PILLARTOPOST
HOME INSPECTORS

Home Inspection Report

Prepared exclusively for

Scott Bostic

SB
Janet J Bostic

PROPERTY INSPECTED:

4456 Gina Street
Fremont, CA 94538

Date of Inspection: 08/07/2023

Inspection No. 261489-1644

Received

Sign DATE

Sign DATE

INSPECTED BY:

Paige Bohrer and Andrew Cumpston
PO Box 182
Seaside, CA 93955
andrew.cumpston@pillartopost.com
(831) 884-6160

INSPECTOR:

Chris Spence
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(831) 884-6160

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 INTRODUCTION

1.1 General Information

1.1.1 The Inspection Report has been arranged in the following manner:

- Report Summary
- Scope of the Inspection
- Property and Site
- Exterior Envelope (Exterior, Roof, etc.)
- Structure (Attic, Framing, Foundation, etc.)
- Systems (Electrical, HVAC, Plumbing, etc.)
- Interior
- General Comments and Limitations

1.3 Scope of Inspection

1.3.1 Items listed in the Report Summary are those of more immediate concern and typically are related to safety/health, degenerative in nature, or costly to repair. While the Summary items are highlighted, they should not detract from all findings. We always recommend consulting with professionals that are licensed in the trade that is related to the defects found in the report.

2.0 PROPERTY AND SITE

2.3 Walkway(s)

2.3.2 The walkway is damaged. Repair to prevent further deterioration and trip hazards. **(Exterior Back)**

2.4 Driveway(s)

2.4.2 The driveway is damaged. Repair to prevent further deterioration and trip hazards. **(Exterior Front)**

2.5 Patio(s)

2.5.3 The patio is damaged. Repair to prevent further deterioration and trip hazards. **(Exterior Back)**

8.0 ELECTRICAL SYSTEM

8.3 Service Entrance

8.3.1 The electrical mast is leaning. Repair as required for safety and to avoid any potential damages.

8.4 Service Size

8.4.1 The electrical service size is undersized for modern electrical needs. Upgrade the electrical service to accommodate modern electrical needs.

8.7 Sub-Panel(s)

8.7.2 At the time of the inspection a Federal Pacific panel(s) was installed at this residence. While at one time they were extremely popular and installed throughout the country until the 1980's, many experts now consider the Federal Pacific panel obsolete by today's standards, and that some are known to have a higher than average rate of failure which can create a hazardous condition. Even though at the time of the inspection, the inspector may not have observed any visual defects within the panel(s), there are mixed opinions from licensed electricians as to the integrity and performance of Federal Pacific panels. For safety and peace of mind, recommend a qualified electrical contractor that is experienced with the potential hazards and dangers of Federal Pacific panels to perform a thorough evaluation of the electrical panel(s) and if needed any estimate cost of repairs or recommended upgrades before contingency period ends. **(Garage)**

8.7.3 The subpanel has double-tapped breaker(s). A qualified electrician should further assess and correct as required for electrical safety.

8.10 Receptacles

8.10.2 There are ungrounded three-prong receptacles. A qualified electrician should further assess and correct as required for electrical safety. **(Various locations)**

8.10.3 Dim / Flickering lights on the outlet test usually indicates a loose / poor connections or possible voltage bleeding. Further assessment to evaluate the system by a qualified professional is needed to determine the cause and associated repairs for improved electrical safety. **(Bedroom 3)**

8.10.4 The receptacle(s) are loose. A qualified electrician should correct as required for electrical safety, to avoid stress on the wires and loose connections. **(Various locations)**

8.13 GFCI Devices

8.13.2 GFCI protection should be provided anywhere there is a receptacle installed in an area subject to moisture, as the presence of moisture greatly increases the danger of accidental shock.
In the event of a fault in an appliance that you are touching, the current that passes through your body to the ground is detected by the GFCI and the circuit is shut off, protecting you from hazardous shock. In order for a GFCI to function properly, the GFCI must be grounded. Per manufacturers recommendations, testing of GFCI receptacles and breakers should be completed monthly. If the device fails it should be replaced.

8.13.3 Receptacle(s) are not properly GFCI protected, it is recommended that proper GFCI protection should be installed to improve electrical safety. Upgrade as needed. **(Kitchen)**

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.8 Floor/Wall Furnace

9.8.2 The floor / wall furnace did not respond to normal operating controls due the gas line being shutoff. A qualified HVAC contractor should further assess and repair / replace as required to restore proper function. **(Hallway)**

10.0 PLUMBING SYSTEM

10.5 Drain, Waste, and Vent Piping

10.5.2 The drain, waste and vent piping is galvanized steel. A qualified plumber should further assess and upgrade / replace as required to prevent water damage due to corroding pipes.

10.6 Water Heating Equipment

10.6.6 The connection at the pressure relief valve reduces the diameter of the pipe and has the chance to restrict the flow of water in the event it is activated, correct to restore intended function. Note - This may void the home warranty.

10.6.7 The pressure relief valve is threaded at the end of the discharge pipe which may allow someone to cap the pipe. Correct the installation as required for safety.

