New Start Home Inspection Service LLC
Professional Building Inspection

newstartinspection@gmail.com
3101 Sylvan Dr. San Jose, CA 95148
Office: (408) 482-4352

Property Inspection Report

3701 Creager Ct., San Jose CA 95130

Ordered by:
Michelle Thompson
Alain Pinel Realtors
750 University Ave. Ste 150
Los Gatos CA 95032

RECEIVED & READ

_____
SIGNATURE DATE

_____
SIGNATURE DATE

Inspected by:
Dan Pantoja
June 26, 2018
Report No. 2370

Confidential Inspection Report
3701 Creager Ct.
San Jose, CA 95130

June 26, 2018

Prepared for: David Naumann

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited

Inspection Table of Contents

Summary	**4**
GENERAL INFORMATION	**12**
SITE	**14**
ROOF & ATTIC	**16**
EXTERIOR	**19**
GARAGE	**22**
KITCHEN	**24**
LAUNDRY	**26**
BATHROOMS	**27**
BUILDING INTERIOR	**29**
ELECTRICAL SYSTEMS	**31**
PLUMBING SYSTEM	**36**
HEATING, VENTILATION & AIR CONDITIONING	**40**
FOUNDATION	**43**
GENERAL COMMENTS	**45**
SEISMIC DISCLOSURE	**46**

June 28, 2018

David Naumann

RE: 3701 Creager Ct.
San Jose, CA 95130

Dear Mr. Naumann:

At your request, a visual inspection of the above referenced property was conducted on June 26, 2018. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to 3 times the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. **It is recommended that the client read the complete report**. The entire Inspection Report, including the Standards of Practice (upon request), limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Definition of Rated Items: Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

Serviceable: Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

Maintenance Recommended: Item warrants attention or monitoring or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

Action Recommended: Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

Safety Issue: Item, components, or unit, that in its present condition may significantly affect health and safety.

REPORT SUMMARY

SITE

Paving Condition:

Driveway Condition:

Action Recommended: The rear concrete driveway needs attention because the wood divider strips are deteriorated which present a hazard to foot traffic. It is suggested that this condition be corrected.

Fences & Gates:

Fence Materials Condition:

Action Recommended: There are several rotted posts at the west and rear wood fence(s). It is suggested that this condition be corrected.

ROOF & ATTIC

Roofing:

Condition of Roof Covering Material:

Note: Solar panels restrict viewing of some roof areas.

Action Recommended: There is evidence of exposed nailing at the front valley. It is recommended that a licensed roofing contractor be consulted for recommendations and corrective work. SEE PHOTO A / B.

A - Exposed Nails

B - Exposed Nails

Flashing:

Action Recommended: A flashings are not provided at the carport cover posts penetrating the roof at the rear of the building. It is suggested that a licensed roofing contractor be consulted for recommendations and corrective work. SEE PHOTO.

No Flashing

EXTERIOR

Structural:

Window Condition:

Action Recommended: The window in the hallway bathroom and master bathroom has a broken counter balance device. It is suggested that a licensed glazing contractor be consulted for recommendations and corrective work.

Deck, Porch or Balcony:

Deck, Porch, or Balcony Condition:

Action Recommended: Rear Deck - There are areas of deterioration or loose boards. It is suggested that a pest contractor be consulted for recommendations and corrective work.

Action Recommended: Family Room - Cracks noted in the exterior masonry chimney indicate some movement or possible overheated situation. It is suggested that a masonry contractor be consulted for recommendations and corrective work. SEE PHOTO.

Exterior Masonry Cracks

BATHROOMS

Hallway Bathroom:

Tub Mixing Valve:

Action Recommended: The tub/shower diverter valve is inoperable. It is suggested that a licensed plumbing contractor be consulted for recommendations and corrective work.

ELECTRICAL SYSTEMS

Electrical Distribution Panels:

Main Panel Observations:

Action Recommended: For the following conditions:

1) There are unsecured hinges at the outer cover of the main panel.

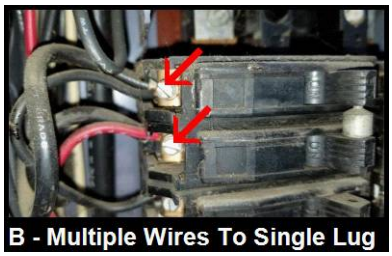
2) Improper type screws are used to fasten the panel interior cover.

3) There are missing strain relief bushings where wires pass through the panel enclosure. SEE PHOTO A.

4) Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. SEE PHOTO B.

It is suggested that a licensed electrical contractor be consulted for recommendations and corrective work.

A - Missing Bushing


B - Multiple Wires To Single Lug

Conductors:
General Wire Condition:
Action Recommended: For the following conditions -

1) A weather protective junction box is not provided for the exterior light fixture at the right side of the building. SEE PHOTO A.

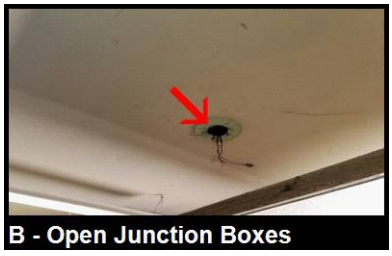
2) There are one or more open junction boxes located at the garage ceiling. SEE PHOTO B / C.

