SACPRO HOME INSPECTIONS, INC.
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RESIDENTIAL INSPECTION REPORT

123 Any Street
El Dorado Hills CA 95762

JUNE 15, 2020

Inspector
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Your Company
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SUMMARY

9 MAINTENANCE ITEM

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1 SAFETY HAZARD

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Occupancy
Occupied

Style
Spanish

Building Faces
West

Type of Building
Single Family

Was an Added Inspection of Energy Efficiency Requested by Client
No

Weather Conditions
Clear, Dry

Temperature (approximate)
64 Fahrenheit (F)

Humidity
57 %

Limitations

General

COSMETIC BLEMISHES ARE NOT PART OF A HOME INSPECTION

The real estate inspection performed for clients is an observational survey and basic operation of the systems and components of a building, which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. Cosmetic blemishes including but not limited to scratches, scuffs, dings, marks, worn or faded finishes or coatings, paint coloration, and paint variations are not part of a home inspection unless those blemishes are critical to the safe function or manufacturer's intended performance of a system or component of a house.

General

EXPECTATIONS OF A HOME INSPECTION

This home inspection only makes observations about "normally visible" elements of the systems described within this report and without disturbing, destroying, or dismantling anything. No information contained within this report shall be construed to amend in whole or in part any portion of, or be an addendum to, a signed Standard Residential Inspection Agreement or our Standards of Practice (SOP) which have been provided to you.

No home inspector is approved to make holes in walls, remove outlet coverings, or to alter any system of the house. The real estate inspection performed for clients is a survey and basic operation of the systems and components of a building, which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action, which may result in damage to the property or personal injury to the Inspector.

The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). A home inspection does not include any type of environmental report, seismic report, security alarm report, soil moisture or drainage report, snake or pest or vermin or rodent report, wood destroying organism report, lead based paint report, asbestos report, or any other type of service or report which is not specified within the Residential Inspection Agreement or our Standards of Practice (SOP) which have been provided to you. You are strongly encouraged to obtain a termite and pest report from a licensed contractor.

2: EXTERIOR

		IN	NI	NP	D
2.1	Siding, Flashing & Trim	X			X
2.2	Eaves, Soffits & Fascia	X			X
2.3	Steps, Porches, Decks & Balconies	X			
2.4	Walkways, Patios & Driveways	X			X
2.5	Exterior Doors	X			
2.6	Electrical	X			
2.7	Vegetation, Grading, Drainage & Retaining Walls	X			X
2.8	Fencing	X			X
2.9	BBQ Island			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Visual

Steps, Porches, Decks & Balconies: Appurtenance
Front Porch, Patio, Sidewalk

Exterior Doors: Exterior Entry Door
Wood, Door is functional and properly latches

Siding, Flashing & Trim: Siding Material
Stucco

Steps, Porches, Decks & Balconies: Material
Concrete

Siding, Flashing & Trim: Siding Style
Stucco

Walkways, Patios & Driveways: Driveway Material
Concrete

Products We Personally Use

All around the home

Informational

To learn more about the products our home inspectors personally use on their property projects, click here. These products are specially designed (and work great) to unclog drains, kill mold/mildew, stop wood deterioration, stop rust, repair wood, patch concrete, and more.

original

Exterior Doors: Exterior Sliding Door

Rear

The rear door at the patio is a sliding door. Door is operational. Recommend periodic lubrication of moving parts on a sliding door to help to ensure longevity and proper function.

Electrical: Exterior Electrical Receptacles

Exterior

Exterior electrical receptacles ("outlets") were noted. See the "Electrical" section under "Lighting Fixtures, Switches & Receptacles" for any noted deficiencies.

Electrical: GFCI & AFCI Receptacles

Exterior

GFCI protected electrical receptacles ("outlets") were observed to be present and functional.

As background:
Ground Fault Circuit Interrupter (GFCI) receptacle is a protective type of electrical outlet which is specifically designed to break the circuit every time there is an imbalance between incoming and outgoing current. The GFCI outlet protects electrical wiring and receptacles from overheating and possible fire, greatly minimizing the risk of shock injuries and fatal burns.

GFCI outlets are important, especially when the electrical outlets are positioned close to water. Installing GFCI outlets in your exterior receptacles, as well as in the kitchen, bathrooms, laundry rooms, pool house etc., is a great idea.

