



Received	48 Pages
Buyer	Date
Buyer	Date

P.O.Box 59116
San Jose, CA 95159-9116

Client(s)

Richard H Lambie

Inspection Property Address

104 Amanda Ln
Los Gatos CA 95032

Realtor(s)

Donna Chan



Inspection Date
5/15/2024

Inspected By
Brett Reeder



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INVOICE

Compass Home Inspections L.L.C.
P.O.Box 59116
San Jose, CA 95159-9116
Inspected By: Brett Reeder

Inspection Date: 5/15/2024
Report ID:

Customer Info:	Inspection Property:
Richard H Lambie Customer's Real Estate Professional: Donna Chan Serenio	104 Amanda Ln Los Gatos CA 95032

Inspection Fee:

Service	Price	Amount	Sub-Total
Single family	755.00	1	755.00
			Tax \$0.00
			Total Price \$755.00

Payment: Check
Payment Status: Paid At Time Of Inspection by the Agent. Thank You!
Note/Escrow Number: Check #1395
Name:
Company:
Phone:
Fax:

Date: 5/15/2024	Time: 11:00:00 AM	Report ID:
Property: 104 Amanda Ln Los Gatos CA 95032	Customer: Richard H Lambie	Real Estate Professional: Donna Chan Serenio

Inspection Report Introduction

We would like to take this opportunity to thank you for selecting us to perform the home inspection on this property. In the following pages Compass Home Inspections L.L.C. ® has provided the written inspection report. We appreciate the opportunity to be of service to you.

The inspection and report are general overviews of the inspected items and are intended to be a non-destructive examination of the general functions of the building, its components, and equipment. The inspector can only spend a limited time on each item. The inspection is visual and the purpose of the inspection and written report is to indicate whether a readily accessible item, component or system, which is identified on the written report is functioning adequately at the time of the inspection. The inspection and report only includes those items and systems expressly identified in the provided inspection report. The inspection and report were generally performed in accordance with the standards of practice of the American Society of Home Inspectors. We strongly recommend reviewing these standards of practice at this time to fully understand the scope, and limitations of this inspection. These standards of practice are attached to this report, or can be viewed on line at www.ashi.org

The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the Client and as such are not to be relied on by third parties or subsequent purchasers. COMPASS HOME INSPECTIONS L.L.C. ® assumes no responsibility or liability to any third parties in connection with the inspection or Report. The Report is non-transferable. Because the condition of a property will change, past reports (including this report) may no longer accurately reflect the current conditions of the property. The inspection and Report do not include, nor should they imply a review of compliance or noncompliance with any code, regulation, law, statute, or ordinance whether governmental or otherwise, unless such observations are specifically referred to in the Report.

No testing for mildews / molds was done. Testing for mildews / molds is beyond our expertise, the scope of our inspection, and outside the scope of ASHI standards of practice. Only a trained expert can perform a test for mildews / molds, and assess their risk. All buyers should consider having specific testing done for mildews / molds and complete any such testing well before the end of any applicable contingency removal periods.

Due to the current drought, worst on record in California and the expected El Nino weather pattern, conditions may occur that affect the soil and drainage that could not be viewed during this home inspection. We are not soils engineers or geotechnical engineers and cannot render any opinion regarding soil stability, or any potential soil movement. If desired, qualified specialist should be consulted on these matters at this time.

The home inspection is not a structural pest control inspection, this report must not be used as a replacement for a current pest control report or inspection. We strongly recommend all clients have their own complete pest control inspection done well before the end of any applicable contingency removal periods.

Common areas, or systems, structures, or components there of, including, but not limited to, those of a common interest development as defined in California Civil Code section 1351. et seq. do not fall within the scope of this inspection and were not inspected.

Definitions

Home inspection:

The process by which an inspector visually examines the readily accessible systems and components of the home and which describes those systems and components in accordance with these Standards of Practice.

Unsafe:

A condition in a readily accessible, installed system or component which is judged to be a significant risk of bodily injury during normal, day-to-day use; The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.

Further evaluation:

Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspection.

Client Was Present:

No

1. Sect: 1.0-1.11 SUMMARY PAGES PART 1

The following visible items in need of further evaluation and/or corrections by others noted in this report are listed by areas below, and on the following conclusion pages.

This set of conclusion page(s) is a summary only, and must not be relied on as a whole report. It is vital that you read through the entire report. The recommendations that we make in this report, and this set of conclusion page(s) should be completed by qualified licensed contractors. Any work/repairs performed on the house needs to be completed by an appropriate qualified licensed contractor in a workmanship type manner that complies with the current building safety standards. It should be understood by promptly following up with appropriate qualified licensed contractors or other professionals as to all recommendations contained in the Report prior to the end of any applicable contingency removal periods you may learn of additional defects that may affect your evaluation of the property.

No permit search was requested or performed on this property. We do not endorse work done without permits or the benefit of the City or County permit/inspection process. We recommend performing a permit search well before the end of any applicable contingency removal periods on all properties that have undergone remodeling or had additions or upgrades done to determine if all items have been permitted, inspected and finalized by the appropriate building department.

This report should not be used for estimating purposes by any person(s) performing the work on this property without verifying in the field the scope of the work. This report must not be used for bidding purposes. Please read through this entire report and call if you have any questions.

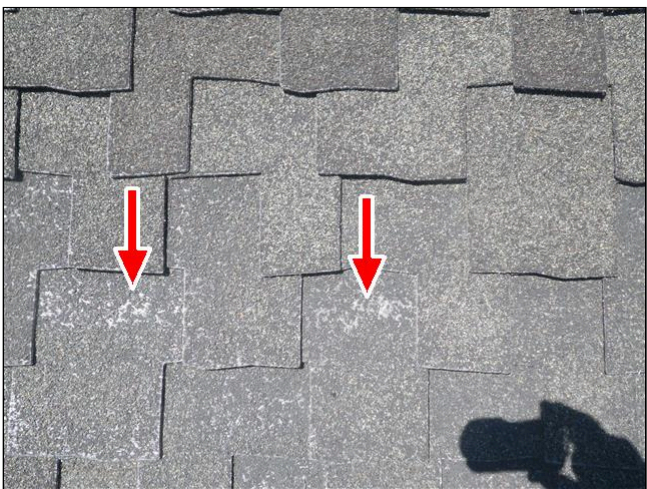
Sincerely,
Compass Home Inspections L.L.C.

Items	
1.0	ROOF COVERING: ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS
There was widespread degranulation noted to the composition shingles on the roof and there is visible fiberglass in the composition shingles in several areas (Pictures 1-3 are examples). There was an incorrectly installed flashing noted on the roof (Picture 4). To help ensure a leak free installation I recommend contacting a qualified licensed roofing contractor at this time for further evaluation and to perform corrections where needed.	
There were unpainted ABS plastic plumbing vent pipes noted on the roof (Pictures 5 is an example). These plastic vent pipes need to be painted at this time to help prevent premature deterioration of	

these pipes. I recommend contacting a qualified licensed painting contractor for corrections.



1.0 (Picture 1)



1.0 (Picture 2)



1.0 (Picture 3)



1.0 (Picture 4)



1.0 (Picture 5)

1.1	EAVES, SOFFITS AND FASCIAS: ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS
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There was damage noted to rafter tails in various areas around the perimeter of the house (Pictures 1-5)

are examples). To prevent further damage this damage and the condition(s) causing this damage need to be corrected. I recommend contacting a qualified licensed structural pest control company at this time for further details to determine the extent of the damage and for appropriate corrections as needed.



1.1 (Picture 1)



1.1 (Picture 2)



1.1 (Picture 3)



1.1 (Picture 4)



1.1 (Picture 5)

1.2	ROOF DRAINAGE SYSTEM: ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS
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There was a downspout noted to be missing a portion at the right front corner of the garage (Picture 1). This missing portion of the downspout needs to be installed at this time to help properly drain the water away from the garage.



1.2 (Picture 1)

1.3

EXTERIOR AND ACCESSIBLE INTERIOR PORTION OF ATTACHED FIREPLACE CHIMNEY(S):
ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS

There was no spark arrester installed on the fireplace chimney. For fire safety, a spark arrester needs to be properly installed on this fireplace chimney. I recommend contacting a qualified licensed masonry contractor for further evaluation of the fireplace chimney from the top down at this time and to properly install a spark arrester.

The exterior fireplace ash door was missing (Picture 1). This door needs to be installed to properly seal this area. I recommend contacting a qualified licensed masonry contractor for further evaluation at this time and corrections.



1.3 (Picture 1)

1.4

EXTERIOR SIDING (CLADDING), FLASHING, TRIM, WINDOWS AND DOORS, ADJACENT
VEGETATION: ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS

The paint coverage was noted to be showing signs of weathering/deterioration in various areas around the perimeter of the house. These areas need to be painted to ensure proper protection to the siding. I recommend contacting a qualified licensed painting contractor at this time.