3) There are loose wire ends that do not terminate inside a junction box in the attic space above the kitchen and adjacent to the attic access opening at the garage ceiling. SEE PHOTO D / E / F.

4) The electrical wiring in the crawlspace at the rear and front of the building is not adequately fastened to the wood framing members.

It is suggested that an electrical contractor be consulted for recommendations and corrective work.

A - Non Weather Protected Box


B - Open Junction Boxes

C - Open Junction Boxes

D - Loose Wire Ends

E - Loose Wire Ends

F - Open Junction Boxes

G - Unfastened Wires

H - Unfastened Wires

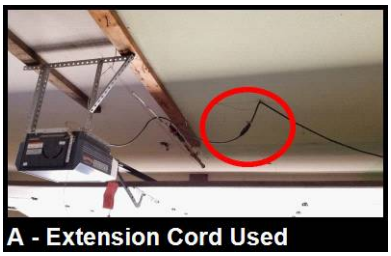
Electrical Outlets:
General:
Action Recommended: For the following conditions -

1) There are electrical outlet(s) that do not appear to be properly grounded in the family room, adjacent to the left side of the kitchen sink, hallway bathroom, and master bathroom. This condition does not provide adequate user protection for appliances using a three prong plug.

2) The garage door operator is not provided with an electrical outlet within the reach of the electrical cord serving the motor operator. An extension cord is used to power the operator. SEE PHOTO A.

3) Loose or damaged outlets were noted at the rear bedroom. SEE PHOTO B.

It is suggested that an electrical contractor be consulted for recommendations and corrective work.


A - Extension Cord Used

B - Damaged Outlet

PLUMBING SYSTEM

Plumbing:
Condition of Water Supply Piping:
Action Recommended: For the following conditions -

1) The water piping in the crawlspace below the rear of the building has inadequate hangers to support the piping. This condition could result in premature pipe joint failure. SEE PHOTO A.

2) There is evidence of an active leak in the crawlspace below the kitchen. SEE PHOTO B.

It is suggested that a licensed plumbing contractor be consulted for recommendations and corrective work.

A - Inadequate Hangers

B - Active Leak

Drain Piping Condition:
Action Recommended: There is evidence of a leak in the drain piping in the crawlspace below the master bathroom shower. It is suggested that a licensed plumbing contractor be consulted for recommendations and corrective work. SEE PHOTO.

Drain Piping Leak

Lawn Sprinkler System:
Action Recommended: It was noted that there is no backflow preventer device, also known as an anti-siphon valve, installed in the water line for the lawn sprinkler system located at the rear of the building. This code required valve prevents the possibility of the backup of irrigation water into the domestic water system. It is suggested that a licensed plumbing contractor be consulted for recommendations and corrective work. SEE PHOTO.

Not Anti-Siphon Valve

GARAGE

Garage:

Ceiling / Roof Structure:
Safety Issue: For the following conditions -

1) There are openings at the ceiling. SEE PHOTO.

2) The plywood cover serving the pull-down ladder at the fire rated ceiling does not provide adequate fire protection. SEE PHOTO.

For safety reasons, these conditions should be repaired.

Inadequate Fire Protection

Fire Rated Entry Door to Structure:
Safety Issue: The current fire protection code requires that a door between the garage and the living area be a solid core door with an **automatic closing device**. It is suggested that the present fire rated door, **which is not provided with** a **self-closing device**, be upgraded to provide maximum fire protection.

BUILDING INTERIOR

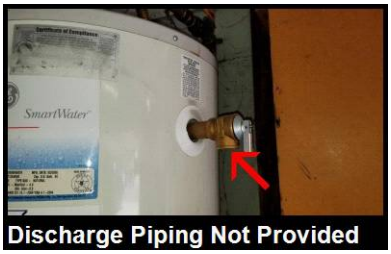
Smoke Detectors/Carbon Monoxide Detectors:
Smoke Detectors:
Safety Issue: There is a smoke detector in the hallway, however, there are no smoke detectors in the bedrooms. It is recommended that smoke detectors be installed in the bedrooms.

ELECTRICAL SYSTEMS

Electrical Outlets:
Ground Fault Protected Outlets:
Safety Issue: The outlets in the kitchen, hallway bathroom and the master bathroom are not Ground Fault Protected. It is suggested that an electrical contractor be consulted for recommendations and corrective work.

PLUMBING SYSTEM

Water Heater:
Safety Overflow Pipe:
Safety Issue: There is no discharge piping for the temperature/pressure relief valve installed. For safety reasons, immediate installation is needed to help minimize the possibility of serious injury. It is suggested that a licensed plumbing contractor be consulted for recommendations and corrective work. SEE PHOTO.

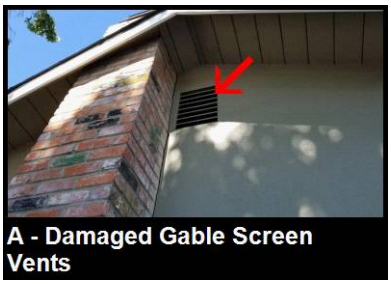


Discharge Piping Not Provided

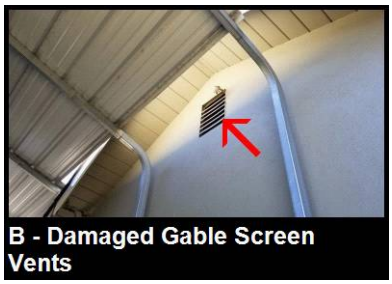
Seismic Straps:
Safety Issue: The water heater is strapped by the most popular method, but does not appear to be in compliance with the methods suggested by the Division of the State Architect. There are two straps, however, one or both straps are not wrapped properly. It is suggested that this condition be corrected.