Example GFCI

Example GFI

Deficiencies

2.1.1 Siding, Flashing & Trim

Maintenance Item

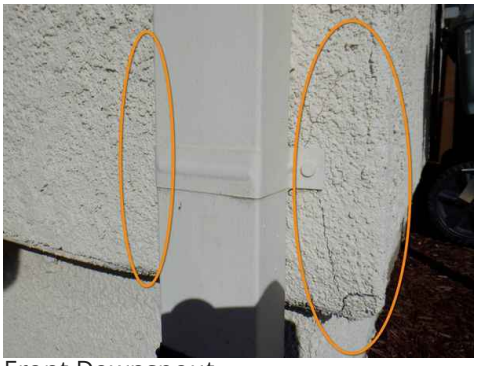
CRACKING - MINOR

EXTERIOR

Siding was observed to have minor cracking or other minor damage in one or more places. Some of the cracks were observed at nail holes used to secure the downspouts in place. Other cracks may be a result of temperature changes, and can be typical as homes with stucco age. Recommend repairing any and all missing stucco, sealing all cracks, repainting, and monitoring. If the cracks worsen, then recommend evaluation and repair by a qualified professional.

Recommendation

Contact a stucco repair contractor



Front Downspout

2.1.2 Siding, Flashing & Trim

Maintenance Item

WIRE MESH PROTRUDING FROM STUCCO SIDING

SOUTH EXTERIOR WALL

Stucco Wire was observed to be protruding from the wall. While no oxidation ("rust") was observed on the wire, if the wire does later oxidize then the rusting metal may expand and cause cracking of the stucco siding and possible stucco deterioration among other problems associated with water damage. Recommend evaluation and repair by a qualified professional.

Recommendation

Contact a stucco repair contractor

Two Feet Above Garage Occupant Door

2.1.3 Siding, Flashing & Trim

Maintenance Item

MISSING OR CRACKED CAULKING

EXTERIOR - REAR SLIDING DOOR

Minor cracking or missing caulking was observed. Recommend resealing joint with new caulking and paint.

Recommendation

Contact a handyman or DIY project

2.1.4 Siding, Flashing & Trim

Maintenance Item

PEROCITY, DIVETTS, OR HOLES

EXTERIOR

One or more areas had cavities which were missing wall covering material. It is unknown if these cavities extend through the wall covering and may present the opportunity for water to penetrate the wall covering. It is recommended that these cavities be patched or filled because in these areas water may also collect and over time contribute the water damage which may include wood deterioration. The cavities should be monitored, and if they worsen then recommend evaluation and repair by a qualified professional who specializes in Stucco/EIFS.

Recommendation

Contact a qualified professional.


Right of Garage Door, Under Eves


Right of Garage Door


Facing Front Porch

2.1.5 Siding, Flashing & Trim

Recommendation

STUCCO - MISSING "CASING BEAD" AT STUCCO TERMINATION

EXTERIOR

Casing Bead material was not observed at wall penetrations including windows and doors. With some stucco applications the casing bead may not be required if compatible windows and doors are used with flexible caulking.

Casing Beads are often necessary because stucco walls coverings normally expand and contract. When stucco ends at a door, window, or other dissimilar material, proper sealing is essential to prevent water intrusion. Casing Bead allows a gap for flexible caulking sealant to be applied between the stucco and wall penetration.

Modern building standards require "**Casing bead**" or other similar material to be used between stucco and dissimilar materials. Casing bead is made of galvanized metal or vinyl, and is used to terminate stucco against doors, windows and dissimilar materials so that proper caulking of all intersections, butt joints, ends and corners at time of installation.

If at some time in the future client chooses to upgrade windows and doors, then it is recommended client also consider installing casing bead where the stucco meets these dissimilar materials, and apply caulking to the joints.

Recommendation

Contact a stucco repair contractor

Rear Sliding Door


Rear Sliding Door

Example

2.2.1 Eaves, Soffits & Fascia

Recommendation

SEALANT NEEDED

FRONT

Whenever equipment is attached to siding or trim, applying a flexible and non-shrinking sealant ("caulking") is prudent and necessary to prevent any water intrusion and subsequent deterioration of the siding or trim. Recommend evaluation and application of a sealant by a qualified professional.

Helpful hint: Seal the top and sides, but leave the bottom unsealed in case water does get in so it will have a place to drain out.