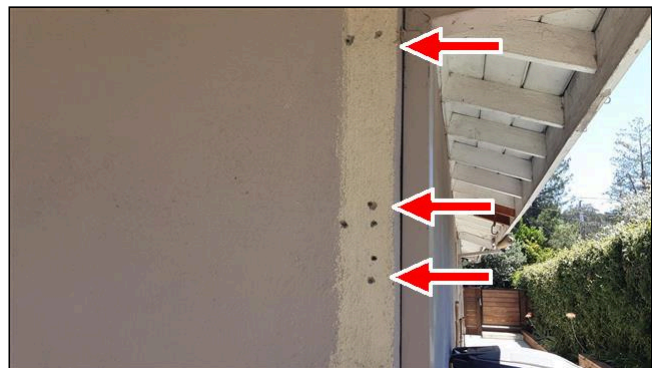
There were unsealed penetrations in the stucco siding at the right rear corner of the garage and at the right side of the garage (Pictures 1-5) and in the wood siding at the front of the house (Picture 6). These penetrations need to be properly sealed at this time to help prevent possible water intrusion to the wood framing and/or damage.

There was damage noted to the car door jamb at the right side of the garage at the right side of the car door opening (Picture 7). To prevent further damage this condition needs to be corrected. I recommend contacting a qualified licensed structural pest control company at this time for further details and to determine the extent of the damage and for appropriate corrections as needed.

The wood siding was too close to the hardscape at the front porch area (Picture 8). To help prevent possible damage and meet modern standards these situations need to be corrected to ensure a minimum of 2 inches between the wood and the hardscape. I recommend contacting a qualified licensed general contractor for corrections as needed.

There were key locking dead bolts noted on the interiors of the front door and rear exterior pantry room door. These locks need to be removed or be changed to non key locking mechanisms on the interior of the doors at this time for fire safety egress. I recommend contacting a qualified licensed general contractor for corrections as needed.

The stain on the rear exterior pantry room door was weathered/deteriorated (Picture 9). To help prevent damage to the door this situation needs corrections. I recommend contacting a qualified licensed painting contractor at this time.



1.4 (Picture 1)



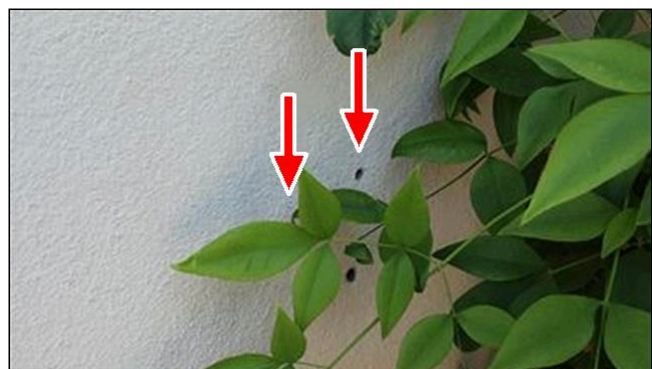
1.4 (Picture 2)



1.4 (Picture 3)



1.4 (Picture 4)



1.4 (Picture 5)



1.4 (Picture 6)



1.4 (Picture 7)



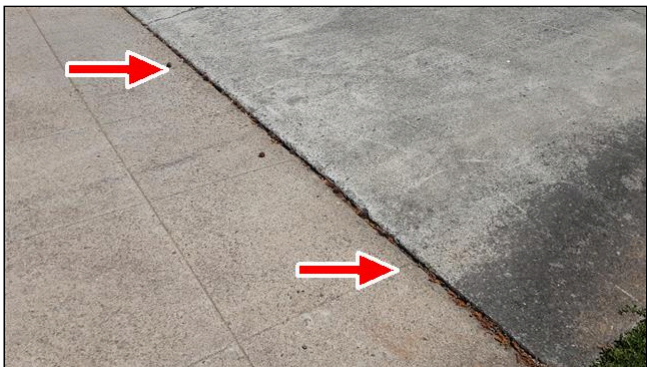
1.4 (Picture 8)



1.4 (Picture 9)

1.5 SIDEWALKS, DRIVEWAYS, ADJACENT WALKWAYS, APPLICABLE RETAINING WALLS AND ADJACENT GRADING: ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS

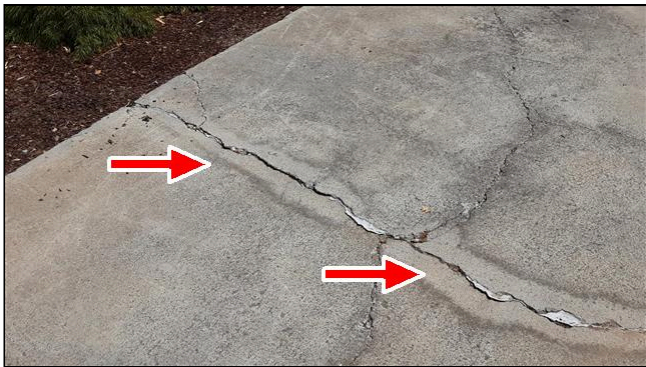
There was lifting / settling noted to the driveway where it meets the sidewalk, driveway and the driveway where it meets the garage slab (Pictures 1-4 are examples). These areas of lifting / settling are tripping hazards and need to be corrected at this time for the safety of passing foot traffic.



1.5 (Picture 1)



1.5 (Picture 2)



1.5 (Picture 3)



1.5 (Picture 4)

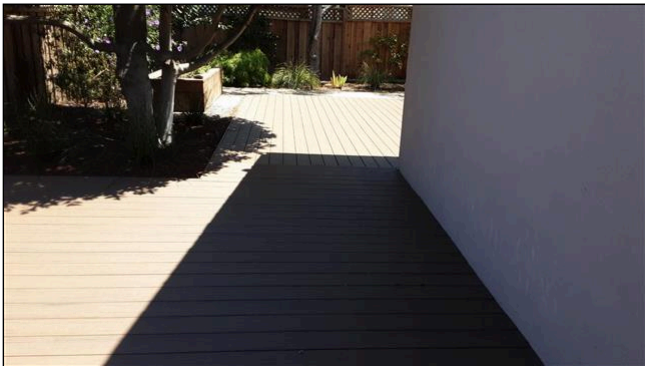
1.6 ADJACENT PATIO COVERS, PORCH(S), DECKS AND ASSOCIATED COMPONENTS: ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS

There was damage noted to a support post at the front porch area (Picture 1). To prevent failure/injury and/or further damage this condition needs to be corrected. I recommend contacting a qualified licensed structural pest control company at this time for further details and to determine the extent of the damage and for appropriate corrections as needed.

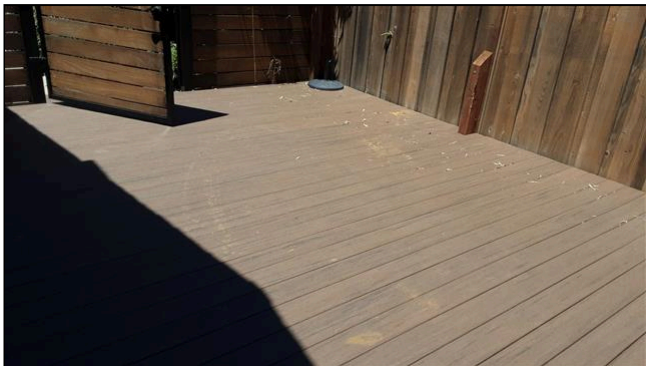
There was no access under the deck for inspection of any connections between the deck and the house, or of the support structure or of the underside of the deck boards (Pictures 2-4 are examples). The condition or suitability of these items is unknown. Please note: Decks and their components need ongoing maintenance, and periodic inspections for safety. Decks and their components can not be expected to last forever and will not improve with age. In areas where decks attach to the house there is the potential of concealed damage that is not visible. Further detailed evaluation by qualified others at this time is advised in these circumstances.



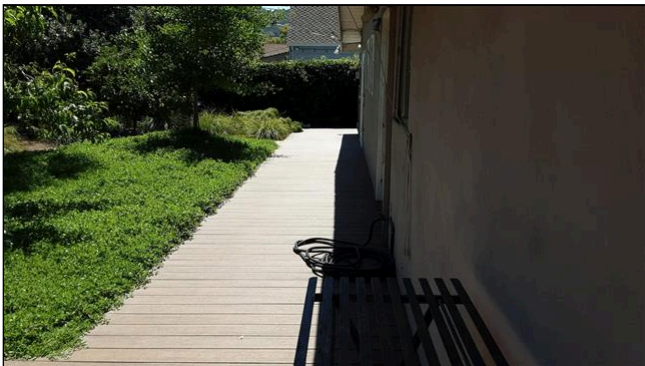
1.6 (Picture 1)



1.6 (Picture 2)



1.6 (Picture 3)



1.6 (Picture 4)

1.7	GARAGE/CARPORT(S): ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS
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One garage foundation vent was noted to be covered. For safety, this vent needs to be uncovered (to help provide proper ventilation into the garage at this time).

There was no self closing mechanism on the door between the garage and the house. For fire safety, a self closing mechanism needs to be properly installed on this door at this time. I recommend contacting a qualified licensed general contractor for further evaluation at this time and to perform installation as needed.

There was no weather stripping on the door between the garage and the house. To help prevent exhaust gases from entering the house breathing air weather stripping needs to be properly installed to ensure a tight seal around the door. I recommend contacting a qualified licensed contractor for installation as needed.

The garage door into the house rubbed on the threshold. This door needs further evaluation and repairs / adjustments to be fully functional. I recommend contacting a qualified licensed general contractor for further evaluation at this time and to perform correction as needed.