10.11 Toilet(s)

10.11.3 The tank is loose and not secured to the bowl, secure as needed for stability and to avoid potential leakage. **(Hallway Bathroom)**

10.12 Tub(s) / Shower(s)

10.12.2 The faucet/fixture handle is leaking, further investigation is needed to determine the extent and associated repairs, if a leak is occurring in the wall. **(Hallway Bathroom)**

11.0 INTERIOR

11.2 Floors

11.2.1 The carpet is loose and rippled / creased, stretch and secure as necessary to avoid damage and a potential trip hazard. **(Various locations)**

11.2.4 The flooring material is missing a transition strip, install / repair / replace the transition strip to avoid damage to the flooring material and negate any trip hazards. **(Various locations)**

12.0 APPLIANCES

12.2 Ranges / Ovens / Cooktops

12.2.3 The oven is missing an anti-tip bracket, recommend installing an anti-tip bracket for improved safety.

How to install an anti-tip bracket - https://www.youtube.com/watch?v=x1keSCXFYjQ

12.4 Dishwasher

12.4.1 The dishwasher is inoperative and has been shut off due to water related leaking. An appliance repair technician should further assess and repair or replace as required for proper operation. **(Kitchen)**

INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

1.1.1 **The Inspection Report has been arranged in the following manner:**

- **Report Summary**
- **Scope of the Inspection**
- **Property and Site**
- **Exterior Envelope (Exterior, Roof, etc.)**
- **Structure (Attic, Framing, Foundation, etc.)**
- **Systems (Electrical, HVAC, Plumbing, etc.)**
- **Interior**
- **General Comments and Limitations**

1.1.2 At your request, an inspection of this property has been completed. Pillar To Post is pleased to submit this inspection report. This report is a professional
assessment based on the accessible and visible components of the property. While we make every attempt to be as thorough as possible, this report in not technically exhaustive.
Please understand that there are limitations to this inspection. Many of the property components are not fully visible and the inspector has very little historical information about the property. While we hope to reduce the risk of ownership, we cannot eliminate it, nor can we assume it. Even the most comprehensive report cannot be expected to reveal every condition you may consider significant to ownership. It Is possible that not every defect was discovered. Some areas may have been obstructed from view by furniture, furnishings, walls, ceilings, or other obstructions. All information included in this report was gathered using the best of our ability at the time of inspection and should be reviewed closely. There may also be minor repairs for normal maintenance type repairs that are typical for the age of the home, that may not be included in this report.
Your attention is directed to the signed copy of the Visual Inspection Agreement. This agreement specifically explains the scope of the inspection and the limit of our liability in performing the home inspection. The standard of practice for the American Society of Home Inspectors prohibits us from making any repairs after the completion of the home inspection.
The contents of this report are for the sole purpose of the client who paid for the report. No other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person who chooses to rely on this report for any reason or purpose without the express written consent of the inspector does so at their own risk. Doing so without the consent of the inspector waives any claims of errors or deficiency in the reporting process.

1.1.3 A PLUS inspection has been selected for today's inspection.

1.2 Inspector

1.2.1 Inspected by Chris Spence
ASHI # 269212

1.3 Scope of Inspection

1.3.1 **Items listed in the Report Summary are those of more immediate concern and typically are related to**
safety/health, degenerative in nature, or costly to repair. While the Summary items are highlighted, they
should not detract from all findings. We always recommend consulting with professionals that are licensed in the trade that is related to the defects found in the report.

1.3.2 Your Pillar to Post Home Inspector shall inspect the home and all major components of the home in accordance with the ASHI Standard of Practice for Home Inspections. A copy of the ASHI Standard will be provided with the report (https://www.homeinspector.org/Resources/Standard-of-Practice). Pictures in this report are generally a representative sample and further investigation should be taken to determine the extent of the defect. The following items are special or customized items that are not inspectable or tested due to their specialized nature:

- Fire suppression systems
- Irrigation systems
- Landscape lighting
- Pool systems
- Septic systems
- Solar systems
- Water treatment systems
- Well water systems

If you require inspection for any of these items, it is recommended that you consult with your real estate professional or specialized licensed professional.

Structures/Homes built before 1980 have a chance of containing building materials containing asbestos. If this is a concern inquire with the inspector to have areas around the home tested to determine if remediation is necessary.

Structures/Homes constructed before 1978 have a chance of containing lead materials such as paint. If this is a concern ask the inspector to have areas tested to determine if remediation is necessary.

At Pillar To Post, we will support and advance the professional reliability, integrity, esteem of and confidence in the Home Inspection Industry.

The inspection is meant to be a snapshot in time. The defects we find during the inspection are the ones that were present at the time of the inspection. While we will do your best to identify potential future problems and suggest preventative measures, you will likely experience future issues in the house that inspectors cannot predict.

Home inspections are not code inspections. Although many home defects have roots in code compliance, we do not enforce building code.

1.4 Approximate Year Built

1.4.1 Built in: 1955

1.5 Inspection / Site Conditions

1.5.1 The current ambient outdoor temperature is: 77°

1.5.2 The current weather conditions are: Sunny and clear

2.0 PROPERTY AND SITE

2.1 Limitations

△ Parked vehicle(s) limited the inspection of the driveway.

2.2 Landscape / Grading

✓ Tree limbs, shrubs and other types of vegetation should be trimmed away from the home to prevent premature wear or damage.

2.2.1 Inspected.

2.2.2 The ground surface near the house does not drain/shed surface storm water properly. Regrade landscaping to slope away from foundation to help prevent water entry and damage to foundation and interior finishes. **(Various locations)**

2.3 Walkway(s)

✓ Brick
✓ Concrete
✓ Pavers
✓ Gravel
✓ Stone
✓ Wood chips

2.3.1 Inspected.

2.3.2 **The walkway is damaged. Repair to prevent further deterioration and trip hazards. (Exterior Back)**

2.4 Driveway(s)

Concrete

2.4.1 Inspected.

2.4.2 **The driveway is damaged. Repair to prevent further deterioration and trip hazards. (Exterior Front)**

2.5 Patio(s)

Concrete

2.5.1 All patios on the property were inspected.

2.5.2 Spalling / scaling noted, this is where the the finished surface of a concrete breaks down and separates. This can be caused by weather cycles or the introduction of chemicals. The condition is considered cosmetic, repairs are required for cosmetic reasons.