Recommendation

Contact a handyman or DIY project



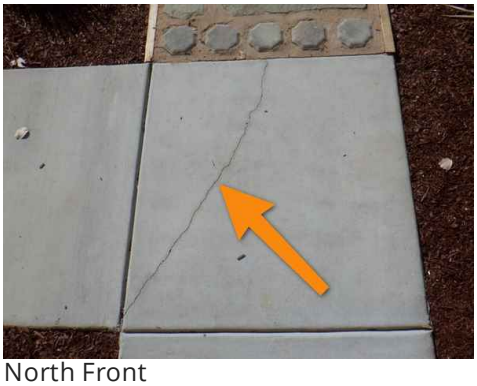
2.4.1 Walkways, Patios & Driveways

Recommendation

WALKWAY CRACKING - MINOR

FRONT

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.


North Front


South Front

2.7.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

NEGATIVE GRADING

REAR YARD

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Here is a helpful article discussing negative grading.

Recommendation

Contact a qualified landscaping contractor

2.7.2 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

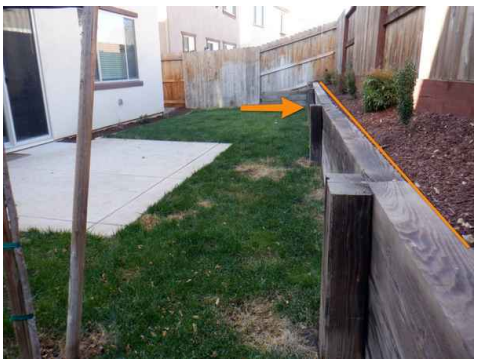
RETAINING WALL CRACKS

REAR YARD

A retaining wall is present. While the retaining wall was observed to have deviations, indications of structural failure or lateral movement were not observed. **Evidence of wood deterioration was observed** at one or more pile-on support beams. Recommend evaluation and repair by a qualified professional.

Recommendation

Contact a qualified landscaping contractor



Wood Deterioration

2.8.1 Fencing

Recommendation

DIRT OR LANDSCAPING MATERIAL MAY DETERIORATE FENCING

REAR YARD

One or more areas of "wood to earth" contact was noted along the fencing. This can cause excessive moisture and wood deterioration, prematurely shortening the intended service life of the fencing. Recommend removing landscaping debris and unnecessary dirt build-up from posts and other fencing components.

Recommendation

Contact a handyman or DIY project

3: ROOF

		IN	NI	NP	D
3.1	Coverings	X			X
3.2	Roof Drainage Systems	X			X
3.3	Flashings	X			
3.4	Skylights, Chimneys & Other Roof Penetrations	X			
3.5	Roof Framing	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Binoculars, Ground, Ladder

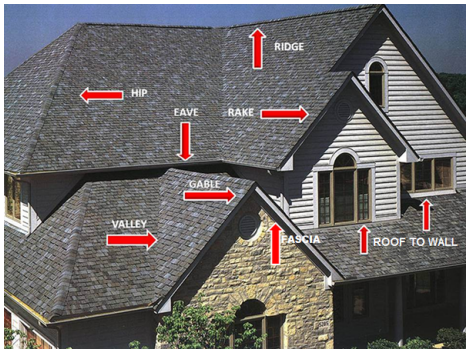
Roof Type/Style
Gable

Coverings: Material
Roof
Spanish Tile

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Galvanized Steel, Lead

Roof Framing: Parts of Roof
Exterior
Informational



Skylights, Chimneys & Other Roof Penetrations: Inspection of Roof Components was Limited
Roof
Limited Access

As indicated elsewhere, inspection of the roof and roof penetrations was limited to ladder, ground, and binoculars. The type of roof covering is not conducive to being walked upon as damage may occur to the tiles.

Limitations

General

INSPECTION OF ROOF WAS LIMITED

ROOF

Roof was inspected by being up on the ladder, from the ground view, and by binocular since the type of roofing material was not conducive to being walked upon without causing damage.

Deficiencies

3.2.1 Roof Drainage Systems

DOWNSPOUT(S) NOT ATTACHED TO GUTTER

Maintenance Item

EXTERIOR

One or more downspout(s) were not properly attached to the gutter. This may contribute to a downspout becoming loose or leaking at the connection with the gutter. Recommend evaluation and repair by a qualified professional.