The door between the garage and the house opened out over a step (Picture 1). For the safety of passing foot traffic this situation needs to be corrected. I recommend contacting a qualified licensed general contractor for further evaluation at this time and for corrections as needed.

Please Note: There was a door between the garage and left front bedroom (Picture 2). This is an unsafe situation and does not meet building standards. For occupant safety, to prevent the possible intrusion into the bedroom (sleeping area) by exhaust gases from cars, the gas furnace or the gas water heater in the garage this door needs to be removed and the wall needs to be properly sealed. Taking this appropriate action would eliminate the need to do the corrections noted in paragraphs 2-5. I recommend contacting a qualified licensed general contractor for the removal of the door and to properly restore the sheet rock firewall between the garage and the house.

Please note: The garage was not fully accessible due to stored materials (Pictures 3-6 are examples). Garage components behind these materials were not inspected. Conditions in these areas of the garage and of the components in these areas are unknown. Damage may or may not exist behind these materials. The garage area contains important structural components (foundation) and other systems (electrical, plumbing, fire shield, etc), that may or may not need immediate corrections for safety and to help prevent possible damage or further damage. For a complete evaluation of the garage and all of its components, these inaccessible areas of the garage need to be made accessible and be fully inspected by appropriate qualified licensed contractors at this time.



1.7 (Picture 1)



1.7 (Picture 2)



1.7 (Picture 3)



1.7 (Picture 4)



1.7 (Picture 5)



1.7 (Picture 6)

1.8	GARAGE/CARPORT DOOR(S) AND DOOR OPENER(S): ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS
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The garage car door opener was noted to be served by an electrical extension cord. This opener needs to be removed or be properly wired. I recommend contacting a qualified licensed electrical contractor for further evaluation at this time and correction of this item.

The control pad for the the garage car door opener was located too low on the wall. For child safety this situation needs corrections. I recommend contacting a qualified specialist in these systems to fully evaluate this item and perform any needed corrections at this time.

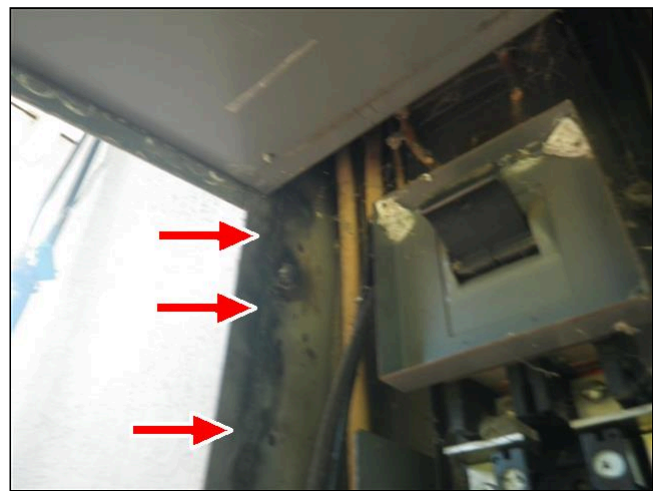
The light beam mechanisms for the garage car door were mounted greater than 6" off of the garage floor. These light beam mechanisms in general need to be mounted below 6" but may need to be lower for safety. I recommend consulting the manual for further information at this time, and I recommend contacting a specialist in these systems for adjustments / corrections at this time.

1.9	MAIN ELECTRICAL PANEL, ELECTRICAL SUB PANEL AND SERVICE ENTRANCE CONDUCTORS:
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ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS

MAIN ELECTRICAL PANEL:

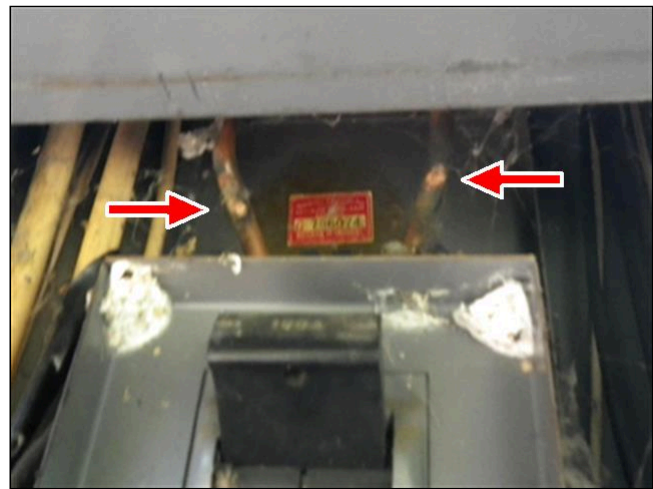
There were scorch marks noted in the panel (Pictures 1 & 2 are examples) and the main bare copper conductors feeding the panel were damaged (Picture 3). I could not determine the cause of this condition or its implications. For fire safety I recommend contacting a qualified licensed electrical contractor for further evaluation at this time and repairs as needed.



1.9 (Picture 1)



1.9 (Picture 2)



1.9 (Picture 3)

1.10 ATTACHED INTERIOR AND EXTERIOR LIGHTING: ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS

A ceiling light did not respond to the wall switch in the pantry area (Picture 1). This light needs further evaluation and repair (may just need a new bulb to be functional). I recommend contacting a qualified licensed electrical contractor at this time for correction as needed.

A wall light fixture did not fully respond to the switch in the hall bathroom (Picture 2). This light fixture needs further evaluation and repair (may just need a new bulb to be fully functional). I recommend contacting a qualified licensed electrical contractor at this time for corrections as needed.



1.10 (Picture 1)



1.10 (Picture 2)

1.11

ATTACHED EXTERIOR AND INTERIOR ELECTRICAL RECEPTACLES (OUTLETS), JUNCTION BOXES AND VISIBLE WIRING: ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS

There were accessible improperly wired three prong electrical outlets noted in the garage. For safety, these outlets need to be corrected. I recommend contacting a qualified licensed electrical contractor for further evaluation of these items at this time, and to perform corrections as needed.

There was unprotected nonmetallic sheathed electrical wiring noted at the left side of the garage (Picture 1). For safety, this wiring needs to be removed or be properly shielded. I recommend contacting a qualified licensed electrical contractor for further evaluation and correction of this item.

There were accessible improperly wired three prong electrical outlets noted in the living room, kitchen eating area and in all of the bedrooms. For safety, these outlets need to be corrected. I recommend contacting a qualified licensed electrical contractor for further evaluation of these items at this time, and to perform corrections as needed.

Not all of the electrical outlets at the kitchen counters were GFCI protected. For increased safety, I strongly recommend having these non GFCI protected outlets upgraded to meet modern standards. I recommend contacting a qualified licensed electrical contractor for further evaluation at this time and to perform upgrades where needed.

There was an older three pronged 240 volt electrical outlet for the dryer in the garage (Picture 2). For safety and to meet current standards, I recommend upgrading this outlet to a four pronged 240 volt outlet. I recommend contacting a qualified licensed electrician at this time for proper replacement.



1.11 (Picture 1)



1.11 (Picture 2)

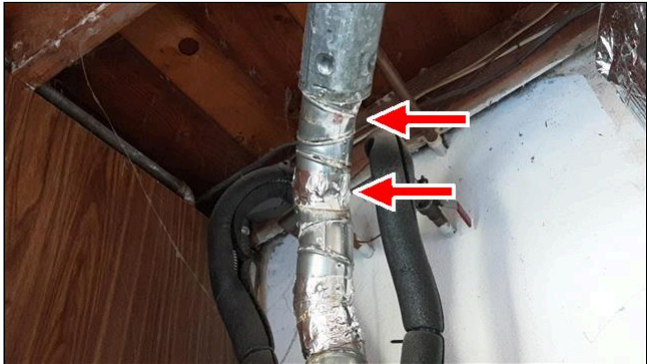
2. Sect: 2.0-2.11 SUMMARY PAGES PART 2

Items

2.0

POTABLE WATER HEATING EQUIPMENT AND SEISMIC STRAPPING: ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS

There was corrosion noted on the exhaust flue for this water heater (Picture 1). To prevent further damage this situation needs corrections. I recommend contacting a qualified licensed plumbing contractor at this time for further evaluation and correction of this item as needed.



2.0 (Picture 1)

2.1

HEATING SYSTEM(S): ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS

The furnace filter was noted to be dirty. For energy efficiency, this furnace filter needs to be replaced at this time.

The grey plastic wrap on a heat duct in the attic was noted to be damaged (Picture 1). To prevent further damage and for energy efficiency this situation needs to be corrected. I recommend contacting a qualified licensed heating contractor for further evaluation at this time and correction as needed.

There was a heat register in the garage at the furnace platform (Picture 2). This is an unsafe situation. For occupant safety this situation needs to be corrected. I recommend contacting a qualified licensed heating contractor at this time for further evaluation and correction of this item as needed.



2.1 (Picture 1)



2.1 (Picture 2)

2.2

AIR CONDITIONING SYSTEM(S): ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS

INSPECTED. THERE WERE NO ITEMS IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS

2.3 KITCHEN(S): ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS

The sink finish was chipped (Picture 1) Correction is needed to help prevent further damage. I recommend contacting a qualified licensed general contractor for correction as needed.

There was no air gap valve installed at the kitchen sink for the dishwasher. For safety an air gap valve needs to be properly installed to help prevent dirty water from being siphoned back into the dishwasher and the clean dishes. I recommend contacting a qualified licensed plumbing contractor for further evaluation at this time and for installation.