2.5.3 **The patio is damaged. Repair to prevent further deterioration and trip hazards. (Exterior Back)**

2.6 Enclosure(s)

- Wood Fence
- Chain Link Fence

2.6.1 The fence(s) were inspected.

2.6.2 Sections of the fencing were loose, wobbly and/or leaning. Recommend that the fence be re-supported, repaired or replaced as necessary. **(Various locations)**

2.6.3 Aging and deteriorating fences/gates require general repairs or replacement of fence board to maintain useful function. **(Various locations)**

2.6.4 The gate catches on the post when opening and closing, repair/adjust as necessary for ease-of-use and to improve functionality. **(Exterior Right)**

2.6.5 The gate drags on the ground when opening and closing, repair/adjust as necessary for ease-of-use and to improve functionality. **(Exterior Right)**

3.0 EXTERIOR

3.1 Exterior General Comments

3.1.1 The inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

3.1.2 Remove the bird nest to avoid pest related damages and deterioration. **(Exterior Front)**

3.2 Foundation Surface

- ☑ Slab on grade

3.2.1 The foundation surfaces were inspected.

3.3 Wall Surface

- ☑ Stucco
- ☑ Wood siding
- ☑ Brick / Stone Veneer

3.3.1 The wall surfaces were inspected.

3.3.2 Stucco/Veneer runs down along the foundation and to/below the grade, typical for the age of the home. However when stucco is installed below grade, there is not adequate opportunity for moisture to drain. Trapped moisture has the possibility to deteriorate the stucco/veneer and foundation and other issues associated with moisture. Provide appropriate clearances and install weep screeds to allow the moisture to properly drain.

3.3.3 Repair / caulk and paint all cracks / damage in stucco and monitor to reduce water entry and potential deterioration. Pictures are a representative sample. **(Exterior Right)**

3.3.4 Wall penetrations/voids should be sealed to avoid potential water/pest intrusion. **(Exterior Front)**

3.4 Eaves / Fascia / Soffit

- ☑ Wood

3.4.1 The eaves / fascia / soffits were inspected.

3.4.2 Wood rot, termite damage and/or deterioration are present. Further evaluation required to determine extent of the deterioration. Repair or replace as required to prevent continued deterioration. Reference the WDO (Wood Destroying Organism) Report for further assessment and next course of action. **(Exterior Back)**

3.5 Trim

- ☑ Wood
- ☑ Vinyl

3.5.1 The trim was inspected.

3.5.2 The trim has loose sections. Repair / replace as necessary to possible water penetration and related damages, further deterioration and to restore integrity. **(Exterior Back)**

3.6 Windows

- Aluminum
- Vinyl
- Wood

3.6.1 The windows were inspected.

3.6.2 Window screen(s) / frame(s) are torn, damaged or missing. Repair / Replace as needed intended for functionality and to avoid pest entry. **(Various locations)**


3.7 Exterior Doors

- Aluminum / Aluminum Clad
- Wood

3.7.1 The door(s) were inspected.

3.7.2 The screen door is missing/damaged. Install/Repair the screen door to prevent animal and insect entry. **(Exterior Back)**


3.7.3 A pet door has been installed into the exterior door. Pet door installation can compromise the door and allow for water / pest intrusion, repairs required to prevent intrusion and related damages. **(Exterior Left)**

3.8 Exterior Storage Room

3.8.1 The exterior storage room was inspected.

3.8.2 The detached storage room is in general disrepair, as is typical of many similar detached units. Repair and maintain as needed to the level of functionality that you need. **(Exterior Back)**

3.8.3 The exterior storage room has rotted wood. Repair or replace as needed to restore structural integrity. **(Exterior Back)**

4.0 ROOFING SYSTEM

4.1 Roofing General Comments

4.1.1 The inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future. The visual inspection is limited in scope by (but not restricted to) the following conditions:

• Entire underside of the roof sheathing cannot be seen and therefore not fully inspected for evidence of leaks.

• Evidence of prior leakage may be disguised by interior finishes

• Leaks can develop at any time and may depend on rain intensity and/or wind direction and speed.

• Please refer to the Visual Inspection Agreement and the ASHI standard of practice for a detailed explanation for the scope of the roof inspection.

4.2 Roofing Inspection Method

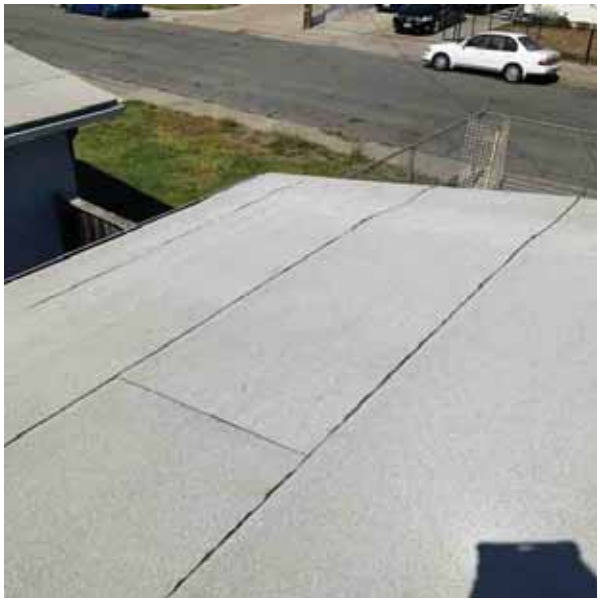
☑ Walked on roof surface.