Recommendation

Contact a qualified gutter contractor



4: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
4.1	Attic Insulation	X			
4.2	Vapor Retarders		X		
4.3	Ventilation	X			
4.4	Exhaust Systems	X			
4.5	Flooring Insulation		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Attic Insulation: **Insulation Type**
Blown

Attic Insulation: **R-value**
Unknown

Ventilation: **Ventilation Type**
Gable Vents

Exhaust Systems: **Exhaust Fans**
Fan Only

Exhaust Systems: **Dryer Vent**
Metal (Flex), Unknown

Exhaust Systems: **Inspection of Laundry Area Obstructed by Occupant's Belongings**
Washer and Dryer present

Full inspection of laundry room area was not possible due to the presence of occupant's belongings which obstructive visibility. Efforts were still made to visually inspect accessible areas, including by the use of mirrors, flashlight, and contorting to view as much as possible. The areas which were not accessible include dryer venting behind the washer / dryer appliance(s).

5: HEATING

		IN	NI	NP	D
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Vent Pipes	X			
5.5	Other Built-in Appliance			X	
5.6	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Equipment: Brand
Lennox

Equipment: Model
ML 195UH Series Furnace

Equipment: Energy Source
Electric, Natural Gas

Equipment: Heat Type
Forced Air, Gas-Fired Heat

Equipment: Other Notes
Interpretation of heating equipment performance was satisfactory without noted deficiencies.

Normal Operating Controls: Type of Thermostat and Other Systems
Programmable

Distribution Systems: Ductwork
Insulated

AFUE Rating
Unknown

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the current Department of Energy's Energy Star program standard.

Impression of Heating System
Interpretation of the heating system performance was satisfactory level of heating.

A home inspector is not authorized to diagnose or repair a heating and cooling system. However, a home inspector may share experiential observations about how this system heated or cooled in comparison to other systems in similar houses.

6: COOLING

		IN	NI	NP	D
6.1	Cooling Equipment	X			
6.2	Normal Operating Controls	X			
6.3	Distribution System	X			
6.4	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Cooling Equipment: Brand & Model Information
Lennox

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Condenser Location
Exterior East

Cooling Equipment: Label Information
Manufacturer's label present and legible. Specifications require a 25 amp circuit breaker which is consistent with the amperage of the breaker used at the main electrical service panel.

Cooling Equipment: Model #
ML14XC1-024-230A05

Distribution System: Configuration
Split

Impression of Cooling System
Interpretation of cooling system performance was satisfactory level of cooling

A home inspector is not authorized to diagnose or repair a heating and cooling system. However, a home inspector may share experiential observations about how this system heated or cooled in comparison to other systems in similar houses.

Cooling Equipment: SEER Rating
Unknown SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at Energy.gov.

Cooling Equipment: Notes:
Manufactured November, 2018, per serial number.

Interpretation as to the performance of the cooling equipment is as follows:

7: ELECTRICAL

		IN	NI	NP	D
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
7.3	Branch Wiring Circuits, Breakers & Fuses	X			
7.4	Lighting Fixtures, Switches & Receptacles	X			X
7.5	GFCI & AFCI	X			
7.6	Smoke Detectors	X			
7.7	Carbon Monoxide Detectors			X	
7.8	Outdoor Lighting	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, Copper, 240 Volts

Service Entrance Conductors: Amperage
200 Amps

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
South Wall

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Garage

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper, Aluminum (Stranded)

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Not Visible, Non Metalic Sheathing

Lighting Fixtures, Switches & Receptacles: Dryer Power Source
240 Volt

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Has Main Electrical Service Panel Been Upgraded?
Unknown

Given the age of the house and the age of the main electrical service panel, it is evident that this electrical panel was at some point upgraded from the original equipment used when the house was built.

GFCI & AFCI: GFCI Receptacles
Garage, Kitchen, Bathrooms, Laundry, Exterior

Review of GFCI receptacles noted normal function and no indication of deficiencies at the time of inspection.

GFCI & AFCI: Importance of GFCI plugs

Informational

A ground fault circuit interrupter (GFCI) is a protective type of electrical outlet which is specifically designed to break the circuit every time there is an imbalance between incoming and outgoing current. The GFCI outlet protects electrical wiring and receptacles from overheating and possible fire, greatly minimizing the risk of shock injuries and fatal burns.

GFCI outlets are important, especially when the electrical outlets are positioned close to water. Installing GFCI outlets in your kitchen, bathrooms, laundry rooms, exterior, garage, pool house etc., is a great idea.

If in any of these areas there are non-GFCI protected electrical receptacles ("outlets") installed, then as a recommended upgrade client is encouraged to have GFCI protected outlets installed.

