

Property Inspection Report



1 Main Street, Santa Rosa, CA 95401

Inspection prepared for:

Date of Inspection: 12/29/2017 Time: 9:00

Age of Home: 1960 Size: 1820 sqft

Weather: 58° - Clear, No Measurable Rainfall in the Past Month

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Buildings being inspected do not **PASS** or **FAIL**

The purpose of a inspection report is to document the condition of the major components of the building and its immediate surroundings. The inspection report is a snapshot in time of the physical condition of the building and indicates what may need major repair or replacement. It is based on an inspection of the visible portions of the structure which may be limited by possessions and vegetation.

The inspection is NOT a test that the building must either **PASS** or **FAIL**.

This report identifies specific non-code and non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability it is recommended that you have a licensed contractor evaluate and repair any critical concerns and defects.

Thermal imaging produces images of invisible heat energy emitted from objects and systems in the building and allows us to measure it. Thermal imaging helps to diagnose the problem rather than merely identify symptoms and can sometimes, but not always, identify and document: Electrical faults before they cause a fire, overloaded and undersized circuits, circuit breakers in need of immediate replacement, missing, damaged, and/or wet insulation, heat loss and air infiltration in walls, ceilings, floors, windows and doors, water and moisture intrusion that could lead to mold, possible pest infestation, hidden roof leaks, before they cause serious damage, air conditioner compressor leaks, under fastening and/or missing framing members, structural defects, broken seals in double pane windows, energy loss and efficiency, dangerous flue leaks, damaged and/or malfunctioning radiant heating systems, unknown plumbing leaks, overheated equipment. These color images can then be included in the inspection report providing supporting documentation to the report.

Reading your report

When **No Readily Visible Problems Were Found** is indicated it means that the item or system was operated, if applicable, and that there were no observable conditions that would indicate problems existed. The item or system is capable of being used but may show some "wear and tear".

The symbols below are used throughout the report to provide direction to the client based upon the inspection findings, and each symbol represents a different type of recommendation. Action should be taken by the client prior to the close of transaction:

- [1] This item requires monitoring and / or maintenance repairs
- [2] Recommend evaluation and repairs by a qualified professional
- [3] Recommend evaluation and repairs for wood destroying organisms by a qualified professional
- [4] Upgrades are recommended for safety enhancement
- [5] This item is a safety concern - correction is needed

NOTICE: This report contains technical information. If you were not present during this inspection please call the office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, Halcyon Home Inspection cannot be held liable for your understanding or misunderstanding of the contents of this report.

This inspection was performed in accordance with the Standards of Practice of the National Association of Certified Home Inspectors (interNACHI) posted at: www.nachi.org/sop .

Inspection Details

A. Inspection Attendance

Attendance:

- Client
- Client's Agent

B. Home Status

Home Type:

- Building: Main House
- Occupied - Furnished
- Single Family Home
- Single Story
- Front Door Faces: East

Home Type:

- Building: Art Studio
- Single Story
- Front Door Faces: North

C. Utilities Status

Utilities:

- Building: Main House
- Installed Utilities: Water - Electricity - Natural Gas
- Water was ON at the time of the inspection
- Electricity was ON at the time of the inspection
- Natural Gas was ON at the time of the inspection

Utilities:

- Building: Art Studio
- Installed Utilities: Electricity
- Electricity was ON at the time of the inspection

Grounds

An inspection of the Grounds shall include an examination of readily accessible and visible portions of the Driveway, Walkways, Decks, Patios, Deck and Patio Covers, Retaining Walls, Fences, and Gates.

This inspection is not all inclusive or technically exhaustive. The inspector will be looking for conditions that may be safety hazards or that may directly have an affect on the condition of the property.

- [1] This item requires monitoring and / or maintenance repairs
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A. Grading Condition

Grading Type:

- Soil Type: Expansive Soil
- Area around the Home appeared to be graded away from the Foundation

Observations:

A.1. No Readily Visible Problems Were Found

A.2. Expansive Soil was noted which is common to the area. Depending upon the amount of moisture in the ground, Expansive Soil will experience changes in volume of up to 30% or more. During periods of high moisture, Expansive Soil will 'heave' which can cause lifting of the building. Conversely, during periods of falling soil moisture, Expansive Soil will 'collapse' which can result in building settlement.

Movement of the soil below the building could result in 'seasonal' cracks in the walls and ceiling which may open and close as the moisture content of the soil changes, as well as, Windows and Doors that may become difficult to open or fully close during different times of the year. [1]

A.3. French Drain noted; effectiveness of the drain and the condition of underground pipes could not determined [1]

B. Driveway Condition

Driveway Type:

- Main Driveway - Concrete

Observations:

B.1. No Readily Visible Problems Were Found

Grounds Continued

C. Walkways Condition

Materials:

- Concrete

Materials:

- Pavers

Observations:

C.1. No Readily Visible Problems Were Found

D. Patio Condition

Patio Type:

- Back Patio - Pavers

Observations:

D.1. No Readily Visible Problems Were Found

E. Patio Cover Condition

Patio Cover Type:

- Back Patio Cover Material: Wood

Observations:

E.1. Ledger Board of the Cover at the Back Patio was attached directly to the Stucco Siding which is improper; stucco should be cut back so that the ledger boards can be attached directly to the band joists with proper flashing [2]

F. Fences Condition

Materials:

- Wood

Observations:

F.1. No Readily Visible Problems Were Found

G. Gates Condition

Materials:

- Not Self-closing - Wood

Observations:

G.1. No Readily Visible Problems Were Found

Exterior

An inspection of the Exterior shall include an examination of readily accessible and visible portions of the Exterior Walls, Trim, and Exterior Stairs. This inspection is not all inclusive or technically exhaustive. The inspector will be looking for conditions that may be safety hazards or that may directly have an affect on the condition of the property.

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A. Building Number Condition

Building Number Type:

- Building: Main House
- Location: Front of the Home - Unilluminated Numbers

Observations:

A.1. Recommend installing an Internally Illuminated Sign [2][4]

B. Porch Condition

Porch Type:

- Building: Main House
- Front Porch - Concrete

Porch Type:

- Building: Art Studio
- Front Porch - Wood & Composite

Observations:

B.1. Unable to access the area below the Front Porch of the Art Studio, framing was not visible [1]

B.2. Railing height at the Front Porch of the Main House was below the current standard of 42 inches [2][5]

Exterior Continued



Railing height at the Front Porch of the Main House was below the current standard of 42 inches [2][5]



Unable to access the area below the Front Porch of the Art Studio, framing was not visible [1]

C. Exterior Wall Condition

Wall Structure:

- Building: Main House
- 2x4 Wood Studs
- Approximate Wall Insulation: R-11 (4-6 inches)

Wall Covering:

- Stucco
- Brick Veneer

Observations:

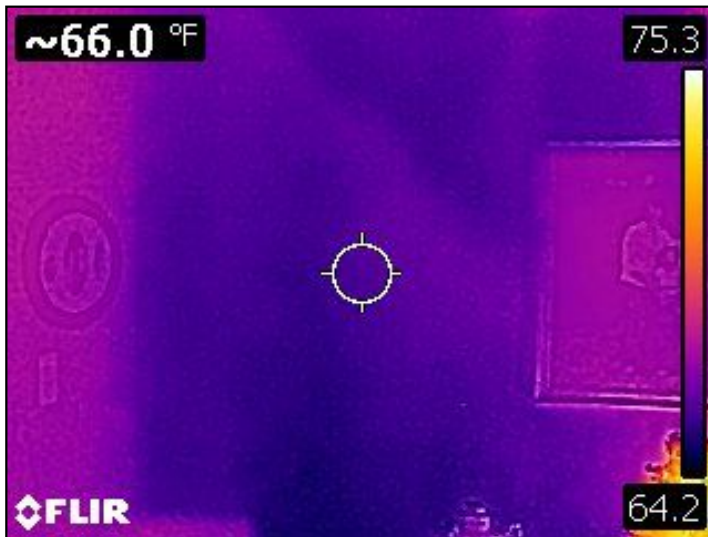
C.1. Cracks in the Stucco consistent with normal building settlement were noted at multiple locations; recommend sealing to prevent moisture penetration and damage to wall assemblies [2]

C.2. Gaps between the Siding and Brick Veneer needed filling to prevent moisture penetration and damage to wall assemblies [2]

C.3. Stucco was in contact with the ground at multiple locations, which was a common practice at the time of construction; a gap is recommended to prevent moisture damage [2]

C.4. Evidence of prior repairs noted along the West Wall [1]

C.5. Infrared Scans showed signs of a lack of insulation in the Exterior Wall between the Front Room and the Garage, which was a common building practice at the time of construction. Recommend installing Exterior Wall insulation for improved energy efficiency. [2]

Exterior Continued

Infrared Scans showed signs of a lack of insulation in the Exterior Wall between the Front Room and the Garage [2]



Gaps between the Siding and Brick Veneer needed filling to prevent moisture penetration and damage to wall assemblies [2]



Cracks in the Stucco consistent with normal building settlement were noted at multiple locations [2]

D. Exterior Trim Condition**Materials:**

- Building: Main House
- Wood
- Composite
- Flashing did not appear to be installed along the tops of the Window and Door Trim

Observations:

D.1. Flashing did not appear to be installed along the tops of the Window and Door Trim. Proper flashing is essential for preventing water damage to wall assemblies [2]

Exterior Continued

E. Additional Exterior Wall Condition

Wall Structure:

- Building: Art Studio
- 2x4 Wood Studs
- Approximate Wall Insulation: R-11 (4-6 inches)

Wall Covering:

- Pressed-Wood Siding

Observations:

E.1. No Readily Visible Problems Were Found

E.2. Pressed-Wood Siding will require more preventative maintenance than other types of siding material. Siding should be caulked and repainted often to help prevent moisture damage to the wall assembly [1]

F. Additional Exterior Trim Condition

Materials:

- Building: Art Studio
- Pressed-Wood
- Flashing did not appear to be installed along the tops of the Window and Door Trim

Observations:

F.1. Flashing did not appear to be installed along the tops of the Window and Door Trim. Proper flashing is essential for preventing water damage to wall assemblies [2]

Roof

An inspection of the Roof shall include an examination of readily accessible and visible portions the Roof Material, Exposed Flashing, and Roof Components. It is at the discretion of the Inspector to determine if the Roof will be walked upon. Height of Roof, Pitch of Roof, Roof Materials, weather conditions, and the overall condition of the Roof may limit the inspection. This inspection is not all inclusive or technically exhaustive.

Note: Estimate of remaining life is not part of this inspection.

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A. Roof Condition

Roof Type:

- Building: Main House
- Roof Age: Year stamped on the Roof Sheathing - 2002
- Roof Style: Combination
- Roof Pitch: 5:12 (22.6°)
- Roof Material: Composition Shingle
- Roof Color: Medium Dark
- Number of Roof Layers: 1

How Inspected:

- Walked the Roof

Observations:

A.1. No Readily Visible Problems Were Found

A.2. Loss of aggregate on the Roof Surface was typical to what would be found with an older Roof
[1]

Roof Continued



Date Stamp on the Roof Sheathing

B. Additional Roof Condition

Roof Type:

- Building: Art Studio
- Roof Age: Roof appeared to be original to the Building
- Roof Style: Gable
- Roof Pitch: 5:12 (22.6°)
- Roof Material: Composition Shingle
- Roof Color: Medium Dark
- Number of Roof Layers: 1

How Inspected:

- Walked the Roof

Observations:

B.1. No Readily Visible Problems Were Found

C. Flashings Condition

Observations:

C.1. No Readily Visible Problems Were Found

Roof Continued

D. Gutters & Downspouts Condition

Gutter Materials:

- Building: Main House
- Metal

Downspout Materials:

- Building: Main House
- Metal

Observations:

D.1. No Readily Visible Problems Were Found

D.2. Subsurface drainpipes were noted; condition of underground pipes could not determined [1]

E. Additional Gutters & Downspouts Condition

Gutter Materials:

- Building: Art Studio
- Plastic

Downspout Materials:

- Building: Art Studio
- Plastic

Observations:

E.1. No Readily Visible Problems Were Found

Attic

An inspection shall include an examination of readily accessible and visible portions of the Attic and will include the type of construction used for the Roof Frame and Ceiling Frame along with Ventilation, Insulation, and Vent Piping. It is at the discretion of the Inspector to determine if the Attic will be entered or not due to safety concerns. This inspection is not all inclusive or technically exhaustive.

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A. Attic Access Condition

Attic Access Location:

- Building: Main House
- Office

Observations:

A.1. No Readily Visible Problems Were Found

B. Attic Condition

Attic Type:

- Building: Main House
- Full Attic

How Inspected:

- Attic was Entered

Observations:

B.1. No Readily Visible Problems Were Found

C. Attic Structure Condition

Roof Frame Type:

- Building: Main House
- 2x4 Trusses
- 2x8 Rafter Framing

Roof Sheathing Type:

- Plywood
- Plywood over 'Skip Board'

Observations:

C.1. No Readily Visible Problems Were Found

Attic Continued

D. Additional Attic Condition

Attic Type:

- Building: Art Studio
- Building did not have an accessible Attic

Observations:

D.1. Art Studio did not have an accessible Attic; condition was unknown

E. Additional Attic Structure Condition

Roof Frame Type:

- Building: Art Studio
- Unable to determine the Roof Frame Type

Roof Sheathing Type:

- Unable to determine the Roof Sheathing Type

Observations:

E.1. Art Studio did not have an accessible Attic; condition of the Roof Structure was unknown

F. Attic Ventilation Condition

Attic Ventilation Type(s):

- Building: Main House
- Eave Vents
- Gable Vents
- Roof Vents

Attic Ventilation Type(s):

- Building: Art Studio
- Eave Vents

Observations:

F.1. No Readily Visible Problems Were Found

Attic Continued

G. Attic Insulation Condition

Attic Insulation Type(s):

- Building: Main House
- Fiberglass Loose Fill - R-19 (7-9 inches)
- Fiberglass Batts - R-19 (7-9 inches)

Attic Insulation Type(s):

- Building: Art Studio
- Closed Cell Foam - R-6 (2-3 inches)

Observations:

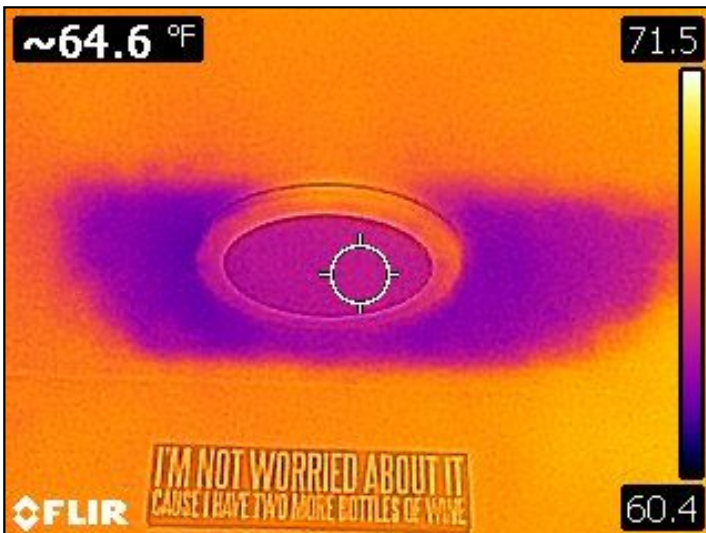
G.1. Art Studio did not have an accessible Attic; condition of the Attic Insulation was unknown

G.2. Existing insulation in the Main House appeared to be insufficient by current standards. Recommend removal of existing insulation, air sealing, and replacement for improved energy efficiency and to conform with the current Title 24 requirements [2]

G.3. Infrared Scans showed signs of uneven distribution of the insulation which reduces the effective R-value of the Ceiling Insulation [2]

G.4. Gaps in the Insulation noted above the Half Bathroom [2]

G.5. Gaps in the Insulation noted around the Recessed Lighting in the Family Room [2]



Infrared Scans showed signs of uneven distribution of the Attic insulation [2]



Gaps in the Insulation noted above the Half Bathroom [2]

Attic Continued



Gaps in the Insulation noted around the Recessed Lighting in the Family Room [2]

Interior

An inspection of the Interior shall include an examination of readily accessible and visible portions of the areas of the property that are not considered part of the Bathrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of Walls, Ceiling, Floors, Hallways, Doors, and Windows. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items may prevent the inspector from viewing all areas on the interior as the inspector will not move personal items.

Double-paned windows and doors reduce street noise and improve the efficiency of the HVAC system. The space between the panes is typically filled with an inert gas and then factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window, depending on the climatic conditions. The inspector cannot verify that each and every window is properly sealed, but it will be noted in the report if visible condensation was found in a window at the time of inspection.

The inspector does not test for mold or other hazardous materials. A qualified expert should be consulted if you would like such testing.

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A. Front Door Condition

Front Door Type:

- Building: Main House
- Single-hung - Metal

Front Door Type:

- Building: Art Studio
- Single-hung - Metal & Glass (Tempered)

Observations:

A.1. No Readily Visible Problems Were Found

B. Sliding Glass Doors Condition

Sliding Glass Doors Type(s):

- Building: Main House
- Dual Pane - Clear Glass - Vinyl Frame

Observations:

B.1. No Readily Visible Problems Were Found

Interior Continued

C. Windows Condition

Windows Type(s):

- Building: Main House
- Sliding - Dual Pane - Clear Glass - Vinyl Frame
- Fixed - Dual Pane - Clear Glass - Vinyl Frame

Windows Type(s):

- Building: Art Studio
- Sliding - Dual Pane - Clear Glass - Vinyl Frame

Observations:

C.1. No Readily Visible Problems Were Found

C.2. Retrofit style Windows were installed in the Main House which make use of the original Aluminum window frames. This type of window needs regular maintenance of the caulking to prevent moisture from penetrating into the wall assemblies as well as to reduce air leakage [1]

D. Skylights Condition

Skylight Type(s):

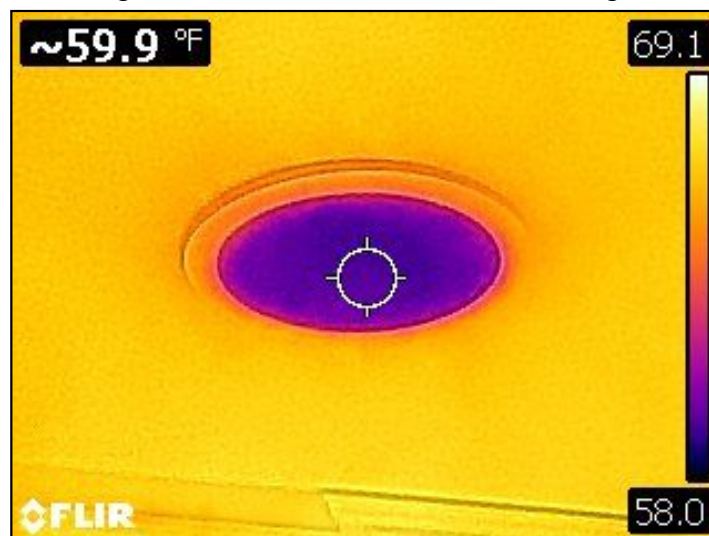
- Building: Main House
- Solar Tube - Dual Pane - Plastic

Skylight Type(s):

- Building: Art Studio
- Fixed - Dual Pane - Plastic

Observations:

D.1. Infrared Scans showed a significant amount of heat loss through the installed Solar Tubes [2]



Infrared Scans showed a significant amount of heat loss through the installed Solar Tubes [2]

Interior Continued

E. Interior Floor Condition

Materials:

- Building: Main House
- Vinyl
- Wood
- Tile
- Laminate

Materials:

- Building: Art Studio
- Laminate

Observations:

E.1. Personal items prevented a full inspection of the Interior Floor

E.2. Wood Floor in the Master Bedroom needed resurfacing [2]

E.3. Discoloration of the Vinyl in the Master Bathroom is consistent with moisture being present under the Vinyl [2]

E.4. Vinyl was lifting away from the subfloor in the Master Bathroom [2]



Wood Floor in the Master Bedroom needed resurfacing [2]



Discoloration of the Vinyl in the Master Bathroom is consistent with moisture being present under the Vinyl [2]

Interior Continued

F. Interior Ceiling Condition

Materials:

- Building: Main House
- Drywall

Materials:

- Building: Art Studio
- Drywall

Observations:

F.1. Common cracks consistent with normal building settlement were noted in the Ceiling. Cracks of the type noted are typically found at the drywall joints and could open and close seasonally due to movement of the soil below the home. [1]



Common cracks consistent with normal home settlement were noted in the Ceiling [1]

G. Interior Walls Condition

Materials:

- Building: Main House
- Drywall
- Wood Panel

Materials:

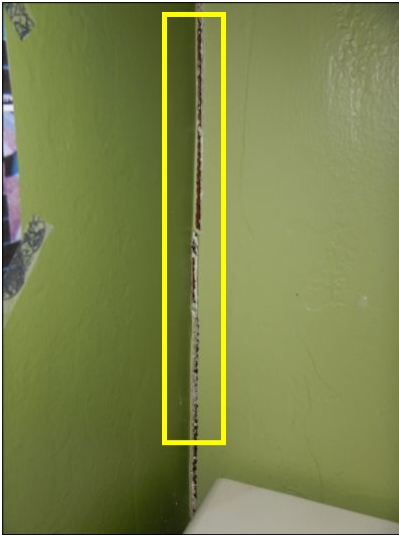
- Building: Art Studio
- Drywall

Observations:

G.1. Personal items prevented a full inspection of the Interior Walls

G.2. Common cracks in the Walls, consistent with normal building settlement, were noted. Cracks of the type noted are typically found at the drywall joints and around windows and doors. Cracks could open and close seasonally due to movement of the soil below the home. [1]

G.3. Wall at the Shower in the Master Bathroom had moisture damage; area appeared to be dry at the time of the inspection [2]

Interior Continued

Common cracks in the Walls, consistent with normal home settlement, were noted [1]



Common cracks in the Walls, consistent with normal home settlement, were noted [1]



Wall at the Shower in the Master Bathroom had moisture damage; area appeared to be dry at the time of the inspection [2]

H. Interior Trim Condition**Observations:**

H.1. No Readily Visible Problems Were Found

H.2. Personal items prevented a full inspection of the Interior Trim

Interior Continued

I. Interior Doors Condition

Interior Doors Type(s):

- Building: Main House
- Single-hung - Wood (Hollow Core)
- Bypass Closet - Wood (Hollow Core)

Observations:

I.1. No Readily Visible Problems Were Found

J. Interior Cabinets Condition

Screw Type:

- Interior Cabinets were secured to the Wall using: Cabinet Screws

Observations:

J.1. No Readily Visible Problems Were Found

J.2. Personal items prevented a full inspection of the Interior Cabinets

Kitchen

An inspection of the Kitchen shall include an examination of readily accessible and visible portions of the Sinks, Disposal, Dishwasher, Oven / Range, Counters, Cabinets and other appliances that will transfer with the building. Appliances will be operated in a typical manner via the normal controls. This inspection is not all inclusive or technically exhaustive.

Note: Refrigerators and other free standing appliances that commonly do not transfer with the building may not be inspected.

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A. Kitchen Counter Condition

Counter Materials:

- Formica

Observations:

A.1. No Readily Visible Problems Were Found

B. Kitchen Cabinets Condition

Screw Type:

- Kitchen Cabinets were secured to the Wall using: Cabinet Screws

Observations:

B.1. No Readily Visible Problems Were Found

B.2. Personal items prevented a full inspection of the Kitchen Cabinets

C. Kitchen Sinks Condition

Observations:

C.1. No Readily Visible Problems Were Found

D. Disposal Condition

Disposal Type:

- Manufacturer: InSinkErator
- Model Number: 5-75
- Serial Number: VG73049011

Observations:

D.1. No Readily Visible Problems Were Found; Disposal responded properly to normal controls

Kitchen Continued

E. Dishwasher Drain Line Condition

Drain Line Type:

- Air Gap Device was installed

Observations:

E.1. No Readily Visible Problems Were Found

F. Dishwasher Condition

Dishwasher Type:

- Manufacturer: Kenmore
- Model Number: 665.15112K215
- Serial Number: F41702207

Observations:

F.1. No Readily Visible Problems Were Found; Dishwasher responded properly to normal controls

G. Range Condition

Range Type:

- Manufacturer: Kenmore
- Model Number: 665.7502210
- Serial Number: RL2014753
- Fuel Type: Natural Gas
- Number of Cooktop Burners: 4
- Number of Ovens: 1
- Anti-tip device appeared to be properly installed

Observations:

G.1. No Readily Visible Problems Were Found; Range responded properly to normal controls

H. Range Hood Condition

Range Hood Type:

- Recirculating

Observations:

H.1. Range Hood responded properly to normal controls

H.2. Recommend installing ventilation to the exterior for the Cooktop to reduce the risk of Carbon Monoxide poisoning [2][4]

I. Microwave Oven Condition

Microwave Type:

- Manufacturer: Kenmore
- Model Number: 665.60652000
- Serial Number: XCL1716978

Observations:

I.1. No Readily Visible Problems Were Found; Microwave responded properly to normal controls

Kitchen Continued

J. Refrigerator Condition

Refrigerator Type:

- Manufacturer: Kenmore
- Model Number: 795.76292600
- Serial Number: 608MRLM08296
- Bottom Freezer

Observations:

J.1. No Readily Visible Problems Were Found

J.2. Ice Maker contained ice, but proper operation of the ice maker could not be verified



Ice Maker contained ice, but proper operation of the ice maker could not be verified

Bathrooms & Sauna

An inspection shall include an examination of readily accessible and visible portions of the Bathrooms & Sauna and consist of the Toilets, Sinks, Bathtubs, Showers, Sauna Heaters, and Ventilation Systems. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. The inspector will operate the faucets in the Sinks, Showers, Bathtubs and operate Toilets and Whirlpool type Bathtubs if applicable. This inspection is not all inclusive or technically exhaustive.

The inspector does not test for mold or other hazardous materials. A qualified expert should be consulted if you would like such testing.

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A. Toilet Condition

Toilet Type(s):

- Building: Main House
- Master Bathroom: Low-flow (1.6 gpf or less)
- Hallway Bathroom: Low-flow (1.6 gpf or less)
- Half Bathroom: Low-flow (1.6 gpf or less)

Observations:

A.1. No Readily Visible Problems Were Found; Toilets appeared to flush properly

B. Bathroom Sink Condition

Bathroom Sink Location(s):

- Building: Main House
- Master Bathroom
- Hallway Bathroom
- Half Bathroom

Observations:

B.1. No Readily Visible Problems Were Found

Bathrooms & Sauna Continued

C. Bathroom Ventilation Condition

Bathroom Ventilation Type(s):

- Building: Main House
- Master Bathroom: Ventilation Fan was not installed
- Hallway Bathroom: Ventilation Fan - Occupancy & Humidistat Sensor Control
- Half Bathroom: Ventilation Fan - Occupancy Sensor Control

Observations:

C.1. Ventilation Fans responded properly to normal controls

C.2. Recommend installing a Ventilation Fan with a Humidistat Controller in the Master Bathroom to meet current standards for reducing moisture levels [2]

D. Shower/Bath Condition

Shower/Bath Location(s):

- Building: Main House
- Hallway Bathroom

Observations:

D.1. No Readily Visible Problems Were Found

E. Shower Condition

Shower Location(s):

- Building: Main House
- Master Bathroom

Observations:

E.1. No Readily Visible Problems Were Found

Laundry

An inspection of the Laundry shall include an examination of readily accessible and visible portions of the Hot and Cold water supply, 110 VAC electrical, 220 VAC electrical, Gas Supply (if applicable) and the Dryer exhaust venting. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. This inspection is not all inclusive or technically exhaustive.

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A. Laundry Location

Laundry Location:
• Garage

B. Washer Water Supply Condition

Observations:

B.1. No Readily Visible Problems Were Found

C. Washer Waste Line Condition

Observations:

C.1. No Readily Visible Problems Were Found

D. Dryer 220 VAC Condition

Observations:

D.1. No Readily Visible Problems Were Found

E. Dryer Gas Supply Condition

Observations:

E.1. Gas did not appear to be provided

F. Dryer Venting Condition

Observations:

F.1. No Readily Visible Problems Were Found

Fireplace

An inspection shall include an examination of readily accessible and visible portions of the Fireplace and Freestanding Stove. This inspection is not all inclusive or technically exhaustive. The goal of this inspection is to provide observations which may lead to the decrease of hazards associated with Fireplaces and Freestanding Stoves.

