

## Property Inspection Report

Inspection Date:  
**June 15, 2024**

Prepared for:  
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Report Number:  
**24-06-15TF**

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**Newark, CA**



# Table of Contents

This Table is [Hyperlinked](#). CTRL+Click on any Section to go to it.

<b>CLIENT ADVISORY</b>	<b>3</b>
<b>INSPECTION PHOTOS</b>	<b>5</b>
<b>INSPECTION OVERVIEW</b>	<b>9</b>
<b>STRUCTURAL SYSTEM</b>	<b>12</b>
<b>BUILDING EXTERIOR, SITE &amp; GARAGE</b>	<b>14</b>
<b>ROOF SURFACE</b>	<b>16</b>
<b>PLUMBING SYSTEM</b>	<b>17</b>
<b>WATER HEATER</b>	<b>19</b>
<b>ELECTRICAL SYSTEM</b>	<b>20</b>
<b>HEATING SYSTEM</b>	<b>22</b>
<b>COOLING SYSTEM</b>	<b>24</b>
<b>INTERIOR COMPONENTS</b>	<b>25</b>

# Client Advisory

**Please note:** This Advisory is **not** a “summary” of the inspection report. That is why we urge you to **read** the *entire* inspection report *before* you review this section. As an additional service to our Clients and their Real Estate Professionals, we have provided this listing of the items which, in the professional opinion of your Inspector, merit further attention, investigation, or improvement at this time. Some of these conditions may be of such a nature as to require repair or modification by a skilled craftsman, technician or other specialist. A homeowner such as you can easily handle others. In listing these items, your Inspector is not offering any opinion as to who, among the parties to your transaction, should take responsibility for addressing any of these concerns. As with most other facets of your transaction, we recommend consultation with your Real Estate Professional, Attorney or Home Builder for further advice with regards to the items listed below.

Finally, we remind you that following the Inspector’s advice will often result in enhanced safety for the occupants of the home or improved performance and/or extended life for the component in question.

## STRUCTURE

1. **Conditions were observed in the underbuilding crawl space indicating evidence of rodent and cockroach activity. The first step in eliminating rodents from the house is to seal all possible openings. Careful work sealing cracks, gaps and openings with caulking, wire mesh, wood trim and steel wool will be necessary to prevent future rodent entry. If the problem persists, we recommend obtaining the advice and services of a competent, licensed Pest Control Operator.**
2. **There was evidence commonly associated with wood destroying pest and/or organism activity in the crawlspace. We recommend consultation with a licensed pest control operator. (See Photos 1 and 2 in the Inspection Photos section)**
3. **Cellulose – wood, cardboard and/or paper – debris, was present in the underbuilding crawl space. This debris provides attractive food for wood destroying pests. We recommend removal of all of this debris. (See Photo 3 in the Inspection Photos section)**

## BUILDING EXTERIOR & SITE

4. **Trip hazards were observed in the driveway. We recommend repair, if possible, or removal and replacement, of deteriorated sections of the driveway to eliminate trip hazards and reduce the potential for personal injury. Sometimes simply “ramping-up” concrete patching material at the changes in elevation can serve as a short term solution. (See Photo 4 in the Inspection Photos section)**
5. **Trip hazards were observed in the walkways. We recommend repair, if possible, or removal and replacement, of deteriorated sections of the walkways to eliminate trip hazards and reduce the potential for personal injury. Sometimes simply “ramping-up” concrete patching material at the changes in elevation can serve as a short term solution. (See Photo 5 in the Inspection Photos section)**
6. **There was evidence commonly associated with wood destroying pest and/or organism activity in the eaves on the front. We recommend consultation with a licensed pest control operator. Roofing repair may also be necessary during the course of the eave repairs. (See Photo 6 in the Inspection Photos section)**

## PLUMBING SYSTEM

7. **There are several uncapped drains or vent pipes in the crawlspace and one bedroom. We recommend capping the pipes to prevent the escape of sewer gases. (See Photos 7 and 8 in the Inspection Photos section)**
8. **The gas service was shut off at the time of our inspection. We cannot offer opinions about the performance or general state of repair of the gas distribution system or gas appliances. We recommend inspection when service is restored.**

## **ELECTRICAL SYSTEM**

9. A case of under-protection or the installation of an over-sized protective device (breaker or fuse) was observed in the subpanel. This allows excessive electrical current to flow through the conductors (wires) before the overcurrent protection device “trips” (or “blows”). This is a safety hazard, because it allows conductor overheating. Each protective device should be appropriately sized to protect the size wire attached to it, and it never should be over-sized.
10. Inspection of a representative number of receptacles revealed many deficiencies. We recommend that all of the receptacles be checked and modified as necessary to reduce the risk to personal safety by a competent, licensed electrician. (See Photos 12 through 15 in the Inspection Photos section)
11. One light was not working in the living room. The bulb in this fixture may have burned out. The bulb should be tested and replaced, if necessary. If the bulb is not burned out, the condition of the fixture and wiring should be verified.

## **HEATING SYSTEM**

12. A joint in the ductwork in the crawlspace below the had come apart. This was resulting in a waste of energy. We recommend re-securing of all loose joints in the ductwork. (See Photo 16 in the Inspection Photos section)
13. Air gaps around the refrigerant lines where they entered the air handler casing allowed conditioned air to escape into unconditioned space. This was wasteful not only of treated air, but also of energy, raising the cost of operating the air conditioning system unnecessarily. We recommend sealing all gaps in the air handler case to prevent the escape of conditioned air. (See Photo 17 in the Inspection Photos section)
14. The insulation on several of the ducts was missing and/or loose in the crawlspace. Repair to minimize heat loss should be considered, or complete replacement of the ducting system for even higher energy efficiency. (See Photo 18 in the Inspection Photos section)

## **COOLING SYSTEM**

15. Insulation was deteriorated and missing from one or more portions of the refrigerant lines on the exterior. All missing insulation should be replaced to minimize condensate dripping and restore the energy efficiency of the system. (See Photo 19 in the Inspection Photos section)

## **INTERIOR COMPONENTS**

16. The floors were damaged in the kitchen and laundry room. The flooring in these areas should be replaced and all concealed damage repaired. (See Photos 20 and 21 in the Inspection Photos section)
17. Metal security bars had been installed on some of the windows. Their design does not meet current standards. This is a significant hazard. All window bars should be removed or modified to meet current standards. (See Photo 22 in the Inspection Photos section)
18. We recommend the installation of one or more Underwriters Laboratory Listed Carbon Monoxide detectors in appropriate locations to monitor the indoor air. Generally this means one carbon monoxide detector adjacent to all sleeping areas and at least one detector for each 1000 square feet on each level of the structure.
19. Smoke detectors were missing from several areas where they are now required by current industry standards. We recommend installing proper smoke detectors in all locations where required by present standards and local custom. This includes in each bedroom, in the hallway or other room leading to each bedroom, and one on each floor level.