ROOF & ATTIC

Attic & Ventilation:
Attic Ventilation:
Maintenance Recommended: The gable screen vents at the rear, left, and right side(s) of the building need to be repaired or replaced. This will stop birds or squirrels from entering the attic. It is suggested that this conditions be corrected. SEE PHOTO A / B.



A - Damaged Gable Screen Vents



B - Damaged Gable Screen Vents

EXTERIOR

Structural:

Siding Condition:

Maintenance Recommended: There is a gap between the stucco siding and the chimney at the right of the building which could result in moisture infiltration into the structural framing. It is suggested that this condition be corrected. SEE PHOTO.

Gap At Stucco Siding

KITCHEN

Kitchen Appliances:

Range Exhaust System:

Maintenance Recommended: The vent serving the range hood is an improper material. It is suggested that a licensed appliance repair technician be consulted for recommendations and corrective work. SEE PHOTO.

Improper Material

Thank you for selecting our firm to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us at **(408) 482-4352**.

Sincerely,
Dan Pantoja
New Start Home Inspection Service LLC

GENERAL INFORMATION

Client & Site Information:

Inspection Date:

June 26, 2018 9:00 AM.

Client:

David Naumann.

Inspection Site:

3701 Creagor Ct.
San Jose, CA 95130.

House Occupied?

House is occupied.

People Present:

The Homeowner and Listing Agent was present at the inspection.

Building Characteristics:

Main Entry Faces:

The front entry faces south.

Estimated Age:

55-60 Years.

Building Style & Type:

Single Family, Wood Frame.

Stories:

One Story.

Space Below Grade:

Provided With Crawlspace.

Climatic Conditions:

Weather:

Clear.

Outside Temperature (F):

60-70 Degrees.

Utility Services:

Utilities Status:

All utilities were on at the time of inspection.

Payment Information:

Paid By:

Check #7264

Thank You.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

SITE

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Site:

Site Drainage:

The surface water drainage adjacent to the building appears to be generally adequate.

Paving Condition:

Curbs and Gutters

The concrete curb and gutter adjacent to the street is in serviceable condition. There are minor cracks in the curb and gutter. This condition does not appear to compromise its serviceability. It is recommended that this condition be monitored.

Sidewalk:

The concrete sidewalk appears to be in serviceable condition. There are minor cracks at the sidewalk. This condition does not appear to compromise its serviceability. It is recommended that this condition be monitored.

Driveway Condition:

The front concrete driveway is in serviceable condition.

Action Recommended: The rear concrete driveway needs attention because the wood divider strips are deteriorated which present a hazard to foot traffic. It is suggested that this condition be corrected.

Walkway Condition:

The concrete walkway is in serviceable condition.

Fences & Gates:

Fence Materials Condition:

Action Recommended: There are several rotted posts at the west and rear wood fence(s). It is suggested that this condition be corrected.

Gates and Latches:

The gates are functional.

Utility Services:

Water Meter Location:

The water meter is located behind the sidewalk. The water meter is usually maintained by the utility company.

Water Source:

The water source for this property appears to be provided by the city.

Electric Service:

The electrical service for this building is overhead.

Fuel Source:

Natural gas is provided by a regulated service company or utility.

Gas Services:

Location of Meter and Gas Shut-Off Valve:

The gas meter is equipped with a manual shut-off valve located at the right side of the building. SEE PHOTO.

Meter And Gas Shut-Off Valve

Type of Gas Supply:

Natural Gas.

Gas Appliances in Garage Area:

A water heater is present.

Gas Fired Equipment Installed:

The building is provided with the following gas fired appliances: Furnace, Water Heater, Kitchen Range and Oven.

Gas Piping Condition:

Gas supply piping as installed appears to be in serviceable condition.

ROOF & ATTIC

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

Roofing:

Roof Covering Materials:

The roof covering is Composition Shingle. SEE PHOTO A / B.

A - Composition Shingle Covering Covering

B - Composition Shingle Covering Covering

Means of Roof Inspection:

The roof covering was inspected by walking on the roof.

Condition of Roof Covering Material:

Note: Solar panels restrict viewing of some roof areas.

Action Recommended: There is evidence of exposed nailing at the front valley. It is recommended that a licensed roofing contractor be consulted for recommendations and corrective work.
SEE PHOTO A / B.

A - Exposed Nails

B - Exposed Nails

Flashing:

Action Recommended: A flashings are not provided at the carport cover posts penetrating the roof at the rear of the building. It is suggested that a licensed roofing contractor be consulted for recommendations and corrective work. SEE PHOTO.

No Flashing

Roof Gutter System:

The building is partially equipped with gutters. Gutters are not required by code, however, the installation of added gutters would help prevent the infiltration of surface water under the foundation.

The gutter system on the roof edge appears to be functional.

Roof Gutter Downspouts:

The downspouts appear to be functional.