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- [5] This item is a safety concern - correction is needed

A. Manufactured Fireplace Condition

Fireplace Type:

- Building: Main House
- Location: Family Room - Fuel Type: Natural Gas Burning
- Location: Front Room - Fuel Type: Natural Gas Burning

Observations:

A.1. No Readily Visible Problems Were Found; Fireplaces responded properly to normal controls

Electrical

An inspection of the Electrical Systems shall include an examination of readily accessible and visible portions of the Service (wires that run from the street or main pole to the structure), Main Panel, Sub-panel, Overcurrent Protection Devices, and Wiring. This inspection is not all inclusive or technically exhaustive.

- [1] This item requires monitoring and / or maintenance repairs
- [2] Recommend evaluation and repairs by a qualified professional
- [3] Recommend evaluation and repairs for wood destroying organisms by a qualified professional
- [4] Upgrades are recommended for safety enhancement
- [5] This item is a safety concern - correction is needed

A. Electrical Service Condition

Electrical Service:

- Overhead
- Voltage: 110/220 VAC
- Amperage: 200 Amps
- Smart Meter was installed

Observations:

A.1. No Readily Visible Problems Were Found



Electrical Service Disconnect

Electrical Continued

B. Electrical Panel Condition

Main Panel Location:

- North Wall
- Main Electrical Panel appeared to be properly Grounded

Sub Panel Location(s):

- South Wall

Observations:

B.1. No Readily Visible Problems Were Found



Main Electrical Panel appeared to be properly Grounded

C. Overcurrent Devices Condition

Overcurrent Devices Type(s):

- Breakers
- AFCI Breakers (Arc Fault Circuit Interrupt)

Observations:

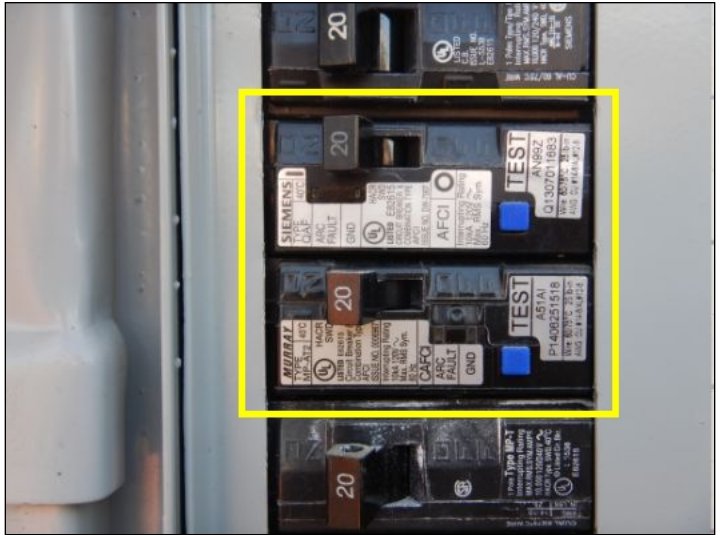
C.1. AFCI Breakers PASSED test at the Electrical Panel

C.2. Breakers were not clearly labeled in the Electrical Sub Panel [5]

Electrical Continued



Breakers were not clearly labeled in the Electrical Sub Panel [5]



AFCI Breakers PASSED test at the Electrical Panel

D. Wiring Condition

Wiring Type(s):

- Building: Main House
- Copper - Solid Strand - '3-Conductor' Non-metallic (Plastic Covered) cable
- Copper - Solid Strand - '2-Conductor' Non-metallic (Cloth Covered) cable

Wiring Type(s):

- Building: Art Studio
- Copper - Solid Strand - '3-Conductor' Non-metallic (Plastic Covered) cable

Observations:

D.1. Exposed wires in the Garage were below 8 feet and subject to damage; recommend either covering the areas with drywall or putting the wires in conduit [2][4]

D.2. Exposed wire in the Closet of the Master Bedroom below 8 feet and subject to damage; recommend putting the wire in conduit [2][4]

D.3. Unprotected wires were noted within 6 feet of the Attic Access [2][5]

Electrical Continued



Exposed wire in the Closet of the Master Bedroom below 8 feet and subject to damage [2][4] Unprotected wires were noted within 6 feet of the Attic Access [2][5]



Exposed wires in the Garage were below 8 feet and subject to damage [2][4]

E. Receptacles Condition

GFCI Location(s):

- Exterior
- Garage
- Kitchen
- Bathrooms

Observations:

E.1. Personal items prevented testing many of the Receptacles

E.2. GFCI receptacles PASSED tests via internal buttons and external tester

E.3. 3-slot receptacle tests indicated the lack of a proper Ground at multiple locations throughout the building. It is recommended that an Electrician either replace all of the improper 3-slot receptacles with the proper 2-slot type, or properly Ground all of the ungrounded receptacles. [2][5]

Electrical Continued



3-slot receptacle tests indicated the lack of a proper Ground at multiple locations throughout the building [2][5]

F. Switches Condition

Switch Type(s):

- Building: Main House
- Standard
- 3-Way
- Dimmer

Switch Type(s):

- Building: Art Studio
- Standard
- Dimmer

Observations:

F.1. No Readily Visible Problems Were Found

F.2. Personal items prevented testing many of the Switches

Electrical Continued

G. Lighting Condition

Exterior Lighting Type(s):

- Building: Main House
- Incandescent
- Compact Fluorescent (CFL)
- Light Emitting Diode (LED)

Interior Lighting Type(s):

- Building: Main House
- Incandescent
- Linear Fluorescent
- Compact Fluorescent (CFL)
- Light Emitting Diode (LED)

Observations:

G.1. Exposed light bulb in the Closet of the Master Bedroom noted; recommend replacing with an enclosed fixture [4]



Exposed light bulb in the Closet of the Master Bedroom noted; recommend replacing with an enclosed fixture [4]

H. Additional Lighting Condition

Interior Lighting Type(s):

- Building: Art Studio
- Light Emitting Diode (LED)

Observations:

H.1. No Readily Visible Problems Were Found; Light Fixtures responded properly to normal controls

I. Ceiling Fans Conditions

Observations:

I.1. No Readily Visible Problems Were Found; Ceiling Fans responded properly to normal controls

Electrical Continued

J. Doorbell Condition

Observations:

- No Readily Visible Problems Were Found; Doorbell responded properly to normal controls

Plumbing

An inspection of the Plumbing shall include an examination of readily accessible and visible portions of the Main Water Line where it enters the building, as well as, the Water Supply Lines, Waste Lines, and Fuel Lines within the perimeter of the foundation. All plumbing components are subject to deterioration and may leak or clog requiring maintenance or repair at any time. The inspector will not be operating Shut Off or Pressure Control Valves. This inspection is not all inclusive or technically exhaustive.

Note: Wells, Water Quality, Septic Systems, and Sewer Laterals are not tested as part of the home inspection.