# Inspection Photos

The following photos represent an example of the reported condition. More instances of the reported condition may exist.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6





Photo 7



Photo 8

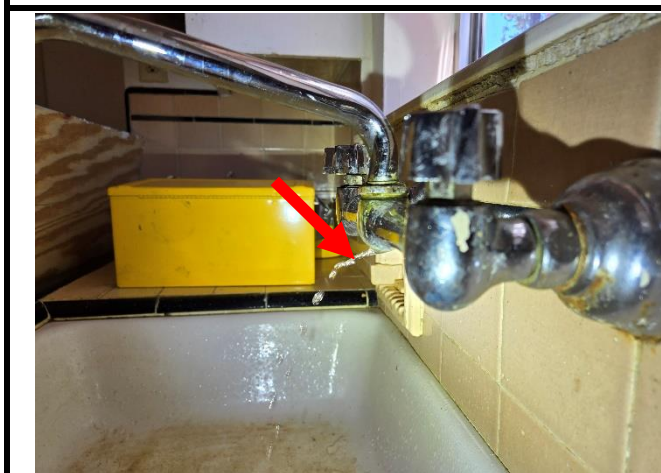


Photo 9



Photo 10



Photo 11



Photo 12





Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18





Photo 19



Photo 20



Photo 21



Photo 22



Photo 23 – Typical Attic View



Photo 24 – Typical Crawlspace View



# Inspection Overview

## DESCRIPTIVE INFORMATION

<b>Weather Conditions:</b>	• Clear Sky
<b>Temperature Range:</b>	• 70 - 80 Degrees F
<b>Orientation of the Dwelling:</b>	• The front entrance faced the street
<b>Age of the Dwelling:</b>	• 100 years, as reported in the Multiple Listing information
<b>Main Water Shutoff Location:</b>	• On the exterior on the left side
<b>Electrical Panel Location:</b>	• At the left-rear corner of the exterior
<b>Main Gas Shut-Off Location:</b>	• At the left-rear corner of the exterior
<b>Persons in Attendance:</b>	• None of the parties to the transaction attended the inspection

## ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE INSPECTION

### Location/Direction Conventions Used in This Report

Over the years, we have found that our clients appreciate information on the location of thermostats, furnace filters, electrical panels, ground fault circuit interrupt devices, and the main water, electricity and gas shutoffs, especially if they are normally hidden or hard to get to.

Specifying these critical locations becomes even more valuable for those of our clients who are not able to accompany the inspector on the inspection. Not only does this information aid you in operating and maintaining your property, but the abundance of information contained in our Report is reassurance that your inspector did, in fact, crawl into all those nasty places and examine all those “nitty-gritty” details.

Here is how we are going to call out locations and directions in your report:

On the exterior, when we talk about the “right” or “left side” of the structure, we are assigning direction as we would if we were standing at the street and were looking towards the structure.

For features inside the structure, they will be located by imagining that you are standing in the doorway of the main entrance looking towards the center of the structure. Then locations will be described as “left” or “right”, and “front” or “rear”. (For example, “the left rear corner of the right front bedroom”).

### Important Information on the Scope of this Inspection

#### This Is a Visual Inspection – Many Areas Are Not Accessible

All of the information in this report is based on evaluation of visible areas as defined in the Standards of Practice of the American Society of Home Inspectors. Many areas in any structure are hidden and are not included in this report.

#### This Inspection Follows the Standards of Practice of the American Society of Home Inspectors

All of the information in this report is based on following the Standards of Practice of the American Society of Home Inspectors. Copies of these Standards of Practice are available on request.

#### Not Inspecting for Building Code Violations

The presence or extent of building code violations was not the subject of this inspection, nor was it included in the report. No warranty is offered on the legal use or uses of the building or property. Information about these issues may be available from the appropriate building and/or zoning agency.

#### Important Information May be Found in the Public Records

Important information about this property may be a matter of public record. However, search of public records is not within the scope of a home inspection. We recommend review of all appropriate public records by the buyer, or a representative of the buyer, should this information be desired.

### **A Home Inspection, Not a Pest Inspection**

Any observations, which the inspector might make in this report regarding evidence of pests or wood destroying organisms, are not a substitute for inspection by a licensed pest control operator or exterminator. Your inspector may only report on a *portion* of the currently visible conditions and cannot render an opinion regarding their cause or remediation.

### **We Suggest Review of a Recent Pest Control Inspection Report**

We recommend review of a current Pest Control Report for further information concerning pest activity or wood destroying organisms on this property. If such a report is not available, we recommend arranging for a pest control inspection, before close of escrow, to confirm the presence and extent of pest or wood destroying organism activity.

### **Environmental Issues Are Excluded**

Comments on environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible or corrosive contaminants, wildfire, geologic or flood hazards, electro mechanical fields (EMF's) from powerlines or other sources are specifically excluded from this inspection and report.

### **We Evaluate for Function, Operability and Condition**

The purpose of a home inspection is to evaluate the home for function, operability and condition of systems and components. Its purpose is not to list or attempt to address cosmetic flaws. It is assumed that the client will be the final judge of aesthetic issues and not the home inspector, as the inspector's tastes and values will always be different from those of the client.

### **Wall and Window Coverings Are Not Included in a Standard Home Inspection**

Wallpaper and other types of wall coverings, as well as window coverings, are not considered a part of a standard home inspection and, in most cases; no comment on their condition will be made.