Sample GFCI


Sample GFCI

Limitations

Carbon Monoxide Detectors

CARBON MONOXIDE DETECTOR NOT FOUND

UNKNOWN

The home inspector looked for but did not see a Carbon Monoxide Detector. Please verify with the seller prior to finalizing the sale that a functional Carbon Monoxide Detector is properly installed.

Deficiencies

7.4.1 Lighting Fixtures, Switches & Receptacles

Maintenance Item

UNPROTECTED LIGHT BULB

ATTIC

One or more light bulb(s) located in areas which are readily accessible to persons was observed to be unprotected. In that light bulbs are fragile and get hot, unprotected light bulbs create a risk of personal injury by the potential for broken glass or extremely hot surface area if the bulb is broken or touched. A glass globe or cage assembly may be appropriate to protect the bulb(s). Recommend evaluation and repair by a qualified professional.

Recommendation

Contact a qualified handyman.

7.4.2 Lighting Fixtures, Switches & Receptacles

Maintenance Item

UNPROTECTED WIRES

ATTIC HEATING EQUIPMENT

One or more electrical connections had electrical wiring ("conductors") passing through a metal cabinet without adequate protection. This could result in deterioration of the sheathing around the electrical wires, and possible fire or electrocution. Recommend evaluation by a qualified professional.

Note: the protective insert was present, but for some reason was not affixed properly to the metal cabinet.

Recommendation

Contact a qualified handyman.

8: PLUMBING

		IN	NI	NP	D
8.1	Main Water Shut-off Device	X			
8.2	Water Supply, Distribution Systems & Fixtures	X			
8.3	Drain, Waste, & Vent Systems	X			
8.4	Hot Water Systems, Controls, Flues & Vents	X			X
8.5	Fuel Storage & Distribution Systems	X			
8.6	Water Pressure	X			
8.7	Sump Pump			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Filters
Unknown

Water Source
Unknown

Notes
No observed deficiencies in plumbing performance

Main Water Shut-off Device: Location
At the North Wall, Side of House
Near Irrigation Controls

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Drain, Waste, & Vent Systems: Drain Size
1 1/2"

Drain, Waste, & Vent Systems: Material
ABS, Unknown

Hot Water Systems, Controls, Flues & Vents: Capacity
Tankless gallons

Hot Water Systems, Controls, Flues & Vents: Location
Garage

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Electric, Natural Gas

Hot Water Systems, Controls, Flues & Vents: Drip Pan
No drop pan was present beneath the water heater.

Hot Water Systems, Controls, Flues & Vents: Yellow Corrugated Stainless Steel Tubing
No shade of yellow corrugated stainless steel tubing is present.

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Gas Meter

Fuel Storage & Distribution Systems: Gas Meter Location
South wall

Water Pressure: Water Pressure
60-65 psi

Drain, Waste, & Vent Systems: Home Built Between 1985 - 1991

ABS Drain Pipes

Notice to All Clients

While this notice may not apply to all ABS piping in all homes built or remodeled between 1985 - 1991, client is advised to be aware of the possibility of this issue and monitor for any ABS pipe failure. ABS (black 'plastic' pipe) is often used for drain, waste, and vent (DWV) piping. Numerous manufacturers of ABS piping were alleged to have manufactured problematic ABS piping between 1985 and 1990. Those manufacturers are Apache, Centaur, Charlotte, Gable, Phoenix, Polaris, and Spartan.

Use of these pipes was uncommon in most regions. However, known problems with this age of ABS piping from those manufacturers allegedly included occasional splitting and cracking, usually near a fitting, weld, or along the pipe seam. A drain pipe which splits or cracks may leak water and result in water damage or wood deterioration among other problems.

Other more common issues with ABS piping from this era is the use of "cellular core". Cellular core ABS sandwiches an expanded ABS material between an inner and outer layer of solid ABS material. Pouring scalding hot / boiling water or oil, or boiling oil and water mixtures, down ABS piping which have cellular core may cause the inner solid ABS layer to change physical characteristics and crack or deteriorate. For more information on cellular core thermal degradation of ABS, please click here.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rinnai

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

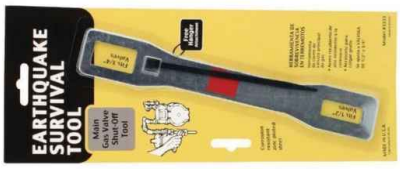
Here is a nice maintenance guide from Lowe's to help.

