Pacific Homes Inspection

Property Inspection Report

xxxxxxxxx, xxxxxx, CA 94534
Inspection prepared for: xxxxxxxxx xxxxxxxx
Real Estate Agent: xxxxxx xxxxxx - xxxxxxxx Real Estate Group

Date of Inspection: 8/13/2019 Time: 1:00
Age of Home: 1989 Size: 1653
Weather: Dry

Inspector: Bob Evans
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Pacific Homes Inspection

8/13/2019

To: xxxxxxxxx xxxxxxxx

Thank you for choosing Pacific Homes Inspection to perform your home inspection at xxxxxxxxx. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

Pacific Homes Inspection endeavors to perform all inspections in substantial compliance with the Standards of Practice of the "International Association of Certified Home Inspectors". As such, we inspect the readily accessible, visually observable installed systems and components of a home as designated in the InterNACHI Standards—except as may be noted in the sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the InterNACHI Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well. A copy of the InterNACHI Standards of Practice is available at: http://www.nachi.org/documents2012/Home-Inspection-Standards-of-Practice.pdf or go to my website: http://www.pacifichomesinspection.com and click on "Scope Of Inspection".

These standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the InterNACHI Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report is effectively a snapshot of the house—recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without Pacific Homes Inspection's express written permission.

Again, thanks very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call, text or email us.

Sincerely,

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Report Summary

On this page you will find, in **RED** and **BLUE** a brief summary of any concerns of the inspection, as they relate to Safety and Function. **RED** comments are considered **CRITICAL** and **BLUE** comments should be repaired or replaced. These findings can be a **CRITICAL** safety hazard, a deficiency requiring a major expense(s) to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. The complete list of items noted is found throughout the body of the report, including normal maintenance items or items that may need to be improved or evaluated which will be in **GREEN.**
BE SURE TO READ YOUR ENTIRE REPORT!
Ultimately, depending upon your needs and those who will be on this property, those **CRITICAL RED** or **BLUE** issues will be determined by the client and where his or her level of concern lies, so again, be sure to read your Inspection Report in its entirety.
NOTE: If there are no comments in **RED** below, in the inspectors opinion, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

GROUNDS		
Page 8 Item: 5	Grounds Electrical	5.1. An inoperable electrical outlet was located in the deck area. See pic. This outlet should be corrected by a qualified electrical contractor.
Page 11 Item: 12	Fence Condition	12.2. Some wood boards forming the fence barrier were damaged and in need of repair at the time of the inspection.
ELECTRICAL		
Page 24 Item: 6	Breaker Condition	6.2. In the sub electrical service panel, a branch conductor was connected to a circuit breaker for which the wire size was insufficient. 14 gauge wire should be 12 gauge. This is a defective condition which should be corrected by a qualified electrical contractor.
ATTIC		
Page 31 Item: 8	Pest Observation	8.1. The attic had minor amounts of rodent feces visible. You should consider setting traps for mice and closing off avenues of entry.
INTERIOR AREAS		
Page 37 Item: 7	Window Condition	7.6. One window in the bathroom showed sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window. 7.7. The windows in the breakfast/dining area had damaged travelers which made the window difficult to operate.
Page 40 Item: 12	Smoke and CO Detectors	12.3. The Inspector recommends placing additional smoke and CO detectors to protect sleeping areas as per the CPSC guidelines above.

INTRODUCTION

NOT A CODE INSPECTION
The General Home Inspection is not a building code-compliance inspection, but a visual inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions that may violate building codes, but although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection. If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a building code-compliance inspection.

INSPECTION DEADLINES
In order to reasonably and effectively negotiate with the seller for the cost of any necessary repairs or corrections, you should consult with any contractors, engineers or other specialists necessary in time to receive their reports or results before the expiration of your Inspection Objection Deadline or the close of escrow.

MOLD DISCLAIMER
The General Home inspection is not an inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. Mold fungi are present in all homes and may be present at levels at which sensitive people may react physically to their presence, even at levels at which fungal colonies are not visible, or when fungal colonies are hidden in inaccessible portions of the home. If you are concerned with mold, the Inspector recommends that you hire a specialist to perform further testing.

ALLERGEN DISCLAIMER
The General Home inspection does not include confirmation of the presence of allergens of any type. Many types of allergens exist to which different people show widely varying levels of sensitivity. Testing for allergens requires a specialist inspection. The Inspector recommends that you have specialist testing performed if allergens are a concern to you. You should consider having tests performed if you expect those suffering from allergies, asthma, lung disease or who have compromised immune systems to be present in the home.

RATING SYSTEM USED

ALWAYS DEFER TO COMMENTS, IF ANY, FOR ITEM CONDITION.

CHECKED BOXES BELOW:
GOOD: The item(s) appear(s) functional or in satisfactory condition. SEE NOTES.
FAIR: The item(s) need(s) to be monitored or evaluated by a qualified contractor. SEE NOTES.
POOR: Recommend repair or replacement. SEE NOTES.
CRITICAL: Critical structural or major safety issue. SEE NOTES.
N/A: Not applicable, not inspected or no item observed. SEE NOTES.

COMMENTS BELOW:
OBSERVATIONS IN GREEN: May need improvement or evaluation.
OBSERVATIONS IN BLUE: Recommend repair or replacement. Have contractor evaluate.
OBSERVATIONS IN RED: Critical structural or major safety issue.

INSPECTION DETAILS

What We Inspect

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

1. Attendance

In Attendance:
- Selling Agent present
- No other parties present at inspection.

2. Home Type

Home Type:
- Detached
- Single family home
- Craftsman

3. Occupancy

Occupancy:
- Vacant
- The utilities were ON at the time of inspection.

GENERAL PLUMBING NOTES
A wide variety of plumbing system materials have been installed over the years. System designs and their components have varied according to material technology and design theory prevalent at the time the home was built. Components have also varied with climate, architectural requirements and in quality.
Some of these components include gas pipes, water supply, drain and vent pipes, pressure regulators, pressure relief valves, shut-off valves, water-heating devices and fixtures throughout the home. Some of these components and fixtures I test and some I don't. However I do inspect them if they are accessible.

PLUMBING STANDARDS and CODES
Plumbing standards and codes have also evolved over the years and home plumbing systems and their components are only required to comply with codes that were in effect at the time the home was built. The issue with various plumbing systems is not code compliance but the degree to which the installed system adequately provides for the requirements of the home. This is my concern as a Home Inspector.
If in my opinion the installed plumbing system or any of its components is failing to adequately provide for the requirements of the home, I will recommend evaluation and/or correction by a qualified plumbing contractor.

WATER HEATERS
The lifespan of water heaters depends upon the following:
- The quality of the water heater
- The chemical composition of the water
- The long-term water temperature settings
- The quality and frequency of past and future maintenance

I recommend flushing the water heater once a year and replacing the anode every four years.
You should keep the water temperature set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

DRAIN PIPES
The General Home Inspection is a visual inspection of the home systems and their visible, accessible components. I evaluate drain pipes by operating and observing each operable home plumbing fixture to ensure proper drainage at each fixture at the time of the inspection. Blockages can occur between the time the home is inspected and the time you move in, sometimes due to cleaning activities.
Blockages will eventually occur, usually relative in severity to the age of the plumbing system, and will range from minor blockages of branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main sewer line. Minor blockages are usually easily cleared, either by chemical or mechanical means or by removing and cleaning the traps.
Roots from trees growing between the home and the street may pose a threat to the main sewer pipe. Tree roots can damage or invade and form blockages in sewer pipes.

GROUNDS

General Home Maintenance

In order to maintain the home value and prevent damage from moisture intrusion it is important that you pay attention to various areas of your home which will require maintenance on a regular schedule.
Although as the homeowner, you are responsible for determining necessary maintenance and seeing that it is performed, some basic suggestions might include but are not limited to:

Concrete/asphalt surfaces:
- Seal or patch gaps and cracks to avoid damage from freezing moisture. Freezing moisture will enlarge cracks in concrete and asphalt.

Exterior walls
- Trim back vegetation
- Seal gaps or cracks in walls and around doors and windows where moisture may penetrate with an appropriate sealant or paint
- Replace any missing exterior wall covering material.

R**oof**
- The roof should be free of debris, which will hold moisture next to the roof covering material and hasten deterioration.
- Keep the gutter system in good repair, sealing leaks and cleaning the gutters and downspouts
- Replace missing or damaged shingles and/or repair and seal areas where flashing may not protect the roof structure
- Be sure that downspouts route roof drainage away from the foundation.

Decks and porches
- Keep the finish in good condition. Clear finishes may require maintenance as often as every year or two.

Plumbing
-Monitor pipe fittings, boilers and water heaters for corrosion or leakage. Maintain major appliances as recommended by local professionals.

Heating
- Have the system, including the cabinet, burners, blower and filter cleaned and adjusted on an appropriate schedule. You can determine what constitutes an appropriate schedule by consulting with a qualified heating contractor.

Moisture damage
- Moisture intrusion can cause damage to the home by effecting the ability of the soil to support the weight of the foundation and by creating conditions favorable to the growth of biological organisms such as mold fungus. Mold fungus will cause wood with which it comes into contact to decay and may create unhealthy conditions by increasing concentrations of mold spores in the indoor air of the home. Always watch for any signs of moisture intrusion and take steps to correct it immediately.

1. Driveway and Walkway Condition

Good	Fair	Poor	Critical	N/A
X				

Materials:
• Concrete driveway noted.
• Concrete sidewalk noted.