### **Floor Coverings Are Not Included in a Standard Home Inspection**

Floor coverings are not considered a part of a standard home inspection and, in most cases; no comment on their condition will be made. Floor coverings are not lifted for inspection of the underlying finishes, and hidden conditions may be present. We do not represent that cleaning, in and of itself, will remove any or all stains or odors. We suggest that if any of these conditions are present, one should consult with the appropriate floor or covering specialist.

### **The Yard Sprinkler System Was Not Inspected**

The landscape irrigation (sprinkler) system was not inspected and is not included in this report. Thus, we cannot make any representations as to its present condition or future performance. We recommend evaluation by a sprinkler system technician, if further information on the system's function and condition is desired.

### **Important Information Concerning Mold and Mildew**

We hope that the following facts and considerations regarding mold and mildew, the scope of this home inspection and your family's health, will aid in your understanding of this important and timely topic:

- ◆ Mold spores are present in the outside air everywhere, even in the driest of the so-called desert climates. Thus, every home contains mold both inside and on all surfaces. But the mold will remain dormant until the right conditions of moisture and food become present. Accurately identifying those conditions often takes specialized skill and experience.
- ◆ Mold generates several mold byproducts. Particles include the mold organism, spores and fragments. Chemical byproducts include enzymes, mycotoxins and gasses. Many of these byproducts can affect susceptible people in a variety of ways, and from a health point of view it often makes no difference if the mold is dead or alive.
- ◆ Mold spores are present on the surfaces and in the cracks and pores of building materials as they are incorporated into new construction, no matter where in the world a new home is being built. While it is true that molds usually do not propagate if removed from a source of moisture, nevertheless they can remain in a dormant state for years waiting for the right conditions to spring into life and fill the atmosphere both inside and outside of a building with their progeny.



- ◆ Some molds give off toxic gases as an offensive “weapon”. These toxic gases aid them in killing competing molds and expanding their “territory”. These same gases can be dangerous to humans as well.
- ◆ Human reaction to, and the possible effects of, exposure to specific molds and other fungi can vary widely, *even between members of the same family exposed to the same conditions*.
- ◆ Many experts consider all molds to be potential allergens and irritants, including some toxins. Health concerns from exposure to mold in humans varies with each individual and can range from simple allergy symptoms to asthma, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, blurry vision, sore throat, dry cough, aches and pains, fever, skin irritation, bleeding of the lungs, headaches, and memory loss.
- ◆ Searching for environmental hazards of *any* kind, including molds and/or mildew is not a part of this home inspection, or *any* standard home inspection and report.
- ◆ Many times, mold infestations occur inside wall cavities or in an underbuilding space or attic where they cannot be seen without the destructive disassembly of the building, an activity specifically prohibited by all nationally recognized Standards of Practice governing the Home Inspection profession. Remember, also, that *you* as the Client would be financially responsible for the repair of any damage resulting from any invasive methods used to find hidden mold growth in a building that you do not yet own!
- ◆ Unfortunately, there have been many documented cases of significant and harmful mold growths that were totally concealed, and which left absolutely *no* outwardly visible symptoms of their presence.
- ◆ During your inspection, if we did come across conditions that, in our opinion, could cause or suggest the presence of these organisms, we have made every effort to note them in the report.
- ◆ **No matter whether or not we have mentioned any visible evidence or even suspicious symptoms in your report, and whether or not you or any member of your family have been known to have ever had an adverse reaction to possible mold exposure, or if you are concerned at all about these organisms being present in this home, we strongly recommend that you engage the services of a qualified expert that specializes in the identification of these organisms and follow their recommendations.**

### Valuable Advice for Our Clients

#### Environmental Topics Can be Found in California Guide

For additional information concerning environmental topics, we suggest obtaining a copy of the State of California publication, “Environmental Hazards: Guide for Homeowners and Buyers”, available from your real estate professional.

#### Evidence of Relocation and Remodeling - Check the Status of Building Permits and Inspections

The dwelling had been relocated to this location, and remodeled subsequent to original construction. Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

# Structural System

## DESCRIPTIVE INFORMATION

<b>Foundation Type:</b>	• Perimeter wall
<b>Foundation Material:</b>	• Poured in place concrete
<b>Exterior Wall System:</b>	• Conventionally framed wood stud
<b>Interior Bearing Walls:</b>	• Conventionally framed wood partitions
<b>Floor System:</b>	• Wood plank over wood joists
<b>Roof Structure:</b>	• Conventionally framed joist and rafter
<b>Roof Sheathing:</b>	• “1x” boards nailed across the rafters with no gaps between them
<b>Crawl Space Access:</b>	• From an access hatch or door on the exterior

## OBSERVATIONS & RECOMMENDATIONS

### Raised Foundation

The visible areas of the foundation and other exposed elements of the underbuilding support structure were in satisfactory condition for the age of the dwelling. No abnormal sags, cracks, or deterioration were observed.

Hairline and/or small cracks, within normal tolerances, were visible. This type of cracking is often a result of shrinkage of the concrete during curing, and/or minor settlement, and usually does not affect the strength of the foundation. No action was indicated.

A condition known as “efflorescence” was evident on portions of the foundation walls. This whitish, fuzzy material is a deposit left when moisture in the foundation evaporates on the inside surface, depositing crystals. This indicates an occasional surplus of moisture on the outside of the foundation. Steps could be taken to improve the exterior drainage where appropriate, but no other action is indicated at this time.

### Beams and Girders

Where visible, the support beams or girders were performing as intended and were in satisfactory condition.

### Sill Plate

The sill plate, where visible, was in acceptable condition.

### Floor Joists

In the areas where the floor framing was visible, all components were properly installed and in acceptable condition.

### Subflooring

In general, the subfloor was in acceptable condition.

### Seismic Considerations

Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the ability of the framing to move independently on the foundation in the event of seismic activity.

The mudsill is the first (lowest) wood member of the framing that rests directly on the foundation. In this dwelling, the mudsill was attached to the foundation using outdated technology. While this condition had existed for many years with no adverse consequences, as an upgrade, installation of additional anchors may be considered.