- [1] This item requires monitoring and / or maintenance repairs
- [2] Recommend evaluation and repairs by a qualified professional
- [3] Recommend evaluation and repairs for wood destroying organisms by a qualified professional
- [4] Upgrades are recommended for safety enhancement
- [5] This item is a safety concern - correction is needed

A. Fuel System Condition

Fuel System Type:

- Fuel Type: Natural Gas
- Shut-off Location: Gas Meter
- Gas Meter Location: North Side
- Smart Meter was installed
- Bonding Wire did not appear to be installed
- Earthquake Actuated Gas Shut-off Valve did not appear to be installed

Observations:

A.1. Bonding Wire attached to the Gas Distribution System is recommended by current standards [2][4]

A.2. Recommend installing an Earthquake Actuated, Gas Shut-off Valve for increased protection in the event of an Earthquake [2][4]



Natural Gas Shut-off valve

Plumbing Continued

B. Main Water Line Condition

Main Water Line Type:

- Water Source: City Water
- Shut-off Location: East Wall
- Pipe Material: Copper
- Pipe Size: 3/4 inch
- Water Pressure: 70 psi
- Pressure Regulator did not appear to be installed
- Bonding Wire appeared to be properly installed

Observations:

B.1. No Readily Visible Problems Were Found



Bonding Wire for the Main Water Line



Water Pressure was within the expected range



Shut-off Valve for the Main Water Line

Plumbing Continued

C. Water Distribution System Condition

Water Distribution System Materials:

- Copper
- Distribution Pipes for the Hot Water appeared to be properly insulated

Observations:

C.1. No Readily Visible Problems Were Found

D. Hose Bibs Condition

Hose Bib Type:

- Anti-siphon Valves appeared to be properly installed

Observations:

D.1. No Readily Visible Problems Were Found

E. Irrigation System Condition

Irrigation System Type:

- Water Source: City Water
- Control Box Location: Garage

Observations:

E.1. No Readily Visible Problems Were Found; Irrigation System was not tested



Control Box for the Irrigation System

Plumbing Continued

F. Waste System Condition

Waste System Type:

- City Sewer
- Cleanout Location: Sidewalk
- Pipe Material: ABS
- Pipe Material: Galvanized
- Pipe Material: Cast Iron

Observations:

F.1. Galvanized Waste Lines were installed. The system appeared to be working properly at the time of the inspection, but restrictions in the system caused by rust and corrosion, which is common with Galvanized pipes, may cause increased blockages over time. [2]

Water Heater

An inspection of the Water Heater shall include a visual examination of readily accessible and visible portions of the Tank, TPR Valve, Drain Pan, Burner, Vent Pipe, and Seismic Straps. This inspection is not all inclusive or technically exhaustive.

Note: Estimate of remaining life is not part of this inspection. Solar heating systems are not part of this inspection. Hot water recirculation pumps / systems are not part of this inspection.

- [1] This item requires monitoring and / or maintenance repairs
- [2] Recommend evaluation and repairs by a qualified professional
- [3] Recommend evaluation and repairs for wood destroying organisms by a qualified professional
- [4] Upgrades are recommended for safety enhancement
- [5] This item is a safety concern - correction is needed

A. Gas Water Heater Condition

Gas Water Heater Type:

- Location: Garage
- Manufacturer: Richmond
- Model Number: 12G50-40FN
- Serial Number: RMUN1011U10924
- Fuel Type: Natural Gas
- Draft Type: Natural Draft
- Unit Age: 2011
- Capacity: 48 U.S. Gal.
- Input BTU/Hr: 40,000
- Sediment Trap on the Gas Line did not appear to be installed
- Expansion Tank did not appear to be installed
- Bonding Wire appeared to be properly installed

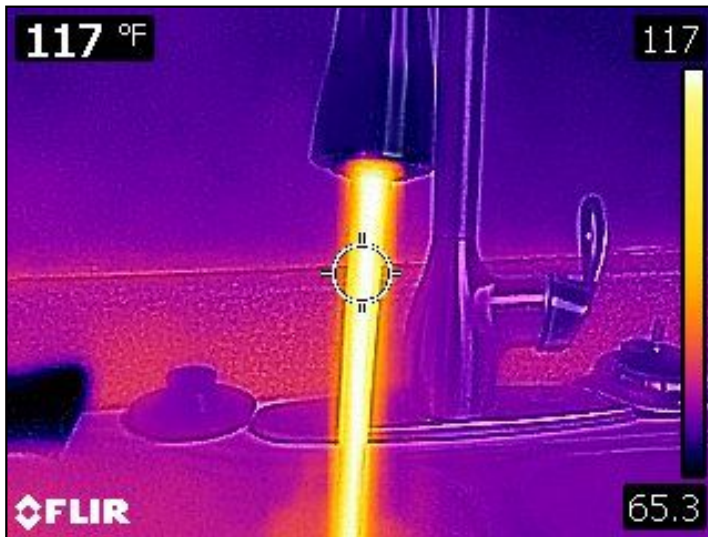
Observations:

A.1. Gas Water Heater appeared to be working properly

A.2. Recommend installing a Sediment Trap on the Gas Line as per current standards [2]

A.3. Recommend installing an Expansion Tank to deal with the thermal expansion of water as it heats up in the water heater - to prevent water pressure from getting too high. If water pressure gets high enough it can damage valves in plumbing fixtures, joints in supply pipes and even the water heater. [2]

Water Heater Continued



Infrared Scan showing that the Hot Water temperature was within the expected range at the fixtures



Bonding Wire at the Water Heater

B. Water Heater Seismic Straps Condition

Seismic Straps Notice: During past earthquakes, water heaters have moved or tipped over if they were not securely anchored to adjacent walls or floors. This movement has resulted in gas line or water line leaks, and electrical wiring damage. Gas line leaks and damaged electrical wiring pose health and fire hazards, and water line leaks can cause significant and costly property damage.

There should be very little space between the water heater and the wall. If there is more than 1 or 2 inches, attach a wooden block to the wall studs with long lag screws. The purpose is to prevent the heater from tipping backwards. Wrap the heavy-gauge metal strapping $1\frac{1}{2}$ times around the tank. It is recommended that the top strap be approximately 9 inches from the top of the unit and the bottom strap be approximately 4 inches above the unit controls.

Seismic Straps:

- Seismic Straps appeared to be properly installed

Observations:

B.1. No Readily Visible Problems Were Found

Water Heater Continued



Seismic Straps appeared to be properly installed

C. Water Heater TPR Valve Condition

TPR Description: The Temperature Pressure Relief (TPR) valve is a safety device that is designed to prevent the water in the tank from exceeding 212° F, as well as, to prevent the water pressure in the tank from exceeding 150 psi.

TPR Valve Pipe Materials:

- Copper

Observations:

C.1. No Readily Visible Problems Were Found

D. Water Heater Enclosure Condition

Types:

- Drain Pan did not appear to be installed

Types:

- Car Barrier did not appear to be installed

Observations:

D.1. Recommend installing a Drain Pan with a pipe to the exterior [2]

D.2. Recommend adding a Car Barrier, as per current building standards, to protect the Water Heater from possible damage [2][4]

Water Heater Continued



Recommend adding a Car Barrier, as per current building standards, to protect the Water Heater from possible damage [2][4]

E. Water Heater Combustion Air Condition

Observations:

E.1. No Readily Visible Problems Were Found

F. Water Heater Venting Condition

Water Heater Vent Type:

- Aluminum Flex

Observations:

F.1. No Readily Visible Problems Were Found

HVAC System

The Heating, Ventilation, Air conditioning and Cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality and ventilation. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC contractor.