Fuel Storage & Distribution Systems: Gas Meter Safety Wrench

Exterior at Gas Meter

Informational

Client is encouraged to consider keeping a gas shutoff wrench attached to the gas meter in case of emergency. California is a seismic zone, and in an emergency is may be prudent to turn off your natural gas at the meter. In the event of an emergency, looking for a wrench to turn off the gas meter could waste precious time. Client is encouraged to purchase an emergency as shutoff tool (cost $15 to $20), and keep the tool tethered to the gas meter. The tool may normally be purchased at larger retail hardware or home improvement stores, or online.



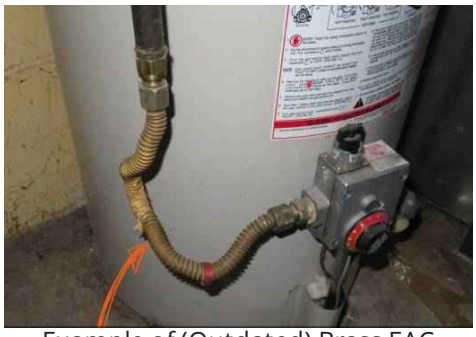
Sample Gas Meter Shutoff Wrench

Fuel Storage & Distribution Systems: Flexible Appliance Connector(s) Present

Informational Notice to Clients
A Flexible Appliance Connector (FAC) was observed to be used to connect rigid gas supply pipe to one or more gas appliance(s). This is not uncommon and is not a deficiency. Suitable applications of of FAC vary based upon manufacturer's specifications. FAC are thin-walled metal and do not provide the same protection as traditional steel piping. FAC also do not protect against lightning strikes which do occur in this region, and are rarely equipped with protective electrical bonding with the gas supply line piping. Pipe doping / thread sealant materials may interfere with electrical bonding continuity and reliability.

Increased care should be observed when handling or installing FAC. FAC should not be kinked or excessively bent, as the thin walls may form a break which allows combustible gas to escape and create a fire hazard. If there is any indication of damage or corrosion seen on the FAC, then the FAC should be replaced by a qualified professional. FAC generally should not be used outside or be exposed to the natural elements, unless explicitly permitted by manufacturer's specifications.

Example of Modern FAC



Example of (Outdated) Brass FAC which should be replaced

Plumbing Performance

Under load at time of inspection

Plumbing performed satisfactorily

At the time of the home inspection all sink and shower/tub plumbing fixtures were evaluated under load. However, because a home inspector should never leave running water unattended, each room with plumbing was evaluated independently from the other rooms with plumbing.

Client should be aware that an occupied house with the potential for multiple people to use the plumbing at once will place a different load upon the plumbing system. As a result, plumbing fixture, appliance, and plumbing system performance may perform differently than it was at the time of the home inspection.

Deficiencies

8.4.1 Hot Water Systems, Controls, Flues & Vents

Maintenance Item

TPR VALVE PIPING OUTLET TOO HIGH

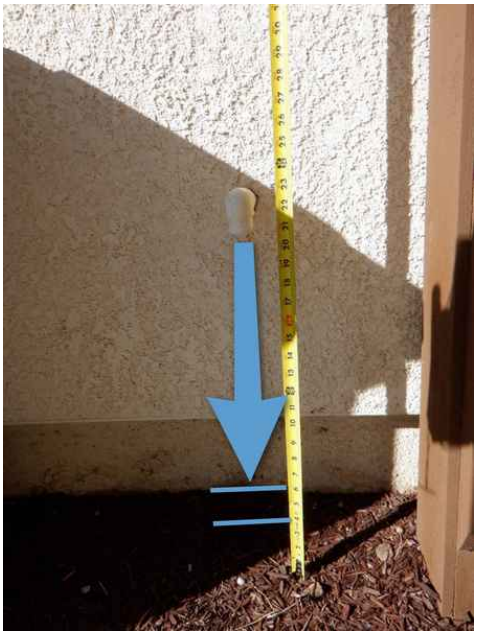
WATER HEATER

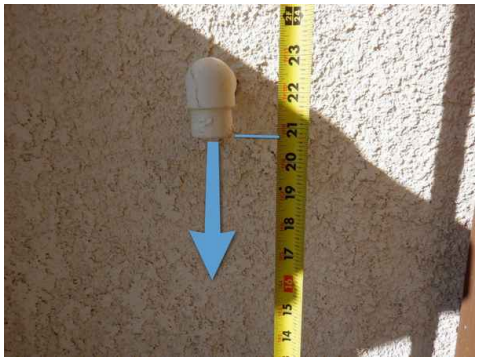
Recommend evaluation and repair by a qualified professional.