### Crawl Space Moisture

The soil in the crawl space was dry at the time of this inspection, and no adverse conditions or damage related to excessive moisture was observed.

### Crawl Space Ventilation

Ventilation of the crawl space was adequate.



### **General Comments About The Underbuilding Crawl Space**

All the structural elements were performing as would be expected for a dwelling this age and type. However, we direct your attention to the items noted. There may be other underbuilding crawl space conditions discussed in other sections of this report.

**Conditions were observed in the underbuilding crawl space indicating evidence of rodent and cockroach activity. The first step in eliminating rodents from the house is to seal all possible openings. Careful work sealing cracks, gaps and openings with caulking, wire mesh, wood trim and steel wool will be necessary to prevent future rodent entry. If the problem persists, we recommend obtaining the advice and services of a competent, licensed Pest Control Operator.**

**This item will be found in the Client Advisory.**

**There was evidence commonly associated with wood destroying pest and/or organism activity in the crawlspace. We recommend consultation with a licensed pest control operator.**

**This item will be found in the Client Advisory.**

**Cellulose – wood, cardboard and/or paper – debris, was present in the underbuilding crawl space. This debris provides attractive food for wood destroying pests. We recommend removal of all of this debris.**

**This item will be found in the Client Advisory.**

### **Wall Framing**

The wall framing was nowhere visible, however no symptoms of non-performance were evident.

### **Roof Sheathing**

The roof sheathing, where visible, was in acceptable condition.

### **Rafters**

The original framing was in acceptable condition, although it does not conform to present standards for strength, seismic and wind resistance. No adverse conditions were noted however upgrading to current standards as a safety upgrade is recommended.

### **Ceiling Joists**

The ceiling joists, which are the structural members which support the finished ceiling and often serve as an important component of the roof structure, were properly installed and in acceptable condition where visible, but most of the ceiling joists were covered by insulation and could not be inspected.

### **Summary Comments On The Structure**

All the visible structural elements and components in this dwelling were in generally acceptable condition and were performing as would be expected for a dwelling of this age and type of construction.

# Building Exterior, Site & Garage

## DESCRIPTIVE INFORMATION

Lot Topography:	• Nearly flat
Driveway Surface:	• Concrete and asphalt
Walkway Surface:	• Concrete
Primary Exterior Cladding:	• Stucco

## OBSERVATIONS & RECOMMENDATIONS

### Grading and Drainage

The grading of the lot adequately drained surface water and roof runoff away from the dwelling and off the property. There was no drainage system for this property. The grading and soil conditions appeared to be such that excessive surface water, subsurface moisture, and/or runoff had not been a problem. No action is indicated.

### Downspouts

The downspouts were properly installed and in acceptable condition.

### Driveway

**Trip hazards were observed in the driveway. We recommend repair, if possible, or removal and replacement, of deteriorated sections of the driveway to eliminate trip hazards and reduce the potential for personal injury. Sometimes simply “ramping-up” concrete patching material at the changes in elevation can serve as a short term solution.**

**This item will be found in the Client Advisory.**

### Walkways

**Trip hazards were observed in the walkways. We recommend repair, if possible, or removal and replacement, of deteriorated sections of the walkways to eliminate trip hazards and reduce the potential for personal injury. Sometimes simply “ramping-up” concrete patching material at the changes in elevation can serve as a short term solution.**

**This item will be found in the Client Advisory.**

### Fences and Gates

The fencing was generally in satisfactory condition, but showed signs of routine wear and was in need of minor maintenance.

### Stucco

The stucco exterior was generally in acceptable condition, with no significant cracks. Hairline cracks are typical of this material and no immediate action is necessary to correct them. The small cracks can be scratched open, patched and sealed in the course of routine maintenance.

Stucco extended over the foundations below the finished grade. This configuration was accepted practice when installed, but has proved to promote infestation by wood destroying organisms. We recommend periodic inspections for wood destroying organisms.

### Eaves and Soffits

The eaves or overhangs are comprised of those portions of the roof that extend beyond the exterior walls. The eaves protect the siding, windows and doors from the deteriorating effects of direct rain or snowfall.

The eaves and overhangs were generally in acceptable condition, with exceptions noted.



**There was evidence commonly associated with wood destroying pest and/or organism activity in the eaves on the front. We recommend consultation with a licensed pest control operator. Roofing repair may also be necessary during the course of the eave repairs.**

**This item will be found in the Client Advisory.**

### **Paint and Stain**

Exterior finishes were in acceptable condition.

### **Exterior Doors**

The exterior doors were in acceptable condition.

Some or all of the doors on this dwelling were “retrofit” double-glazed doors. This type of door relies on a caulking or stucco seal at the edge to prevent water from entering the wall cavity. We recommend monitoring the condition of this seal frequently and resealing the edges when appropriate.

### **Exterior Windows**

The exterior aspects of the windows were in acceptable condition with exceptions noted.

Some or all of the windows on this dwelling were “retrofit” double-glazed windows. This type of window relies on a caulking or stucco seal at the edge to prevent water from entering the wall cavity. We recommend monitoring the condition of this seal frequently and resealing the edges when appropriate.

Several of the screens were missing or in need of repair. The screens should be repaired or replaced to restore protection from insects.

### **General Comments about the Exterior**

Exterior features were in need of repair as noted above. Regular maintenance will extend the service life of this important “weather shell”.

## **Garage**

There is no garage on this property. Some jurisdictions require at least one covered parking space per dwelling. This requirement could impact the issuance of future permits.

# Roof Surface

## DESCRIPTIVE INFORMATION

<b>Roof Coverage Area:</b>	• The entire dwelling
<b>Slope, or Pitch, of the Roof:</b>	• Medium
<b>Roof Covering Material:</b>	• Asphalt-Composition shingles
<b>Number of Layers:</b>	• One
<b>Estimated Age of Covering:</b>	• Less than five years
<b>Roof Drainage System:</b>	• Gutters and downspouts
<b>Method of Inspection:</b>	• Inspected from the roof surface – the inspector walked upon the roof and examined it from above
<b>Penetrations Sealed With:</b>	• Sheet metal

## OBSERVATIONS & RECOMMENDATIONS

### Composition Shingles

The asphalt composite shingle roof surface on this dwelling was in acceptable condition. No action was indicated at the time of the inspection.