Heating and cooling account for 50% to 70% of the energy used in the average home in the United States. Inadequate or damaged insulation and air leakage can cause a lot of wasted energy in most homes.

- [1] This item requires monitoring and / or maintenance repairs
- [2] Recommend evaluation and repairs by a qualified professional
- [3] Recommend evaluation and repairs for wood destroying organisms by a qualified professional
- [4] Upgrades are recommended for safety enhancement
- [5] This item is a safety concern - correction is needed

A. HVAC System Information

Note: Mechanical Heating System for the Art Studio was not installed at the time of the inspection, Central Cooling System was not installed at the time of the inspection

B. Central Heating Unit Condition

Central Heating Type:

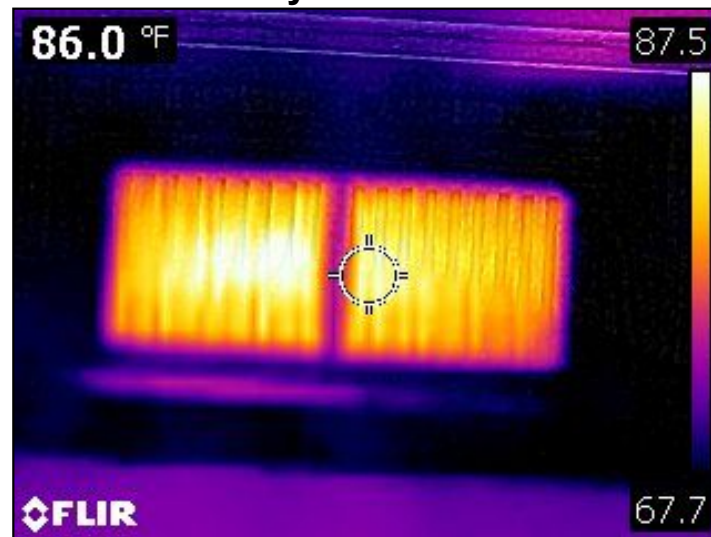
- Building: Main House
- Location: Hallway Enclosure
- System Type: Forced Air Furnace
- Manufacturer: Trane
- Model Number: TDD080R936F4
- Serial Number: 4261LHP1G
- Fuel Type: Natural Gas
- Draft Type: Induced Draft
- Unit Age: 2004
- Input BTU/Hr: 80,000
- Listed Temperature Rise: 35° - 65° F
- Sediment Trap on the Gas Line did not appear to be installed

Observations:

B.1. Central Heating System responded properly to normal controls

B.2. Recommend installing a Sediment Trap on the Gas Line as per current standards [2]

HVAC System Continued



Infrared Scan showing that the Hot Air temperature was within the expected range at the supply registers

C. Central Heating Enclosure Condition

Observations:

C.1. Recommend installation of a solid, weatherstripped, and self-closing door to reduce the risk of CO entering the living space [2][4]

C.2. Enclosure Wall was missing Drywall [2]



Enclosure Wall was missing Drywall [2]

D. Heating Unit Combustion Air Condition

Observations:

D.1. No Readily Visible Problems Were Found

HVAC System Continued

E. Heating Unit Venting Condition

Heating Unit Vent Type:

- Metal, Double Wall (Type B)

Observations:

E.1. No Readily Visible Problems Were Found

F. HVAC Controls Condition

HVAC Controls Type:

- Location: Hallway - 'Smart' Controls

Observations:

F.1. No Readily Visible Problems Were Found

G. Return Air Filter Condition

Return Air Filter Location:

- Hallway

Observations:

G.1. No Readily Visible Problems Were Found

G.2. Recommend replacement of the Return Air Filters at least twice a year [1]

H. HVAC Distribution Condition

Distribution Type:

- Ducts & Registers
- Duct Location: Vented Crawlspace
- Approximate Insulation Value: R-4
- Register Boots appeared to be properly sealed to the surrounding surface

Observations:

H.1. Ducts contained dirt and debris; recommend having the ducts cleaned to improve Indoor Air Quality [2]

Fire System

An inspection of the Fire System shall include a visual examination of readily accessible and visible portions of the Control System and Sprinkler Heads. Smoke Detectors and Carbon Monoxide (CO) Detectors will be evaluated for proper location and tested for operation. Fire Extinguishers will be visually inspected for condition as well as proper location. This inspection is not all inclusive or technically exhaustive.

For a more thorough investigation of the system please contact a licensed Fire Control System contractor.

- [1] This item requires monitoring and / or maintenance repairs
- [2] Recommend evaluation and repairs by a qualified professional
- [3] Recommend evaluation and repairs for wood destroying organisms by a qualified professional
- [4] Upgrades are recommended for safety enhancement
- [5] This item is a safety concern - correction is needed

A. Smoke Detectors Condition

Smoke Detectors Type(s):

- Building: Main House
- Battery Powered
- Hard-wired with Battery Backup
- Security System
- Smoke Detectors appeared to be properly installed at the time of the inspection

Observations:

A.1. No Readily Visible Problems Were Found; Smoke Detectors responded properly to test

B. CO Detectors Condition

CO Detectors Type(s):

- Building: Main House
- Battery Powered
- CO Detectors appeared to be properly installed at the time of the inspection

Observations:

B.1. No Readily Visible Problems Were Found; Carbon Monoxide Detectors responded properly to test

Foundation

The inspection of the Foundation components is limited to visible and accessible areas only. Moisture in basements and crawlspaces is a common problem and any indication of water penetration should be reviewed. Control of rain and surface water around the property is critical to keeping the foundation areas dry. It is at the discretion of the Inspector to determine if the Crawlspace or Basement will be entered or not due to safety concerns.

This inspection is not all inclusive or technically exhaustive.

- [1] This item requires monitoring and / or maintenance repairs
- [2] Recommend evaluation and repairs by a qualified professional
- [3] Recommend evaluation and repairs for wood destroying organisms by a qualified professional
- [4] Upgrades are recommended for safety enhancement
- [5] This item is a safety concern - correction is needed

A. Crawlspace Access Condition

Crawlspace Access Location(s):

- Building: Main House
- South Wall
- Office Closet

Observations:

A.1. No Readily Visible Problems Were Found

B. Crawlspace Condition

Crawlspace Info.:

- Building: Main House
- Full Crawlspace
- Area below the Home appeared to be level
- Ground Type: Dirt
- Water Content of the Ground appeared to be 'moderate' at the time of the inspection
- Vapor Barrier did not appear to be properly installed

How Inspected:

- Crawlspace was Entered

Observations:

B.1. Vapor Barrier did not appear to be properly installed. Edges of the plastic should be sealed to the foundation and piers and overlapping sections should be sealed along the seams. [2]

B.2. Vapor Barrier did not completely cover the Crawlspace below the originally constructed portion of the Home [2]

B.3. Due to the water content of the dirt in the Crawlspace below the Family Room Addition, it is recommended that the Crawlspace be monitored during the rainy season for standing water which may require a Sump Pump in addition to the existing Passive Drain [1]

Foundation Continued



Vapor Barrier did not completely cover the Crawlspace below the originally constructed portion of the Home [2]

C. Foundation Condition

Foundation Wall Type(s):

- Building: Main House
- Concrete Perimeter Stem Wall
- Seismic Tiedowns appeared to be installed