4.3 Flat Surface(s)

☑ Modified bitumen

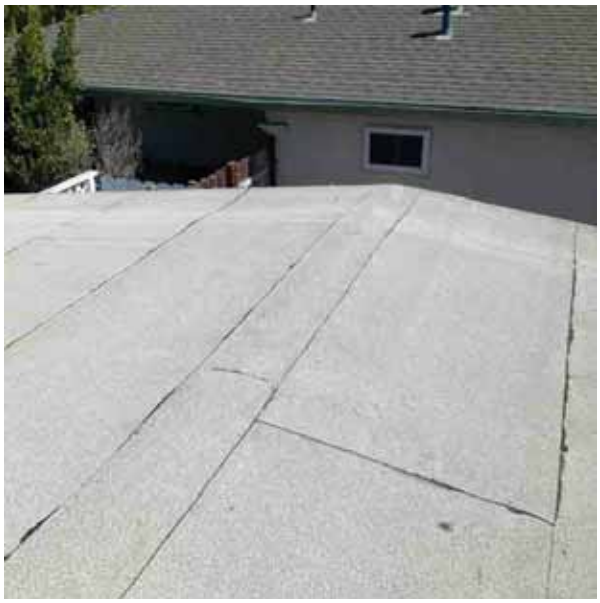
4.3.1 The flat surfaces were inspected.

4.3.2 The roofing material has been recently installed, inquire to installation date and any if a transferable builder warranty is available. The company that installed the system has performed a roof inspection prior to listing and has performed recent maintenance. Inquire as to specifics for your information.













4.4 Flashings

- The paint on flashing and / or vent stacks is deteriorating / missing / flacking. Re-paint as needed to protect the flashing and / or vent stacks from deterioration and corrosion, to protect the area from the elements.

4.4.1 The flashings were inspected.

4.5 Roof Drainage

- Aluminum

4.5.1 The roof drainage was inspected.

4.5.2 The gutter(s) show minor damage such as dent(s) or crease(s) during the inspection. This does not appear to affect overall function of the system. Repair as desired for cosmetic reasons.

4.5.3 Gutters are full of debris. Clean and remove debris from gutters for proper drainage off roof. This is an ongoing maintenance requirement that should be completed twice a year or as required. **(Various locations)**

4.5.4 Downspouts improperly discharging water against foundation. Redirect and extend all downspouts away from foundation to help prevent water damage. **(Exterior Right)**

5.0 ATTIC

5.1 Limitations

- No attic system present.

6.0 GARAGE / CARPORT

6.1 Garage General Comments

6.1.1 The garage has been converted to an additional space and if converting back to a functional garage, certain safety protocols/procedures must be met for safety and proper operation.

7.0 STRUCTURE

7.1 Limitations

- Ceiling structure is concealed. Unable to comment on it.
- Support posts and/or beams are concealed. Unable to comment on them.
- Roof Structure is concealed. Unable to comment on it.

7.2 Structure General Comments

7.2.1 A representative sampling of visible structural components was inspected. Concealed or inaccessible structural components are not inspected including items that are underground or contained inside walls, slabs, other closed portions of the building, or otherwise concealed by fixtures such as appliances, personal property, vegetation, etc.

7.3 Foundation

- Concrete

7.3.1 Inspected

7.4 Floor Structure

- Slab on grade

7.4.1 Inspected where possible

7.5 Wall Structure

- Wood frame

7.5.1 Inspected where possible

7.6 Roof Structure

- Rafters
- Plank / board roof sheathing.

7.7 Ceiling Structure

- Wood rafters

7.8 Slab

- Monolithic

8.0 ELECTRICAL SYSTEM

8.1 Limitations

- As per our Standards of Practice, a representative number of receptacles were tested and not all of them.

8.2 Electrical General Comments

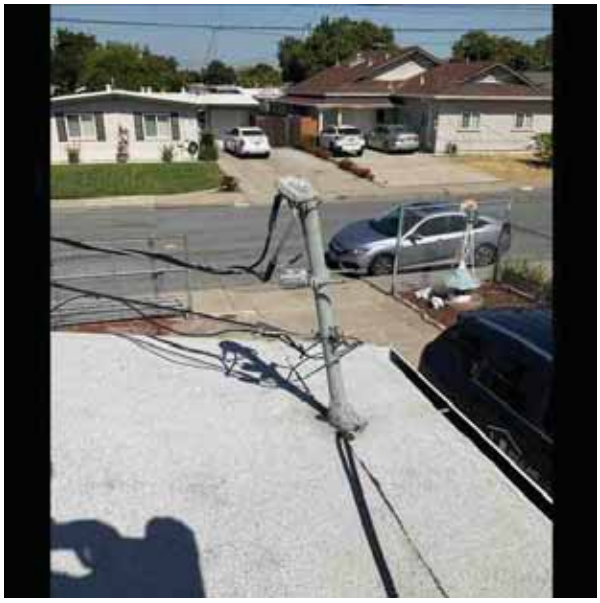
8.2.1 The inspection of the electrical system is a visual inspection. The electrical panel is inspected for general condition, Matching breakers, voids, double tapped breakers and proper grounding. The breakers in the panel are not load tested or tripped during the inspection to test the circuits. All accessible receptacles not currently in use will be tested for electricity/current/properly wired and all GFCI/AFCIs will be tested for function. It is highly recommended that all over current protection devices or breakers be properly labeled in the panel.

Inspection of the electrical system does not include remote controlled devices, alarm systems, low voltage wiring systems/components, or Ancillary wiring such as television/telephone/computer.

8.3 Service Entrance

- Electrical service to home is by overhead cables.
- Electrical service voltage is 240 volts.
- Service entry conductors are aluminum.