Observations:

1.1. Driveway in good shape for age and wear. No deficiencies noted.

1.2. Sidewalk in good shape for age and wear. No deficiencies noted.

2. Grading/Landscaping

Good	Fair	Poor	Critical	N/A
X				

Observations:

2.1. No major system safety or function concerns noted at time of inspection.

2.2. The exterior drainage is generally away from foundation.

2.3. While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather and even during wet weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

3. Vegetation Observations

Good	Fair	Poor	Critical	N/A
X				

Observations:

3.1. No major system safety or functional concerns noted at time of inspection.

3.2. Roots from a tree located near the foundation may cause foundation damage as the tree grows and the root system expands. Monitor this area of the foundation during the growing season (usually May through September) for signs of damage. If signs of damage appear (such as cracks) the tree may need to be removed.
The potential for damage from tree roots varies with tree species. Consider evaluation by a qualified arborist.

4. Decking

Good	Fair	Poor	Critical	N/A
x				

Observations:

4.1. The deck was located at the rear of the home.

4.2. All visible deck components appeared to be in serviceable condition at the time of the inspection. Inspection of the deck typically includes the following: Attachment to the home (fastening method and flashing). (If applicable)
Structural integrity.
Planking (flooring).
Guardrails. (If applicable)
Finish coatings.
Stairs (including treads, risers, attachment to deck, supports and handrail) (If applicable)

4.3. Deck substructure inspection excluded, due to limited access because of low height or obstructions.

5. Grounds Electrical

Good	Fair	Poor	Critical	N/A
		x		

Observations:

5.1. An inoperable electrical outlet was located in the deck area. See pic. This outlet should be corrected by a qualified electrical contractor.

Outlet not operational at deck area.

6. GFCI

Good	Fair	Poor	Critical	N/A
				x

Observations:

6.1. Exterior outlets were not Ground Fault Circuit Interrupter (GFCI) protected. Adding GFCI protection is relatively inexpensive. All electrical work should be performed by a qualified electrical contractor. Consider adding GFCI protection of these outlets.

7. Gas Meter and Pipe Condition

Good	Fair	Poor	Critical	N/A
X				

Location:
• Right side of structure

Observations:

7.1. Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

7.2. The visible portions of the gas supply pipes appeared to be in serviceable condition at the time of the inspection.

7.3. There are some jurisdictions that require a seismic shut-off valve when a home changes ownership. Check with your city to see if this is a requirement. The inspector suggests installing a seismic shut-off or excess flow valve at the main gas meter for added safety.

7.4. Suggest adding gas shutoff wrench to gas meter in case of emergency.

Main gas shut off. To turn of main gas shut off, turn valve so that flat area of the valve is perpendicular to the pipe. Make sure special wrench is always available in emergency.

8. Water/Plumbing Condition

Good	Fair	Poor	Critical	N/A
X				

Materials:
• Copper piping noted.
• The home water was supplied from a public source.

Observations:

8.1. The visible water distribution pipes appeared to be in serviceable condition at the time of the inspection.

8.2. Although the main water supply shut-off valve was not operated at the time of the inspection it was visually inspected and appeared to be in serviceable condition.

Main water shut off.

9. Exterior Faucet Condition

Good	Fair	Poor	Critical	N/A
X				

Observations:

9.1. All exterior faucets were operable at the time of the inspection.

10. Water Pressure

Good	Fair	Poor	Critical	N/A
	X			

Observations:

10.1. Home water supply pressure was slightly above the 80 pounds per square inch (PSI) limit considered the maximum allowable by generally-accepted current standards.

10.2. 100 p.s.i.

11. DWV Condition

Good	Fair	Poor	Critical	N/A
X				

Materials:
• The visible drain, waste and vent (DWV) pipes were ABS plastic.

Observations:

11.1. The visible drain, waste and vent pipes appeared to be in serviceable condition at the time of the inspection.

11.2. A waste pipe clean-out was located at the front of the home.

11.3. The property is served by exterior drains, the inspection of which lies beyond the scope of the General Home Inspection. Drain blockages can have various causes. Tree roots or root tendrils of other vegetation may cause damage/blockage. Damage/blockage may result from the earth above the pipes being compacted by vehicles. Runoff water carries minerals, silt and debris which can be deposited inside the pipes and harden during the summer months to create blockages. You may wish to have exterior drains tested or examined by video camera in time to receive the results before the property is put on the market.

Sewer cleanout

12. Fence Condition

Good	Fair	Poor	Critical	N/A
		X		

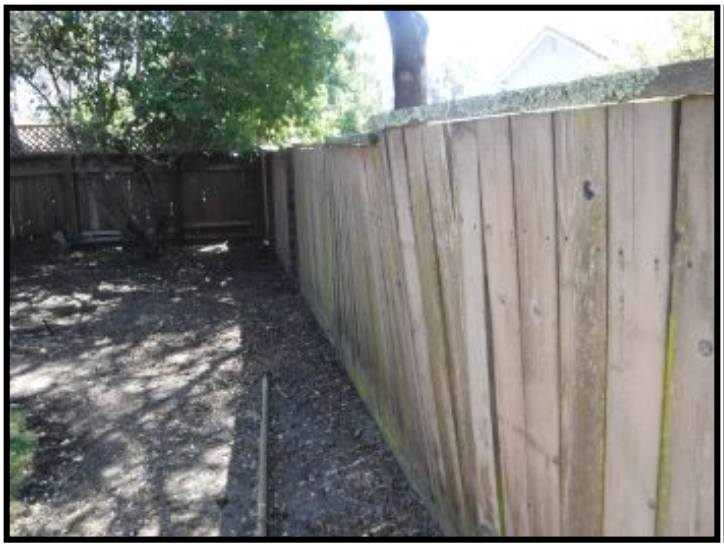
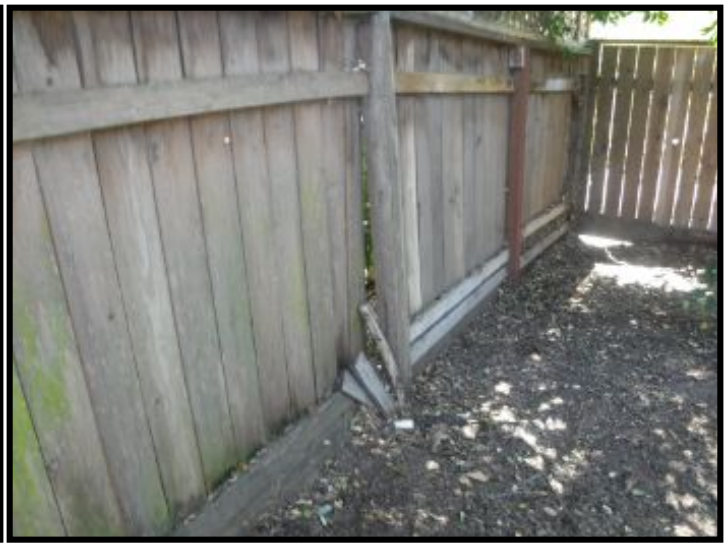
Materials:
• Wood

Observations:

12.1. Fence barriers examined during the inspection were constructed of wood boards.

12.2. Some wood boards forming the fence barrier were damaged and in need of repair at the time of the inspection.



Fence leaning.

13. Gate Condition

Good	Fair	Poor	Critical	N/A
☐	☒	☐	☐	☐

Materials:
• Wood

Observations:

13.1. Gate is sagging. see pic.

Gate sagging.

14. Sprinklers

Good	Fair	Poor	Critical	N/A
☐	☐	☐	☐	☒

Observations:

14.1. The home was equipped with a landscape irrigation system. Inspection of irrigation systems lies beyond the scope of the General Home Inspection. You may wish to have this system inspected by a qualified irrigation or landscape contractor before the expiration of your Inspection Objection Deadline.

EXTERIOR AREAS

1. General Exterior Conditions

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Observations:

1.1. The home exterior appeared to be in serviceable condition at the time of the inspection.

2. Doors

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Observations:

2.1. Door exteriors appeared to be in serviceable condition at the time of the inspection.
Inspection of door exteriors typically includes examination of the following:
Door exterior surface condition
Weather-stripping condition
Presence of an effective sweep (sweeps are gaskets which seal the area between the bottom of a door and the threshold).
Jamb condition
Threshold condition
Moisture-intrusion integrity

3. Patio Doors

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Observations:

3.1. The sliding patio door was functional during the inspection.

4. Screen Doors

Good [ ] Fair [ ] Poor [ ] Critical [ ] N/A [x]

Observations:

4.1. Sliding door screen is missing.

5. Window Condition

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Observations:

5.1. Components appeared in satisfactory condition at time of inspection.

5.2. Screens have yet to be installed.

6. Siding Condition

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Materials:
• Wood siding, wood frame construction, concrete foundation

Observations:

6.1. No major system safety or function concerns noted at time of inspection.

7. Stucco

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Observations:

7.1. Stucco covering exterior walls of the home appeared to be in serviceable condition at the time of the inspection.

8. Eaves & Facia

Good	Fair	Poor	Critical	N/A
x				

Observations:

8.1. Areas of eaves (Fascia / Soffit) appeared to be in serviceable condition at the time of the inspection.

9. Exterior Paint

Good	Fair	Poor	Critical	N/A
x				

Observations:

9.1. Exterior paint in good condition.

ROOF

GENERAL COMMENTS on ROOFS

I DO NOT CERTIFY ROOFS AS LEAK-PROOF as part of a General Home Inspection. If you would like the roof of this property certified against leakage, you should contact a qualified roofing contractor who provides this service.

Roof Leakage

Although roof-covering materials are designed to protect the underlying home structure from moisture, most are not considered waterproof, but water resistant. They are designed to work together with an underlying membrane in preventing moisture intrusion of the home structure.
For protection from moisture intrusion (roof leakage) the home structure and interior are heavily reliant upon the type and quality of roofing materials and the methods used to install them.