There was some unshielded nonmetallic sheathed electrical wiring noted in the wood cabinet above the stove cooktop area (Picture 2). This wiring needs to be removed or be properly shielded for safety. I recommend contacting a qualified licensed electrical contractor for further evaluation at this time and for corrections as needed.

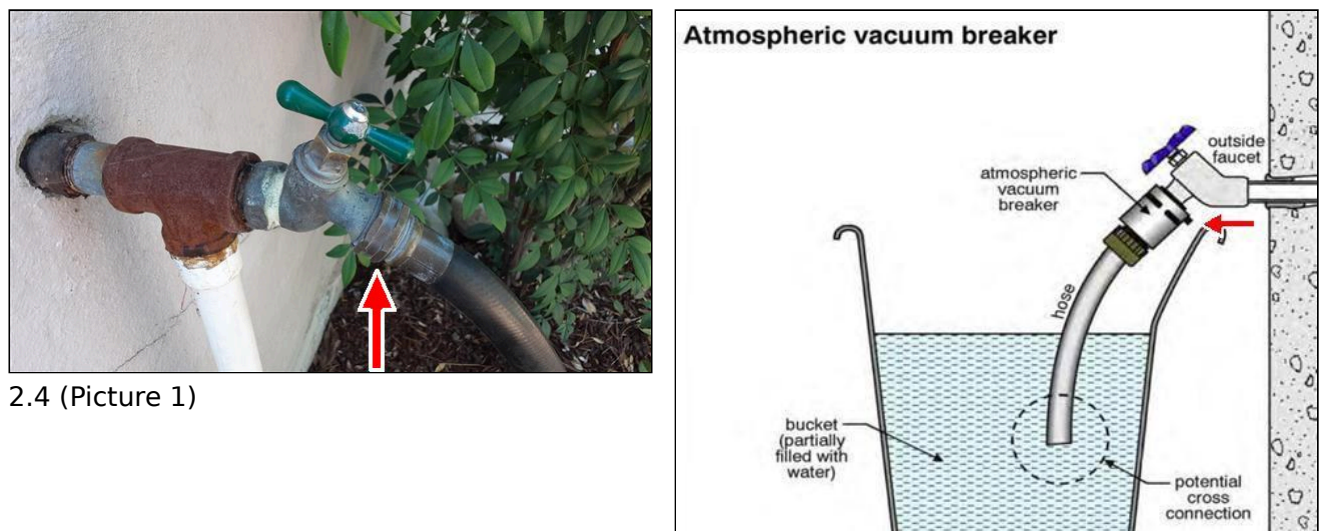


2.3 (Picture 1)

2.3 (Picture 2)

2.4 PLUMBING SYSTEM: ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS

There were no atmospheric vacuum breakers installed on the exterior hose faucets at this house (Picture 1). This is a potential cross connection, for safety and to help prevent soiled water from being pulled back into the house drinking water this situation needs to be properly corrected (please see the drawing of a vacuum breaker installed on a faucet, Picture 2). I recommend contacting a qualified licensed plumbing contractor at this time for installation of these items where needed.



2.4 (Picture 1)

2.4 (Picture 2) Atmospheric VB

2.5 BATHROOM(S): ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS**MASTER BATHROOM:**

INSPECTED. THERE WERE NO ITEMS IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS

HALL BATHROOM:

There appeared to be possible water damage noted to the floor between the tub/shower and the toilet area (Picture 1). To prevent further damage this condition needs to be corrected. I recommend contacting a qualified licensed structural pest control company at this time for further details and to determine the extent of the damage and for appropriate corrections as needed.



2.5 (Picture 1)

2.6 INTERIOR AND FIREPLACES: ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS

There were no carbon monoxide detector(s)/alarm(s) noted in the hallway. Fully functional carbon monoxide detector(s)/alarm(s) need to be properly installed and located in the hallway outside of the bedrooms at this time for safety, and to comply with the 2011 California State law.

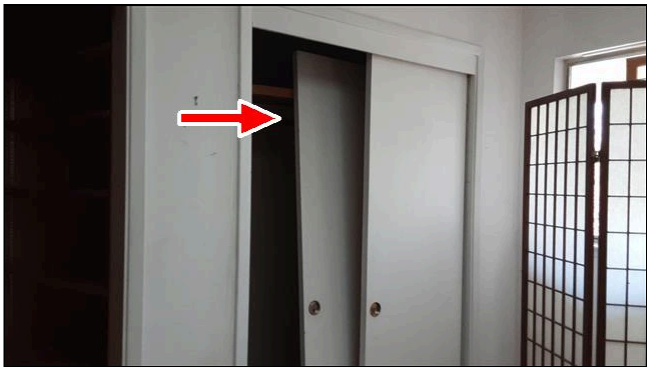
There was no smoke alarm/detector installed in the hallway. A fully functional smoke alarm/detector needs to be properly installed in this location at this time for fire safety.

There was no smoke alarm/detector noted in the master bedroom. A smoke alarm/detector needs to be properly installed at this area at this time for fire safety. In addition I recommend having one installed in the garage for increased safety.

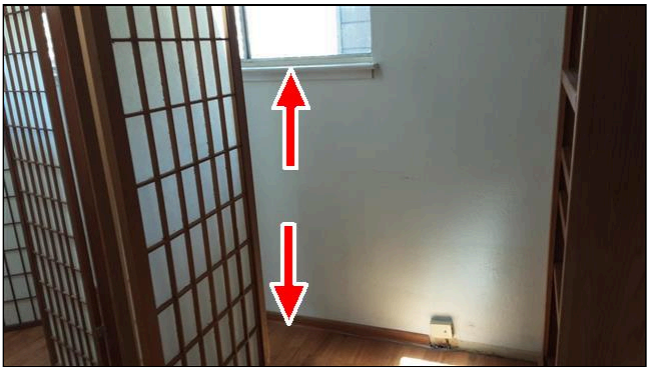
A closet door in the left front bedroom was off the track (Picture 1). This door needs further evaluation and repairs / adjustments to be fully functional. I recommend contacting a qualified licensed general contractor for further evaluation at this time and for corrections as needed.

Per modern building standards the bedroom windows were noted to be located too high off of the floor for fire safety and rescue left front bedroom and right front bedroom (Pictures 2 & 3). For increased fire safety, and to meet modern building standards these situations need to be corrected at this time. I strongly recommend contacting a qualified licensed general contractor for further evaluations at this time and corrections.

There was no fireplace screen noted at the living room fireplace opening (Picture 4). A fireplace screen needs to be properly installed at this time in this opening for fire safety.



2.6 (Picture 1)



2.6 (Picture 2)



2.6 (Picture 3)



2.6 (Picture 4)

2.7	VENTILATION AND SCREENING (ATTIC AND SUB AREA): ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS
2.8	INSULATION AND VAPOR RETARDERS (ATTIC AND SUB AREA): ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS

INSPECTED. THERE WERE NO ITEMS IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS

There was some missing insulation in the attic noted over the rear of the house (Picture 1). Properly installing insulation in this area may improve energy efficiency. I recommend contacting a qualified licensed general contractor for further evaluation at this time, and to perform installation where needed.

There was no insulation installed under the house. Properly installing insulation in this area would improve energy efficiency. For increased energy efficiency I recommend contacting a qualified licensed general contractor for further evaluation at this time, and to perform appropriate installation.



2.8 (Picture 1)

2.9	ATTIC FRAMING AND GENERAL ATTIC ITEMS: ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS
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NONE VISIBLE FROM THE ACCESS OPENING

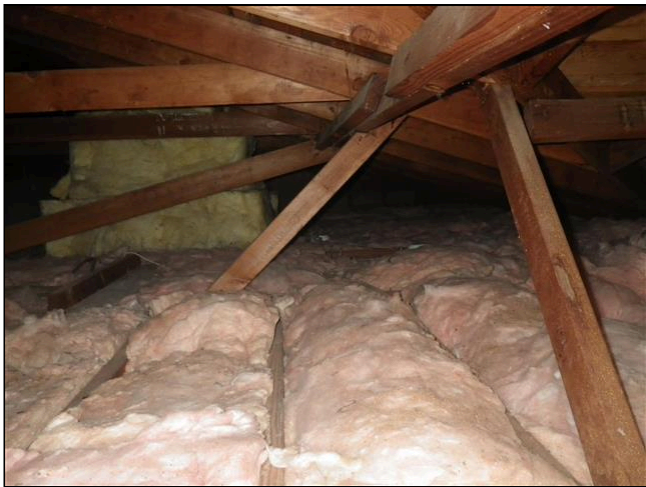
The attic was not accessible beyond the access opening due to the depth of the insulation (Pictures 1-4 are examples). The attic areas beyond the access opening were not entered and were not fully inspected. Conditions in the attic and of the components beyond the immediate access opening are unknown. The attic area contains important structural components, and other systems (electrical, etc), that may or may not need immediate corrections for safety and to help prevent possible damage. For a complete evaluation, these inaccessible areas need to be made accessible and be fully inspected by appropriate qualified licensed contractors.