8.3.1 **The electrical mast is leaning. Repair as required for safety and to avoid any potential damages.**



8.4 Service Size

- 50 Amps

8.4.1 **The electrical service size is undersized for modern electrical needs. Upgrade the electrical service to accommodate modern electrical needs.**

8.5 Main Disconnect(s)

- The main electrical disconnect is located on the outside of the house
- Breaker

8.5.1 The electrical meter and emergency disconnect is located on the exterior front side of the building. **(Exterior Front)**

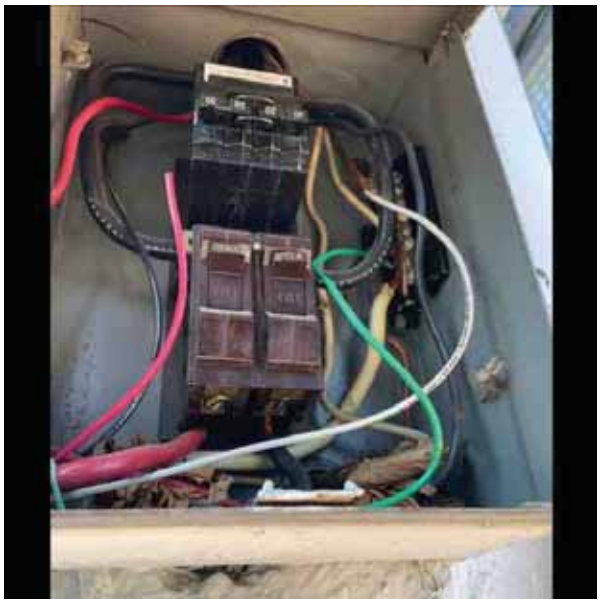
8.6 Distribution Panel(s)

- Breakers
- Outside

8.6.1 Inspected

8.6.2 The distribution panel is unlabeled / not fully labeled. The individual circuits should be labeled for convenience. **(Exterior Front)**






8.7 Sub-Panel(s)

- ☑ Breakers
- ☑ Garage

8.7.1 Inspected

8.7.2 **At the time of the inspection a Federal Pacific panel(s) was installed at this residence. While at one time they were extremely popular and installed throughout the country until the 1980's, many experts now consider the Federal Pacific panel obsolete by today's standards, and that some are known to have a higher than average rate of failure which can create a hazardous condition. Even though at the time of the inspection, the inspector may not have observed any visual defects within the panel(s), there are mixed opinions from licensed electricians as to the integrity and performance of Federal Pacific panels. For safety and peace of mind, recommend a qualified electrical contractor that is experienced with the potential hazards and dangers of Federal Pacific panels to perform a thorough evaluation of the electrical panel(s) and if needed any estimate cost of repairs or recommended upgrades before contingency period ends. (Garage)**




8.7.3 **The subpanel has double-tapped breaker(s). A qualified electrician should further assess and correct as required for electrical safety.**

8.7.4 The sub-panel has incorrect / faded labeling. The individual circuits should be labeled for convenience.

8.8 Grounding

- Grounded at water main.

8.9 Branch Circuit Wiring

- Copper wire branch circuits.
- Grounded Wiring
- Stranded Copper

8.9.1 Inspected

8.10 Receptacles

- Grounded
- Three Pronged Receptacles
- Ungrounded

8.10.1 Inspected

8.10.2 **There are ungrounded three-prong receptacles. A qualified electrician should further assess and correct as required for electrical safety. (Various locations)**

8.10.3 **Dim / Flickering lights on the outlet test usually indicates a loose / poor connections or possible voltage bleeding. Further assessment to evaluate the system by a qualified professional is needed to determine the cause and associated repairs for improved electrical safety. (Bedroom 3)**

8.10.4 **The receptacle(s) are loose. A qualified electrician should correct as required for electrical safety, to avoid stress on the wires and loose connections. (Various locations)**

8.11 Lighting / Ceiling Fan(s)

- Ceiling fan/lights
- Ceiling pot lights

8.11.1 The lights around the property have been inspected. Any lights that are on specific timers, dusk sensors, motion sensors (etc.), the functionality may not have been assessed. Inquire with current owner for specifics and a possible demonstration.

8.11.2 Light(s) around the property appear to have burnt out or missing bulbs and function could not be verified, replace bulbs where needed to verify function. If that fails further assessment will be needed to correct. **(Various locations)**

8.12 Exhaust Fan(s)

- Bathroom

8.12.1 Inspected

8.12.2 The exhaust fan has dirty grill. Clean as needed for proper ventilation. **(Hallway Bathroom)**

8.13 GFCI Devices

- Bathroom(s)
- Kitchen(s)

8.13.1 Inspected

8.13.2 **GFCI protection should be provided anywhere there is a receptacle installed in an area subject to moisture, as the presence of moisture greatly increases the danger of accidental shock. In the event of a fault in an appliance that you are touching, the current that passes through your body to the ground is detected by the GFCI and the circuit is shut off, protecting you from hazardous shock. In order for a GFCI to function properly, the GFCI must be grounded. Per manufacturers recommendations, testing of GFCI receptacles and breakers should be completed monthly. If the device fails it should be replaced.**

8.13.3 **Receptacle(s) are not properly GFCI protected, it is recommended that proper GFCI protection should be installed to improve electrical safety. Upgrade as needed. (Kitchen)**

8.14 Smoke Alarms

- Smoke Alarm

8.14.1 Smoke alarm(s) were present, however were not tested and the functionality was not determined.

8.14.2 Smoke alarms are now required to be installed on each floor (including basements), in the hall or common area leading to all sleeping rooms and in each sleeping room. Pressing the test button on the alarm only verifies battery or horn function but does not test the sensor within the unit. California law requires the seller to transfer a home with properly placed functioning smoke alarms. The seller and the buyer are required to sign the Smoke Alarm Statement of Compliance prior to the close of escrow.

8.14.3 Consideration should be given for replacement of smoke alarms after a real estate transfer is completed to ensure that new, properly functioning and properly-located fire protection is in place for new owners.

8.15 Carbon Monoxide Alarms

- CO detector

8.15.1 Carbon monoxide alarm(s) were present, however were not tested and the functionality was not determined.

8.15.2 Carbon monoxide detectors are required prior to the close of escrow. There should be a detector on each floor of the home in the common area. According to the carbon monoxide guidelines of the National Fire Protection Association (NFPA), all carbon monoxide alarms “shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms,” and each alarm “shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit.” At a minimum, industry experts recommend a CO alarm be installed on each level of the home -- ideally on any level with fuel burning appliances and/or outside of sleeping areas. Additional CO alarms are recommended 5-20 feet from sources of CO such as a furnace, water heater or fireplace.

