Pacific Homes Inspection

Property Inspection Report

xxxxxxxxx, xxxxxxxx, CA 95991
Inspection prepared for: xxxxxxxx xxxxxxxxx
Real Estate Agent: xxxxxx xxxxxx - xxxxxxxx Real Estate Group

Date of Inspection: 8/2/2019 Time: 9:30 AM
Age of Home: 1973 Size: 31800 s.f.
Weather: Dry

Inspector: Bob Evans
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Pacific Homes Inspection

8/2/2019

To: xxxxxxxx xxxxxxxxx

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,

Bob Evans
Pacific Homes Inspection
(510) 856-7715
www.pacifichomesinspection.com
bob.evans@pacifichomesinspection.com

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 9 Item: 5	Guardrails, Handrails & Stairs	5.4. Some of the handrails were loose and needed refastening. See pics. All work should be performed by a qualified contractor.
ROOF		
Page 16 Item: 2	Gutters and Downspouts	2.3. One or more gutter sections needed to be re-connected in order to properly control roof run-off. The Inspector recommends that work be performed by a qualified contractor.
ELECTRICAL		
Page 19 Item: 3	Main/Sub Electrical Panel Observations	3.6. Some of the sub electrical service panels had a broken cover latch which should be repaired or replaced by a qualified electrician. 3.7. Gaps in the dead front cover of some of the sub electrical service panels may allow a person to come into contact with energized electrical components. This condition is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor. See pics.
INTERIOR AREAS		
Page 26 Item: 4	Ceiling Condition	4.4. At the upstairs apartments there was extensive water damage to general area of ceiling where the past leaking had occurred. Areas are marked with peeling paint and bulging drywall. Tested dry. Have a contractor evaluate.
Page 28 Item: 6	Window Condition	6.7. Cracked or broken window glass was observed. Injury could occur. Recommend repair or replacement of the damaged glass. See pic.
Page 30 Item: 10	Smoke and CO Detectors	10.4. The Inspector recommends placing additional smoke and CO detectors to protect sleeping areas as per the CPSC guidelines above. 10.5. In the majority of the apartments, tenents had removed both the smoke and CO detectors,
BATHROOMS		

Page 32 Item: 2	Ceiling Condition	2.1. Mold like stains present on the ceiling. We recommend having a mold sample taken and lab tested, also monitor the area for water intrusion. See pics.
Page 34 Item: 8	Bath Tubs	8.3. Faucet leaks while operating. Recommend contacting a licensed plumber to repair. See pics.
HEAT/AC		
Page 44 Item: 1	Heater Condition	1.3. The furnace and A/C in Apt. 26 did not respond to the thermostat and should be examined by a qualified HVAC technician.
WATER HEATER		
Page 48 Item: 5	Strapping	5.1. Most of the visible water heaters are not to code, requires two steel straps, minimum 25 gauge, 1/3 from the top and the bottom.

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:
• Buyer Agent present
• Selling Agent present
• Client present

2. Home Type

Home Type:
• Condo/Apartment Complex

3. Occupancy

Occupancy:
• Moderate to heavy personal and household items observed.
• Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.
• The utilities were ON at the time of inspection.

GROUNDS

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.

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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.

The Inspector recommends that you ask the sellers if they have ever experienced any drainage problems. If the home is older, you may wish to have the main waste line video-scanned to discover any damage that may have occurred before the expiration of your Inspection Objection Deadline, as replacement can be expensive.

1. Driveway and Walkway Condition

Materials:
• Concrete sidewalk noted.
• The driveway was paved with asphalt.

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.

1.3. Minor settlement, or "hairline" cracks in driveways and sidewalks, are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary.

2. Grading/Landscaping

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

Observations:

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

4. Patio/Porch Condition

Observations:
• The patios were constructed of poured concrete.

Observations:

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

4.2. Some of the patio surfaces had minor cracking visible at the time of the inspection.

5. Guardrails, Handrails & Stairs

Observations:

5.1. The exterior staircase appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.
Inspection of staircases typically includes examination of the following:
- Foundation
- Structure
- Handrail
- Stairway width
- Treads and Risers

5.2. Handrails appeared functional at time of inspection.

5.3. Some of the metal railings are showing areas of rust. Refinish, prime and paint as needed.

5.4. Some of the handrails were loose and needed refastening. See pics. All work should be performed by a qualified contractor.