Attic & Ventilation:

Attic Access Location:

The attic access is located at the garage ceiling.

Attic Accessibility:

The attic space was accessed by means of an installed pull down ladder.

Method of Inspection:

The attic cavity was inspected by entering the area.

Roof Framing:

A conventional framed rafter system is installed in the attic cavity to support the roof decking. SEE PHOTO A / B.

A - Attic Space And Roof Framing

B - Attic Space And Roof Framing

Roof Framing Condition:

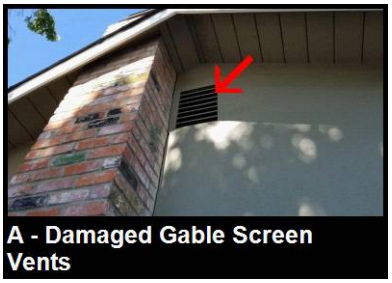
The roof framing system appears to be in serviceable condition.

Roof Decking:

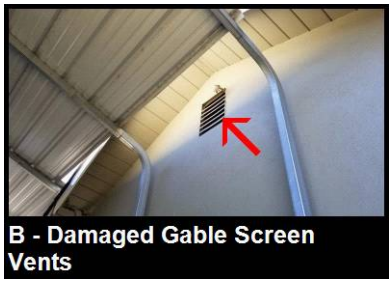
The roof decking material is oriented strand board sheeting.

Attic Ventilation:

Maintenance Recommended: The gable screen vents at the rear, left, and right side(s) of the building need to be repaired or replaced. This will stop birds or squirrels from entering the attic. It it suggested that this condition be corrected. SEE PHOTO A / B.



A - Damaged Gable Screen Vents



B - Damaged Gable Screen Vents

Insulation Noted:

The following type of insulation was noted in the attic: Cellulose, blown in place. There is an average of at least 4" of insulation installed. This may not be sufficient for energy conservation, adding more insulation would help increase energy savings. SEE PHOTO.

Attic Insulation

EXTERIOR

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Structural:

Type of Construction:

Foundation is perimeter concrete stem wall with crawlspace. Wall structure is wood frame.

Framing Type:

1) Platform framing was the chosen style of framing for this building.

2) Roof structure is conventionally framed roof members.

3) Ceiling structure is wood joist.

4) Main floor structure is spaced girder beams.

Exterior Siding Materials:

Siding materials consist of stucco, masonry, and wood.

Siding Condition:

Maintenance Recommended: There is a gap between the stucco siding and the chimney at the right of the building which could result in moisture infiltration into the structural framing. It is suggested that this condition be corrected. SEE PHOTO.

Gap At Stucco Siding

Trim Condition:

The trim is intact and functional.

Roof Eaves:

The roof eaves appear to be adequate and show only signs of normal wear.

Fascia & Barge Rafters:

The fascia and barge rafters appear to be in adequate condition and show only signs of normal wear.

Outside Entry Doors:

The outside entry door(s) appear(s) serviceable as noted from the exterior.

Windows Type:

The types of windows in the building are horizontal sliding, single hung, insulated glass windows.

Window Condition:

Action Recommended: The window in the hallway bathroom and master bathroom has a broken counter balance device. It is suggested that a licensed glazing contractor be consulted for recommendations and corrective work.

Deck, Porch or Balcony:

Structure Type:

There is a deck located at the front and rear of the building.

Deck/Porch/Balcony Materials:

Front Deck: The finished surface is a simulated wood material.

Rear Deck: The finished surface is a simulated wood material.

Deck, Porch, or Balcony Condition:

Front Deck: The deck appears to be in functional condition.

Action Recommended: Rear Deck - There are areas of deterioration or loose boards. It is suggested that a pest contractor be consulted for recommendations and corrective work.

Framing of Deck/Porch or Balcony:

Front and Rear Decks: Due to limited visibility under the deck or porch, I was not able to verify the structural condition of the framing members.

Deck Cover Condition:

Front Deck: The deck cover appears to be additional construction to the original building and would normally require a building permit. Please verify the issuance of a building permit with the property owner. The construction of the deck cover appears to be constructed in a professional manner and structurally sound.

Rear Deck: The deck cover appears to be additional construction to the original building and would normally require a building permit. Please verify the issuance of a building permit with the property owner. However, the deck cover Does Not Appear To Satisfy The Building Codes because, the method of rafter attachment to the building was not performed in a code complying manner.

Fireplace Chimney:

Location of Fireplace:

The fireplaces are located in the Living Room, Family Room.

Type of Fireplace:

There are masonry-built fireplaces installed.

Exterior Chimney Material:

The exterior fireplace chimneys are made of mortar and brick.

Exterior Chimney Condition:

Living Room: The fireplace chimney, appears to be functional based on the method of inspection that is performed. Since it is possible for a more aggressive method of inspection to identify a break in the chimney, no comment can be given as to the condition of the chimney after subsequent or multiple inspections are performed. The inspection is limited to the visible portions of the chimney. Drop light, mirrors, and smoke testing are not a part of the inspection. This inspection in no way guarantees the present structural strength of the chimney and assumes no liability for its future stability. There is evidence of minor cracks at the chimney. These cracks do not appear to compromise the structural integrity of the chimney.