Roof Pitch

Minimum Roof Pitch
Steep-slope roofing systems are defined by the National Roofing Contractor's Association as roof-covering materials designed for installation on slopes greater than 3 vertical inches of rise in every 12 horizontal inches of run, commonly called 3 &12 (14-degree pitch). Steep-slope roof-covering materials are water-shedding, not water-proof.
To prevent water leaks, these materials rely on an underlying membrane, adequate overlap and fast drainage. Some types of roof-covering materials, such as rolled roofing, are commonly installed on roofs of inadequate slope.

The following considerations may affect the lifespan of a roof...

- Roofing material quality
- Installation method
- Number of layers
- Structure orientation: South-facing roofs will have shorter lifespans.
- Degree of roof slope: Flatter roofs will have shorter lifespans.
- Climate (snow &rain): Harsh climates shorten roof lifespans.
- Temperature swings: climates with large daily temperature differentials will shorten roof lifespans.
- Building site conditions (overhanging tree branches, wind, etc.)
- Roof color: Darker roofs absorb more heat which shortens roof lifespan.
- Elevation: Homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan.
- Roof structure ventilation: Poor ventilation shortens roof lifespans.
- Quality of maintenance

Here are some other conditions that may affect your roof...

- Physical abrasion: Avoid walking on the roof whenever possible. Always avoid stepping directly on areas where different roof planes meet such as valleys, hips and ridges. Tree limbs should be cut back so that they do not overhang the roof.
- Freeze/thaw cycle-: Areas of the roof where snow collects or ice dams build are subject to more rapid deterioration.
- Debris accumulation will speed deterioration by holding moisture next to the shingles where it may cause freeze damage.

Although Home Inspectors do not perform invasive testing, they use deductive methods based on experience and the aid of a high-quality electronic moisture-detecting instruments to make recommendation decisions.
The Inspector recommends that you either include comprehensive roof coverage in your home insurance policy or obtain a roof certification from an established, qualified local roofing contractor.

1. Roof Condition

Good	Fair	Poor	Critical	N/A
X				

Info:
• The Inspector was unable to walk the roof without risking damage to fragile roof-covering materials and inspected the roof from a ladder and/or from the ground.

Materials:
• Concrete tiles noted. The average life span of a concrete tile roof is 50 to 100 years.

Observations:

1.1. All roof components appeared to be in serviceable condition at the time of the inspection.
Roof inspection typically includes examination of the following:
Roof-covering material
Presence of an underlying membrane (if visible)
Permanent structures such as chimneys
Flashing of all roof covering penetrations such as vents and chimneys, junctions with dissimilar materials, valleys, any extreme changes in the slope of the roof
Gutter and downspout condition
Condition of any installed skylights

2. Flashing

Good	Fair	Poor	Critical	N/A
X				

Observations:

2.1. All roof flashing appeared to be properly installed and in serviceable condition at the time of the inspection. Inspection of roof flashings typically includes examination of flashing in the following locations:
Roof penetrations such as vents, electrical masts, chimneys, mechanical equipment.
Junctions at which roofs meet walls.
Roof edges
Areas at which roofs change slope.
Areas at which roof-covering materials change
Areas at which different roof planes meet (such as valleys).

2.2. Some flashing was not visible due to roof covering.

3. Chimney

Good	Fair	Poor	Critical	N/A
X				

Observations:

3.1. All visible chimney components appeared to be in serviceable condition at the time of the inspection.
Inspection of the chimney typically includes examination of the following:
- Visible foundation
- Exterior coverings
- Spark arrestor
- Cap
-Visible flue tiles
- Connection to home
- Flashing at roof
- Any necessary bracing
- Adequate height above roof

4. Rain Cap and Spark Arrestor

Good	Fair	Poor	Critical	N/A
x				

Observations:

4.1. The chimney rain cap and spark arrestor appeared to be in generally serviceable condition at the time of the inspection.

5. Vents

Good	Fair	Poor	Critical	N/A
x				

Observations:

5.1. The vents and vent caps appeared to be in serviceable condition at the time of the inspection.

6. Gutters and Downspouts

Good	Fair	Poor	Critical	N/A
x				

Observations:

6.1. The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts. The gutters and downspouts are examined for visible damage but the inspection will not always detect leaking gutters or downspouts.

6.2. Ends of downspouts not visible under deck/concrete area/ground area; cannot determine if water is drained sufficiently away from foundation.

GARAGE

1. Garage Condition

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Type:
• The home had a three-car attached garage.

Observations:

1.1. All components in the garage appeared to be in serviceable condition at the time of the inspection.
Inspection of the garage typically includes examination of the following:
- General structure
- Floor, wall and ceiling surfaces
- Operation of all accessible doors and door hardware
- Overhead door condition and operation including manual and automatic safety component operation and switch placement.
- Proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection.
- Interior and exterior lighting
- Proper separation from living space.
- Proper floor drainage

1.2. At the time of the inspection, the occupant's belongings significantly limited the Inspector's view of the garage.

2. Roof Condition

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Info:
• Roofing is the same as main structure.

Materials:
• Concrete tiles noted.

Observations:

2.1. No major system safety or function concerns noted at time of inspection.

3. Garage Door Condition

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Type:
• Two - single 7', upgraded insulated steel panel, sectional roll-up doors.

Observations:

3.1. No deficiencies observed.

4. Garage Door Parts

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Observations:

4.1. The garage door appeared functional during the inspection.

5. Garage Opener Status

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Observations:

5.1. Chain drive opener noted.

5.2. Appeared functional using normal controls, at time of inspection.

6. Garage Door's Reverse Status

Good [ ] Fair [ ] Poor [ ] Critical [ ] N/A [x]

Observations:

6.1. No eye beam system present. This appears to be an older unit when these safety features were not included with openers. We recommend upgrading to a newer model with all safety features included.

7. Exterior Door

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Observations:

7.1. Appeared functional, at time of inspection.

8. Garage House Door

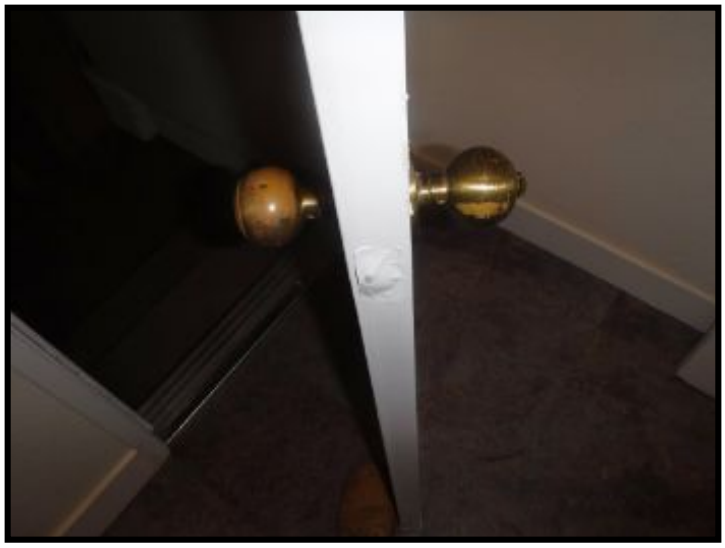
Good [ ] Fair [x] Poor [ ] Critical [ ] N/A [ ]

Observations:

8.1. The door appears to be fire rated.

8.2. Auto closure present and operating.

8.3. Door does not close, needs adjustment.



Lock taped.

9. Floor Condition

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Materials:
• Bare concrete floors noted.

Observations:

9.1. The garage floor appeared to be in serviceable condition at the time of the inspection.

9.2. Stored personal items prevented full inspection.

10. Rafters & Ceiling/Attic

Good [ ] Fair [ ] Poor [ ] Critical [ ] N/A [x]

Observations:

10.1. Limited review due to finished ceilings.

11. Electrical

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Observations:

11.1. The majority of grounded receptacles , were tested and found to be wired correctly.

12. GFCI

Good [ ] Fair [x] Poor [ ] Critical [ ] N/A [ ]

Observations:

12.1. GFCI did not respond to test, suggest replacing for safety.

13. Cabinets

Good [ ] Fair [ ] Poor [ ] Critical [ ] N/A [x]

Observations:

13.1. Most not accessible due to stored personal items.

ELECTRICAL

Electrical Introduction

A wide variety of electrical systems have been installed over the years and electrical systems have been affected by the following:
- Code requirements which existed at the time the home was built or additional electrical work was performed.
- The abilities and inclinations of the system designer and installers
- Original construction budget.
- Changes made over the years

Home inspectors are generalists, and although familiarity with electrical systems is a fundamental part of home inspection, inspectors are not electricians, and will not be familiar with all electrical systems and components installed over the years.
Electrical standards and codes have evolved over the years and home electrical systems and their components are required to comply only with codes which were in effect at the time the home was built or the additional work was performed.

A Home Inspector's concern with electrical systems is not code compliance but the degree to which the installed electrical system safely provides for the electrical requirements of the home. The home inspector's concern will be commenting on safety and system defects, not code violations. Some conditions commented upon may not be code violations and some code violations may not be commented upon.

If in the opinion of the Inspector, the installed electrical system or any of its components is failing or may fail to safely provide for the electrical requirements of the home, the Inspector will recommend evaluation and/or correction by a qualified electrical contractor.
The General Home Inspection is a visual inspection and complies with the current Standards of practice of the International Association of Certified Home Inspectors.

1. Meter Condition

Good	Fair	Poor	Critical	N/A
X				

Location:
• Meter located on right side of structure

Observations:

1.1. The electric meter appeared to be in serviceable condition at the time of the inspection. Electric meters are installed by utility companies to measure home electrical consumption.