Not sure but I belive this is the railing going to #16. Needs securing.

6. Balcony

Observations:

6.1. The balconies appear in satisfactory and functional condition with normal wear for its age. Appear to be sound structures.

6.2. Balcony substructure inspection excluded, due to limited access

7. Balcony Enclosure, Handrails & Stairs

Observations:

7.1. Guardrail assemblies protecting the deck were in satisfactory condition except as noted.

#10. Railing needs securing.

#31. Railing not secure.

8. Grounds Electrical

Observations:

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

8.2. Covers or globes recommended over bare light bulbs.

9. Gas Meter and Pipe Condition

Location:
• West side.

Observations:

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

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

10. Water/Plumbing Condition

Materials:
• The building water was supplied from a public source.
• The main supply pipe was not visible.

Observations:

10.1. Most water distribution pipes were not visible at the time of the inspection due to wall, floor and/or ceiling coverings.

11. DWV Condition

Observations:

11.1. Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

11.2. 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 expiration of your Inspection Objection Deadline.

12. Fence Condition

Observations:

12.1. Appeared serviceable at time of inspection.

13. Auxiliary Systems

Observations:

13.1. Fire alarm system not tested. Fire marshals responsibility to inspect.

13.2. All alarm panels accessible.

13.3. Portable Fire Extinguishers had current inspection tags.

EXTERIOR AREAS

ASBESTOS SCREENING IN HOMES BUILT BEFORE 1980

If your home was built before 1978, there is a good chance it has some product using asbestos and it's still present today in millions of homes.

Asbestos can be found in over 2500 products in the US and is still being used in manufacturing many products available today, however its use in home products, once common, has been drastically reduced.

One very common product in which asbestos was commonly used until 1978 was in drywall compound used to seal joints between drywall sheets and to create interior wall textures. Because drywall compound stocks were warehoused, asbestos-containing drywall compound may be present in homes built in the early 1980's.

Although asbestos is a known health hazard, it is dangerous only when in a form in which it can be inhaled. Cutting or sanding drywall compound that contains asbestos will release asbestos particles into the air where they may be inhaled. You should keep this in mind if you plan to renovate your new home.

Regulations governing asbestos removal vary by local jurisdiction. Once you own a home that contains asbestos, your options for changes requiring demolition may be affected by the fact that you may be required to pay for asbestos removal.

Asbestos in some forms, such as vinyl flooring, drywall and "popcorn" ceilings is often left in place and covered, rather than removed. This is an acceptable practice in many instances. Much information about asbestos is available online.

The only way to know for certain whether asbestos is in a particular product or material is to have testing performed.

The inspector did not test for asbestos.

LEAD BASED PAINT IN OLDER HOMES

If your home was built before 1978, there is a good chance it has lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint, but some states banned it even earlier. Lead from paint, including lead-contaminated dust, is one of the most common causes of lead poisoning.

- Lead paint is still present in millions of homes, sometimes under layers of newer paint. If the paint is in good shape, the lead paint is usually not a problem. Deteriorating lead-based paint (peeling, chipping, chalking, cracking, damaged, or damp) is a hazard.
- It may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear, such as:
- Windows and window sills;
- Doors and door frames; and
- Stairs, railings, banisters, and porches.
- Be sure to keep all paint in excellent shape and clean up dust frequently.
- Lead in household dust results from indoor sources such as deteriorating lead-based paint.
- Lead dust can also be tracked into the home from soil outside that is contaminated by deteriorated exterior lead-based paint and other lead sources, such as industrial pollution and past use of leaded gasoline.
- Renovation, repair or painting activities can create toxic lead dust when painted surfaces are disturbed or demolished.
- Pipes and solder - Lead is used in some water service lines and household plumbing materials. Lead can leach, or enter the water, as water flows through the plumbing. Lead pipes and lead solder were commonly used until 1986.
- The inspector did not test for lead.

1. General Exterior Conditions

Observations:

1.1. The building exterior showed minor general wear and deterioration commensurate with its age.

2. Doors

Observations:

2.1. At the time of the inspection, door exteriors showed general weathering commensurate with their age. Weathering typically includes fading of paint and deterioration of the threshold, jamb and trim.

2.2. The metal security doors appear functional.

3. Patio Doors

Observations:

3.1. The sliding patio doors were functional during the inspection.

4. Screen Doors

Observations:

4.1. Some damaged screens observed.

5. Window Condition

Observations:

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

6. Stucco

Observations:

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

6.2. Minor cracking was visible in stucco covering exterior walls of the building at the time of the inspection. This is not a structural issue.