Action Recommended: Family Room - Cracks noted in the exterior masonry chimney indicate some movement or possible overheated situation. It is suggested that a masonry contractor be consulted for recommendations and corrective work. SEE PHOTO.

Exterior Masonry Cracks

Rain Hat:

There are metal rain hats installed. It will help keep rain from entering the flues.

Spark Arrestor:

There are metal mesh spark arrestors installed. In addition to preventing fires, it will also keep animals and birds out of the flue.

GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Garage:

Garage Type

The garage is attached.

Size of Garage:

Two car garage.

Number of Overhead Doors

There is a single overhead door.

Overhead Door and Hardware Condition:

The overhead door is in satisfactory condition, and it is functional.

Automatic Overhead Door Opener:

The overhead door opener appears to function appropriately.

Automatic Reverse Mechanism:

There is an electronic beam safety reverse system installed. It appears to be functional.

Garage Condition:

Due to stored items in the garage, I was unable to determine the condition of a portion of the walls hidden from view.

Maintenance Recommended: The ventilation screen vents at the west garage wall are covered. The screen vents are intended to provide adequate ventilation to the garage area and gas fired appliances, therefore, must be kept in good repair and unobstructed at all times.

Ceiling / Roof Structure:

Safety Issue: For the following conditions -

1) There are openings at the ceiling. SEE PHOTO.

2) The plywood cover serving the pull-down ladder at the fire rated ceiling does not provide adequate fire protection. SEE PHOTO.

For safety reasons, these conditions should be repaired.

Inadequate Fire Protection

Floor Condition:

The garage floor is functional. There is minor cracking and lifting at the concrete floor, however, this condition does not appear to compromise the serviceability of the garage.

Due to stored items on the garage floor, I was unable to determine the condition of the portions of the floor that are not visible.

Fire Rated Entry Door to Structure:

Safety Issue: The current fire protection code requires that a door between the garage and the living area be a solid core door with an **automatic closing device**. It is suggested that the present fire rated door, **which is not provided with** a **self-closing device**, be upgraded to provide maximum fire protection.

Garage Sink:

The basin and drainage fixture appear to be functional.

KITCHEN

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers,barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Kitchen Plumbing:

Faucet and Supply Lines:

Faucets and supply lines appear functional with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin.

Sink and Drain Lines:

The sink and drainage lines appear to be functional.

Kitchen Appliances:

Food Waste Disposal:

The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

Dishwasher:

The dishwasher appears to be functional. The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements. An air gap fitting is provided for the dishwasher drain line to prevent the back up of drain water with an accidental stoppage of the sink drain.

Range Exhaust System:

Maintenance Recommended: The vent serving the range hood is an improper material. It is suggested that a licensed appliance repair technician be consulted for recommendations and corrective work. SEE PHOTO.

Improper Material

Range/Oven Fuel Source:

There is a gas line installed for a gas range and a 240-volt hookup for an electric oven(s).

Range/Oven Condition:

The range and oven appear to be functional.

Microwave Oven:

There is a built-in microwave oven. The unit appears to be functional.

Hot Water Dispenser:

The hot water dispenser appears to be functional.

Kitchen Interior:

Countertops:

The countertops in the kitchen are functional.

Cabinets, Drawers, and Doors:

The cabinets, doors, and drawers are functional.

LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:

The laundry area is located in the garage.

Washer Hookup:

There is a hot and cold water hookup for a clothes washer. The valves were not tested.

Dryer Hookup:

There is a hookup for both a gas dryer and a 240 -volt electric dryer. This inspection does not confirm the serviceability of the 240 volt outlet. It is suggested that the serviceability of the outlet be confirmed with the property owner.

There was a gas dryer in place at the time of inspection.

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bathroom:

Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.

Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional.

Faucet and Supply Lines:

Faucets and supply lines appear functional. There are shutoffs installed for both hot and cold water pipes under the sink basin.

Toilet Condition:

The toilet appears to be in functional condition.

Shower Head and Mixing Valves:

The shower, shower head, and mixing valves are all performing as required.

Shower Pan:

The fiberglass shower pan does not appear to leak at this time. This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.

Shower Walls:

The shower walls appear to be in functional condition.

Shower Drain:

The shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

The shower stall has a glass door installed. The glass appears to be tempered safety glass.

Hallway Bathroom:

Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.

Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional.

Faucet and Supply Lines:

Faucets and supply lines appear functional. There are shutoffs installed for both hot and cold water pipes under the sink basin.

Toilet Condition:

The toilet appears to be in functional condition.

Tub

The bathtub is a steel material with a solid finish. It appears to be in functional condition.

Tub Mixing Valve:

Action Recommended: The tub/shower diverter valve is inoperable. It is suggested that a licensed plumbing contractor be consulted for recommendations and corrective work.

Tub Drain:

The tub appears to drain at an acceptable rate.

Tub Walls:

The tub walls appear to be in functional condition.

Glass Tub/Shower Door:

The bathtub has sliding glass doors installed. The glass appears to be tempered safety glass.

Windows:

The window is installed low in the wall of the tub/shower enclosure. The window area must be kept sealed and will need periodic inspection to check for moisture intrusion that could result in moisture damage.

BUILDING INTERIOR

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Rooms:

Walls and Ceilings:

The condition of the walls and ceilings appear to be functional and do not show any signs of unusual or excessive settlement or structural failure.

