing: Cripple Wall Bracing Not Present Recommend Upgrade
Foundation (Crawlspace Present), Poured Concrete	Floor Framing : Condition Appears Intact	Under-Floor Ventilation: Condition Ventilation Appears Serviceable

Under-Floor Insulation: Condition Wood Separation From Soil:

Insulation Not Present Recommend Upgrade **Condition** Needs Attention

Limitations

Raised Foundation System (Crawlspace) CRAWLSPACE NOT READILY ACCESSIBLE

CRAWLSPACE LOWER LEVEL

Needs Attention Be Advised: One or more sections of crawlspace where not readily accessible due to inadequate access size and or inadequate clearance under one or more sections under building. Recommend correcting this condition and having this inaccessible area(s) of crawlspace inspected before the end of your inspection contingency period and the close of escrow. Be advised, Hidden defects may exist that cannot be viewed or accessed.



Under-Floor Insulation

LIMITATIONS

CRAWLSPACE AREA

Homes with raised foundations Only: Inspector is Not required to determine the composition or energy rating of insulation materials. Homes with underfloor insulation limit the inspectors visual inspection of floor framing system because the insulation blocks these areas.

Recommendations

11.3.1 Cripple Wall Bracing **CRIPPLE WALL BRACING NOT** PRESENT

Needs Attention Be Advised

CRAWLSPACE AREA

Recommended Upgrade: Cripple wall bracing is not present, bracing the cripple wall is a recommended upgrade to better secure the cripple wall to minimize movement in the event of seismic activity. This condition can lead to structural damage of building if not upgraded. Recommend further evaluation by a qualified licensed professional before the end of your inspection contingency period and the close of escrow.

Informational: Cripple walls are the short wood stud walls that enclose a crawl space under the first floor. Cripple walls are used to support a dwelling between the concrete foundation and the floor of a dwelling and to elevate the dwelling above ground to allow access to the utility lines or to level a dwelling built on a slope.

Recommendation Contact a foundation contractor.



11.6.1 Under-Floor Insulation **MINIMAL OR NO INSULATION PRESENT**



CRAWLSPACE AREAS

Recommended Upgrade: Minimal insulation present or no insulation present inside crawlspace at wood floor framing system, older homes where not required to have under floor insulation according to older building standards. However newer construction homes are required to have under floor insulation installed. Recommend upgrade by a qualified licensed insulation contractor to improve heating and cooling costs.

Recommendation Contact a gualified insulation contractor.

11.7.1 Wood Separation From Soil **WOOD TO SOIL CONTACT**

- Needs Attention Be Advised

Needs Attention Be Advised: Wood to Soil Contact present. Wood will rot when it is exposed to moisture and in contact with soil or other material which prevents the wood from drying out. The only (partial) exception is ground contact, pressure-treated lumber. However, even such "treated" lumber is usually not fully impregnated with wood preservatives and subject to some wood rot damage.

It is therefore very important to maintain a separation of six inches or more between all wood and any soil, gardening material, or firewood. All foundation posts must sit on concrete piers, and the perimeter foundation or skirting must be constructed out of concrete or pressure-treated lumber. All wood that has previously been in contact with soil, but which remains in relatively good condition, should be cleaned, allowed to dry out, and treated with a wood preservative. Wood that has deteriorated due to soil-to-wood contact must be replaced, and future soil contact prevented.

Recommendation

Contact a qualified handyman.



12: CLOSING REMARKS

Information

Closing Remarks

We hope you found the general home inspection and the inspection report useful and informational regarding the systems of your home. You have hired us to perform a limited visual inspection of the subject property to let you know the current condition of the home and its systems. It is important that you understand the results of our findings. We strongly recommend you read the entire inspection report including the limitations tabs and standards of practice.

CREIA Standards Of Practice

Often home buyers have unrealistic expectations of what the general home inspection process covers, the limitations tab may contain certain systems or components pertaining to the subject property that are outside the scope of this general home inspection (and will not be inspected or commented on) by the inspector. These systems or components should be inspected by a qualified licensed professional before the end of your inspection contingency period or the close of escrow to insure they are working as intended.

Be Advised: If **Repair/Replace** or **Recommend Further Evaluation** is written in any of the **SYSTEMS** throughout this Inspection Report it is Recommended that you contact a qualified licensed professional contractor and or specialist in that particular area to evaluate this deficiency and the identified **system** to <u>provide repair/replacement</u> <u>options and probable costs prior to the end of your inspection contingency period and or the close of escrow. A specialist may find more defects that are outside the scope of the general home inspector.</u>

(HIA) **does not** provide estimates for repairs for any systems of the building, (HIA) can not determine what a contractor may charge to repair or replace any **SYSTEM** or component. There are hundreds of licensed contractors that may give different cost estimates, (HIA) recommends you get several quotes from **qualified licensed professional contractors only.** Here is a link to 3rd party repair cost estimators not affiliated with home inspection authority to help assist you with estimated costs for repairs.

Click here for www.fixr.com

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