7. Eaves & Facia

Observations:

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

#37. Work in progress?

8. Trim and Exterior Cladding Condition

Observations:

8.1. Exterior trim components showed general minor deterioration at the time of the inspection and needed routine maintenance.

9. Exterior Paint

Observations:

9.1. Most exterior paint in good condition. Somes areas need priming and paint.

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

Info:
• The roof was visually inspected using a drone incorporating HD video and HD pictures.

Materials:
• The roof was covered with laminated composition asphalt shingles which were each composed of multiple layers bonded together. Laminated shingles are also called “architectural” or dimensional” shingles.
Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. These types of shingles have 30, 35, 40 and 50 year warranties. Most manufactures offer warranties that transfer from one owner to the next. Ask the seller if they have a copy of the warranty in their possession.
• Flat roof: white rubber membrane. The average life span of a rubber membrane roofing is 50 years.

Observations:

1.1. The roof was a work in progress. Some areas were complete and others still to be completed.

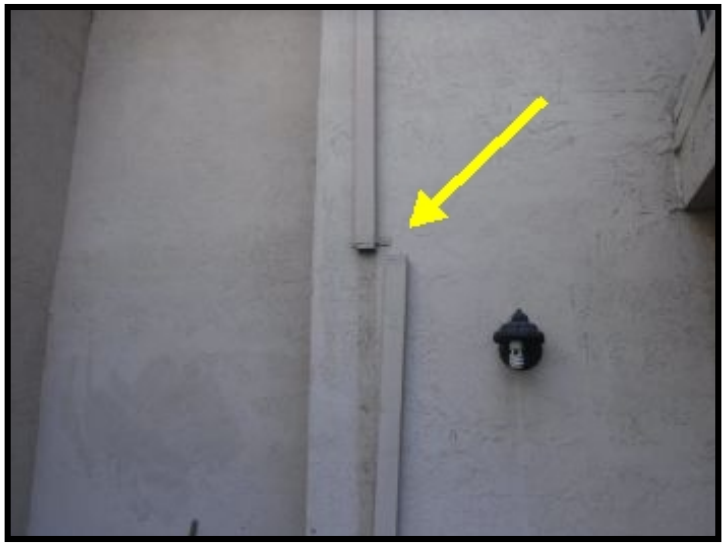
2. Gutters and Downspouts

Observations:

2.1. 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.

2.2. Downspouts at the building appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

2.3. One or more gutter sections needed to be re-connected in order to properly control roof run-off. The Inspector recommends that work be performed by a qualified contractor.



Outside of #2.

GARAGE

1. Car Port Observations

Observations:

1.1. The carport showed minor general wear and deterioration commensurate with its age.

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

Observations:

1.1. The electric meters 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

Observations:

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

3. Main/Sub Electrical Panel Observations

Main Panel Location:
• Main disconnect located at rear of structure.

Sub Panel Location:
• Located in the master bedroom.

Observations:

3.1. **MAIN ELECTRICAL PANEL**

3.2. No major system safety or function concerns noted at time of inspection at main electrical panel box.

3.3. **SUB ELECTRICAL PANEL(S)**

3.4. Most 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 this report. 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
- Service entrance 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

3.5. Could not access interior of some of the sub panel boxes. Doing so would damage surrounding wall paint.

3.6. Some of the sub electrical service panels had a broken cover latch which should be repaired or replaced by a qualified electrician.

3.7. Gaps in the dead front cover of some of the sub electrical service panels may allow a person to come into contact with energized electrical components. This condition is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor. See pics.

#10. Panel door needs to be secured.

#11. Open slot.

#14. Cover missing.

#17. Cover missing.

#19. Open slot.

#26. Cover missing.

#35. Cover missing.

#33. Cover missing.

Utility room open slot covered with tape. Not to code.

4. Breaker Condition

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:

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

FOUNDATION/CRAWLSPACE

1. Foundation Type

Type
• Slab on Grade

2. Slab Foundation

Observations:

2.1. Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the building exterior between grade and the bottom of the exterior wall covering. Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by capillary action and within the building structure this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection.

3. Foundation Perimeter

Observations:

3.1. No deficiencies were observed at the visible outside perimeter of the structural components of the building.

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.