Exterior Wall Insulation:

The exterior walls are not insulated. This is not unusual for the age of the house. This condition may predate the adoption of the code.

Floors:

The floors appear to be in functional condition.

Doors:

The interior doors appear to be in functional condition.

Fireplace:

Location of Fireplace(s):

The fireplace(s) are located in the Living Room, Family Room.

Type of Fireplace:

There is a masonry-built fireplace installed.

Firebox Condition:

Living Room: The fireplace appears to be in functional condition.

Family Room: A pellet stove insert is installed in a manner that makes the firebox and flue condition and damper presence inaccessible for inspection. Services of a licensed masonry contractor or professional chimney sweep are recommended to remove, clean, determine condition, and make any needed repairs if necessary.

Smoke Detectors/Carbon Monoxide Detectors:

Smoke Detectors:

Safety Issue: There is a smoke detector in the hallway, however, there are no smoke detectors in the bedrooms. It is recommended that smoke detectors be installed in the bedrooms.

Carbon Monoxide Detectors:

There is a carbon monoxide detector installed.

ELECTRICAL SYSTEMS

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

Type & Condition:

The building is supplied with a 120/240 Volt overhead electrical service.

Main Service Ground Verified:

The main service ground wire was located by the inspector. Grounding provided by a driven rod and connection to a metallic water pipe. SEE PHOTO A / B.

A - Main Service Ground Wire

B - Main Service Ground Wire

Electrical Distribution Panels:

Main Panel Location:

The main electrical panel is located at the rear exterior side of the building. SEE PHOTO.

Main Electrical Panel

Panel Accessibility:

The electrical panel is in a location that makes it readily accessible.

Panel Cover Removed:

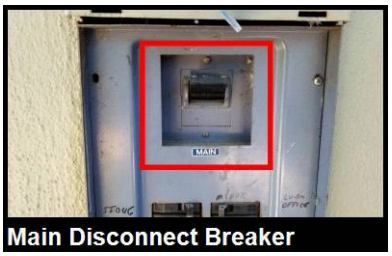
The interior cover was removed.

Main Circuit Rating:

100 amp - The capacity of the main power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

Main Disconnect:

The main disconnect breaker is located at the top of the main panel. SEE PHOTO.



Main Disconnect Breaker

Main Panel Devices:

The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Legend Available:

Identification of the breakers and the appliances or areas they control are partially labeled. This inspection does not verify the accuracy of this legend.

Main Panel Observations:

Action Recommended: For the following conditions:

1) There are unsecured hinges at the outer cover of the main panel.

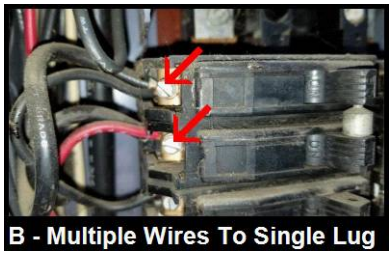
2) Improper type screws are used to fasten the panel interior cover.

3) There are missing strain relief bushings where wires pass through the panel enclosure. SEE PHOTO A.

4) Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. SEE PHOTO B.

It is suggested that a licensed electrical contractor be consulted for recommendations and corrective work.

A - Missing Bushing



B - Multiple Wires To Single Lug

Conductors:

Circuit Wiring:

The structure is wired using non-metallic sheathed copper conductors. The design of the electrical system partially employs the use of two wire circuits without ground. While this system was considered to be code-compliant at the time of original construction, it does not provide grounded protection that is required by many of today's appliances, and computers.

General Wire Condition:

Action Recommended: For the following conditions -

1) A weather protective junction box is not provided for the exterior light fixture at the right side of the building. SEE PHOTO A.

2) There are one or more open junction boxes located at the garage ceiling. SEE PHOTO B / C.

3) There are loose wire ends that do not terminate inside a junction box in the attic space above the kitchen and adjacent to the attic access opening at the garage ceiling.
SEE PHOTO D / E / F.

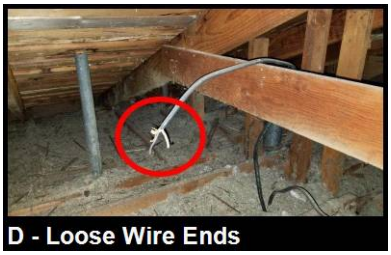
4) The electrical wiring in the crawlspace at the rear and front of the building is not adequately fastened to the wood framing members.
SEE PHOTO G / H.

It is suggested that an electrical contractor be consulted for recommendations and corrective work.

A - Non Weather Protected Box

B - Open Junction Boxes

C - Open Junction Boxes


D - Loose Wire Ends

E - Loose Wire Ends

F - Open Junction Boxes

G - Unfastened Wires

H - Unfastened Wires

Switches & Fixtures:

General:

A representative sampling of switches and lights were tested throughout the rooms and appear to be in serviceable condition.

Electrical Outlets:

General:

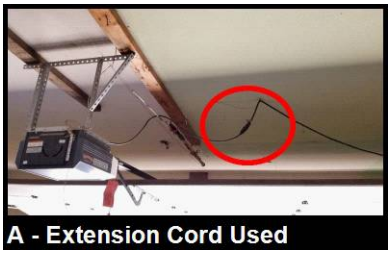
Action Recommended: For the following conditions -

1) There are electrical outlet(s) that do not appear to be properly grounded in the family room, adjacent to the left side of the kitchen sink, hallway bathroom, and master bathroom. This condition does not provide adequate user protection for appliances using a three prong plug.