### Gutters

The gutters were in acceptable condition, but should be checked for debris and cleaned on a regular basis to prolong their useful life.

### Flashings

The accessible flashings were in acceptable condition. However, all flashings should be periodically examined for signs of leakage, and repairs should be performed if necessary.

### General Commentary on the Roof

Our comments do not constitute a warranty that the roof is free of leaks or will remain free of leaks.

This was a newer roof, and, being in the early stages of its service life, with routine maintenance should remain reliable for a number of years.

## Attic

### Attic Access Entry Information

The attic was accessible through a hatch in the ceiling of the laundry area.

To prevent damage to ceilings below, our inspection of the attic was limited to a visual examination from the access opening. Thus, portions of the attic were not visually accessible for inspection.

Insulation concealed portions of the framing, limiting access and preventing a complete inspection. However, our examination of the visible and readily accessible components did not reveal any conditions requiring immediate attention.

### Attic Ventilation

The space between the ceilings and the roof was adequately vented.



# Plumbing System

## DESCRIPTIVE INFORMATION

- Domestic Water Source:** • Municipal/Community supply
- Main Supply Line Material:** • Copper, where visible
- Supply Piping Material:** • A combination of older galvanized steel and newer copper pipe, where visible
- Water Pressure:** • At the mid-range of normal
- Waste Disposal:** • Municipal/Community collection system
- D,W,V Pipe Material:** • ABS Plastic • Cast iron • Galvanized steel pipe with Durham fittings

## OBSERVATIONS & RECOMMENDATIONS

### Water Shut Off Valve Condition

The main water supply shut-off valve was located, but testing the operation of this valve is not within the scope of a home inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

### Main Water Supply Piping

No surface corrosion or leakage was visible at the exposed and accessible portions of the main water supply piping.

### Interior Water Supply Piping

The visible portions of the exposed and accessible supply piping generally were in acceptable condition.

Evidence of corrosion or deterioration of the galvanized supply piping was observed during this inspection, and rust was observed in the water when the faucets were operated.

Rust is often present in an older system of this type and age. One can easily observe that rust has been accumulating in the lines and, over time, flow may become restricted because of mineral and corrosion deposits.

Over time, mineral and corrosion deposits build up and gradually reduce the flow of water through galvanized steel pipe. Replacement of all remaining galvanized steel supply lines may eventually become necessary as a part of an ongoing program of maintenance and upgrading.

### Water Pressure

Functional flow of water at the fixtures was judged to be adequate. Several fixtures were operated simultaneously. Minor changes in flow, when other fixtures are turned on or turned off, are considered normal.

### Sewer Cleanout Locations and Condition

No cleanouts for the sewer system could be located during the inspection.

### Drain & Waste Lines

The visible drain & waste piping was generally properly installed and in acceptable condition, with exceptions noted.

**There are several uncapped drains or vent pipes. We recommend capping the pipes to prevent the escape of sewer gases.**

**This item will be found in the Client Advisory.**

A sewer lateral test is not within the scope of a Home Inspection. Testing or video inspection of sewer laterals is available but requires the services of competent, licensed specialists. Due to the age of the structure, if there is no documentation of a recent video inspection or sewer lateral replacement, a video inspection is recommended.

### Vent Lines

The visible portions of the vent piping for the dwelling were in acceptable condition.

### **Gas Piping**

The gas piping was in acceptable condition. Pressure testing may reveal leaks, but this procedure would be considered beyond the scope of a home inspection.

**The gas service was shut off at the time of our inspection. We cannot offer opinions about the performance or general state of repair of the gas distribution system or gas appliances. We recommend inspection when service is restored.**

**This item will be found in the Client Advisory.**

### **Gas Meter Installation**

A meter wrench could not be located in the vicinity of the gas meter as recommended in areas subject to seismic activity. A proper wrench should be chained to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.

### **Gas Meter Seismic Valve**

The meter was not equipped with an automatic seismic shutoff valve. As an upgrade, we recommend contacting a plumbing contractor or a technician familiar with these valves to install a seismic shutoff valve to help prevent gas leakage in the event of an earthquake.

### **General Comments About The Plumbing System**

The plumbing system was in satisfactory condition and was functioning as designed and intended.

Because of the possibility that operating angle stops that have not been exercised for some time may cause them to leak, home inspectors do not operate them during a standard home inspection. We recommend that before anyone operates angle stops that have not been operated within the past six months, adequate preparations be made to deal with water leaks of any magnitude.

Some of the plumbing fixtures and drain traps were old. The need for repair or replacement of these fixtures should be anticipated in the near future.



# Water Heater

## DESCRIPTIVE INFORMATION

<b>Water Heater Location:</b>	• In a closet accessed from the exterior
<b>Energy Source:</b>	• Natural Gas
<b>Storage Capacity:</b>	• 40 Gallons
<b>Water Heater Age:</b>	• 6 years, from Serial Number
<b>Water Heater Configuration:</b>	• Free standing tank
<b>Vessel Insulation:</b>	• Manufactured with insulation

## OBSERVATIONS & RECOMMENDATIONS

### Water Connections

The cold water inlet and hot water outlet connections were properly installed and in acceptable condition.

### Seismic Restraint For The Water Heater

The water heater tank had been properly secured. This will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.

### Temperature and Pressure Relief Valve

The water heater installation included a temperature and pressure relief valve. This device is an important safety feature and should not be altered or tampered with. No adverse conditions were observed.

### Water Heater Gas Supply

The gas supply piping included a 90-degree shutoff valve in the vicinity of the heater for service personnel and emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and generally trouble free.

The gas connector was an approved flexible type in acceptable condition.

### Water Heater Combustion Air Supply

Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation.

The combustion air supply for the water heater was adequate.

### Water Heater Ignition System

The pilot light was controlled by a thermocouple, which ensures that the pilot gas valve will close, if the pilot light is extinguished. This system was in acceptable condition.

### The Water Heater Venting System

The water heater vent was properly installed and was in acceptable condition.