Furnished Home Comments

The residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

1. General Interior Conditions

Observations:

1.1. Most apartment interior components appeared to be in serviceable condition at the time of the inspection. Any exceptions will be listed in this report.
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.)

1.2. The building showed moderate general wear and deterioration commensurate with its age.

2. Doors

Observations:

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

2.2. Some door stop(s) missing; recommend installation to avoid unnecessary wall or door damage.

3. Wall Condition

Materials:
• Drywall walls noted.

Observations:

3.1. The interior walls of the apartment exhibited general minor damage and deterioration.

3.2. Some areas not accessible due to stored personal items.

#28. Possible mold.

4. Ceiling Condition

Materials:
• There are drywall ceilings noted.
• There are acoustic ceilings noted.

Observations:

4.1. The apartment ceilings appeared to be in generally serviceable condition at the time of the inspection. Any exceptions will be listed in this report.

4.2. The drywall is patched in areas. The reason for the patch could not be determined.

4.3. Some of the ceilings in the apartments are textured or what is called "popcorn ceiling". Many buildings built in the late 1930s through the 1990s have popcorn ceilings or some type of texture applied to the ceilings. According to the EPA, the use of asbestos in textured ceiling paint was banned in 1978. However, not all popcorn ceilings contain asbestos. Moreover, if left undisturbed or contained, asbestos is not dangerous. You could leave the popcorn ceiling and contain it by painting it, or you could remove it.

4.4. At the upstairs apartments there was extensive water damage to general area of ceiling where the past leaking had occurred. Areas are marked with peeling paint and bulging drywall. Tested dry. Have a contractor evaluate.

Register #7

#20. Possible mold.

5. Floor Condition

Materials:
• Various flooring types noted.

Observations:

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

5.2. Stored personal items prevented full inspection.

6. Window Condition

Materials:
• Vinyl framed sliding window noted.
• Vinyl framed fixed window noted.

Observations:

6.1. 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.

6.2. 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.

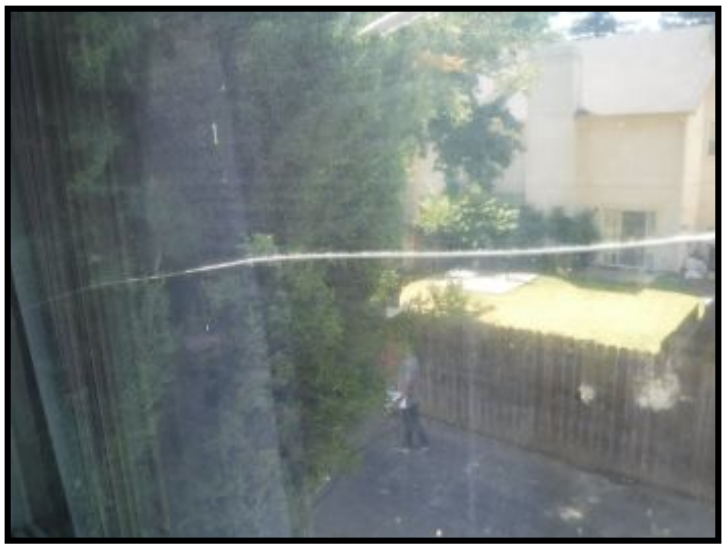
6.3. The accessible thermopane windows showed no signs of loss of seal/condensation. Please see limitation.

6.4. LIMITATION: There were thermopane windows observed in the apartments. 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.

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

6.6. Most blinds/window shades not inspected.

6.7. Cracked or broken window glass was observed. Injury could occur. Recommend repair or replacement of the damaged glass. See pic.



#13. Cracked window.

7. Closets

Observations:

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

7.2. Most not accessible due to stored personal items.

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

8. Electrical

Observations:

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

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

8.3. Building 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.

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

8.5. Some outlets not accessible due to furniture and or stored personal items.

9. Ceiling Fans

Observations:

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

10. Smoke and CO Detectors

Observations:

10.1. *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

10.2. *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.

10.3. Old detectors. Smoke detectors last 6-10 years. Recommend replacing.

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

10.5. In the majority of the apartments, tenents had removed both the smoke and CO detectors,

11. Accessible Areas

Observations:

11.1. **IMPORTANT INFORMATION** There were areas in the apartments that were inaccessible. The inspector recommends that these areas should be made accessible and commented on before close of escrow.