2. Cable Feeds/Underground Service

Good	Fair	Poor	Critical	N/A
				X

Observations:

2.1. There is an underground service lateral noted. Not inspected.

3. Main/Sub Electrical Panel Observations

Good	Fair	Poor	Critical	N/A
x				

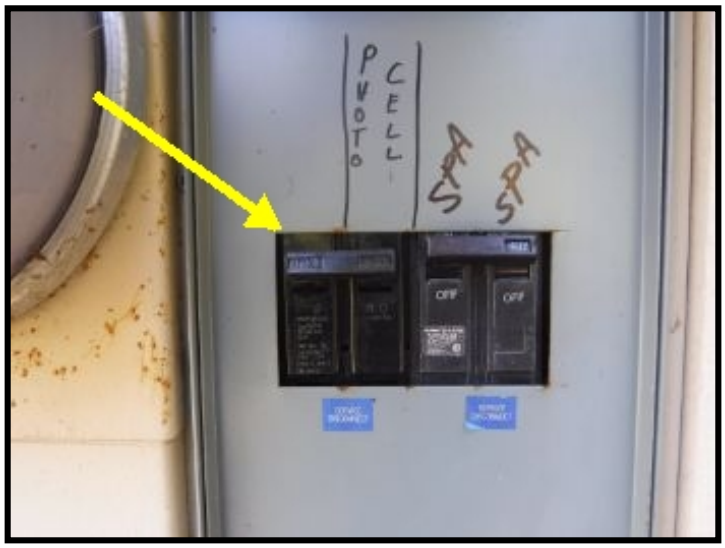
Main Panel Location:
• Main disconnect located on right side of structure

Sub Panel Location:
• Located in the garage.

Observations:

3.1. All components visible in the main electrical service panel appeared to be in serviceable condition at the time of the inspection.
Inspection of the main service panel typically includes examination of the following:
- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment

3.2. All components visible in the sub electrical service panel appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in the report.
Inspection of the sub electrical service panel typically includes examination of the following:
- Panel interior and exterior condition
- Panel amperage rating
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment



Main electrical shut off.

4. Main Amp Breaker

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Observations:

4.1. 100 amp service

5. Breakers In Off Position

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Observations:

5.1. 0 breakers

6. Breaker Condition

Good [ ] Fair [ ] Poor [x] Critical [ ] N/A [ ]

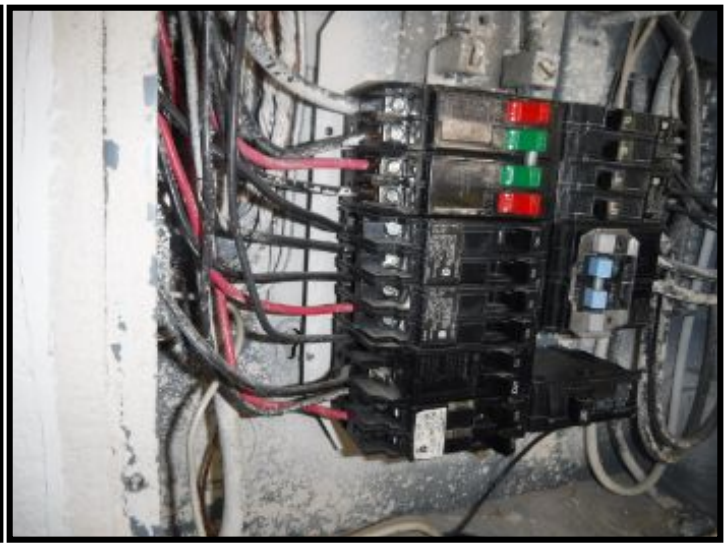
Materials:
• SERVICE ENTRANCE WIRE: Aluminum non-metallic sheathed cable noted. This is typical.
• BRANCH WIRING: The visible branch circuit wiring was modern vinyl-insulated copper wire.

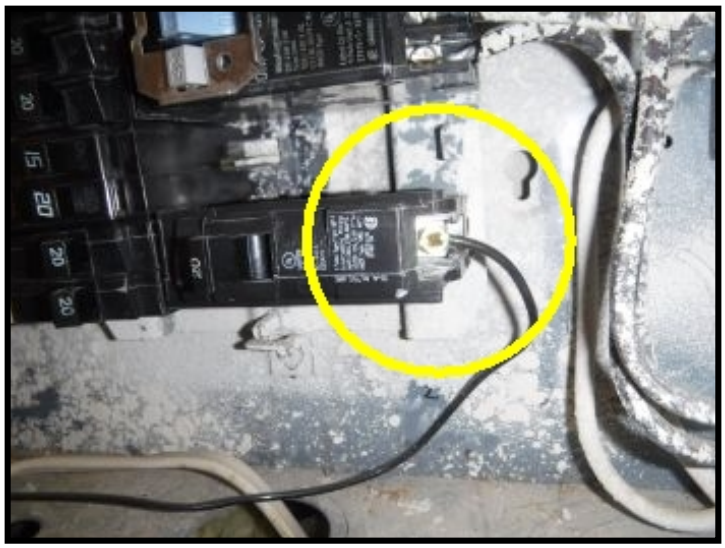
Observations:

6.1. Circuit breakers in the main electrical service panel appeared to be in serviceable condition at the time of the inspection.

6.2. In the sub electrical service panel, a branch conductor was connected to a circuit breaker for which the wire size was insufficient. 14 gauge wire should be 12 gauge. This is a defective condition which should be corrected by a qualified electrical contractor.

Main electrical panel.


Sub electrical panel.



Wire size insufficient for breaker.

FOUNDATION/CRAWLSPACE

Foundation/Crawlspace Compliance

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. **Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind.** Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound. **NOTE: This is not a structural inspection. No representation is made as to the structural integrity of the home. Opinions vary widely as to what amount of movement, cracking of foundations, or unevenness of flooring, is considered excessive. If a complete structural evaluation is desired, a structural engineer should be consulted.**

1. Foundation Type

Type
• A raised perimeter with cripple wall supports -- Crawlspace

2. Access Condition

Good	Fair	Poor	Critical	N/A
X				

Location:
• The crawlspace was accessed through an interior floor hatch in a bedroom closet.
• The inspector examined the crawlspace from inside using a remote controlled crawler.

Observations:

2.1. Conditions in the crawlspace appeared to be in serviceable condition at the time of the inspection. Inspection of the crawlspace typically includes visual examination of the following: Excavation, Foundation, Floor, Framing, Plumbing, Electrical, HVAC, Insulation, Pest (general evidence), General condition

3. Footing/Foundation Walls

Good	Fair	Poor	Critical	N/A
X				

Observations:

3.1. The visible portions of the poured concrete foundation walls appeared to be in serviceable condition at the time of the inspection.

4. Cripple Walls

Good	Fair	Poor	Critical	N/A
X				

Observations:

4.1. No deficiencies were observed at the visible portions of cripple wall at the time of the inspection.

5. Ventilation

Good	Fair	Poor	Critical	N/A
X				

Observations:

5.1. Screened openings noted.

6. Vent Screens

Good	Fair	Poor	Critical	N/A
X				

Observations:

6.1. Vent screens noted as functional.

7. Framing

Good	Fair	Poor	Critical	N/A
x				

Observations:

7.1. The visible floor structure in the crawlspace appeared to be in serviceable condition at the time of the inspection.
Inspection of the floor structure typically includes examination of the condition and proper installation of the following:
Joist condition
Joists supporting structures and members
Connections and fasteners
Floor sheathing

8. Sub Flooring

Good	Fair	Poor	Critical	N/A
				x

Observations:

8.1. Dimensional lumber wood joists

8.2. Limited inspection due to insulation.

9. Crawlspace Floor Condition

Good	Fair	Poor	Critical	N/A
x				

Observations:

9.1. The crawlspace floor was dirt.

10. Anchor Bolts

Good	Fair	Poor	Critical	N/A
x				

Observations:

10.1. Most of the visible anchor bolts were inspected and appear to be serviceable.

11. Ductwork

Good	Fair	Poor	Critical	N/A
x				

Observations:

11.1. Most of the ductwork appeared functional, at time of inspection. Notable exceptions will be listed in the report.

11.2. Wrapping is torn in areas.

12. Plumbing Supply and Gas Line Condition

Good	Fair	Poor	Critical	N/A
X				

Materials:
• Water supply line was copper
• Gas supply line was black iron

Observations:

12.1. Appears Functional.

13. DWV Condition

Good	Fair	Poor	Critical	N/A
X				

Materials:
• The visible drain, waste and vent (DWV) pipes were ABS plastic.

Observations:

13.1. The visible drain, waste and vent pipes appeared to be in serviceable condition at the time of the inspection.

Sewer cleanout

14. Insulation

Good	Fair	Poor	Critical	N/A
x				

Observations:

14.1. The floors of the home were insulated with fiberglass batt insulation.

ATTIC

This report describes the method used to inspect any accessible attics; and describes the structure, insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect structure, insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Good	Fair	Poor	Critical	N/A
X				

Observations:

1.1. Access at hallway ceiling.

1.2. Due to the cathedral construction design in some areas of this house, the space between the ceiling and roof was not visually inspected, as this area is not visible or accessible to the inspector. If client has concerns regarding this area of the home, a specialist should be contacted for further evaluation and information.

1.3. The Inspector evaluated the attic from inside the attic space. Although there were areas in the attic that were inaccessible due to limited space and headroom. The Inspector specifically disclaims defective conditions in all areas not visible in the attic at the time of the inspection and which are not listed in the area of this report pertaining to attic conditions.