8.15.3 Consideration should be given for replacing Carbon Monoxide detectors after a real estate transfer is completed to ensure that new, properly functioning and properly-located protection is in place for new owners.

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.1 Limitations

- Inspection of the system does not include pressure testing or distribution adequacy. This can only be determined by a qualified HVAC specialist.

9.2 HVAC General Comments

9.2.1 Permanently installed heating units were visually inspected and operated, unless otherwise noted. The main burner access covers on furnaces are removed to inspect components inside. The units are tested using the thermostats or other normal operator controls only. The interior of heat exchanger cannot be viewed without disassembly of the heating unit which is beyond the scope of this inspection. No attempt has been made to determine the adequacy of the systems for the home. For a healthy HVAC System we recommend annual servicing from a qualified HVAC specialist.

9.3 Thermostat(s)

- Standard

9.3.1 Tested

9.4 Energy Source(s)

- Shut-off is located at or near the meter
- Natural Gas

9.5 Meter

- Natural Gas
- The main gas supply shutoff valve is located on the riser pipe between the ground and the meter and has been marked in this report for easy identification. To shut off the gas to the entire building, use a wrench or gas shut off wrenches (available at most hardware stores). Rotate the shut-off valve one-quarter turn in either direction until it is perpendicular to the supply pipe. We recommend that a wrench be attached to, or stored near the meter so the gas can be shut off in the event of an emergency. An automatic seismic shut off valve should also be considered for maximum safety in the event of an earthquake.

9.5.1 The gas meter and emergency disconnect is located on the exterior front side of the building. **(Exterior Front)**

9.6 AC / Heat Pump System(s)

- Ductless Split System Heat Pump

9.6.1 According to the average manufacture service life, the typical air conditioner last between 15 - 20 years. The air-conditioner was manufactured in: 2020 **(Exterior Back)**

9.7 Air Conditioning System(s)

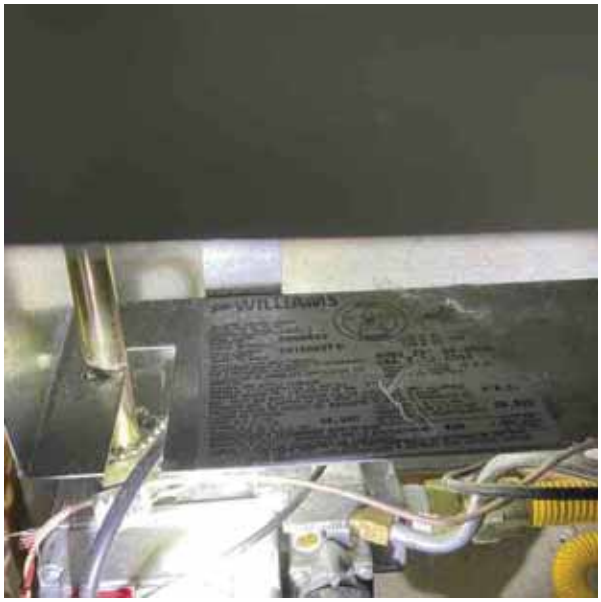
9.7.1 A widow air conditioner unit is beyond the scope of the inspection, the unit was not inspected or function verified as window units are not considered permanent. Inquire for a demonstration from the current owner and inquire about any remotes. ** Note - Window units may obstruct egress in the event of an emergency if it is installed in the only window of a room.

9.8 Floor/Wall Furnace

9.8.1 The average life expectancy of a furnace is around 20 years, this unit was manufactured in : 2005 **(Hallway)**

9.8.2 **The floor / wall furnace did not respond to normal operating controls due the gas line being shutoff. A qualified HVAC contractor should further assess and repair / replace as required to restore proper function. (Hallway)**

9.8.3 The average life expectancy of a furnace is around 20 years, this unit was manufactured in : 2012



9.9 Electric Heating System(s)

- Wall mount fan

9.9.1 The electrical heating system(s) were operated.

9.10 Burner

- Ribbon

10.0 PLUMBING SYSTEM

10.1 Limitations

- Unable to determine the gallons per minute on one or more of the shower heads. Residential showerheads, including handheld showers and fixed body sprays, must use no more than 2.0 GPM
- Stored items in cabinet/drawer under the sink(s) limited the inspection of the plumbing material. Corrosion, leaks and/or damage may not have been identified.

10.2 Plumbing General Comments

10.2.1 Inspection of the sewer drain piping and sewer lateral are beyond the scope of this inspection. Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appear operational at time of inspection. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are known prior drain problems or there are large trees on the grounds, it would be prudent to have the drain lines "video-scanned" prior to closing.

10.3 Water Main

- Main water main line is in the yard.
- Water main is copper pipe.

10.3.1 Inspected the visible portion of the house water main.

10.3.2 The water main and emergency disconnect is located on the exterior front side of the building however, improvements can be made to the grade for ease of access to the shut off during emergency purposes. **(Exterior Front)**

10.4 Distribution Piping

- Interior water supply pipes are copper.

10.4.1 The visible portions of the water distribution piping was inspected.

10.4.2 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

10.5 Drain, Waste, and Vent Piping

- ABS / Plastic
- Galvanized steel

10.5.1 Inspected where possible

10.5.2 **The drain, waste and vent piping is galvanized steel. A qualified plumber should further assess and upgrade / replace as required to prevent water damage due to corroding pipes.**

10.6 Water Heating Equipment

- Storage tank hot water system.
- Fuel source is natural gas.
- 50 Gallon
- Water heater is located in the garage.