2.9 (Picture 1)



2.9 (Picture 2)



2.9 (Picture 3)

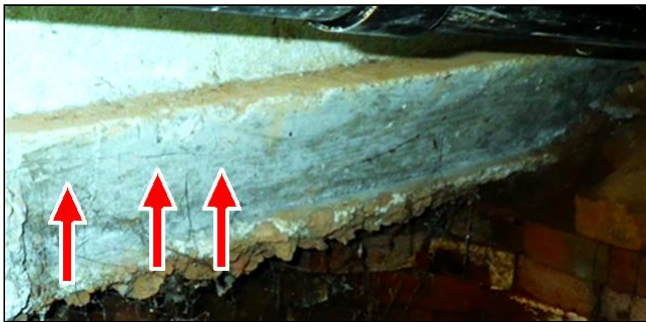


2.9 (Picture 4)

2.10 FOUNDATION, SUPPORT STRUCTURE AND SEISMIC ATTACHMENT: ITEM(S) IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS

There were two horizontal cracks noted to the foundation between the garage and the left front bedroom (Pictures 1 & 2). These situations all need further evaluation and repairs/maintenance to help prevent further damage, and to restore full support/attachment during seismic events in these areas. I recommend contacting an appropriate qualified licensed contractor for further evaluation of these items at this time and to perform repairs/corrections where needed.

There was a brick lined hole under the left front bedroom (Picture 3) that is partially under the foundation between the garage and the left front bedroom (Picture 4). I could not determine what the purpose of this hole was or had been for. This situation needs further evaluation and corrections to provide full support to the foundation in this area. I recommend contacting an appropriate qualified licensed contractor for further evaluation of this item at this time and to perform corrections as needed.



2.10 (Picture 1)



2.10 (Picture 2)



2.10 (Picture 3)



2.10 (Picture 4)

2.11 ADDITIONAL SUB AREA ITEMS NOTED IN NEED OF FURTHER EVALUATION AND/OR CORRECTIONS BY OTHERS

There appeared to be some possible insect activity noted to the wood framing in a few locations (Picture 1 is an example). A current pest control report should be consulted at this time to determine if there is any damage in these areas and the extent of any damage.

It was damp under the house at this time under the right front bedroom (Picture 2). There was past standing water marks noted under the left rear corner of the house. Please note: We can not determine the source, extent, amount, frequency or possible duration of any current, past or future water intrusion in the sub areas during periods of wet weather, plumbing leaks, or from excessive landscape watering on or off site. We can not determine if this water intrusion leads to, has led to, or will lead to any significant damage to the wood framing, structural steel or to the foundation and support system, any odors, or organic growths. I recommend contacting appropriate qualified licensed engineer(s) at this time for full evaluation of this property and these situations before the removal of any applicable contingency periods, and to perform corrections where needed when appropriate. In addition a current pest control report should be consulted at this time (your own report and any others) concerning this situation to determine if there is any damage as a result of this water intrusion, or damp conditions (past or current), and the extent of any damage.



2.11 (Picture 1)



2.11 (Picture 2)



2.11 (Picture 3)

2.12	CA SB 442. POOL SAFETY ACT.
	NOT APPLICABLE

3. Sect: 3.0-3.3 Roof System, Eaves, Gutters & Fireplace Chimneys:

ROOFING: Per our Standards of Practice: The inspector shall:

A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. **B.** describe: 1. roofing materials. 2. methods used to inspect the roofing.

The inspector is NOT required to inspect:

A. antennae. **B.** interiors of vent systems, flues and chimneys that are not readily accessible. **C.** other installed accessories.

Styles & Materials		
VISIBLE ROOF COVERING/INSPECTED FROM:	RAIN GUTTERS:	CHIMNEY TYPE(S)/INSPECTED FROM:
COMPOSITION SHINGLE	YES	BRICK
WALKED ROOF		INSPECTED FROM GROUND AND ROOF

Items	
3.0	ROOF COVERING The roof coverings and its components were inspected, where visible, for signs of significant damage, deterioration, and possible water penetration. Any visible flashings and penetrations were inspected for damage and proper installation. If conditions permit, the roof was accessed and walked. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 1.0
3.1	EAVES, SOFFITS AND FASCIAS Where visible, the eaves, soffits, and fascias (when applicable) were inspected for signs of significant damage, and deterioration. These areas were inspected from the ground only. The inspection of these items on multi-story units was limited. Any visible indications in need of further evaluation or needed repairs/corrections are noted in the Summary Section 1.1
3.2	ROOF DRAINAGE SYSTEM The roof drainage systems and its components (when applicable) were inspected, where visible, for signs of significant damage, deterioration, leaking and improper installation. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 1.2

Please Note: Roof drainage systems need annual maintenance to remain functional. Controlling the roof water runoff is essential. Per our Standards of Practice, any installed underground drainage systems do not fall within the scope of this inspection and were not inspected (Pictures 1 & 2 are examples). If underground drainage systems exist, I recommend contacting a specialist in these systems for a complete evaluation to determine if they're fully functional and to make any needed repairs at this time.



3.2 (Picture 1)



3.2 (Picture 2)

3.3	EXTERIOR AND ACCESSIBLE INTERIOR PORTION OF ATTACHED FIREPLACE CHIMNEY(S)
-----	--

The exterior portion of the attached fireplace chimney(s) (when applicable) were inspected, where visible, for signs of significant damage, stability and deterioration. If conditions permit, the chimney(s) were inspected from above and below the roof line. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 1.3

4. Sect: 4.0-4.1 Siding (cladding), Flashing, Windows, Doors & Adjacent Vegetation:

Exterior: Per our Standards of Practice: **The inspector shall:**

A. inspect: 1. wall coverings, flashing and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. **B.** describe: 1. wall coverings.

The inspector is NOT required to inspect:

A. screening, shutters, awnings, and similar seasonal accessories. **B.** fences, boundary walls, and similar structures. **C.** geological and soil conditions. **D.** recreational facilities. **E.** outbuildings other than garages and carports. **F.** seawalls, break-walls, and docks. **G.** erosion control and earth stabilization measures.

Styles & Materials	
VISIBLE SIDING MATERIAL:	WINDOW TYPE(S):
COMBINATION OF	SINGLE PANE
STUCCO	
WOOD	

Items	
4.0	SIDING (CLADDING), FLASHING, TRIM AND ADJACENT VEGETATION
Where visible, the exterior wall coverings, paint, flashings, and trim were inspected from the ground for evidence of significant damage, deterioration, and/or possible areas of water intrusion. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 1.4. Any exterior vegetation immediately adjacent to the building that conceals significant portions of the building or may lead to damage are also noted in Summary Section 1.4	
4.1	EXTERIOR WINDOWS AND DOORS
Where visible and accessible, the exterior of the windows, their frames, and glass panes were inspected for significant damage and deterioration. The energy efficiency of windows is not determined or within the scope of this inspection. Installed screens, if any, were not inspected or removed for the inspection of the windows. The exterior portion of the accessible doors and their components were inspected for significant damage, deterioration, and tested for proper operation when possible. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 1.4	

5. Sect: 5.0-5.1 Sidewalks, Driveways, Adjacent Walkways, Applicable Retaining Walls & Adjacent Grading, Decks, Balconies, Stairs, Porches & Patio Covers:

Exterior: Per our Standards of Practice: **The inspector shall:**

A. inspect: 1. wall coverings, flashing and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. **B.** describe: 1. wall coverings.

The inspector is NOT required to inspect:

A. screening, shutters, awnings, and similar seasonal accessories. **B.** fences, boundary walls, and similar structures. **C.** geological and soil conditions. **D.** recreational facilities. **E.** outbuildings other than garages and carports. **F.** seawalls, break-walls, and docks. **G.** erosion control and earth stabilization measures.

Items

5.0	SIDEWALKS, DRIVEWAYS, ADJACENT WALKWAYS, APPLICABLE RETAINING WALLS AND ADJACENT GRADING
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Where visible, sidewalks, driveways, adjacent walkways, applicable retaining walls and adjacent grading (when applicable) were inspected for excessive settling/lifting, trip hazards, and deterioration. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 1.5

5.1	DECKS, BALCONIES, STAIRS, PORCHES AND PATIO COVERS
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Where visible, any attached decks or immediately adjacent decks, balconies, stairs, porches, patio covers and their associated components (when applicable) were inspected for significant damage, deterioration and general safety. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 1.6

Please Note: Decks, porches, balconies, stairs, and their components need ongoing maintenance and periodic safety inspections. Decks, porches, balconies, stairs, and their components cannot be expected to last forever, and won't improve with age. In areas where these items are attached to the home, there is the potential for concealed damage that is not visible. Further evaluation by qualified others is advised in these circumstances.

Please Note: Patio covers and their components need ongoing maintenance and periodic safety inspections. Patio covers and their components can not be expected to last forever and will not improve with age. In areas where patio covers attach to the house, there is the potential of concealed damage that is not visible. Further evaluation by others is advised in these circumstances.

6. Sect: 6.0-6.1 Garage/Carport, Garage Doors & Openers:

INTERIORS: Per our Standards of Practice: The inspector shall inspect:

A. walls, ceilings, and floors. **B.** steps, stairways, and railings. **C.** countertops and a representative number of installed cabinets. **D.** a representative number of doors and windows. **E.** garage vehicle doors and garage vehicle door operators. **F.** installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

The inspector is NOT required to inspect:

A. paint, wallpaper, and other finish treatments. **B.** floor coverings. **C.** window treatments. **D.** coatings on and the hermetic seals between panes of window glass. **E.** central vacuum systems. **F.** recreational facilities. **G.** installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. **H.** appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. **I.** operate, or confirm the operation of every control and feature of an inspected appliance.