### General Comments About The Water Heater

This water heater was in the middle of its anticipated service life and was operating satisfactorily. With routine maintenance, it should be reliable for several more years.

The energy source was shut off, so the unit could not be thoroughly inspected. We recommend inspection when service has been restored.

Due to the inoperable water heater, we were unable to verify whether the hot and cold piping was properly installed. We recommend verifying that the washbasin and shower controls are properly oriented when the water heater is functional.

# Electrical System

## DESCRIPTIVE INFORMATION

<b>Service Entry Type:</b>	• Underground lateral
<b>Service Voltage Supplied:</b>	• 120-240
<b>System Amperage Capacity:</b>	• 100
<b>Based Upon:</b>	• The rated capacity of the main distribution panel
<b>System Grounding Source:</b>	• Driven rod at the exterior, near the electric meter
<b>Circuit Protection:</b>	• Circuit breakers
<b>Conductor Material:</b>	• A combination of copper and aluminum
<b>Wiring Type:</b>	• Non-metallic sheathed cable (“Romex”)

## OBSERVATIONS & RECOMMENDATIONS

### Electrical Service Lateral – The Underground Electrical Supply

The visible portions of the service lateral were in acceptable condition.

### Electrical Service Capacity – How Much Power Can We Draw?

The service capacity was normal for a dwelling of this size and age, and was adequate for the existing demand and small additional loads.

### The Main Distribution Panel

The main distribution panel was in acceptable condition with circuitry installed and protected correctly for the period when it was installed. The service panel would not meet current requirements, but upgrading is not required and would usually only be considered along with other improvements.

### Service Grounding

The system and equipment grounding were acceptable.

### Subpanel

An additional Distribution Panel, or subpanel, was located in the lower bedroom closet.

The subpanel would not meet current local requirements because of its age, but was in acceptable condition, with the exceptions listed below.

**A case of under-protection or the installation of an over-sized protective device (breaker or fuse) was observed in the subpanel. This allows excessive electrical current to flow through the conductors (wires) before the overcurrent protection device “trips” (or “blows”). This is a safety hazard, because it allows conductor overheating. Each protective device should be appropriately sized to protect the size wire attached to it, and it never should be over-sized.**

**This item will be found in the Client Advisory.**

The subpanel was in acceptable condition, but it was located in a closet, a location which has been identified as being a possible safety hazard and is not permitted in new construction. To reduce the hazard of fire and still allow access to the panel, plenty of clearance should be maintained around the panel. Relocation of the panel should be considered as a safety upgrade.

### Branch Circuitry

Exposed wiring was observed in the right rear bedroom. Even if the individual conductors are insulated, wiring should not be exposed. All exposed wiring should be repaired or replaced by a licensed electrician.

### Electrical Conductor Material – The “Wire”

Observation of a random sampling of accessible aluminum connections confirmed that they were in acceptable condition and installed in conformance with the standard trade practices, but no anti-oxidant coating was used where connections were made.

### Receptacles

**Inspection of a representative number of receptacles revealed many deficiencies. We recommend that all of the receptacles be checked and modified as necessary to reduce the risk to personal safety by a competent, licensed electrician.**

**This item will be found in the Client Advisory.**

### Switches; Overall

A representative number of switches were operated and were in acceptable condition with exceptions noted below.

We noted several switches for which no purpose was immediately obvious. We recommend inquiry of the owner or occupants as to their function.

### Lights: Overall

The light fixtures in this dwelling were generally operational and in acceptable condition, with exceptions noted.

**One light was not working in the living room. The bulb in this fixture may have burned out. The bulb should be tested and replaced, if necessary. If the bulb is not burned out, the condition of the fixture and wiring should be verified.**

**This item will be found in the Client Advisory.**

Testing of motion-sensing lighting fixtures and switches is beyond the scope of this inspection. We recommend testing at night, when the light(s) should be active.

### Ceiling Fans

Proper mounting of ceiling fans requires the use of specially designed electrical boxes, which must be carefully installed to be adequately secured to the ceiling structure. This procedure is necessary to insure that the fan does not fall because it was inadequately supported. Since the mounting of each ceiling fan is usually concealed within the ceiling, it is not available to view during a home inspection and cannot be inspected. If there are any doubts about the installation procedures or materials used, we recommend a thorough check by a technician familiar with the manufacturer's installation instructions.

### General Comments On The Electrical System

Review of any low voltage electrical devices and their associated wiring, including but not limited to: network systems, home automation and monitoring, telephone, TV antenna, video and sound systems, fire and burglar alarm, intercom, yard lighting, landscape water (sprinkler) timers or other water features, is not within the scope of a home inspection. We recommend consultation with the appropriate service technician for full evaluation of the operating condition of these devices. Loose low voltage wiring is not normally considered a safety hazard, but is subject to damage during routine maintenance, inspections and repairs. We exercise great care not to disturb loose wiring during our inspections. As an upgrade, securing all loose wiring to framing will minimize future problems.

The electrical system was in need of significant repair. As noted above, we observed instances of improper wiring, defective components, and/or unsafe conditions. A competent, licensed electrician should examine the *entire* system and repair, augment or modify it to insure that it is safe and dependable.

One or more distribution panels in this dwelling had been manufactured by the Federal Pacific Company. Federal Pacific panels and circuit breakers have not been manufactured for some time. Of greater concern is the fact that some Federal Pacific circuit breakers have failed to trip at their rated amperage. Although not mandated, we recommend having a licensed electrician replace all Federal Pacific panels.



# Heating System

## DESCRIPTIVE INFORMATION

Heat Plant Location:	• In the attic
Heating Fuel:	• Natural Gas
BTU Input Rating:	• 75,000
Heating Plant Age:	• Age from Data Plate 26 years
Attic Insulation Type/R-Value:	• 10" Cellulose, R-30

## OBSERVATIONS & RECOMMENDATIONS

### Forced Hot Air Heating System

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, and ducting.

The heat exchanger in this furnace was inaccessible and could not be visually examined.

### Fuel Supply

The gas supply piping installation included a 90-degree shutoff valve in the vicinity of the heating plant for service personnel and emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and generally trouble free.

The gas connector was an approved flexible type in acceptable condition.

