New Start Home Inspection Service LLC

Professional Building Inspection

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Office: (408) 482-4352

Property Inspection Report

524 Cheyenne Dr., Sunnyvale CA 94087

Ordered by:
Kim Glass
The Dave Clark Team, Keller Williams
2110 S. Bascom Ave.
Campbell CA 95008

RECEIVED & READ

SIGNATURE DATE

SIGNATURE DATE

Inspected by:
Dan Pantoja
November 23, 2020
Report No. 3022

Confidential Inspection Report
524 Cheyenne Dr.
Sunnyvale, CA 94087

November 23, 2020

Prepared for: Nancy Knoll

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	**9**
SITE	**11**
ROOF & ATTIC	**13**
EXTERIOR	**15**
GARAGE	**18**
KITCHEN	**20**
LAUNDRY	**22**
BATHROOMS	**23**
BUILDING INTERIOR	**26**
ELECTRICAL SYSTEMS	**29**
PLUMBING SYSTEM	**34**
HEATING, VENTILATION & AIR CONDITIONING	**37**
FOUNDATION	**40**

November 24, 2020

Nancy Knoll

RE: 524 Cheyenne Dr.
Sunnyvale, CA 94087

Dear Ms. Knoll:

At your request, a visual inspection of the above referenced property was conducted on November 23, 2020. 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

EXTERIOR

Structural:

Siding Condition:

Action Recommended: There is deterioration of the fiberboard siding at the front and west sides of the building. It is suggested that a pest contractor be consulted for recommendations and corrective work. SEE PHOTO A / B.

A - Deteriorated Fiberboard Siding

B - Deteriorated Fiberboard Siding

Trim Condition:

Action Recommended: There is deterioration of the trim boards at several locations of the building. It is suggested that a pest control contractor be consulted for recommendations and corrective work. SEE PHOTO A / B / C / D.

A - Deteriorated Trim Board

B - Deteriorated Trim Board

C - Deteriorated Trim Board

D - Deteriorated Trim Board

GARAGE

Garage:

Outside Entry Door:

Action Recommended: The door jamb is deteriorated. It is suggested that a pest contractor be consulted for recommendations and corrective work. SEE PHOTO.

Deteriorated Door Jamb

BATHROOMS

Lower Level Ensuite Bathroom:

Shower Head and Mixing Valves:

Action Recommended: The shower water mixing valve leaks and needs to be repaired. It is suggested that a licensed plumbing contractor be consulted for recommendations and corrective work. SEE PHOTO.

BUILDING INTERIOR

Fireplace:

Firebox Condition:

Action Recommended: There is evidence of cracks in the floor liner of the firebox which may present an unsafe condition during normal usage. It is suggested that a licensed masonry contractor or chimney sweep be consulted for further evaluation to determine if corrective work is needed. SEE PHOTO.

Firebox Cracks

ELECTRICAL SYSTEMS

Electrical Outlets:

General:

Action Recommended: For the following conditions -

1) The outlet is inoperable at the garage east wall. SEE PHOTO A.

2) The dishwasher is not provided with an electrical outlet within the reach of the electrical cord. An extension cord is used to power the appliance. SEE PHOTO B.

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

A - Inoperable Outlet

B - Extension Cord Used

GARAGE

Garage:

Fire Rated Entry Door to Structure:

Safety Issue: The present fire rated door has been modified with the installation of a pet door. It is suggested this condition be corrected for maximum fire protection. SEE PHOTO.

Pet Door

KITCHEN

Kitchen Interior:

Ground Fault Protected Outlets:

Safety Issue: The outlet at the kitchen sink cabinet is not GFCI protected. It is suggested that a licensed electrical contractor be consulted for recommendations and corrective work. SEE PHOTO.

Not GFCI Protected

BATHROOMS

Ground Fault Protected Outlets:

Lower Level Ensuite Bathroom:

Safety Issue: There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity, however, the right side outlet is not GFCI protected. It is suggested that an electrical contractor be consulted for recommendations and corrective work. SEE PHOTO.

Not GFCI Protected

ELECTRICAL SYSTEMS

Electrical Outlets:

Ground Fault and Arc Fault Protected Outlets:

Safety Issue: The Ground Fault Circuit Interrupt (GFCI) protected outlets tested did not break the current flow or reset as required at the left side of the building. It is suggested that an electrical contractor be consulted for recommendations and corrective work. SEE PHOTO.

GFCI Outlet Did Not Test

PLUMBING SYSTEM

Water Heater:

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.The straps are not located approximately 9" from the top of the tank and 4" up from the top of the controls. It is suggested that this condition be corrected.

LAUNDRY

Laundry:

Dryer Ventilation:

Maintenance Recommended: The dryer vent at the rear exterior of the building is missing the baffle. It is suggested that this condition be corrected. SEE PHOTO.