Styles & Materials		
GARAGE/CARPORT TYPE:	TYPE OF VEHICLE DOOR(S):	AUTO OPENER MANUFACTURER(S)/NUMBER OF OPENERS:
ATTACHED	ROLL UP	LIFTMASTER ONE OPENER

6.0 GARAGE/CARPORT(S)

The garage/carport (when applicable) was inspected where visible for significant damage to the fire shield, framing, vent screens and concrete slab. When applicable, the fire door between the garage and the living area and its components were inspected for damage and proper function. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 1.7

Please Note: When there are stored materials and/or built-in components in the garage, we can not determine if any unsafe conditions or damage exist in, under, behind or above these stored materials or built-in components. These materials limited the inspection of the garage slab, garage, and its components.

6.1 GARAGE DOOR(S) AND GARAGE DOOR OPENER(S)

The garage door(s) and garage door opener(s) (when applicable) were inspected for damage and proper function. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 1.8

7. Sect: 7.0-7.2 Electrical System:

ELECTRICAL: Per our Standards of Practice: The inspector shall:

A. inspect: 1. service drop. 2. service entrance conductors, cables and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and sub panels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. **B.** describe: 1. amperage rating of the service. 2. location of main disconnect(s) and sub panels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominate branch circuit wiring method.

The inspector is NOT required to:

A. inspect: 1. remote control devices. 2. or test smoke alarms and carbon monoxide alarms, security systems and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar geothermal, wind and other renewable energy systems. **B.** measure amperage, voltage and impedance. **C.** determine the age and type of smoke alarms and carbon monoxide alarms.

Styles & Materials		
MAIN DISCONNECT SIZE:	PANEL TYPE(S):	VISIBLE WIRING METHODS:
100 AMP CIRCUIT BREAKER / 240 VOLTS	MAIN PANEL CONTAINS CIRCUIT BREAKERS	NON METALIC SHEATHED CABLE AND ARMORED CABLE

Items	
7.0	MAIN ELECTRICAL PANEL, ELECTRICAL SUB PANEL(S) AND VISIBLE SERVICE ENTRANCE CONDUCTORS

The main electrical panel was located at the right rear corner of the house. The visible service conductors, electrical panels, and their components were examined when readily accessible. When possible, the panel cover(s) were removed for inspection of the interior components. Any GFCI breakers (when applicable) were tested for proper response to the test buttons if the home was vacant at the time of inspection. Per our Standards of Practice, the standard overcurrent protection devices (fuses/ breakers) were not operated. Any visible indications in need of further evaluation or needed repairs/ corrections are noted in Summary Section 1.9

7.1	ATTACHED EXTERIOR LIGHTING AND INDOOR LIGHTING
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A representative number of the attached exterior and interior light fixtures and their switches were operated and inspected for proper function and installation. The cover plates and light fixtures were not removed for inspection. The inspection of the light fixtures and their switches was not technically exhaustive. Lights on timer systems or photovoltaic systems were not operated or tested. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 1.10

7.2	ATTACHED EXTERIOR AND INTERIOR ELECTRICAL RECEPTACLES (OUTLETS), JUNCTION BOXES AND VISIBLE WIRING
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A representative number of the attached exterior and interior electrical receptacles (outlets) were inspected with basic equipment for proper function and installation. The inspection of the receptacles (outlets) was not technically exhaustive. The cover plates were not removed for inspection. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 1.11

Please Note: We do not move furniture, appliances or stored materials to test receptacles (outlets). We do not unplug computers, fax machines, answering machines or like equipment to inspect receptacles (outlets). Plugged in equipment precludes the testing of any installed GFCI receptacles (outlets). When possible, the accessible GFCI receptacles (outlets) were tested for response to their test buttons.

8. Sect: 8.0-8.1 Potable Water Heating Equipment & Strapping:

PLUMBING: Per our Standards of Practice: The inspector shall:

A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply system. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. **B.** describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves.

The inspector is NOT required to:

A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic fire extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. **B.** determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. The adequacy of combustion air components. **C.** measure water supply flow and pressure, and well water quantity. **D.** fill shower pans and fixtures to test for leaks.

Styles & Materials

WATER HEATER MANUFACTURER(S) & FUEL TYPE:
GAS
BRADFORD-WHITE

CAPACITY:
40 GALLONS

Items	
8.0	POTABLE WATER HEATING EQUIPMENT Where visible, accessible, and applicable, electric and gas water heaters were inspected for hot water response and active leaking. Their various components, for example, controls, flues, and venting were inspected for damage, proper connections, and overall safety and functionality. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 2.0
8.1	WATER HEATER SEISMIC STRAPPING Where visible and accessible, inspection for the proper installation of seismic strapping, and blocking (if needed) on the water heater was conducted. Any lack of seismic strapping or visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 2.0
Please Note: This was only a visual inspection. I was unable to verify that any installed lag screws/bolts are compliant with current standards or if they are adequately secured to any suitable framing.	

9. Sect: 9.0-9.3 Heating & Air Conditioning System(s):

HEATING: Per our Standards of Practice: The inspector shall: (Heating system)

A. open readily openable access panels. **B.** inspect: 1. installed heating equipment. 2. vent systems, flues, and chimneys. 3. distribution system **C.** describe: 1. energy source(s). 2. heating systems.

The inspector is NOT required to:

A. inspect: 1. interiors of vent systems, flues and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. solar, geothermal, and other renewable energy heating systems. **B.** determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

The inspector shall: (Cooling system)

A. open readily openable access panels. **B.** inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. **C.** describe: 1. energy source(s). 2. cooling systems.

The inspector is NOT required to:

A. inspect electric air cleaning and sanitizing devices. **B.** determine cooling supply adequacy and distribution balance. **C.** inspect cooling units that are not permanently installed or that are installed in windows.

Styles & Materials

CENTRAL AIR MANUFACTURER(S):

GOODMAN

COOLING EQUIPMENT TYPE/NUMBER OF A/C UNITS INSPECTED:

ELECTRIC CENTRAL AIR CONDITIONERS
ONE SYSTEM

HEAT SYSTEM MANUFACTURER(S):

GOODMAN

HEAT & FUEL TYPE/NUMBER OF SYSTEMS

(excluding wood burning):

GAS

FORCED AIR

ONE SYSTEM

Items

9.0 HEATING SYSTEM(S)

Where visible and accessible, furnace/heating systems were tested for proper response to the thermostat in the heat mode only. When operable, the heating system was tested for approximately three to five minutes. The readily accessible and visible furnace components and vent flue sections were examined. Per our standards of practice, the heat exchanger (when applicable) was not inspected. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 2.1

9.1 AIR DUCTS

Where visible and applicable, the air ducts were inspected for significant damage and proper installation. Air ducts in walls or concrete slabs are not accessible or inspected. Connections of air ducts covered with insulation are not visible for inspection. The inspection of insulated air ducts is limited. A test for air flow was tested at each of the readily accessible heat registers. A precise assessment of the heat supply adequacy or distribution balance is not within the of the scope of this inspection and was not performed. Per our standards of practice, humidifiers, dehumidifiers or electronic air filters are not inspected. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 2.1

Please Note: Per our standards of practice, humidifiers, dehumidifiers or electronic air filters are not inspected.

9.2 AIR CONDITIONING SYSTEM(S)

When weather conditions permit (above 65 degrees exterior air temp), any installed central or wall air

conditioning system(s) were tested for response to the thermostat. The exterior compressor and its components, when accessible, were inspected for significant damage and overall installation. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 2.2

9.3

POSSIBLE ASBESTOS

There appeared to be some possible asbestos on the heat register boots. This should not be considered an exhaustive hazardous materials inspection or a replacement for a hazardous materials inspection. Given the age of this house asbestos or other hazardous materials may exist in other locations in the house. We are not qualified, trained or licensed to identify these materials, recognize damaged materials, or potentially damaged materials, any mention of possible asbestos materials or hazardous materials is for your information as a starting point. I strongly recommend consulting with an expert in this field for clarification about these observations and for information about any concerns you may have about asbestos / and or hazardous materials and you.

10. Sect: 10.0-10.7 Kitchen(s):

INTERIORS: Per our Standards of Practice: The inspector shall inspect:

A. walls, ceilings, and floors. **B.** steps, stairways, and railings. **C.** countertops and a representative number of installed cabinets. **D.** a representative number of doors and windows. **E.** garage vehicle doors and garage vehicle door operators. **F.** installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

The inspector is NOT required to inspect:

A. paint, wallpaper, and other finish treatments. **B.** floor coverings. **C.** window treatments. **D.** coatings on and the hermetic seals between panes of window glass. **E.** central vacuum systems. **F.** recreational facilities. **G.** installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. **H.** appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. **I.** operate, or confirm the operation of every control and feature of an inspected appliance.

FIREPLACES AND FUEL-BURNING APPLIANCES: Per our Standards of Practice: The inspector shall:

A. inspect: 1. fuel-burning fireplaces, stoves, and fireplace inserts. 2. fuel burning accessories installed in fireplaces. 3. chimney and vent systems. **B.** describe systems and components listed in 12.1.A.1 and .2.