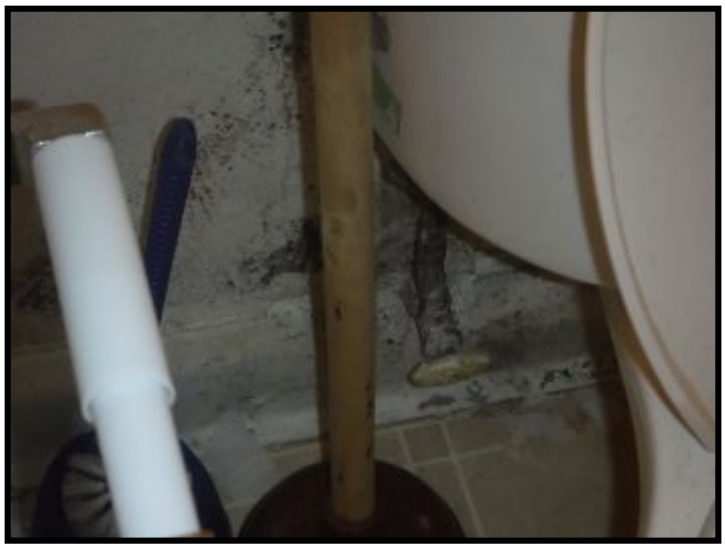
11.2. #20 was not accessible in most areas due to personal belongs blocking access.

11.3. #5. Unable to access master bedroom.

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. Wall Condition



#17. Possible mold.

2. Ceiling Condition

Materials:
• There are drywall ceilings noted.

Observations:

2.1. Mold like stains present on the ceiling. We recommend having a mold sample taken and lab tested, also monitor the area for water intrusion. See pics.

Possible mold #2

#12. Possible mold.

#28. Possible mold.

3. Cabinets

Observations:

3.1. Stored personal items prevented full inspection.

3.2. No deficiencies observed.

4. Counters

Observations:

4.1. Solid Surface tops noted.

4.2. There is normal wear noted for the age of the counter tops.

5. Electrical

Observations:

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

#24. Plug not working.

6. GFCI

Observations:

6.1. IMPROVE: GFCI protected receptacles may not have been required when the apartment building was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

7. Exhaust Fan

Observations:

7.1. Most of the bath fans were operated and no issues were found. See pics.

#10. Cover for bathroom fan.

8. Bath Tubs

Observations:

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

8.2. Some of the tub's finish is stained in various apartments. Epoxy touch up is available.

8.3. Faucet leaks while operating. Recommend contacting a licensed plumber to repair. See pics.

#16. faucet leaks when open.

#14. Taped shower head.

#19. Faucet leaks when open.

9. Tub/Shower Walls

Observations:

9.1. Most bathtub walls were in satisfactory condition. Exceptions will be noted.

#10. Moisture damage.

#35, Moisture damage.

10. Sinks

Observations:

10.1. Operated normally except as noted..

#35. Hot water does not work.

11. Toilets

Observations:

11.1. Operated when tested. Appeared functional, at time of inspection - except as noted.

11.2. Toilet tank base slightly loose. Recommend tightening to prevent water damage. See pic.

#15. Toilet tank loose.

#30. Shut off handle missing.

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

Observations:

1.1. No deficiencies observed on all kitchen cabinets.

1.2. Most not accessible due to stored personal items.

2. Counters

Observations:

2.1. Solid Surface tops noted.

2.2. There is normal wear noted for the age of the counter tops.

3. Dishwasher

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. Most dishwashers were not tested at time of inspection due to the tenents had disconnected electrical and water and used it as storage. The Inspector disclaims proper operation.

4. Garbage Disposal

Observations:

4.1. Most operated - appeared functional at time of inspection. Exceptions will be noted.

#10. Disposal not working.

#24. Disposal not working.

5. Oven & Range

Observations:

5.1. Oven: Electric

5.2. Range top: Electric

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

5.4. Some burners did not operate properly when tested. See pics.

Apt. #1. burner not functioning.

#9. Burner not functioning.

#21. Burner not working.

#26. Both back burners not working.