### Combustion Air

Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside, only. The combustion air supply for this heating plant was adequate.

### Ignition and Controls

The burner was equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light. The ignition system was activated during the inspection and was in acceptable condition.

### Exhaust Venting System

The visible sections of the heating plant's venting system were functional and were in acceptable condition.

### System Controls

Activation of the user controls on the thermostat caused the unit to respond.

This was a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all of the functions of this thermostat.

### Distribution System

The system was equipped with a suitable air filter. It was reasonably clean and properly secured into position. No action is needed at this time.

### Ducts

The heating ducts were sealed to outdated standards. This can result in significant energy loss. Upgrading to current standards with all new ducting is recommended but optional.

**A joint in the ductwork in the crawlspace below the had come apart. This was resulting in a waste of energy. We recommend re-securing of all loose joints in the ductwork.**

**This item will be found in the Client Advisory.**

**Air gaps around the refrigerant lines where they entered the air handler casing allowed conditioned air to escape into unconditioned space. This was wasteful not only of treated air, but also of energy, raising the cost of operating the air conditioning system unnecessarily. We recommend sealing all gaps in the air handler case to prevent the escape of conditioned air.**

**This item will be found in the Client Advisory.**

The cold air return duct was not insulated. This can decrease energy efficiency and increase energy costs. As an upgrade, insulating the ducts in accordance with present standards could be considered.

**The insulation on several of the ducts was missing and/or loose in the crawlspace. Repair to minimize heat loss should be considered, or complete replacement of the ducting system for even higher energy efficiency.**

**This item will be found in the Client Advisory.**

Portions of the visible ducts were covered with a material which may contain asbestos. The presence of asbestos can never be confirmed visually. A qualified laboratory can be retained to confirm the presence of asbestos through

### **General Comments About The Heating System**

The heating system was generally in acceptable condition, with a few instances of needed repair or correction observed. See notes above for specific comments. A competent, licensed heating technician should examine those portions of the system specified as deficient in this Report, and repair, augment or modify them to insure that the entire system is safe and dependable.

The heating system's energy source was shut off and the system was not operational. Therefore, the system could not be thoroughly inspected. We recommend inspection when service has been restored.

## **Energy Conservation Features**

None of the glass in the doors in this dwelling was double-pane or insulated glass.

None of the windows in this dwelling were glazed with double-pane or insulated glass units.

The thermostat in this dwelling was a programmable set-back type device.

### **Attic Insulation Conditions**

Insulation placed above the living spaces in this dwelling had been installed properly and was functioning as intended.

### **Wall Insulation Conditions**

No insulation was apparent in representative samples of exterior walls. Upgrading with the installation of blown-in insulation in the wall cavities should be considered.

### **Floor Insulation Conditions**

Insulation had not been installed beneath the floors, which is a common finding in older homes. While optional, upgrading by installing insulation under the floors would reduce cold air infiltration and make the home more comfortable as well as reducing energy bills.

### **General Comments on Energy Conservation Features**

We found this dwelling to be minimally insulated and, thus, not very energy efficient. Adding insulation, installing energy saving features and improving general conservation could make the home more comfortable and help reduce utility costs.

# Cooling System

## DESCRIPTIVE INFORMATION

<b>Type of Cooling System:</b>	• Central air conditioning system sharing distribution with a gas fired furnace
<b>Cooling System Age:</b>	• 26 Years, from Serial Number
<b>Energy Source for Cooling:</b>	• Electricity
<b>Cooling Capacity:</b>	• Approximately 2-1/2 tons

## OBSERVATIONS & RECOMMENDATIONS

### Type Of Cooling System

Cooling was accomplished by electrically powered refrigerant compression, with the cooling (evaporator) coil mounted adjacent to the gas fired furnace.

### Cooling Equipment Compressor/Condenser

The condensing unit was in acceptable condition.

### Notes On The Evaporator Coil

An evaporator coil is the component of an air conditioning or heat pump system that transfers or absorbs heat from the air passing through it to a liquid refrigerant. In doing so, the liquid refrigerant remains within the system as it is evaporated or boiled off to a gas while making its way through the evaporator.

The evaporator coil was located behind a sealed access panel and was not accessible. Thus, it could not be directly observed nor inspected. However, the evaporator coil operated properly, overall.

### Refrigerant Lines

**Insulation was deteriorated and missing from one or more portions of the refrigerant lines on the exterior. All missing insulation should be replaced to minimize condensate dripping and restore the energy efficiency of the system.**

**This item will be found in the Client Advisory.**

### General Comments About The Cooling System

The cooling equipment was old according to manufacturer expectations, but responded to user operating controls and was generally in acceptable condition. Although still operational, the need for replacement should be expected very soon.

Inspection and evaluation of the condition of the cooling system was limited to visible components and their basic functions. A full evaluation of the condition of the central air conditioning equipment requires extensive testing and is beyond the scope of a home inspection



# Interior Components

## DESCRIPTIVE INFORMATION

<b>Number of Bedrooms:</b>	• Three
<b>Number of Bathrooms:</b>	• Two and a half
<b>Window Glazing:</b>	• Single pane
<b>Wall Finish:</b>	• Gypsum wallboard, commonly called “Drywall”
<b>Ceiling Finish:</b>	• Gypsum wallboard, commonly called “Drywall”
<b>Floor Covering:</b>	• Carpet, resilient, wood and laminate flooring

## OBSERVATIONS & RECOMMENDATIONS

### Floors

The floors had a good appearance and were in acceptable condition, with exceptions noted below.

**The floors were damaged in the kitchen and laundry room. The flooring in these areas should be replaced and all concealed damage repaired.**

**This item will be found in the Client Advisory.**

The floors were noticeably sloped in several areas. This may be the result of support system settlement or support system modifications, and is prevalent in older homes of this type and construction. Measurement and evaluation of floor slope and/or settlement is beyond the scope of a home inspection. If further information regarding floor sloping is desired, we recommend consultation with a licensed General Contractor and/or Registered Structural Engineer.

Sections of the wood floors were worn. We recommend refinishing of all worn or deteriorated floors to protect the wood and for a better appearance.