The outlet of the rigid piping connected to the TPR valve is required to be no higher than six (6) inches from the ground surface area. In the event the TPR valve releases hot water from the hot water heater, having the rigid piping outlet no higher than six (6) inches reduces the chances of scalding injuries. It is recommended the outlet be extended at the outside of the structure.

Recommendation

Contact a qualified plumbing contractor.





9: DOORS, WINDOWS & INTERIOR

Information

Doors: Types of Doors
Front (Wood), Rear (French Doors)

Doors: Garage "Man Door" Adjoining Habitable Space
Present, See Notes in "Garage" Section

Windows: Window Manufacturer
Unknown

Windows: Window Type
Sliders

Floors: Floor Coverings
Concrete, Engineered Wood, Tile

Walls: Wall Material
Sheetrock / Gypsum

Ceilings: Ceiling Material
Drywall / Gypsum

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Granite

Bathrooms: Bathroom Plumbing Notes
Bathroom(s)
Additional plumbing notes may be found in the "Plumbing" portion of this report

Bathrooms: Plumbing Performance
Bathrooms
Plumbing performed satisfactorily

A running water visual inspection is performed at all indoor sink water taps and of all indoor sink, toilet, and shower/tub water drains. However, water supply and water drain performance may vary under different usage loads. By example, the usage load of one inspector at the time of an inspection will be different than the usage load of several people using the plumbing system at once.

Water supply lines which have been turned off prior to the home inspection are believed to be turned off for an important reason which may include need for repair or replacement. Turned-off water supply lines are not turned on for the inspection so as not to inadvertently cause (further) damage.

Garage: See Notes in the "Garage" Section of this Report
Garage
Deficiencies Noted

Deficiencies were observed. See notes in the "Garage" section of this report.

Deficiencies

9.9.1 Bathrooms

CRACKED CAULKING OR GROUTING

Maintenance Item

DOWNSTAIRS HALLWAY BATHROOM

The hallway bathroom toilet was observed to have cracked or missing caulking. This caulking is important to prevent water intrusion under the base of the toilet, and to prevent water damage including but not limited to wood deterioration. Recommend evaluation and repair by a qualified professional.

Note: caulking was present, but had minor cracking, and appeared to be insufficiently applied during installation.

Recommendation

Contact a handyman or DIY project

10: GARAGE

		IN	NI	NP	D
10.1	Occupant Door (Garage to Adjoining Habitable Space)	X			
10.2	Walls & Firewalls	X			
10.3	Ceiling	X			
10.4	Floor	X			
10.5	Garage Vehicle Door	X			X
10.6	Garage Door Opener	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Garage
Garage is Attached

Occupant Door (Garage to Adjoining Habitable Space): Occupant Door
Garage
Door adjoins habitable space, Door is at least 1-3/8" thick, Door is Self-closing, Door properly latches closed, Door is devoid of holes such as a pet door, Door does indicate labeling for being fire rated

Ceiling: Habitable space above the garage
Garage
Habitable space was observed above the garage and requires at least 5/8" thick Type X gypsum to be installed for fire protection, Some variety of gypsum of unknown thickness and type is installed at the ceiling of the garage

Garage Vehicle Door: Material
Metal

Garage Vehicle Door: Type
Sectional

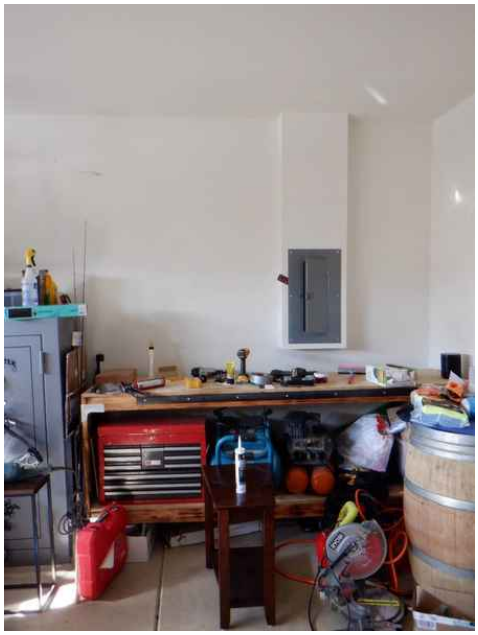
Limitations

General

INSPECTION OF GARAGE WAS LIMITED OR PREVENTED

GARAGE

Full visual inspection of garage area was limited by occupants' personal belongings. Visual inspection proceeded in the areas of the garage which were accessible and visible. Prior to the close of escrow (COE) it is recommended occupants' personal belongings be moved or removed so as to allow a full inspection of the garage.