2. Structure

Good	Fair	Poor	Critical	N/A
X				

Observations:

2.1. The manufactured roof framing appeared to be properly-constructed and in serviceable condition at the time of the inspection.

2.2. The roof structure was sheathed with oriented strand board (OSB)

3. Attic Ventilation

Good	Fair	Poor	Critical	N/A
X				

Observations:

3.1. Attic ventilation appeared to be satisfactory at the time of the inspection.

3.2. Under eave soffit inlet vents noted.

3.3. Gable louver vents noted.

4. Duct Work

Good	Fair	Poor	Critical	N/A
X				

Observations:

4.1. Appeared functional, at time of inspection but because of insulation between floor joists, not all ductwork connections to ceiling registers are visible.

5. Attic Plumbing

Good	Fair	Poor	Critical	N/A
X				

Observations:

5.1. ABS plumbing vents

5.2. No deficiencies noted in plumbing vent piping.

6. Insulation Condition

Good	Fair	Poor	Critical	N/A
X				

Materials:
• Unfinished fiberglass batts noted.
• Loose fill insulation noted.

Depth:
• Attic insulation thickness was approximately 10 to 12 inches. The modern recommended value is R-38.

Observations:

6.1. Insulation level in the attic is typical for homes this age

6.2. Insulation appears adequate.

7. Exhaust Vent

Good	Fair	Poor	Critical	N/A
X				

Observations:

7.1. Appeared functional, at time of inspection but because of insulation between floor joists, not all connections to ceiling are visible

8. Pest Observation

Good	Fair	Poor	Critical	N/A
		X		

Observations:

8.1. The attic had minor amounts of rodent feces visible. You should consider setting traps for mice and closing off avenues of entry.

INTERIOR AREAS

Interior Area Comments

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it.

New rules concerning water flow rates.

Senate Bill 407 became law on January 1, 2014, and applies to all Single Family Residences built before January 1, 1994. This legislation requires that water conserving plumbing fixtures be installed throughout the home as a condition of building permits applied for after January 1, 2014. As of January 1, 2017 all single-family residences built prior to January 1, 1994 must comply with these requirements(permit or no permit) and homeowners are required to install water saving fixtures, if current fixtures are out of compliance. This law will not affect commercial or multi-family properties until January 1, 2019.

If a toilet is greater than 1.6 gpf, a 1.28 gpf toilet is required.

If a shower head flows more than 2.5 gpm, a 2 gpm shower head is required.

If a lavatory faucet flows more than 2.2 gpm, a 1.2 gpm faucet is required.

If a kitchen sink faucet flows more than 2.2 gpm, a 1.8 gpm faucet is required.

If a urinal(wall mounted) uses more than 1 gpf, a .125 gpf urinal is required.

As a condition of all building permits issued for home improvements the Authority Having Jurisdiction (AHJ) is charged with verifying compliance with these requirements. For example, the City of Concord, CA will utilize self-certification by the property owner in lieu of inspections when a building permit is taken out. Basically, if you take out a building permit, you sign a form saying your fixtures are compliant. Whether a jurisdictional inspector will measure flow rates and inspect toilets inside the home is yet to be seen.

GFCI PROTECTION

GFCI protection has been required for all 15A and 20A, 125V receptacles in the bathroom area of a dwelling unit since 1971.

In an older homes, there may be no requirement for GFCI's to be installed. The seller is not required to upgrade the receptacles unless the electrical system has been modified. So if the kitchen in a 1950's house has been remodeled, and receptacles have been added or moved, they must be upgraded to GFCI receptacles if they are within 6 feet of a plumbing fixture. This applies to bathrooms too.

GFCI protection devices are also required for all 15A and 20A, 125V receptacles located in garages and grade-level portions of unfinished or finished accessory buildings used for storage or work areas of a dwelling unit [210.8(A)(2)]. However, there are a couple of exceptions to this rule. GFCI protection is not required for receptacles that are not readily accessible, such as a ceiling-mounted receptacle for a garage door openers. Nor are they required for a receptacles on a dedicated branch circuit located and identified for a cord-and-plug-connected appliance, such as a refrigerator or freezer.

Per 210.8(A)(3), all 15A and 20A, 125V receptacles outside of a dwelling unit, including receptacles installed under the eaves of roofs, shall be GFCI-protected. The only exception to this rule is that GFCI protection is not required for fixed electric snow melting or de-icing equipment receptacles that are not readily accessible and are supplied by a dedicated branch circuit in accordance with 426.28.

In addition, all 15A and 20A, 125V receptacles installed within a dwelling unit crawl space [210.8(4)] or in each unfinished portion of a basement not intended as a habitable room but used for storage or as a work area [210.8(5)], must be GFCI-protected. However, the Code does note a few exceptions to these rules: GFCI protection is not required for receptacles that are not readily accessible or are located on a dedicated branch circuit and identified for a specific cord-and-plug-connected appliance, such as a sump pump.

And per 210.8(A)(6), GFCI protection is required for all 15A and 20A, 125V receptacles that serve kitchen countertop surfaces in a dwelling unit. GFCI protection is not required for receptacles serving appliances like dishwashers, or convenience receptacles that do not supply countertop surfaces.

Receptacles installed within 6 ft of the outside edge of a wet bar sink must also be GFCI-protected [210.8(A)(7)]. However, GFCI protection is not required for receptacles not intended to serve wet bar countertop surfaces, such as refrigerators, ice makers, water heaters, or convenience receptacles that do not supply counter-top surfaces.

The TEST and RESET Buttons are great indicators of the operation of the device, however a reading with a tester is still the best way to find out if the GFCI has been wired correctly in your home electrical wiring system.

With older GFCI receptacles, especially those found outdoor or in high moisture areas, it is common to find the buttons "stuck" or in-operable. Always replace the GFCI receptacle if this is found and test the device upon completion. Make sure outdoor receptacles are installed in weather proof enclosures to prevent damage from moisture. Use appropriate covers for your home electrical wiring application. If a cord will be used for extended periods of time, install approved covers that provide moisture protection for the receptacle and cord where the cover will close and latch while a cord is plugged in.

1. General Interior Conditions

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Observations:

1.1. The home interior appeared to be in serviceable condition at the time of the inspection. Inspection of the interior typically includes examination of the following components...

ROOMS
- Wall, floor and ceiling surfaces
- Doors, interior, exterior and sliding glass including hardware (condition and proper operation)
- Windows (type, condition and proper operation)
- Ceiling fans (condition and proper operation)

ELECTRICAL
- Switches and outlets (condition and proper operation)
- Lighting fixtures (condition and proper operation)

INTERIOR TRIM
- Door casing
- Window casing, sashes and sills (condition and proper operation)
- Baseboard
- Molding (crown, wainscot, chair rail, etc.)

2. Door Bell

Good [ ] Fair [x] Poor [ ] Critical [ ] N/A [ ]

Observations:

2.1. The doorbell was connected to a home communication system.

2.2. The interior door chime is missing it's decorative cover exposing the working parts.

3. Doors

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Observations:

3.1. The interior doors appeared to be in serviceable condition throughout the home at the time of the inspection.
Door inspection includes examination for proper installation, operation and condition.

4. Wall Condition

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Materials:
• Drywall walls noted.

Observations:

4.1. The interior walls of the home appeared to be in serviceable condition at the time of the inspection.

5. Ceiling Condition

Good	Fair	Poor	Critical	N/A
X				

Materials:
• There are drywall ceilings noted.

Observations:

5.1. The home ceilings appeared to be in serviceable condition at the time of the inspection.

6. Floor Condition

Good	Fair	Poor	Critical	N/A
X				

Materials:
• Various flooring types noted.

Observations:

6.1. The home floor surfaces appeared to be in serviceable condition at the time of the inspection.

7. Window Condition

Good	Fair	Poor	Critical	N/A
☐	☐	☒	☐	☐

Materials:
• Aluminum framed sliding window noted.

Observations:

7.1. Most windows appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather-sealing components.

7.2. Double-pane/thermopane windows are windows which each have two panes of glass. The air space between the inner and outer panes acts as insulation, reducing heat loss, saving on heating costs and increasing home comfort levels. This space is often filled with a type of inert gas which increases the window's resistance to heat flow.
The inner and outer panes are separated by a perimeter strip filled with a desiccant which absorbs moisture so that no condensation forms on the glass. The two panes and desiccant strip form a single assembly which is held within the window frame. Over time, desiccant strips can become saturated, will no longer absorb moisture and when this happens, condensation will become visible under certain conditions.
Double-pane assemblies which have only recently failed can often be repaired. Window glazing which has been exhibiting condensation problems for long periods and which show a white haze often cannot be repaired and must be replaced. It is sometimes more cost effective to replace the entire affected window.
Older windows contained only single panes of glass. All modern windows in the U.S. are a minimum of double pane.

7.3. LIMITATION: There were thermopane windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals.

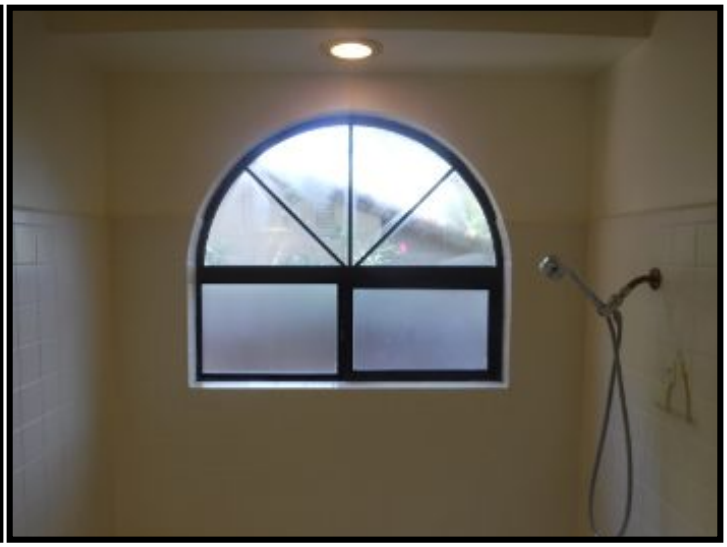
7.4. In accordance with ASHI Standards, we do not test every window in the house. We do test every unobstructed window in every bedroom to ensure that at least one provides an emergency exit.