Missing Baffle

BATHROOMS

Master Bathroom:

Basin and Drain Fixture:

Maintenance Recommended: The drain stopper is inoperable. It is suggested that this condition be corrected.

Lower Level Ensuite Bathroom:

Basin and Drain Fixture:

Maintenance Recommended: The basin drain stopper is missing. It is suggested that this condition be corrected.

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:
November 24, 2020 9:30 AM.

Client:
Nancy Knoll.

Inspection Site:
524 Cheyenne Dr.
Sunnyvale, CA 94087.

House Occupied?
House is occupied.

People Present:
The Homeowner was present at the inspection.

Building Characteristics:

Main Entry Faces:
The front entry faces north.

Estimated Age:
35-40 Years.

Building Style & Type:
Single Family, Wood Frame.

Stories:
The building is two stories.

Space Below Grade:
This building is provided with a concrete slab on grade, no crawlspace.

Climatic Conditions:

Weather:
Clear.

Outside Temperature (F):
50-60 Degrees.

Utility Services:

Utilities Status:
All utilities were on at the time of inspection.

Payment Information:

Paid By:
Check #3031

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. Several downspouts drain into a drain line below the ground. Since there is no visual access of the drain system this inspection cannot confirm the adequacy nor the method of installation. Please consult with the property owner to confirm proper installation and termination of this drain line.

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.

Driveway Condition:

The concrete driveway is in serviceable condition.

Walkway Condition:

The concrete walkways are in serviceable condition.

Patio:

Patio Condition:

The concrete patio at the rear of the building and the tiled patio at the west side of the building are in serviceable condition. There is evidence of minor cracking. This condition does not appear to compromise its serviceability, corrective work is not suggested at this time.

Fences & Gates:

Fence Materials Condition:

The stucco fencing appears to be in serviceable condition.

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 underground.

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 front side of the garage. SEE PHOTO.

Meter And Gas Shut-Off Valve

Type of Gas Supply:

Natural Gas.

Gas Appliances in Garage Area:

None installed in the garage area.

Gas Fired Equipment Installed:

The building is provided with the following built-in gas fired appliances: Forced Air Furnace, Water Heater, Kitchen Range.

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 and Modified Bitumen.
SEE PHOTO A / B.

A - Composition Shingle Roof Covering

B - Modified Bitumen Roof Covering

Means of Roof Inspection:

The roof covering was inspected by walking on the roof.

Condition of Roof Covering Material:

The roof covering materials appear to be in serviceable condition that is consistent with its age and method of installation.

There is minor deterioration of the Composition Shingle roof covering that appears to be the result of normal wear.

Flashing:

The flashings around openings in the roof covering appear to be in functional condition.

Roof Gutter System:

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 design of this building does not incorporate the use of an attic.

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 concrete slab on grade. 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 concrete slab on grade.

Exterior Siding Materials:

Siding materials consist of stucco and fiberboard.

Siding Condition:

Action Recommended: There is deterioration of the fiberboard siding at the front and west sides of the building. It is suggested that a pest contractor be consulted for recommendations and corrective work. SEE PHOTO A / B.

A - Deteriorated Fiberboard Siding

B - Deteriorated Fiberboard Siding

Trim Condition:

Action Recommended: There is deterioration of the trim boards at several locations of the building. It is suggested that a pest control contractor be consulted for recommendations and corrective work. SEE PHOTO A / B / C / D.

A - Deteriorated Trim Board

B - Deteriorated Trim Board

C - Deteriorated Trim Board

D - Deteriorated Trim Board

Roof Eaves:

Note: The roof eaves are enclosed. This type of construction is known as a soffit. The roof eaves and rafter tails are inaccessible for inspection.

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, Not all of the windows in the structure are insulated glass.

Window Condition:

The window framing and glass are functional.

Deck, Porch or Balcony:

Structure Type:

There is an upper level deck located at the right side of the building.

Deck/Porch/Balcony Materials:

The finished surface is a simulated wood material.

Deck, Porch, or Balcony Condition:

The deck appears to be in functional condition.

Framing of Deck/Porch or Balcony:

The underside of the deck is covered and is inaccessible for inspection. The structural condition of the framing members could not be verified.

Fireplace Chimney:

Location of Fireplace:

The fireplace(s) is located in the Living Room.

Type of Fireplace:

There is a zero clearance fireplace installed.

Exterior Chimney Material:

The exterior fireplace chase is wood framed and enclosed with siding material similar to the structural siding.

Exterior Chimney Condition:

The exterior wood framed chimney appears to be functional based on the method of inspection that is performed. The inspection is limited to the visible portions of the chimney. Removal of rain hats, spark arrestors, and smoke testing are not a part of the inspection.

Chimney Cap or Crown:

The metal chimney cap appears to be functional. The inspection is limited to the visible portions of the chimney cap.