### Interior Walls

The interior walls were generally in acceptable condition.

Minor wall cracks and/or blemishes were observed in several areas. This type of cracking is common and does not indicate a structural deficiency. These cracks and blemishes can be patched with a resilient material, then prepared and finished in the course of routine maintenance.

### Ceilings

The ceilings were generally in acceptable condition.

Minor ceiling cracks and/or blemishes were observed throughout the dwelling. This type of cracking in this material is common and does not indicate a structural deficiency. These cracks and blemishes can be patched with a resilient material, then prepared and finished in the course of routine maintenance.

### Doors

The doors were properly installed and in acceptable condition.

### Windows

The windows tested were functional and generally in acceptable condition, with exceptions noted.

One or more windows in this dwelling were older and worn. We recommend consideration be given to upgrading to modern, double pane windows for improved operation and increased energy efficiency.

**Metal security bars had been installed on some of the windows. Their design does not meet current standards. This is a significant hazard. All window bars should be removed or modified to meet current standards.**

**This item will be found in the Client Advisory.**

## **Carbon Monoxide Detectors**

**We recommend the installation of one or more Underwriters Laboratory Listed Carbon Monoxide detectors in appropriate locations to monitor the indoor air. Generally this means one carbon monoxide detector adjacent to all sleeping areas and at least one detector for each 1000 square feet on each level of the structure.**

**This item will be found in the Client Advisory.**

We strongly recommend monthly testing of all carbon monoxide detectors, replacing batteries according to the manufacturer's recommendations, and replacing the detectors themselves according to the manufacturer's replacement recommendations (usually every 5 to 7 years), or immediately if the detectors are not known to be within their recommended age range.

## **Smoke Detectors**

**Smoke detectors were missing from several areas where they are now required by current industry standards. We recommend installing proper smoke detectors in all locations where required by present standards and local custom. This includes in each bedroom, in the hallway or other room leading to each bedroom, and one on each floor level.**

We strongly recommend monthly testing of all Smoke Detectors, replacing batteries according to the manufacturer's recommendations, and replacing the detectors themselves according to the manufacturer's replacement recommendations (usually every 5 to 7 years), or immediately if the detectors are not known to be within their recommended age range.

## **Left Side Bath**

### **Washbasin**

The washbasin was properly installed. When operated, it was fully functional and in acceptable condition.

### **Toilet**

The toilet was made of vitreous china, with a porcelain finish. The toilet was flushed and functioned properly.

### **Bathroom Ventilation**

Ventilation in the left side bathroom depended solely upon a window for removal of excess moisture. A window is often not practical for wintertime use, and thus, may well be only rarely be used. The installation of a ceiling vent fan vented directly to the outdoors should be considered as a primary method of venting.

### **General Comments On This Area**

The finished surfaces, hardware, windows, and doors associated with this area were found to be generally in acceptable condition at the time of the inspection.

## **Right Side Bath**

### **Washbasin**

The washbasin was properly installed. When operated, it was fully functional and in acceptable condition.

### **Toilet**

The toilet was made of vitreous china, with a porcelain finish. The toilet was flushed and functioned properly.

### **Bathroom Ventilation**

Ventilation in the right side bathroom depended solely upon a window for removal of excess moisture. A window is often not practical for wintertime use, and thus, may well be only rarely be used. The installation of a ceiling vent fan vented directly to the outdoors should be considered as a primary method of venting.

### **Cabinets & Countertops**

The cabinets were in acceptable condition.

### **General Comments On This Area**

The finished surfaces, hardware, windows, and doors associated with this area were found to be generally in acceptable condition at the time of the inspection.

## Laundry Area

### **Clothes Washer and Dryer**

The utility connections for both the clothes washer and clothes dryer were properly installed and in acceptable condition. There were no appliances in place at the time of this inspection. 240-volt electricity was the only heat source provided for a dryer installed in this location.

The receptacle intended to supply 240-volt electricity for the clothes dryer was an older configuration 3-prong type. **The Client should be aware** that all clothes dryers manufactured since the year 2003 have been equipped with 4-wire cords terminated in a modern 4-prong connector. This means that when appliance companies eventually stop offering the old-style plugs as an option on new appliances, **the present receptacle will have to be replaced with a new 4-prong device before a newer clothes dryer can be operated in this location. Upgrading to current standards is recommended as the 4-wire plug will provide a higher level of electrical safety.**

Because this laundry area was located in a finished area, serious consideration should be given to installation of a drained catch pan under the washing machine. This could be an upgrade and preventive measure, to avoid leakage into the flooring and damage to surrounding areas in the event of a leak or overflow.

### **Dryer Vent**

Those portions of the vent for the clothes dryer which were visible were properly installed and in acceptable condition. We Strongly recommend having the dryer vent duct checked for debris accumulation by a qualified professional annually to help prevent unsafe heat buildup and possible fire hazards.

### **Laundry Room Ventilation**

There was no ventilation fan to serve the laundry area, however industry standards at the time this dwelling was built probably did not require that one be installed. Installation of a vent fan would be optional, although convenient.

### **General Comments On This Area**

Features associated with this area were in need of repair as noted above.

## Kitchen

The heat source used for cooking was natural gas.

### **The Sink**

When the sink was operated, it was fully functional and in acceptable condition.

### **Appliances in General**

The appliances have been removed and will need to be replaced for full use of the kitchen as designed.

### **Garbage Disposer**

This kitchen was not equipped with a garbage disposal.

### **Dishwasher**

This home was not provided with a built-in dishwasher.

### **Kitchen Exhaust**

An older, low-volume ceiling exhaust fan had been installed in this kitchen. While there may not be a requirement that a modern high-volume fan be installed, upgrading may be desirable.

### **General Comments On This Area**

Features associated with this area were in need of repair as noted above.

### **General Comments About the Interior**

In addition to any specific rooms noted, we inspected all rooms generally considered to be habitable space. These usually include the living room, dining room, family room, den, bedrooms, utility room, etc., in addition to the kitchen, bathroom, laundry area and garage, as applicable.

The interior surfaces, hardware, fixtures, doors and windows were properly installed and generally in acceptable condition with exceptions noted.