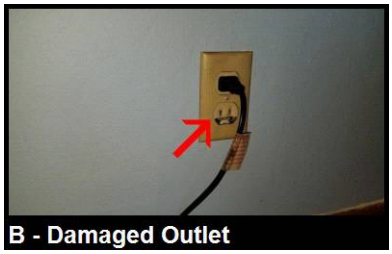
2) The garage door operator is not provided with an electrical outlet within the reach of the electrical cord serving the motor operator. An extension cord is used to power the operator. SEE PHOTO A.

3) Loose or damaged outlets were noted at the rear bedroom. SEE PHOTO B.

It is suggested that an electrical contractor be consulted for recommendations and corrective work.



A - Extension Cord Used



B - Damaged Outlet

Ground Fault Protected Outlets:

Safety Issue: The outlets in the kitchen, hallway bathroom and the master bathroom are not Ground Fault Protected. It is suggested that an electrical contractor be consulted for recommendations and corrective work.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainage piping condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Plumbing:

Main Water Line Shut-off Valve Location:

The main water shut-off valve is located at the right exterior side of the garage. SEE PHOTO.

Main Water Line Shut-Off Valve

Interior Supply Piping Material:

The interior supply piping in the structure is predominantly copper. There is also some older galvanized piping installed. It is characteristic for galvanized iron piping which is used to supply water to plumbing fixtures, to show signs of deterioration over time. This is usually evident by the appearance of rusty water when a faucet is operated. It is suggested a personal evaluation be made to determine if corrective measures should be taken, since there is no measurement or standard to determine this.

Condition of Water Supply Piping:

Action Recommended: For the following conditions -

1) The water piping in the crawlspace below the rear of the building has inadequate hangers to support the piping. This condition could result in premature pipe joint failure. SEE PHOTO A.

2) There is evidence of an active leak in the crawlspace below the kitchen. SEE PHOTO B.

It is suggested that a licensed plumbing contractor be consulted for recommendations and corrective work.

A - Inadequate Hangers

B - Active Leak

Exterior Hose Bibs:

The exterior hose bib(s) appeared to function normally.

Drain Piping Materials:

The predominant waste line material is cast iron. There is also some ABS plastic piping installed.

Drain Piping Condition:

Action Recommended: There is evidence of a leak in the drain piping in the crawlspace below the master bathroom shower. It is suggested that a licensed plumbing contractor be consulted for recommendations and corrective work. SEE PHOTO.

Drain Piping Leak

Lawn Sprinkler System:

There is a lawn sprinkler system installed. The inspection of the installed lawn sprinkler is beyond the scope of this inspection. However, inspection of the connection of the sprinkler piping to the domestic water piping is included.

Action Recommended: It was noted that there is no backflow preventer device, also known as an anti-siphon valve, installed in the water line for the lawn sprinkler system located at the rear of the building. This code required valve prevents the possibility of the backup of irrigation water into the domestic water system. It is suggested that a licensed plumbing contractor be consulted for recommendations and corrective work. SEE PHOTO.

Not Anti-Siphon Valve

Water Heater:

Location:

The water heater is located in the garage. SEE PHOTO.

Water Heater

Tank Capacity:

A 40 gallon water heater is installed.

Exposed Water Heater Condition:

The water heater appears to be in serviceable condition.

Fuel Source for Water Heater:

The water heater is gas fired. There is a gas valve installed adjacent to the hot water tank to provide convenient gas shut-off for servicing. SEE PHOTO.

Gas Shut-Off Valve

Flue/Exhaust Pipe Condition:

The exhaust flue appears to be correctly installed.

Combustion Ventilation

The water heater has sufficient combustion ventilation for the burners.

Water Piping Condition:

The incoming and output piping is installed correctly.

Water Heater Fill Valve Installed:

There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

Drain Valve:

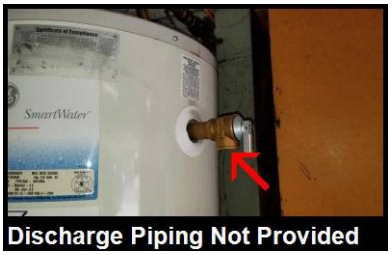
There is a drain valve installed on the lower side of the water heater.

Temperature & Pressure Relief Valve:

There is a temperature/pressure relief valve installed at the water heater.

Safety Overflow Pipe:

Safety Issue: There is no discharge piping for the temperature/pressure relief valve installed. For safety reasons, immediate installation is needed to help minimize the possibility of serious injury. It is suggested that a licensed plumbing contractor be consulted for recommendations and corrective work. SEE PHOTO.



Discharge Piping Not Provided

Seismic Straps:

Safety Issue: The water heater is strapped by the most popular method, but does not appear to be in compliance with the methods suggested by the Division of the State Architect. There are two straps, however, one or both straps are not wrapped properly. It is suggested that this condition be corrected.

HEATING, VENTILATION & AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating System:

Heating System Type:

The building is furnished with a forced air furnace.

Heating System Location:

The forced air heating unit is located in an interior utility closet. SEE PHOTO.