Foundation Support Type(s):

- Concrete Piers with 4x4 Wood Posts

Observations:

C.1. No Readily Visible Problems Were Found

D. First Floor Construction Condition

First Floor Construction Type(s):

- Building: Main House
- 4x6 Wood Beams

Observations:

D.1. No Readily Visible Problems Were Found

E. Additional Crawlspace Condition

Crawlspace Info.:

- Building: Art Studio
- Area below the Building appeared to be level
- Ground Type: Compacted Road Base
- Building did not have an accessible Crawlspace

Observations:

E.1. Building did not have an accessible Crawlspace

Foundation Continued

F. Additional First Floor Construction Condition

First Floor Construction Type(s):

- Building: Art Studio
- Manufactured Steel Frame

Observations:

F.1. No Readily Visible Problems Were Found

G. Foundation Ventilation Condition

Foundation Ventilation Type(s):

- Building: Main House
- Perimeter Vents

Observations:

G.1. No Readily Visible Problems Were Found

H. First Floor Insulation Condition

First Floor Insulation Type(s):

- Building: Main House
- Insulation did not appear to be installed at the time of the inspection below originally constructed portion of the Home
- Fiberglass Batts - R-11 (4-6 inches) were installed below the Family Room Addition

First Floor Insulation Type(s):

- Building: Art Studio
- Unable to determine the type of insulation installed

Observations:

H.1. Batt Insulation did not cover the entire living space; insulation was only installed below the Family Room Addition. Recommend additional insulation for improved energy efficiency [2]

Foundation Continued

I. Sump Pump Condition

Sub Pump Description: Installing a sump pump can be an effective way to keep water from accumulating in the Crawlspace and around the Home. The pump is set in a basin, or sump pit, located at the lowest spot in the Crawlspace or where water first accumulates. Basins, which can be purchased at home centers, are most often made of plastic or fiberglass and need to be the proper size for the sump pump; a 5 gallon bucket is not a proper basin. As the water level beneath the crawlspace floor rises, it fills the pit, activating the pump and causing the water to be discharged to the outdoors. Once the water level falls, the pump shuts off.

It is important that the hole dug for the basin be about 3 inches wider and 6 inches deeper than the basin. When the basin is installed the extra space around and below the basin should be filled with coarse gravel to allow for proper water flow to the sump pump.

Sump Pump Location(s):

- Building: Main House
- Crawlspace Location: Near the Access

Observations:

I.1. No Readily Visible Problems Were Found; Sump Pump appeared to be properly installed and responded properly to float control

I.2. GFCI receptacle for the Sump Pump PASSED tests via internal buttons and external tester



Sump Pump

Garage

An inspection of the Garage shall include an examination of readily accessible and visible portions of the Floors, Walls, Ceiling, Fire Door, Exterior Door, Vehicle Door, Automatic Opener, and Electrical. This inspection is not all inclusive or technically exhaustive.

"Automatic Reverse Test" is performed by placing a block of wood on the floor under the center of the vehicle door. When the vehicle door strikes the wood it must reverse direction. If the vehicle door does not reverse, then the unit must be repaired or replaced.

"Electronic Reverse Sensor Test" is performed by blocking the electronic reverse sensor while the vehicle door is closing. If the vehicle door does not reverse, then the unit must be repaired or replaced.

- [1] This item requires monitoring and / or maintenance repairs
- [2] Recommend evaluation and repairs by a qualified professional
- [3] Recommend evaluation and repairs for wood destroying organisms by a qualified professional
- [4] Upgrades are recommended for safety enhancement
- [5] This item is a safety concern - correction is needed

A. Garage Information

Garage Type:

- Attached Garage Size: 2-Car

Observations:

A.1. Personal items prevented a full inspection of the Garage

B. Garage Fire Door Condition

Fire Door Description: Doors between the garage and occupied spaces should be solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors. The doors should be self-closing and self-latching.

Fire Door Type:

- Wood Fire Rated Door: 20 minute - Automatic Closer for the Fire Door appeared to be properly installed

Observations:

B.1. No Readily Visible Problems Were Found

C. Garage Stairs Condition

Observations:

C.1. No Readily Visible Problems Were Found

Garage Continued

D. Garage Floor Condition

Floor Type:

- Conventional Pour Concrete

Observations:

D.1. Personal items prevented a full inspection of the Garage Floor

D.2. Moderate cracks and surface movement noted [2]



Moderate cracks and surface movement noted [2]

E. Garage Ceiling Condition

Materials:

- Unfinished Wood Frame

Observations:

E.1. No Readily Visible Problems Were Found

F. Garage Walls Condition

Materials:

- Drywall
- Unfinished Wood Frame

Observations:

F.1. No Readily Visible Problems Were Found

F.2. Personal items prevented a full inspection of the Garage Walls

Garage Continued

G. Garage Service Door Condition

Service Door Type:

- South Exterior Door: Single-hung - Metal & Glass (Tempered)

Observations:

G.1. Garage Service Door had a dual keyed lock; all doors should have keyless operation from the interior in case of an emergency [2][5]



Garage Service Door had a dual keyed lock [2][5]

H. Garage Vehicle Door Condition

Vehicle Door Type:

- Sectional - Metal, Insulated

Observations:

H.1. No Readily Visible Problems Were Found

I. Garage Door Opener Condition

Opener Type:

- Manufacturer: Chamberlain

Observations:

I.1. No Readily Visible Problems Were Found; Garage Door Opener responded properly to controls

I.2. Automatic Reverse PASSED test

I.3. Electronic Reverse Sensors PASSED test

Garage Continued

J. Garage Ventilation Condition

Garage Attic Ventilation Type(s):

- Eave Vents
- Perimeter Wall Vents

Observations:

J.1. No Readily Visible Problems Were Found

K. Garage Wash Basin Condition

Observations:

K.1. No Readily Visible Problems Were Found

Summary of Significant Findings

The summary below consists of potentially significant findings. Typically the items on the list will be safety hazards, but the summary could also contain items the inspector considers needing immediate attention. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector.

Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession.

- [1] This item requires monitoring and / or maintenance repairs
- [2] Recommend evaluation and repairs by a qualified professional
- [3] Recommend evaluation and repairs for wood destroying organisms by a qualified professional
- [4] Upgrades are recommended for safety enhancement
- [5] This item is a safety concern - correction is needed

<i>Exterior</i>		
Page 5 Item: B	Porch Condition	B.2. Railing height at the Front Porch of the Main House was below the current standard of 42 inches [2][5]
<i>Electrical</i>		
Page 30 Item: C	Overcurrent Devices Condition	C.2. Breakers were not clearly labeled in the Electrical Sub Panel [5]
Page 31 Item: D	Wiring Condition	D.3. Unprotected wires were noted within 6 feet of the Attic Access [2][5]
Page 33 Item: E	Receptacles Condition	E.3. 3-slot receptacle tests indicated the lack of a proper Ground at multiple locations throughout the building. It is recommended that an Electrician either replace all of the improper 3-slot receptacles with the proper 2-slot type, or properly Ground all of the ungrounded receptacles. [2][5]
<i>Garage</i>		
Page 54 Item: G	Garage Service Door Condition	G.1. Garage Service Door had a dual keyed lock; all doors should have keyless operation from the interior in case of an emergency [2][5]