The inspector is NOT required to:

A. inspect: 1. interiors of vent systems, flues, and chimneys that are not readily accessible. 2. firescreens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and fireplace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning fireplaces and appliances located outside the inspected structures. **B.** determine draft characteristics. **C.** move fireplace inserts and stoves or firebox contents.

Styles & Materials

GARBAGE DISPOSAL BRAND(S):

GENERAL ELECTRIC

DISHWASHER BRAND(S):

BOSCH

BUILT IN MICROWAVE:

NO

COOKTOP AND OVEN BRAND(S):

GAS COOKTOP

ELECTRIC OVEN

MECHANICAL KITCHEN VENTILATION:

NO

RANGE HOOD FAN

Items

10.0 KITCHEN SINK/ISLAND SINK/BAR SINK

Where visible and accessible, the kitchen sink faucet(s) were operated and inspected for leaking, functional drainage, and signs of significant damage. When applicable, island sinks and bar sinks were operated and inspected for leaking, functional drainage and signs of significant damage. All visible drain lines were inspected for leaking, functional drainage, and signs of significant damage. The water shutoff handles for the sinks were checked for leaking but were not operated. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 2.3

10.1 GARBAGE DISPOSAL

The garbage disposal(s) (when installed) were operated and inspected for leaking, proper function, and damage. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 2.3

10.2 DISHWASHER

When applicable and to the extent possible, the installed dishwasher(s) were tested for proper response using the shortest available fill and drain cycle(s) only. The dishwasher(s) were inspected for leaking and possible damage (portable dishwashers are not inspected). Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 2.3

10.3 AIR GAP VALVE FOR DISHWASHER

When an air gap valve for the dishwasher is installed at the kitchen sink, the air gap valve is inspected for leaking and for water backing up through it from the dishwasher. Any visible indications in need of further evaluation, lack of an air gap valve and/or needed repairs/corrections are noted in the summary section 2.3

10.4 COOK TOPS AND OVEN(S)

The cooktop burners and oven(s) (when applicable) were operated to determine if they responded normally to their controls. The cooktop burners were tested with the high settings only. Ovens are operated on the standard/convection bake settings only. Lights, timers or self-cleaning features were not operated or inspected. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 2.3

10.5 MICROWAVE COOKING EQUIPMENT

When installed (built in) the cooking aspects of microwave ovens are not inspected (no aspects of portable microwaves are inspected).

10.6 MECHANICAL KITCHEN VENTILATION

The mechanical ventilation of the kitchen (when applicable) was inspected for a proper response to the controls. When visible, the mechanical ventilation (ceiling fan, range hood fan, downdraft fan or microwave fan) was inspected to determine if it was properly vented. Filters or screens for mechanical ventilation systems are not inspected. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 2.3

10.7 COUNTER TOPS, A REPRESENTATIVE NUMBER OF CABINETS AND FLOORING

Where visible and accessible, the kitchen countertops, kitchen cabinets, and flooring were inspected for general condition and functionality. At times, portions of the countertop are not visible due to the storage of personal items. We do not remove personal items to inspect the countertops or stored items in the cabinets to inspect the drawers or cabinets. Chipping and/or cracking to the countertop tiles or floor tiles is common, and cracking may or may not exist in these areas. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 2.3

11. Sect: 11.0-11.5 Plumbing System & Bathroom(s):

PLUMBING: Per our Standards of Practice: The inspector shall:

A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply system. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. **B.** describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves.

The inspector is NOT required to:

A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic fire extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. **B.** determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. The adequacy of combustion air components. **C.** measure water supply flow and pressure, and well water quantity. **D.** fill shower pans and fixtures to test for leaks.

Styles & Materials		
WATER SHUTOFF VALVE LOCATION:	GAS SHUTOFF VALVE LOCATION:	VISIBLE PLUMBING VENT LINES:
LEFT SIDE OF THE HOUSE UNDER THE DECK	REAR OF THE GARAGE	COMBINATION OF GLAVANIZED STEEL ABS PLASTIC
VISIBLE PLUMBING SUPPLY LINES:	VISIBLE PLUMBING WASTE LINES (DRAIN LINES):	INDOOR SPA/HYDRO TUB:
MOSTLY PLASTIC, SOME COPPER	ABS PLASTIC	NO

Items

11.0 MAIN WATER SHUTOFF HANDLE AND WATER FLOW

The main water shutoff valve was located at the left side of the house under the deck (Picture 1) was inspected for leaking and significant corrosion. However, per our standards of practice, these shutoff valves are not operated. The visible water flow from the fixtures in a given room were evaluated with multiple fixtures in use in the individual areas (bathroom and/or kitchen). The plumbing fixtures were not tested simultaneously in the bathrooms or kitchen, and testing for a drop in the water flow or temperature change throughout the house was not performed. No testing equipment was used to determine water pressure or quality. Any visible indications of needed further evaluation or needed repairs/corrections are noted in Summary Section 2.4



11.0 (Picture 1)

11.1 WATER AND GAS SUPPLY LINES AND WASTE LINES (DRAIN LINES)

Where visible and accessible, the water supply lines, gas supply lines and waste lines (drain lines) were inspected for leaking, functional drainage, proper installation, significant deterioration and signs of significant damage. When the structure is built on a concrete slab, there is no visible access to inspect the water supply lines or drain lines. The type of material(s) used for the water supply line or drain lines

in the slab was not determined. The inspection of these systems in concrete slabs is very limited. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 2.4

Please Note: This inspection does not include a visual inspection of the interior of the waste lines (drain lines) within the footprint of the building or beyond the building (under yards/driveways/streets, etc.). For further detailed information of these systems, I recommend contacting a qualified licensed plumbing contractor who performs video inspection services before the removal of any applicable contingency periods.

11.2 BATHROOM SINK(S) AND LAUNDRY SINKS

Where visible and accessible, bathroom sink faucet(s) were operated and were inspected for leaking, functional drainage, and signs of significant damage. When applicable, any laundry sinks were operated and were inspected for leaking, functional drainage, and signs of significant damage. The water shutoff valves for the sinks were not operated but were checked for leaking. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 2.5

11.3 TOILET(S)

The toilet(s) were flushed when possible and inspected for possible leaking, functional drainage, and signs of significant damage. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 2.5

11.4 TUB(S), SHOWER(S) AND SPA / HYDRO TUBS

The tub/shower valve(s) were operated and were inspected for leaking, proper function, and signs of significant damage. All visible drain lines were inspected for leaking, functional drainage, and signs of significant damage. There was no standing water test performed at any installed shower stalls. When possible, the jets on any installed spa tub(s) were tested for proper response to the controls. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 2.5

11.5 BATHROOM AND LAUNDRY ROOM VENTILATION

The bathroom and laundry room exhaust fans and/or windows, when installed, were operated and inspected for proper function, proper installation and signs of significant damage. Any visible indications in need of further evaluation or needed repairs/corrections are noted Summary Section 2.5

Please Note: Dryer vent booster fans are beyond the scope of our inspection. Any installed dryer vent booster fans installed were not inspected. We are unable to determine if these are adequate for a given installation. We recommend interested parties review the manufactures manual / installation instructions and to have any needed corrections performed.

12. Sect: 12.0-12.3 Interior & Fireplaces:

INTERIORS: Per our Standards of Practice: The inspector shall inspect:

A. walls, ceilings, and floors. **B.** steps, stairways, and railings. **C.** countertops and a representative number of installed cabinets. **D.** a representative number of doors and windows. **E.** garage vehicle doors and garage vehicle door operators. **F.** installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

The inspector is NOT required to inspect:

A. paint, wallpaper, and other finish treatments. **B.** floor coverings. **C.** window treatments. **D.** coatings on and the hermetic seals between panes of window glass. **E.** central vacuum systems. **F.** recreational facilities. **G.** installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. **H.** appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. **I.** operate, or confirm the operation of every control and feature of an inspected appliance.

FIREPLACES AND FUEL-BURNING APPLIANCES: Per our Standards of Practice: The inspector shall:

A. inspect: 1. fuel-burning fireplaces, stoves, and fireplace inserts. 2. fuel burning accessories installed in fireplaces. 3. chimney and vent systems. **B.** describe systems and components listed in 12.1.A.1 and .2.

The inspector is NOT required to:

A. inspect: 1. interiors of vent systems, flues, and chimneys that are not readily accessible. 2. firescreens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and fireplace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning fireplaces and appliances located outside the inspected structures. **B.** determine draft characteristics. **C.** move fireplace inserts and stoves or firebox contents.

Styles & Materials

TYPE(S) OF FIREPLACE(S)/NUMBER OF FIREPLACES:

SOLID FUEL FIREPLACE

ONE FIREPLACE

Items

12.0 SMOKE ALARMS AND CARBON MONOXIDE ALARMS

Smoke and carbon monoxide detectors/alarms, if present, were noted for proper location. Per our Standards of Practice, any installed smoke detectors/alarms and carbon monoxide detectors are not inspected. All smoke and carbon monoxide detectors/alarms should be tested now and again upon moving into the home to determine if they are installed and fully functional. Replacement may be needed at these times. Regular testing of these important safety devices is essential to verify their proper operation. Any noted absence of smoke and carbon monoxide detectors/alarms, visible indications of needed further evaluation or needed repairs/corrections of these devices are noted in Summary Section 2.6.