Rain Hat:

There is a metal rain hat installed. It will help keep rain from entering the flue.

Spark Arrestor:

There is a metal mesh spark arrestor 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.

Note: The automatic door opener does not appear to be provided with a battery backup, however this appears to predate current requirement. As of July 1, 2019 all newly installed garage doors must be connected to an automatic door opener with a battery backup function, or if a new door opener is installed on an existing door, the new door opener must be provided with a battery backup. This function is designed to operate when activated because of an electrical outage. The operation and condition of the battery backup function is not included in this inspection. It is suggested that the installation and serviceability of the battery backup function be confirmed with the property owner.

Automatic Reverse Mechanism:

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

Outside Entry Door:

Action Recommended: The door jamb is deteriorated. It is suggested that a pest contractor be consulted for recommendations and corrective work. SEE PHOTO.

Deteriorated Door Jamb

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. SEE PHOTO.

Stored Items

Ceiling / Roof Structure:

The ceiling is finished. The roof framing members could not be inspected.

Floor Condition:

The garage floor appears to be functional, however, 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.

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

Fire Rated Entry Door to Structure:

Safety Issue: The present fire rated door has been modified with the installation of a pet door. It is suggested this condition be corrected for maximum fire protection. SEE PHOTO.

Pet Door

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:

The kitchen does not incorporate the use of a range hood or ceiling fan.

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 oven(s) appear to be functional.

The range top was not inspected. The gas is off at the range top at the time of the inspection. SEE PHOTO.

Gas Shut-Off Valve - Off

Kitchen Interior:

Countertops:

The countertops in the kitchen are functional.

Cabinets, Drawers, and Doors:

The cabinets, doors, and drawers are functional.

Ground Fault Protected Outlets:

There are Ground Fault Circuit Interrupt outlets installed and functional above the kitchen countertop.

Safety Issue: The outlet at the kitchen sink cabinet is not GFCI protected. It is suggested that a licensed electrical contractor be consulted for recommendations and corrective work. SEE PHOTO.

Not GFCI Protected

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 laundry room.

Washer Hookup:

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

Dryer Hookup:

There is a 240-volt outlet provided for an 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.

Dryer Ventilation:

Maintenance Recommended: The dryer vent at the rear exterior of the building is missing the baffle. It is suggested that this condition be corrected. SEE PHOTO.

Missing Baffle

Ventilation Fan:

There is an exhaust fan installed and it is functional.

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:

Maintenance Recommended: The drain stopper is inoperable. It is suggested that this condition be corrected.

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 head, and mixing valves are all performing as required.

Shower Pan:

The tiled 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 panel installed. The glass appears to be tempered safety glass.

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.

Lower Level Ensuite Bathroom:

Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.

Basin and Drain Fixture:

Maintenance Recommended: The basin drain stopper is missing. It is suggested that this condition be corrected.

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:

Action Recommended: The shower water mixing valve leaks and needs to be repaired. It is suggested that a licensed plumbing contractor be consulted for recommendations and corrective work. SEE PHOTO.

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.

Half 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.

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.

Ground Fault Protected Outlets:

Master Bathroom:

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Lower Level Ensuite Bathroom:

Safety Issue: There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity, however, the right side outlet is not GFCI protected. It is suggested that a licensed electrical contractor be consulted for recommendations and corrective work. SEE PHOTO.

Half Bathroom:

This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.

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:

Inspection of a wall cavity at the exterior walls indicate that the walls are insulated with fiberglass. This inspection cannot determine if all exterior walls are insulated.

Floors:

The floors appear to be in functional condition.

Doors:

The interior doors appear to be in functional condition.

Staircase:

The staircase appears to be serviceable. There is a functional handrail installed. Spindles serving railings of stairs and/or upper levels are not spaced as per current requirement of 4 inches on center. This was instituted as a safety issue to prevent small children from getting caught between the spindles. However, this condition appears to be original or earlier construction, which may predate current requirement. SEE PHOTO.

Staircase - Serviceable

Fireplace:

Location of Fireplace(s):

The fireplace is located in the Living Room.

Type of Fireplace:

There is a zero clearance fireplace installed. It is a metal double or triple walled unit that allows installation within inches of flammable materials rather than the standard 36 inch clearance on standard free standing metal fireplaces.

Firebox Condition:

Action Recommended: There is evidence of cracks in the floor liner of the firebox which may present an unsafe condition during normal usage. It is suggested that a licensed masonry contractor or chimney sweep be consulted for further evaluation to determine if corrective work is needed. SEE PHOTO.

Firebox Cracks

Smoke Detectors/Carbon Monoxide Detectors:

Smoke Detectors:

There are smoke detectors installed in the upper and lower level hallways adjacent to the bedrooms. Testing of smoke detectors is not included. It is recommended that the units be checked monthly to ensure proper operation.