7.5. Most blinds/window shades not inspected.

7.6. One window in the bathroom showed sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.

7.7. The windows in the breakfast/dining area had damaged travelers which made the window difficult to operate.

Damage noted.



Loss of seal/condensation.

8. Closets

Good	Fair	Poor	Critical	N/A
x				

Observations:

8.1. The closet(s) are in serviceable condition.

8.2. At the time of the inspection, some of the sliding closet doors had fallen off it's track.

9. Electrical

Good	Fair	Poor	Critical	N/A
x				

Observations:

9.1. Interior lighting appeared to be in serviceable condition at the time of the inspection.

9.2. The majority of grounded receptacles , were tested and found to be wired correctly.

9.3. Home branch circuit wiring consists of devices such as switches, outlets, connections for permanently-wired appliances and the electrical conductors which supply them with electricity. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and electrical outlets.

9.4. Although the Inspector attempted to confirm proper operation of all accessible switches in the home, identifying and confirming the location of devices controlled by all switches and proper operation of all switches lies beyond the scope of the home inspection. Inspection will not always reveal inoperable switches.

10. Ceiling Fans

Good	Fair	Poor	Critical	N/A
x				

Observations:

10.1. Operated normally when tested, at time of inspection.

11. Fireplace Condition

Good	Fair	Poor	Critical	N/A
x				

Locations:
• Living Room

Materials:
• Prefabricated "zero clearance" fireplace noted.

Observations:

11.1. Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).

11.2. This inspection was performed in substantial compliance with InterNACHI's Phase I Standards of Practice for Inspecting Fireplaces and Chimneys. It exceeds what is required by both InterNACHI's commercial and residential standards of practices. The inspection shall include examination of readily accessible and visible portions of solid-fuel-burning, low-heat, fireplaces and chimneys. The inspection is not all inclusive or technically exhaustive. The goal of this inspection is to provide observations which may lead to the decrease of the hazards associated with fireplaces and chimneys

11.3. The wood-burning fireplace appeared to be in serviceable condition at the time of the inspection, but was not operated.
Inspection of wood-burning fireplaces typically includes visual examination of the following:
- Adequate hearth
- Firebox condition
- Operable damper
- Visible flue condition
- Ember barrier
- Exterior condition

11.4. Damper was opened and closed several times.

11.5. The chimney flue was inaccessible and was not inspected.

12. Smoke and CO Detectors

Good ☐ Fair ☐ Poor ☒ Critical ☐ N/A ☐

Observations:

12.1. *INFORMATION*
The authority for the installation of smoke detectors and CO detectors is the Consumer Product Safety Commission and this is their recommendation:
CO DETECTORS. CO alarms should be installed according to the manufacturer's instructions. CPSC recommends that one CO alarm be installed in the hallway outside the bedrooms in each separate sleeping area of the home and in dwellings that have attached garages. Additional detectors on every level provides extra protection. CO alarms may be installed into a plug-in receptacle or high on the wall. Hard wired or plug-in CO alarms should have battery backup. Avoid locations that are near heating vents or that can be covered by furniture or draperies. CPSC does not recommend installing CO alarms in kitchens or above fuel-burning appliances.
SMOKE DETECTORS. CPSC recommends smoke alarms on every level of the home, outside sleeping areas, and inside bedrooms. Replace batteries annually. When shopping for smoke alarms, consumers should consider the different types of smoke alarms. Both types are effective smoke sensors. Ionization type detectors respond quickly to flaming fires. Photoelectric type detectors respond sooner to smoldering fires. Because both ionization and photoelectric smoke alarms are better at detecting distinctly different yet potentially fatal fires, and because homeowners cannot predict what type of fire might start in a home, CPSC staff recommends consumers install both ionization and photoelectric type smoke alarms in their homes. There are smoke alarms that combine both detection technologies into one unit called dual sensor smoke alarms.

See Link: http://sacramentoappraisalblog.com/2012/06/13/where-do-you-install-carbon-monoxide-detectors-in-your-home/
See Link: http://sacramentoappraisalblog.com/?s=smoke+detector

12.2. *IMPORTANT INFORMATION* Testing of smoke detectors and carbon monoxide detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery (even if the batteries are near the end of their life) or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and/or carbon monoxide by using a large cotton wick and/or cannisters and is beyond the scope of this inspection. Battery operated smoke alarms and carbon monoxide alarms should be checked routinely and the batteries changed frequently. With any new home purchase, the inspector STRONGLY recommends changing the old batteries with new batteries and changing them every year and replacing old smoke and CO detectors. Smoke and CO detectors typically last 6-10 years.

12.3. The Inspector recommends placing additional smoke and CO detectors to protect sleeping areas as per the CPSC guidelines above.

13. Auxiliary Systems

Good ☐ Fair ☐ Poor ☐ Critical ☐ N/A ☒

Observations:

13.1. The home contained a security alarm system. The security alarm system was not inspected. Inspection of security alarms lies beyond the scope of the General Home Inspection

Security system.

BATHROOMS

In accordance with the Standards of Practice, the inspector is not required to comment on simple cosmetic deficiencies, evaluate window coverings, steam showers or air-entrainment systems such as those in whirlpool tubs and Jacuzzis. Saunas are not operated but will be examined for visual defects. The inspector does not perform leak-testing of shower pans or shower enclosures but will comment on obvious leakage when fixtures are operated during the inspection.
Inspection of bathrooms typically includes examination of the following:
ROOM
-Window, skylight and door (condition and operation)
-Wall, ceiling and floor condition
-Moisture meter survey for moisture trapped beneath vinyl or tile floor coverings around toilets, tubs and showers.
CABINET
-Exterior and interior
-Door and drawer function
SINK
-Basin and overflow (overflow not tested)
-Faucet valves and stopper (condition and operation)
-Water supply shut-offs (not operated)
-Waste pipe (condition and trap configuration)
-Adequate water flow and drainage
TUB and SHOWER
-Tub condition
-Moisture meter check for moisture behind any wall or floor tile
-Faucet valve and shower head (condition and operation)
-Shower diverter (diverts water from tub faucet to the shower head)
Shower enclosure (condition and operation)
-Adequate water flow and drainage
TOILETS
-Condition and operation
-Secure connection to floor
-Tank connection to toilet
- Leakage at flapper valve
-Water supply valve condition (not operated)
ELECTRICAL
-Switch operation and placement
-Outlet placement, proper wiring and Ground Fault Protection
ROOM VENTILATION (mechanical or window)
-Presence and operation
-Proper vent termination

1. Cabinets

Good	Fair	Poor	Critical	N/A
X				

Observations:

1.1. Appeared functional and in satisfactory condition, at time of inspection.

2. Counters

Good	Fair	Poor	Critical	N/A
X				

Observations:

2.1. Solid Surface tops noted.

3. Electrical

Good	Fair	Poor	Critical	N/A
X				

Observations:

3.1. No major system safety or function concerns noted at time of inspection.

4. GFCI

Good	Fair	Poor	Critical	N/A
X				

Observations:

4.1. GFCI in place and operational

5. Exhaust Fan

Good	Fair	Poor	Critical	N/A
X				

Observations:

5.1. The bath fan was operated and no issues were found.

6. Mirrors

Good	Fair	Poor	Critical	N/A
X				

Observations:

6.1. The mirrors are in satisfactory condition.

7. Plumbing

Good	Fair	Poor	Critical	N/A
X				

Observations:

7.1. All bathroom fixtures had functional flow at the time of the inspection.

8. Showers

Good	Fair	Poor	Critical	N/A
X				

Observations:

8.1. The shower appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:
Functional flow;
Functional drainage
Proper operation of shut-off and diverter valves, and faucet; and
Moisture intrusion of walls and pan.

9. Shower Enclosure

Good	Fair	Poor	Critical	N/A
X				

Observations:

9.1. The shower enclosure was functional at the time of the inspection.

10. Bath Tubs

Good	Fair	Poor	Critical	N/A
X				

Observations:

10.1. All bathtub components appeared to be in serviceable condition at the time of the inspection.
Tub inspection incudes testing for:
Functional flow;
Functional drainage; and
Operational shut-off valves, faucet, and diverter valve

11. Tub/Shower Walls

Good	Fair	Poor	Critical	N/A
X				

Observations:

11.1. The bathtub walls were in satisfactory condition.

12. Sinks

Good	Fair	Poor	Critical	N/A
X				

Observations:

12.1. No deficiencies observed.

13. Toilets

Good	Fair	Poor	Critical	N/A
x				

Observations:

13.1. Operated when tested. No deficiencies noted.

KITCHEN

Kitchen Comments

Inspection of the kitchen typically includes examination of the following:
-Cabinets
-Sink components including faucet, wand, drain, disposal and undersink plumbing
-Counters
-Room light fixtures, switches and outlets
-Floor, wall and ceiling surfaces
-Windows and doors
-Major appliances such as range and hood or downdraft, dishwasher, microwave, built-in conventional ovens and cooktops.
NOTE:
The following items are inspected at the discretion of the inspector:
- Dishwashers
- Refrigerators
- Trash-compactors
-Wine Refrigerators
- Microwave ovens

1. Cabinets

Good	Fair	Poor	Critical	N/A
X				

Observations:

1.1. No deficiencies observed on all kitchen cabinets.

2. Counters

Good	Fair	Poor	Critical	N/A
X				

Observations:

2.1. Solid Surface tops noted.

3. Dishwasher

Good	Fair	Poor	Critical	N/A
X				

Observations:

3.1. The General Home Inspection testing of dishwashers does not include testing of all dishwasher features, but is limited to confirmation of incoming and proper draining of water and spray features.