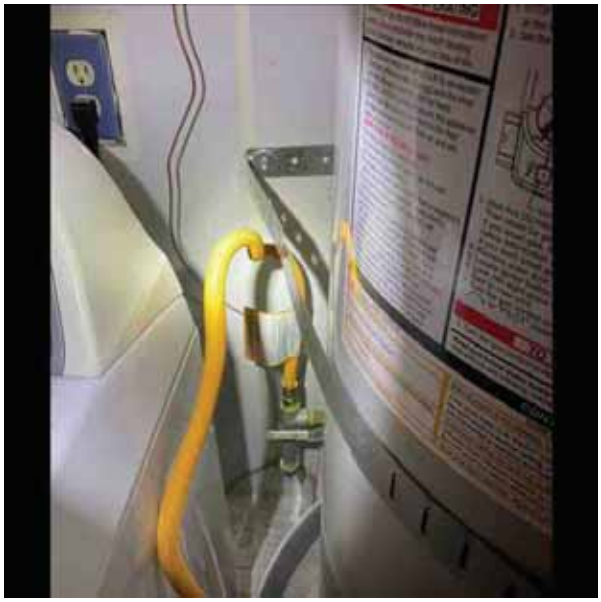
10.6.1 The domestic hot water system was inspected.

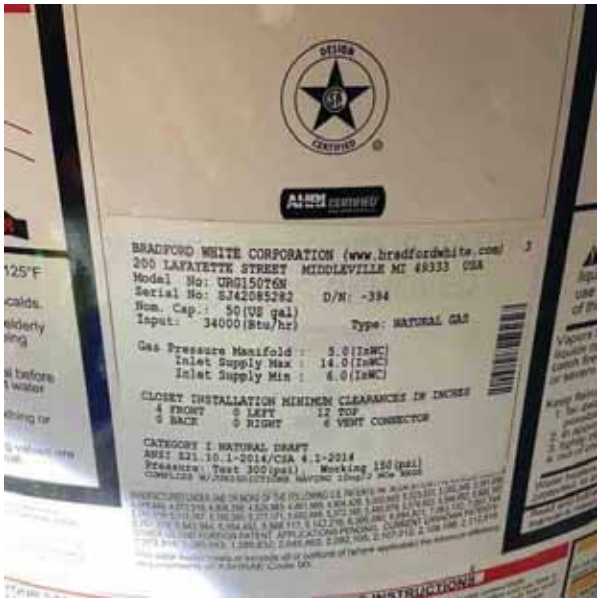
10.6.2 Operational

10.6.3 Properly Strapped - Depending on local jurisdictions larger gallon water heaters may require additional strapping, consult with the local authority for specific information on 75 - 100 gallon tanks.

10.6.4 The Consumer Product Safety Commission (CPSC) recommends setting the water heater at 120 degrees Fahrenheit for safety and to prevent scalding. Most adults will suffer third-degree burns if exposed to 150 degree water for two seconds, burns will also occur with a six-second exposure to 140 degree water. On the other hand, setting your hot water tank to low can allow bacteria, Legionella which causes Legionnaires disease, to grow in the stagnant water.

10.6.5 The typical tank type water heater has a life span of 10-15 years. The water heater was manufactured in: 2018 **(Garage)**





10.6.6 **The connection at the pressure relief valve reduces the diameter of the pipe and has the chance to restrict the flow of water in the event it is activated, correct to restore intended function. Note - This may void the home warranty.**

10.6.7 **The pressure relief valve is threaded at the end of the discharge pipe which may allow someone to cap the pipe. Correct the installation as required for safety.**

10.7 Water Heater Venting

- Atmospheric vent

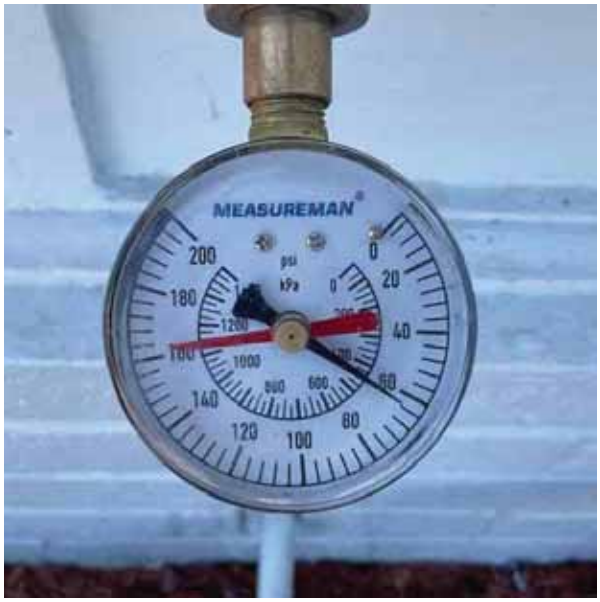
10.7.1 Inspected

10.8 Hose Bib(s)

- Vacuum breaker missing at some / all hose bib locations.
- A vacuum breaker / anti-siphon device is an attachment commonly placed on a hose bibb that prevents water from being siphoned backward into the drinking water supply. This prevents contamination should the drinking water system's pressure drop.

10.8.1 Exterior hose bibs were inspected and operated.

10.8.2 Sample PSI reading was taken from the hose bib and it is within the normal range. **(Exterior Front)**



10.9 Fixtures / Faucets

- Mineral deposits and build-up noted on the fixture(s) / faucet(s). Excessive build-up can restrict the flow of water, clean and maintain as needed to promote the unobstructed flow of water from the source, improved functionality and cosmetic reasons.

10.9.1 Faucets operated.

10.9.2 The faucet aerator / screen is clogged / obstructed. Clean or replace the aerator to regain proper function. **(Hallway Bathroom)**

10.10 Sink(s)

10.10.1 The sinks were operated

10.10.2 The sink has a slow drain, repair and/or remove obstruction as required to restore proper drainage. **(Hallway Bathroom)**

10.10.3 The drain stopper in the sink is inoperative/missing. Repair/replace as required to regain proper function. **(Hallway Bathroom)**

10.10.4 Build up and mineral deposits noted at the supply line connection(s), repair/replace proactively to avoid further deterioration and possible water leakage. **(Hallway Bathroom)**

10.10.5 The sink is not sealed around the entire perimeter. Apply appropriate sealant to prevent possible water penetration and related water damage.