Deficiencies

10.5.1 Garage Vehicle Door

Safety Hazard

"SAFETY KNOB" - TOO HIGH

GARAGE VEHICLE DOOR

In the event of a power failure the garage door may not function and it may become necessary to use the "safety knob" (red handle hanging from the track), to disengage the trolley from the garage door operator's track so that the garage door may be manually lifted up and opened. This red knob is too high, and should be relocated to a height no greater than six (6) feet above the garage floor.

Recommendation

Contact a handyman or DIY project

11: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
11.1	Foundation	X			
11.2	Basements & Crawlspaces			X	
11.3	Floor Structure	X			
11.4	Wall Structure	X			
11.5	Ceiling Structure	X			
11.6	Utility Shed in Yard			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
None

Was all crawlspace Inspected?
No, Slab Foundation - No Crawlspace

Foundation: Material
Slab on Grade

Floor Structure: Material
Concrete

Floor Structure: Sub-floor
Inaccessible

Foundation: Post Tensioned Slab Foundation

If this is a post tensioned slab foundation then client is advised not to drill or cut into any area of the slab foundation, including the garage floor, without prior evaluation by a qualified professional.

Seller indicated to inspector the slab foundation is a Post Tensioned Slab. Adjacent parcels had Post Tensioned Slab foundations readily visible. Client is advised not to alter the slab foundation so as not to compromise the structural integrity of the post tensioning system.

12: FIREPLACE

		IN	NI	NP	D
12.1	Vents, Flues & Chimneys	X			
12.2	Lintels	X			
12.3	Damper Doors	X			
12.4	Cleanout Doors & Frames	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Fireplace Present
Present

Cleanout Doors & Frames:
Location of Clean-out Door
Exterior at Chimney

13: POOL OR SPA

		IN	NI	NP	D
13.1	Presence of a Pool or Spa			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Presence of a Pool or Spa:
Drowning Prevention Safety Features Present (if any)
Pool / Spa Area
None Present

Is a Pool or Spa Present?
No pool or spa present

If a pool or spa is present on the property, then this inspection will identify which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped with and will specifically state if the pool or spa has fewer than two of the listed drowning prevention safety features.

Pool & Spa Safety Information
Homeowner Guides

Pool and Spa Safety Information:

For up to date pool safety recommendations go to the following:

Pool Safely

and

Red Cross Pool Safety

and

Pool Safety Guidelines

and

Barrier Guidelines

California Law has been modified to direct pool/spa owners to recommend at least 2 of the 7 Safety Items are present. The Swimming Pool Safety Act:

CA Pool Safety Act

If No Pool or Spa were Present
Exterior

If no pool or spa was present on the property, then no inspection of anti-drowning pool safety devices occurred pursuant to California Law.

California Law

Code Section Summary

As of January 1, 2019, California law requires all home inspections performed upon any dwelling with a pool or spa shall identify which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped with and shall specifically state if the pool or spa has fewer than two of the listed drowning prevention safety features.

When a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single-family home, the respective swimming pool or spa shall be equipped with at least two of the following seven drowning prevention safety features:
(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.
(2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
(3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.
(4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."
(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.
(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.
(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

Presence of a Pool or Spa: Pool Barriers

Pool / Spa Area

Perimeter Yard Fencing, Pool barriers are inadequate (see notes)

All pool fencing should be a minimum of 60 inches tall with the latch located a minimum of 54 inches off the grade. Gates should be self-closing and self-latching and open away from the pool/spa area. No fencing or gates shall have any spacing which allowed anything larger than a four (4) inch sphere to pass through, or have more than two (2) inches of spacing between grade and any part of the bottom of the structure.

STANDARDS OF PRACTICE

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Attic, Insulation & Ventilation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not

conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Doors, Windows & Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the

concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Fireplace
I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

III. The inspector shall report as in need of correction:

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.