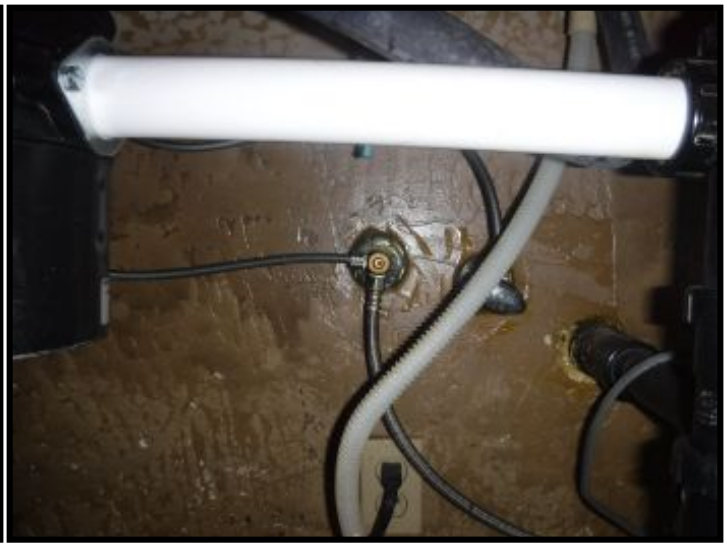
#30.Both back burners not working.

6. Sinks

Observations:

6.1. The kitchen sinks appeared to be in serviceable condition at the time of the inspection.

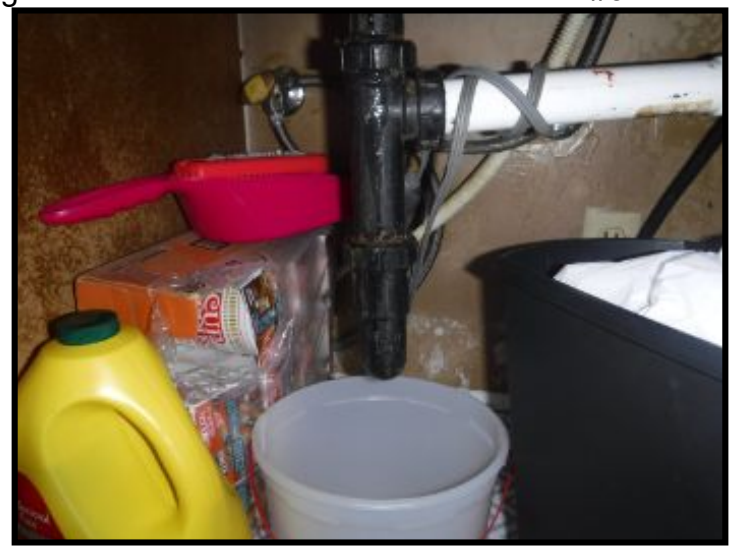
5. Duct tape on pipe.



#16. Shutoff handle missing.

#19. Leaking under sink.

#32. Possible mold.



#31. Leak under sink.

7. Refrigerator/Trash Compactor/Freezer

Observations:

7.1. 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.

8. Vent Condition

Type:
• Recirculating

Observations:

8.1. The range hood light and vent are operational.

9. Plumbing

Observations:

9.1. Sink fixtures had functional flow at the time of the inspection.

10. Electrical

Observations:

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

11. GFCI

Observations:

11.1. No GFCI protection present, suggest installing GFCI protected receptacles for safety.

LAUNDRY

1. Laundry Room Condition

Observations:
• The washers and dryers were not operated. You should ask the seller about their functionality and of any other features.

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.

2. Dryer Vent

Observations:

2.1. A dryer vent connection was installed in the laundry room but not inspected due to access. 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

Observations:

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

4. GFCI

Observations:

4.1. The laundry receptacle should be GFCI protected type.

5. Gas Valves

Observations:

5.1. Gas shut off valves were present and functional.

6. Wash Basin

Observations:

6.1. The wash basin appeared to be in satisfactory condition.

7. Plumbing

Observations:

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

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

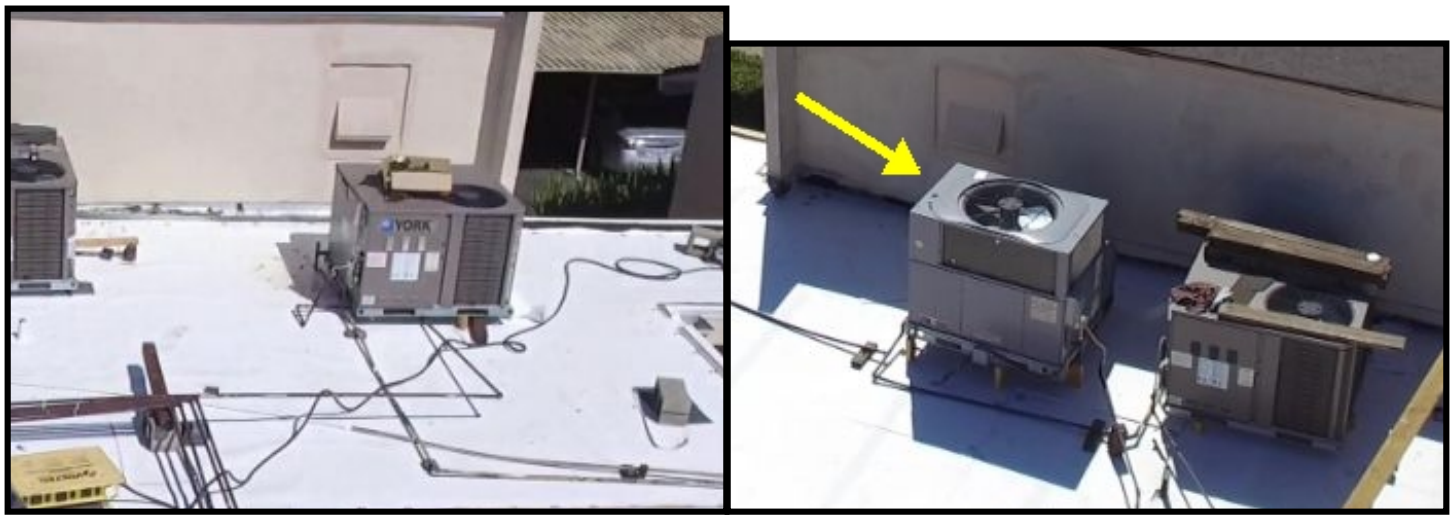
Observations:

1.1. Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the building are not performed as part of a building 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. Operated and appeared functional. One exception is noted.

1.3. The furnace and A/C in Apt. 26 did not respond to the thermostat and should be examined by a qualified HVAC technician.

#26. Heater/AC not working.



Fan screen missing on RTU front of complex on west side. Posible safety hazard.

2. AC Compressor Condition

Observations:

2.1. 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.

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

2.3. The General Home Inspection does not include confirming even temperature distribution throughout the apartments by the cooling system. In multiple-story buildings a temperature gradient will often exist, with upper floors being warmer than lower floors. You should ask the seller about this condition, keeping in mind that individuals often have their own perceptions of what constitutes adequate performance of the cooling system.

2.4. The air-conditioners responded properly to the controls at the time of the inspection with exception of #26.

3. Air Supply

Observations:

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

4. Registers

Observations:

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

5. Thermostats

Observations:

5.1. Functional at the time of inspection.

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

Location:
• The heaters are located in the bedroom closet.

Observations:

1.1. The water heaters appeared to be in serviceable condition at the time of the inspection. Inspection of electric water heaters typically includes examination of the following...
- Cabinet exterior
- Water shut-off valve (visual inspection)
- Pressure relief valve (not tested)
- Overflow pipe and drip pan
- Response to the call for hot water

1.2. The occupant’s belongings blocked access to some of the water heaters at the time of the inspection. Inspection of the water heater was limited to confirmation of proper response. The Inspector recommends that before the expiration of your Inspection Objection Deadline but after water heater access has been provided, you have the water heater inspected by a qualified a qualified HVAC technician or plumbing contractor to determine its condition

2. TPRV

Observations:

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

3. Plumbing Condition

Materials:
• Copper

Observations:

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

4. Overflow Condition

Observations:

4.1. Although the water heater was installed in a location in which leakage of the tank or plumbing connections would cause damage, no drip pan was installed at most of the water heaters.
A proper drip pan should be installed to prevent possible water damage.

5. Strapping

Observations:

5.1. Most of the visible water heaters are not to code, requires two steel straps, minimum 25 gauge, 1/3 from the top and the bottom.

Most visible water heaters not strapped properly.

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Dead Front	An electrical service box consists of a front plate (on which the cover door hinges) and an inner cover connected to the front plate which fits over the breakers. The inner cover is called the dead front.
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
Fascia	A wooden board or other flat piece of material such as that covering the ends of rafters
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

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.