3.2. The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of the inspection. NOTE: The dishwasher was not exhaustively tested. It was put through one standard washing cycle and not tested for its ability to clean contents. All available cycles/features were not tested. You may wish to perform a more exhaustive performance test of the unit before taking possession of the home.

4. Garbage Disposal

Good	Fair	Poor	Critical	N/A
X				

Observations:

4.1. Operated - appeared functional at time of inspection.

5. Microwave

Good	Fair	Poor	Critical	N/A
X				

Observations:

5.1. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

6. Cook top condition

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Observations:

6.1. The home was equipped with a gas-fueled cooktop and separate built-in oven instead of a range. The cooktop appeared to be operating normally and in serviceable condition at the time of the inspection.

6.2. All gas burners operated when tested

7. Built in Oven

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Observations:

7.1. The electric built-in oven appeared to be operating normally and in serviceable condition at the time of the inspection.

7.2. The General Home Inspection testing of built-in ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features.

8. Sinks

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Observations:

8.1. The kitchen sink appeared to be in serviceable condition at the time of the inspection.

9. Refrigerator/Trash Compactor/Freezer

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Observations:

9.1. Refrigerator functioned and operated normally when tested. Water and ice maker lines, valves and dispensers (where applicable) are not inspected or tested. Electric outlet was blocked and could not be tested.

10. Vent Condition

Good [ ] Fair [x] Poor [ ] Critical [ ] N/A [ ]

Type:
• Exterior Vented

Observations:

10.1. The range hood vent is operational.

10.2. Vent fan light is inoperable.

11. Plumbing

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Observations:

11.1. Sink fixture had functional flow at the time of the inspection.

12. Electrical

Good [x] Fair [ ] Poor [ ] Critical [ ] N/A [ ]

Observations:

12.1. No major system safety or function concerns noted at time of inspection.

13. GFCI

Good	Fair	Poor	Critical	N/A
x				

Observations:

13.1. GFCI in place and operational.

LAUNDRY

1. Laundry Room Condition

Good	Fair	Poor	Critical	N/A
				X

Observations:
• No washer or dryer were observed in the laundry room.

Observations:

1.1. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend using braided, stainless steel ones that are much more dependable.

1.2. IMPROVE: Even though it is not a code requirement, it is recommended to put a drain pan under the washing machine to catch minor leaks.

2. Dryer Vent

Good	Fair	Poor	Critical	N/A
				X

Observations:

2.1. A dryer vent connection was installed in the laundry room.
The dryer vent connection was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard.
The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents.

3. Electrical

Good	Fair	Poor	Critical	N/A
X				

Observations:

3.1. Both the 120-volt and 220 volt electrical outlets in the laundry room appeared to be in serviceable condition at the time of the inspection.

4. GFCI

Good	Fair	Poor	Critical	N/A
				X

Observations:

4.1. The laundry receptacle should be GFCI protected type.

5. Exhaust Fan

Good	Fair	Poor	Critical	N/A
X				

Observations:

5.1. The exhaust fan was operated and no issues were found.

6. Gas Valves

Good	Fair	Poor	Critical	N/A
				X

Observations:

6.1. Gas pipe was capped. No shut off installed.

7. Plumbing

Good	Fair	Poor	Critical	N/A
☐	☐	☐	☐	☒

Observations:

7.1. The hot and cold clothes washer connections and waste pipe connections appear to be visually in satisfactory condition (not tested).

7.2. No way to determine presence of trap as it is (if present) concealed between subfloor, walls and ceiling finish.

HEAT/AC

HVAC Comments

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.
The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	Critical	N/A
X				

Location:
• The furnace is located in the garage

Heater Type:
• Gas fired forced hot air.

Observations:

1.1. Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. As a very rough rule of thumb -- Air conditioning adequacy is 600-800 sq. feet of living area per ton (12,000 BTU) of A/C cooling capacity.

1.2. All furnace components appeared to be in serviceable condition at the time of the inspection.
Inspection of the furnace typically includes examination/operation of the following:
- Cabinet interior and exterior
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate combustion air
- Proper ignition
- Burn chamber conditions (when visible)
- Exhaust venting
- Air filter and blower
- Response to the thermostat
- Condensate drain components (where applicable)

1.3. The heater was manufactured in: 2008.

1.4. The average life span of a natural gas forced air heater is 15 to 20 years. This is a general guideline. Some units last much longer.

1.5. The furnace was a high-efficiency system and had a sealed combustion chamber which would require invasive measures which lie beyond the scope of the General Home Inspection to inspect. The combustion chamber was inspected through a sight port only.

2. Heater Base

Good	Fair	Poor	Critical	N/A
X				

Observations:

2.1. The heater base appears to be functional.

2.2. Consider adding a steel pipe bollard to protect the heater from damage by a car.

3. Enclosure Condition

Good	Fair	Poor	Critical	N/A
X				

Observations:

3.1. The furnace cabinet exterior appeared to be in serviceable condition at the time of the inspection.

4. Venting

Good	Fair	Poor	Critical	N/A
X				

Observations:

4.1. Plastic - PVC vent noted.

4.2. The visible portions of the vent pipes appeared functional.

5. Gas Valve

Good	Fair	Poor	Critical	N/A
X				

Observations:

5.1. Gas shut off valves were present and functional.

Furnace gas shut off.

6. AC Compressor Condition

Good	Fair	Poor	Critical	N/A
x				

Compressor Type:
• Electric

Location:
• The compressor is located on the exterior grounds.

Observations:

6.1. NOTE: A/C compressor operating pressures, freon pressure, balanced distribution of air throughout the home and the amperage draw of the condenser motor cannot be checked without the use of special instruments. Therefore, a warranty cannot be given for the efficiency or projected life by the inspector.

6.2. The air-conditioning system responded to the controls and appeared to operate in a satisfactory manner.
All visible components of the air-conditioning system appeared to be in serviceable condition at the time of the inspection.
Inspection of the air-conditioning system typically includes examination of the following:
- Compressor housing exterior and mounting condition
- Refrigerant line condition
- Proper disconnect (line of sight)
- Proper operation (outside temperature permitting)
- Proper condensate discharge
- Balanced air flow at registers was not inspected

The system should be serviced at the beginning of every cooling season.

6.3. Although it was not operated, the electrical disconnect at the condensing unit appeared to be properly installed and in serviceable condition at the time of the inspection.

6.4. The main disconnect was a fuse block type which was disconnected by pulling out the block.

6.5. The A/C unit was manufactured in: 1988.

6.6. The average life for an air conditioner compressor is about 20 years. This is a general guideline. Some units last much longer. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

6.7. The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.

6.8. The fuse shutoff was rated at 45 amps and the manufacturer recommended maximum circuit breaker/fuse rating was 45 amps. This is considered acceptable.

7. Condensate Disposal Condition

Good	Fair	Poor	Critical	N/A
x				

Observations:

7.1. Condensate produced by the operation of the air-conditioning system evaporator coils was properly routed and discharged at the time of the inspection. Because the inspection is noninvasive, the internal condensate drain pan under the A/C evaporator coils was not inspected. Only indications of past leaking will be noted.

8. Refrigerant Lines

Good | Fair | Poor | Critical | N/A
☐ | ☒ | ☐ | ☐ | ☐

Observations:

8.1. Missing insulation at A/C unit.

Missing insulation noted.

9. Air Supply

Good | Fair | Poor | Critical | N/A
☒ | ☐ | ☐ | ☐ | ☐

Observations:

9.1. The return air supply system appears to be functional.

10. Registers

Good | Fair | Poor | Critical | N/A
☒ | ☐ | ☐ | ☐ | ☐

Observations:

10.1. Because checking of every register and damper in the home exceeds the Standards of Practice and is not included in a typical General Home Inspection price structure, functionality of all registers in the home may not be confirmed by the inspector. The majority of register air supply grills inspected appear to be functional. Registers in the home are not checked for balanced air flow.

11. Filters

Good | Fair | Poor | Critical | N/A
☒ | ☐ | ☐ | ☐ | ☐

Location:
• Located inside a filter grill in the hall ceiling.

Observations:

11.1. MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

12. Thermostats

Good	Fair	Poor	Critical	N/A
x				

Observations:

12.1. The furnace and air-conditioning were controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times. Recommend that the client(s) have the homeowner provide the instructions for programming or show the client(s) how to do so.

WATER HEATER

WATER HEATER STRAPPING REQUIREMENTS

In 1989, the State Legislature established the following health and safety standards: (1) All water heaters sold in California shall be braced. (2) Manufacturers of water heaters must provide installation instructions for seismic straps with each fixture sold. (3) The Office of the State Architect must prepare generic installation instructions with standard details illustrating minimum standards for earthquake strapping.

These guidelines were developed for water heaters with a capacity of 52 gallons or less, and may also be utilized for water heaters with a capacity of up to 75 gallons, provided an additional (third) set of bracing straps is provided at mid-height of the water heater. Earthquake bracing details for water heaters with a capacity greater than 75 gallons should be approved by the local building department prior to installation.

The State Architect's specifications, published in 1992, stand as the legal criteria for adequate strapping of water heaters in California.

Basically, the effective standards are these:

(1) All water heaters must be strapped, whether gas or electric.