Carbon Monoxide Detectors:

There is a carbon monoxide detector located in the upper and lower levels of the building.

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 underground electrical service.

Main Service Ground Verified:

The main service ground wire was located by the inspector. Grounding provided by connection to a metallic water pipe and a Ufer grounding system in the garage foundation. 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 front exterior side of the garage. SEE PHOTO.

Main 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:

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

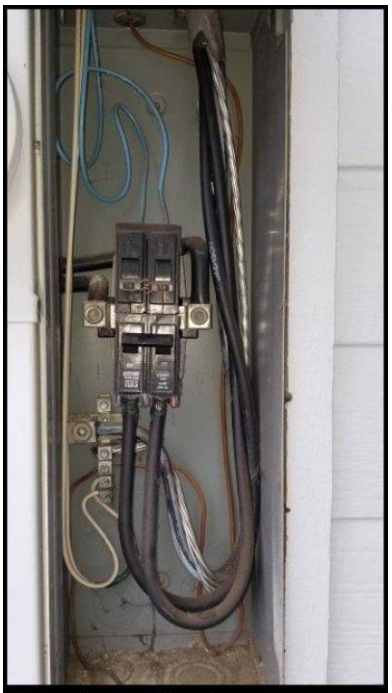
Main Disconnect:

The main disconnect breaker is located in the main panel at the exterior of the building. SEE PHOTO.

Main Disconnect Breaker

Main Panel Observations:

Electrical circuitry wiring in the panel appears to be code complying and in serviceable condition. SEE PHOTO.



Main Panel - Serviceable

Main Subpanel:

The electrical subpanel is located in the laundry room. SEE PHOTO.

Subpanel In Laundry Room

Subpanel Devices:

The structure is equipped with a breaker type subpanel. 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 labeled. This inspection does not verify the accuracy of this legend.

Panel Cover Removed:

The panel cover was removed for inspection.

Main Subpanel Conditions:

Electrical circuitry wiring in the panel appears to be properly installed and functional. SEE PHOTO.

Subpanel - Serviceable

Conductors:

Circuit Wiring:

The branch circuit wiring uses both copper and aluminum wire conductor cables.

Electrical Outlets:

General:

Action Recommended: For the following conditions -

1) The outlet is inoperable at the garage east wall. SEE PHOTO A.

2) The dishwasher is not provided with an electrical outlet within the reach of the electrical cord. An extension cord is used to power the appliance. SEE PHOTO B.

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

A - Inoperable Outlet

B - Extension Cord Used

Ground Fault and Arc Fault Protected Outlets:

Safety Issue: The Ground Fault Circuit Interrupt (GFCI) protected outlets tested did not break the current flow or reset as required at the left side of the building. It is suggested that an electrical contractor be consulted for recommendations and corrective work. SEE PHOTO.

GFCI Outlet Did Not Test

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.

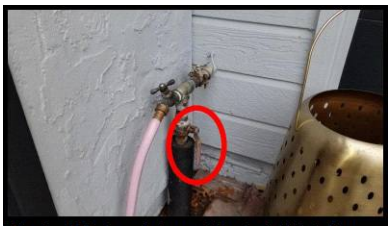
The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in 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 front exterior 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.

Condition of Water Supply Piping:

The water piping appears to be in serviceable condition.

Exterior Hose Bibs:

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

Drain Piping Materials:

The predominant waste line material is ABS plastic.

Drain Piping Condition:

The drainage piping appears to be in serviceable condition.

Water Heater:

Location:

The water heater is located in the utility closet. SEE PHOTO.

Water Heater

Tank Capacity:

A 50 gallon water heater is installed.

Exposed Water Heater Condition:

The water heater appears to be in serviceable condition. The water heater appears to be approximately 16 years old. The typical service life for a water heater is approximately 8 - 12 years.

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:

The discharge piping for the temperature/pressure relief valve is correctly installed.

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. The straps are not located approximately 9" from the top of the tank and 4" up from the top of the controls. It is suggested that this condition be corrected.

Water Heater Drip Pan:

There is a drip pan installed under the water heater to catch and drain away water in case of a leak from the water heater.

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 the laundry room.
SEE PHOTO.

Heating System

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 120000 BTUs.

Approximate Age:

This unit was manufactured about 2013. The typical service life for a forced air natural gas furnace is approximately 18 - 20 years.

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.

An electronic ignition system is provided for the pilot burner. This device is the most current energy conservation feature provided for this type of heating unit.

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 living room. 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 is inaccessible in ceiling, therefore, could not be checked.

Air Conditioning System:

Type and Location:

This building is not equipped with a central air conditioning 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:

The foundation for this building is a concrete slab on grade and does not incorporate the use of a crawlspace, therefore, underfloor structural and mechanical items cannot be inspected.