- Hallway Bathroom
- Kitchen

10.10.6 The sink is corroded. Further assessment is needed by a qualified professional to recommend next course of action, if repairs or replacement is needed to avoid further deterioration and/or possible water leakage. **(Kitchen)**

10.10.7 The drain pipe under the sink and/or undercabinet of the sink has evidence of prior leakage. Although no active leaking was present at the time of inspection monitor the installation for water leakage. **(Kitchen)**

10.11 Toilet(s)

✓ 1.6 GPF Toilet(s) Installed

10.11.1 Toilet(s) Operated - Note: In tank chlorine cleaners can deteriorate the parts inside of the tank.

10.11.2 1.6 gpf

10.11.3 **The tank is loose and not secured to the bowl, secure as needed for stability and to avoid potential leakage. (Hallway Bathroom)**

10.12 Tub(s) / Shower(s)

- The faucet / fixture is not sealed to the surround / tile. All penetrations should be made water tight to avoid moisture penetration and possible damages.
- The window is low and in the path of or splash zone of the water, windows are not designed to be water proof from the inside out. Monitor closely for deterioration of the sealant and repair as needed immediately to avoid water damage, or remove / upgrade to a smaller window pro-actively.

10.12.1 The tub(s) / shower(s) were operated.

10.12.2 **The faucet/fixture handle is leaking, further investigation is needed to determine the extent and associated repairs, if a leak is occurring in the wall. (Hallway Bathroom)**

10.12.3 The shower head is leaking at the connection, repair/replace as needed to restore intended functionality. **(Hallway Bathroom)**

10.12.4 The tub/shower has a slow drain, repair as necessary to restore proper drainage. **(Hallway Bathroom)**

11.0 INTERIOR

11.1 Limitations

- As per our Standards of Practice, a representative number of windows are operated and not all of them.

11.2 Floors

- Tile / Stone
- Carpet
- Vinyl / Linoleum

11.2.1 **The carpet is loose and rippled / creased, stretch and secure as necessary to avoid damage and a potential trip hazard. (Various locations)**

11.2.2 The floor shows signs of use, minor damage and/or typical wear and tear, repair/replace as desired for cosmetic concerns. **(Various locations)**

11.2.3 The flooring material is delaminating. Repair or replace as desired for cosmetic / aesthetic reasons. **(Various locations)**

11.2.4 **The flooring material is missing a transition strip, install / repair / replace the transition strip to avoid damage to the flooring material and negate any trip hazards. (Various locations)**

11.2.5 The flooring material is cracked. Repair or replace as desired for cosmetic / aesthetic reasons. **(Entryway)**

11.3 Walls / Ceilings

- Drywall
- Wood Paneling / Planks

11.3.1 Ceilings Inspected

11.3.2 Walls Inspected

11.3.3 The wall/ceiling has minor cosmetic damage, wear and tear, repair for cosmetic concerns. **(Various locations)**

11.4 Windows

- Aluminium
- Vinyl
- Wood
- Some window are older / single pane and depending on the year of manufacture and installation may be missing safety glass.

11.4.1 Readily-accessible windows were operated.

11.4.2 Moisture staining noted on the interior window sill. Window coverings like shutters / blinds may restrict air flow and condensation may be present in the colder months. Correct, monitor and maintain as needed.

11.4.3 Some windows are unable to verify if the seal is broken or if the window is just dirty, clean the window(s) where needed to verify. **(Various locations)**

11.4.4 The window(s) track is dirty and makes the window difficult to operate. Clean as needed for improved functionality. **(Various locations)**

11.5 Doors

- Wood
- Consideration should be taken to install /replace door stops where missing or damaged to avoid damage to the wall.

11.5.1 Operated

11.6 Entrance Door(s)

- Aluminum
- Wood

11.6.1 Entrance door(s) were inspected

11.7 Countertops / Cabinets

- Tile
- Wood

11.7.1 Inspected

11.7.2 The kitchen countertop(s) are cracked. Repair or replace as required for improved function and aesthetics. **(Kitchen)**

11.7.3 Missing or deteriorated caulking/grout at countertops and backsplash. Correct/repair/seal where needed to prevent possible water intrusion and related damage around walls, floors, cabinets and other finishes. **(Kitchen)**

12.0 APPLIANCES

12.1 Refrigerator

12.1.1 Inspected

12.1.2 Sample temperature readings from the fridge and freezer. **(Kitchen)**

12.2 Ranges / Ovens / Cooktops

- Electric
- Free standing range
- Conventional

12.2.1 Operated

12.2.2 Sample temperature reading from the oven was taken. **(Kitchen)**

12.2.3 **The oven is missing an anti-tip bracket, recommend installing an anti-tip bracket for improved safety.**

How to install an anti-tip bracket - https://www.youtube.com/watch?v=x1keSCXFYjQ

12.3 Range Hood

- Direct vent to exterior

12.3.1 Operated

12.4 Dishwasher

- Built-in
- High Loop/Air Gap Installed

12.4.1 **The dishwasher is inoperative and has been shut off due to water related leaking. An appliance repair technician should further assess and repair or replace as required for proper operation. (Kitchen)**

12.5 Microwave Oven

- Countertop Microwave - Counter top appliances are not inspected for functionality as the unit is typical taken with the seller when moving.

12.6 Clothes Dryer

An outlet for an electric dryer is present.

12.6.1 The dryer exhaust cover / port is poorly installed. Secure, repair and seal as needed to restore intended function. **(Exterior Front)**

12.7 Door Bell and Chimes

12.7.1 Operated

12.7.2 The door bell is inoperative and should be repaired or replaced. **(Exterior Front)**