(2) Two straps are needed, one in the upper one-third and one in the lower one-third of the fixture.

(3) Straps may consist of either plumber's tape (at least 24 gauge) or half-inch-diameter metal conduit.

(4) Straps should wrap all the way around the body of the water heater. (Many of the strapping kits available in hardware stores fail to comply with this requirement.)

(5) Straps should be secured to adjacent walls and from opposing directions.

(6) Straps should be secured to the wall studs using lag bolts that are a quarter inch in diameter by 3 inches long.

1. Water Heater Condition

Good	Fair	Poor	Critical	N/A
x				

Heater Type:
• The water heater was a low-efficiency atmospheric draft type which drew combustion air from the surrounding interior area and expelled hot exhaust gasses through a metal flue to the exterior using natural air flow (convection).

Location:
• The heater is located in the garage.

Observations:

1.1. The water heater appeared to be in serviceable condition at the time of the inspection.
Inspection of gas water heaters typically includes examination of the following...
- Cabinet exterior
- Fuel supply and shut-off
- Water shut-off valve (visual inspection)
- Burn chamber conditions
- Combustion air supply
- Pressure relief valve (not tested)
- Overflow pipe and drip pan
- Exhaust flue
- Response to the call for hot water

1.2. The water heater was manufactured in 2016.

1.3. Water heaters have a typical life expectancy of 10-15 years. This is a general guideline. Some units last much longer.

1.4. The water heater had an expansion tank installed to allow for thermal expansion of water in the plumbing pipes. The expansion tank appeared to be properly installed and in serviceable condition.

2. Base Condition

Good	Fair	Poor	Critical	N/A
x				

Observations:

2.1. The water heater base is functional.

3. Water Heater Enclosure

Good	Fair	Poor	Critical	N/A
X				

Observations:

3.1. The water heater enclosure is functional.

4. Combusion

Good	Fair	Poor	Critical	N/A
X				

Observations:

4.1. The combustion chamber appears to in functional condition.

5. Venting

Good	Fair	Poor	Critical	N/A
X				

Observations:

5.1. The gas-fired water heater exhaust flue appeared to be properly configured and in serviceable condition at the time of the inspection.

6. TPRV

Good	Fair	Poor	Critical	N/A
X				

Observations:

6.1. No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.

7. Number Of Gallons

Good	Fair	Poor	Critical	N/A
X				

Observations:

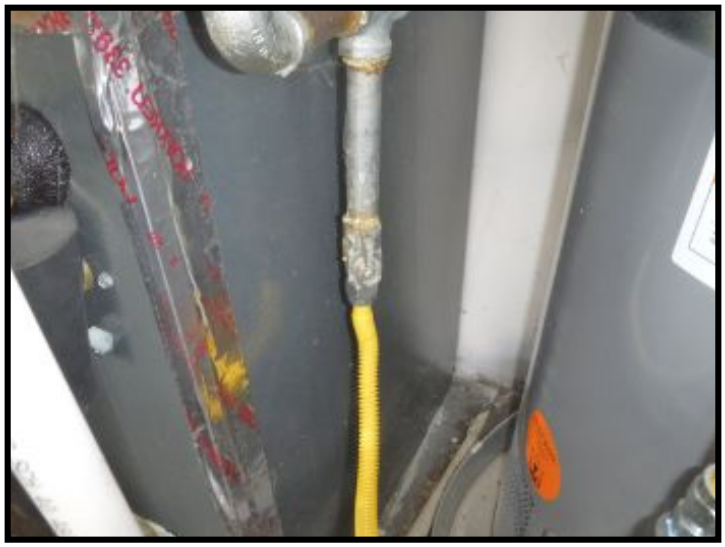
7.1. 38 gallons

8. Gas Valve

Good	Fair	Poor	Critical	N/A
X				

Observations:

8.1. The gas shut-off appeared to be in serviceable condition at the time of the inspection. It was not operated but was visually inspected.



Water heater gas shut off.

9. Plumbing Condition

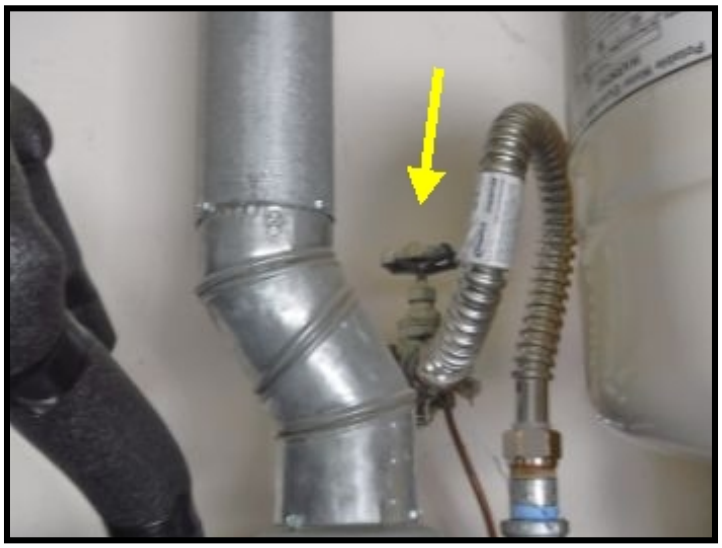
Good	Fair	Poor	Critical	N/A
x				

Materials:
• Stainless Steel

Observations:

9.1. The water shut-off appeared to be in serviceable condition at the time of the inspection. It was not operated but was visually inspected.

9.2. No deficiencies observed at the visible portions of the supply piping.



Water heater water shut off.

10. Overflow Condition

Good	Fair	Poor	Critical	N/A
x				

Materials:
• PVC

Observations:

10.1. The water heater rested in a drip pan which had an overflow pipe routed to a proper discharge.

11. Strapping

Good	Fair	Poor	Critical	N/A
x				

Observations:

11.1. Strapping appeared to be adequate at the time of the inspection.

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know	
X				1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
X				2. Is the house anchored or bolted to the foundation?
	X			3. If the house has cripple walls: a. Are the exterior cripple walls braced?
		X		b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
		X		4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
		X		5. If the house is built on a hillside: a. Are the exterior tall foundation walls braced?
		X		b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
		X		6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
		X		7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?

Yes	No	Don't Know	
X			8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
X			9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefication or landsliding)?

EXECUTED BY:

_____ _____ _____

(Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered “No” to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

_____ _____ _____

(Buyer) (Buyer) Date

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Cripple Wall	A cripple wall is a wall that is less than full story height. The cripple wall usually occurs between the first floor and the foundations and is generally the weakest part of older buildings. These cripple walls are weak typically sheathed with only stucco or horizontal wood siding on the exterior side of the wall
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
Diverter Valve	Diverter valves sit behind the wall near the shower trim. Diverters are typically set in a default to push water up to the showerhead, but can be adjusted to push water through a tub filler faucet, handshower, or body sprays.
Eaves	The edge of a roof that projects beyond the wall
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
Fascia	A wooden board or other flat piece of material such as that covering the ends of rafters
Flashing	"Flashing" is a general term used to describe sheet metal fabricated into shapes used to protect areas of the roof from moisture intrusion. Typical areas of installation include roof and wall penetrations such as vent pipes, chimneys, skylights and areas where dissimilar roofing materials or different roof slopes meet.
Flue	A duct for smoke and waste gases produced by a fire, a gas heater, a power station, or other fuel-burning installation.

GFCI	A ground fault circuit interrupter (GFCI) or Residual Current Device (RCD) is a device that shuts off an electric power circuit when it detects that current is flowing along an unintended path, such as through water or a person. It is used to reduce the risk of electric shock, which can cause the heart to stop or cause burns. They can also prevent some fires, like when a live wire touches a metal conduit. GFCI protection is recommended for the following: 15- and 20-amp kitchen countertop receptacles and outlets for dishwashers; 15- and 20-amp bathroom and laundry receptacles; 15- and 20-amp receptacles within 6 feet of the outside edge of a sink, bathtub or shower; electrically-heated floors in bathrooms, kitchens, and hydromassage tubs, spas, and hot tubs; 15- and 20-amp exterior receptacles, which must have GFCI protection, except for receptacles not readily accessible that are used for temporary snow-melting equipment and are on a dedicated circuit; 15- and 20-amp receptacles in garages and unfinished storage buildings; 15- and 20-amp receptacles in boathouses and 240-volt and less outlets at boat hoists; 15- and 20-amp receptacles in unfinished basements, except receptacles for fire or burglar alarms; and 15- and 20-amp receptacles in crawlspaces at or below ground level. See this link to learn more: https://www.nema.org/Products/Documents/NEMA-GFCI-2012-Field-Representative-Presentation.pdf
HVAC	Heating, Ventilation, Air Conditioning
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Rain Cap	A chimney rain cap is a rain cover on top of a chimney flue designed to keep out rain (which can damage the flue or appliances it vents) and intended to reduce downdrafts in the chimney in windy conditions.
Service Panel	A main electrical service panel is a metal enclosure containing various electrical components. The type, condition and arrangement of the service panel and its components must comply with safety standards, usually those of the National Electric Code established by the National Fire Protection Association. Requirements may also vary by jurisdiction.
Soffit	The underside of an architectural structure such as an arch, a balcony, or overhanging eaves.
Spark Arrestor	Spark arrestors are fitted to the top of a flue (or a chimney pot) to prevent floating embers from a fire (particularly one burning wood) setting light to a flammable roofing surface (shingle, thatch, or bitumen-felt) or falling onto combustible material on the ground. Such a spark arrestor typically consists of a double layer of metal mesh, which catches the ember and allows the flue gas to escape.
Valley	The internal angle formed by the junction of two sloping sides of a roof.