Heating Unit

Fuel Source:

The heating unit is gas fired. There is a gas valve installed adjacent to the heating unit to provide convenient gas shut-off for servicing. SEE PHOTO.

Gas Shut-Off Valve

Capacity & Efficiency:

The forced air heating unit capacity is 69000 BTUs.

Approximate Age:

This unit was manufactured about 1997.

Flues, Vents:

The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.

General Operation of Heating Unit:

The heating unit was operational at the time of inspection.

Burners / Heat Exchangers:

The heat exchanger is not accessible for inspection, due to the design of the furnace, therefore a complete inspection of the unit could not be performed. If further confirmation of the furnace condition is needed it is suggested that a licensed heating contractor be consulted.

Electrical Disconnect:

The furnace is provided with an electrical disconnect for convenient disconnection of electrical service for unit servicing. SEE PHOTO.

Electrical Disconnect Switch

Combustion Air Adequacy:

Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

Normal Controls:

Thermostat is located in the hallway. Thermostat is provided with an energy saving setback feature. This thermostat offers you the ability to program the system for its most economical operation.

Air Filters:

It is recommended that the filter(s) be checked periodically for cleanliness and changed or cleaned every 30 to 45 days for best performance.

Ducts Condition:

The ductwork appears to be properly installed and supported.

Duct Insulation in Unheated Spaces:

Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.

Air Conditioning System:

Type and Location:

The A/C system is an electricity-powered, Refrigerator/Split System, Condenser unit is located at the right side of the building.
SEE PHOTO.

A / C Condenser Unit

Unit Tested:

The unit was operational at the time of inspection. The scope of this inspection does not include the effectiveness or adequacy of the system.

Insulation Wrap on the Suction Line:

The insulation wrap on the suction line to the condenser/compressor is functional, without significant damage.

Condenser Clear of Obstruction:

The condenser is clear of obstructions.

Condenser Cabinet Level:

Cabinet is basically level.

Service Disconnect:

The installed service disconnect is located within sight of the condensing coil cabinet.

Condensate Line:

The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert prior to the close of escrow. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation And Crawlspace:

FoundationType:

Poured in place perimeter concrete stem wall foundation.

No Crawlspace:

The foundation for the family room is a poured in place concrete slab on grade and does not incorporate the use of a crawlspace, therefore, underfloor structural and mechanical components cannot be inspected.

Crawlspace Entrance:

The crawlspace entrance is adequately sized.

Location of Crawlspace Entrance:

There is an interior entry to the crawlspace.

Crawlspace Inspected By:

The crawlspace was inspected by entering and crawling through.

Floor Insulation:

The underfloor area is not insulated. Due to the age of the building it may not have been required at the time of original construction.

Foundation Bolts Noted:

This inspection noted the presence of foundation bolts used to secure the framing to the foundation. SEE PHOTO.

Foundation Bolts

Moisture Infiltration of Crawlspace:

There is evidence of minor moisture infiltration into the crawlspace. This condition is evident by the residue (efflorescence) on the concrete foundation stem walls at several locations. It is important that the surface water drainage at the exterior be maintained at all times to prevent moisture infiltration resulting in possible building settlement.

Crawlspace Ventilation:

The cross-ventilation in the crawlspace appears to be adequate.

Structural Members:

The structural members and supports in the crawlspace appear to be adequate and properly installed.

Conditions Noted in Foundation Walls:

There is evidence of minor cracking and settlement at the foundation. These conditions do not appear to be unusual considering the age of the building, however this inspection cannot confirm if the condition has stabilized. It is suggested that the surface water drainage adjacent to the building be maintained to help control the building movement.

GENERAL COMMENTS

Additional Comments:

Not Included In Inspection:

The storage shed at the rear yard.

SEISMIC DISCLOSURE

The California Seismic Safety Commission requires that a disclosure be made to help protect buyers and sellers. Therefore, a booklet titled, "The Homeowner's Guide to Earthquake Safety" must be provided to homeowner's purchasing homes built prior to 1960. New Start Home Inspection Service LLC, has attempted to answer the seven issues addressed by the required disclosure, however, it is very important that you understand that the law does not require a seller of a home to incorporate any modification as a part of this disclosure. This disclosure is for Informational purposes only. Should you wish to have a professional analysis made of the earthquake preparedness of your home, you should consult a qualified engineer.

Seismic Disclosure:

Water Heater Straps:

1) Is the water heater braced, strapped, or anchored to resist falling during an earthquake? **This water heater is strapped by the most popular method, however, it is not in compliance with the local code requirements.**

Bolting to Foundation:

2) Is the home anchored or bolted to the foundation? **This home is provided with anchor bolts.**

Cripple Walls:

3) If the house has cripple walls: a) Are the exterior walls braced? b) If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened? **These conditions do not apply to this property.**

Masonry Foundation:

4) If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened? **This condition does not apply to this property.**

Hillside:

5) If the house is built on a hillside, answer the following: a) Are the exterior tall foundation walls braced? b) Were the tall posts or columns built to resist earthquakes or have they been strengthened? **These conditions do not exist at this property.**

Masonry Walls:

6) If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened? **This condition does not exist at this property.**

Room Over Garage:

7) If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened? **This condition does not exist at this property.**