Please Note: Fire sprinkler systems are beyond our expertise and the scope of our inspection. When such systems exist, they are not inspected. Fire sprinkler systems are an important safety feature. I recommend having the system evaluated at this time by an appropriately qualified specialist to determine its current status. These systems may well require periodic inspection/maintenance by qualified others.

12.1 CEILINGS, WALLS AND FLOORS

The ceilings, walls, and floors, where visible and accessible, were inspected for significant cracks, significant damage, and water stains. We do not inspect for cosmetic damage. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 2.6

Please Note: We do not move furniture or stored materials, inspect under carpets, rugs or floor coverings.

12.2

DOORS AND WINDOWS

A representative number of doors and windows and their components, where visible and accessible, were inspected for proper function, significant damage or deterioration. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 2.6

12.3

FIREPLACES OR SOLID FUEL APPLIANCES

Where visible and accessible, the fireplace(s)/solid fuel appliance(s) and their components were inspected for proper function, deterioration, and significant damage. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 2.6

Please Note: We can not determine if any fireplace or solid fuel burning device draw properly when in use. Any installed insert systems were not removed for inspection of the masonry firebox, its components or of the flue.

13. Sect: 13.0-13.2 Attic & Sub Area Insulation, Ventilation, Screening & Vapor Retarders:

INSULATION AND VENTILATION: Per our Standards of Practice: The inspector shall:

A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, the laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. **B.** describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces.

The inspector is NOT required to disturb insulation.

Styles & Materials		
VISIBLE ATTIC INSULATION:	MECHANICAL ATTIC/SUB AREA VENTILATION:	VISIBLE SUB AREA INSULATION:
FIBERGLAS BATT	YES FAN IN THE ATTIC	NONE

Items	
13.0	VENTILATION AND SCREENING (ATTIC AND SUB AREA)
Where visible and accessible, the ventilation and screening for the attic area(s) were inspected for items in need of correction. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 2.7	
13.1	INSTALLED MECHANICAL VENTILATION FANS (ATTIC AND SUB AREA)
Where visible and accessible, the installed mechanical ventilation fans (if any) for the attic(s) and sub-area(s) are only visually inspected. Any visible indications in need of further evaluation or needed repairs/corrections are noted in Summary Section 2.7	
Please note: We do not determine the effectiveness of any installed mechanical systems, it's efficiency or appropriateness. I recommend consulting with an appropriate qualified licensed contractor for further detailed information about this system.	

13.2	INSULATION AND VAPOR RETARDERS (ATTIC AND SUB AREA)
Where visible and accessible the attic and sub area (if any) is inspected for the presence and/or absence of insulation or vapor retarders. Per our standards of practice any installed insulation was not removed for inspection of concealed areas. I was unable to determine if there was any unsafe conditions in or under the insulation in the attic area (Pictures 1-3 are examples). I was unable to determine if there was any insulation in the walls. Any visible indications of needed further evaluation or needed corrections are noted in the summary section 2.8	



13.2 (Picture 1)



13.2 (Picture 2)



13.2 (Picture 3)

14. Sect: 14.0-14.2 Attics, Foundation & Sub Areas:

STRUCTURAL COMPONENTS: Per our Standards of Practice: The inspector shall:

A. inspect structural components including the foundation and framing. **B.** describe: 1. the methods used to inspect under-floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure.

The inspector is NOT required to:

A. provide engineering or architectural services or analysis. **B.** offer an opinion about the adequacy of structural systems and components. **C.** enter under-floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. **D.** traverse attic load-bearing components that are concealed by insulation or other materials.

Styles & Materials		
VISIBLE ROOF AND CEILING STRUCTURE:	VISIBLE WALL STRUCTURE:	VISIBLE FOUNDATION:
WOOD FRAMED RAFTERS & CEILING JOIST	NOT VISIBLE / NOT INSPECTED	POURED CONCRETE PERIMETER
VISIBLE FLOOR SUPPORT SYSTEM:	SUMP PUMP(S):	
COMBINATION OF	NO	
WOOD BEAMS AND WOOD PLANKS		

Items

14.0 VISIBLE ATTIC FRAMING AND GENERAL ATTIC ITEMS

The accessible attic areas were inspected by entering the attic area from the access hatch in the hallway. Where visible and accessible attic area(s) and their components (when applicable) were inspected by entering the attic area with a flashlight from the access hatch(s). The attic area where accessible is inspected for visible signs of active leaking to the roof and signs of significant damage. Older water stains are commonly visible in the attic areas of houses. When stored materials/platforms exist in the attic area the inspection is limited. We can not determine if any unsafe conditions or damage exist in, under, or behind these materials. Any visible indications of needed further evaluation, monitoring or needed repairs/corrections are noted in the summary section 2.9

14.1 VISIBLE FOUNDATION AND SUPPORT STRUCTURE

The accessible foundation and under-floor support system was inspected with a flashlight by entering into the sub-area from the access hatch in the master bedroom closet. Visible portions of the foundation on the exterior of the house was inspected for signs of significant damage. When sub-areas exist, the visible and accessible foundation/sub area was inspected with a flashlight for signs of significant damage, settling, rotation, cracking and signs of significant water intrusion. Vertical and diagonal cracking under 3/16" wide to concrete foundations is common and is not noted in the report. When applicable, the visible framing components were inspected for significant damage. Any visible indications in need of further evaluation, monitoring or needed repairs/corrections are noted in Summary Section 2.10 and/or 2.11

Please Note: During this inspection, no measurements were performed to determine if the floors in this house or individual unit were level or if the walls were plumb. Testing of this nature is beyond our expertise and the scope of this inspection.

14.2 VISIBLE FOUNDATION BOLTS AND/OR SEISMIC ATTACHMENT

There were foundation bolts observed under the accessible areas of the home connecting the wood framing to the foundation (Picture 1 is an example). Any visible indications in need of further evaluation, monitoring or needed repairs/corrections are noted in Summary Section 2.10



14.2 (Picture 1)

15. CA SB 442. Pool Safety Act:

Styles & Materials

WAS THERE A POOL SPA OR HOT TUB:

NO

Items	
15.0	<div>CA SB 442 POOL SAFETY ACT ITEMS:</div> <div>When a pool, spa or hot tub exist on the property of a single-family residence, we inspect only for the specific safety features outlined in CA SB 442. Known as the Pool Safety Act. We do not inspect any other features of pools, spas, or hot tubs (such as pumps, filters, etc.). We also do not inspect any pool lighting, electrical for any of the equipment, any plumbing serving these items, or any recreational features (such as slides, diving boards, etc.), that may be associated with these items. When fewer than two of the Pool Safety Act items are present at any pools, spas or hot tubs, those situations are noted in Summary Section 2.12.</div>

16. Sect: 15.0 Additional Pictures and Final Notes:

Styles & Materials

FINAL NOTE ITEMS::

OCCUPIED: NO

	Items
16.0	ADDITIONAL GARAGE PICTURES (IF APPLICABLE)
	NONE
16.1	ADDITIONAL ATTIC PICTURES (IF APPLICABLE)
	NONE
16.2	ADDITIONAL SUB AREA PICTURES (IF APPLICABLE)
	NONE
16.3	EXTERIOR VIEWS OF INSPECTED STRUCTURES AT THE TIME OF INSPECTION

General exterior views (Pictures 1-5).



16.3 (Picture 1)



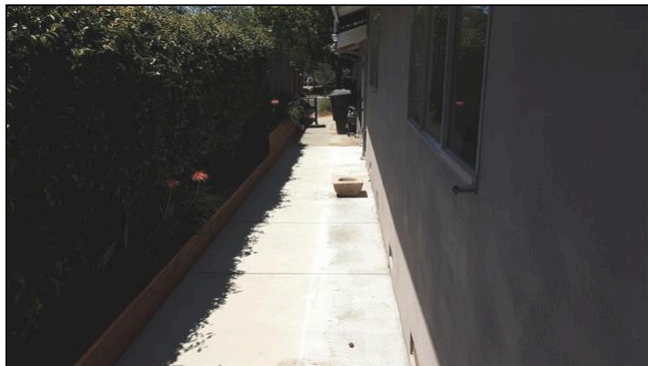
16.3 (Picture 2)



16.3 (Picture 3)



16.3 (Picture 4)



16.3 (Picture 5)

16.4

FINAL NOTES

There was no pool on the property. There were no hot tubs /spas at the property. There were no ponds on the property.

There were no generators visible on the property. There were no solar systems on the property.

There were additions and/or alterations observed to the home. No permit search was performed on this property. We do not endorse work done without permits or the benefit of the City or County permit and inspection process. I recommend performing a permit search on all properties that have undergone remodeling, additions, upgrades, or replacements done to determine if all items were permitted, inspected, and finalized by the local building department.

Any work/repairs performed on the home needs to be completed by appropriate qualified licensed contractors in a workmanship type manner that complies with current building safety standards.



Report Attachment(s)

ATTENTION: Your understanding of the scope and the limitations of this home inspection and report may be incomplete without reading the information included herein in the attached ASHI Standards of Practice in use by ASHI at the time of this inspection. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachment(s) or they can be viewed online at www.ashi.org. It is the responsibility of all interested parties to review these Standards of Practice.

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