



Assurance Home Inspection, Inc.  
661-A East D Street  
Dixon, CA 95620  
408-600-5958  
Inspection Date: April 6, 2021

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SIGNATURE DATE  
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# 477 S. Taaffe St Sunnyvale



Prepared for Paul Reed  
c/o Dave Clark Team-Keller Williams  
2110 S. Bascom Ave Ste 101  
Campbell CA 95008



# Assurance Home Inspection, Inc.

Inspection Date: April 6, 2021

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# Assurance Home Inspection, Inc.

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## Cover Letter

Dear Client,

At your request, this confidential report has been prepared for your exclusive use. The purpose of this inspection is to identify and disclose visually observable conditions and deficiencies of the inspected systems and items at the time of the inspection only. The scope of this inspection is intended to be an overview, rather than an exhaustive evaluation of a particular system or component. Although this is NOT a code compliance report, many of the items included in our inspection will be judged for code compliance based on national code standards. We will do our best to apply this policy using the date of original construction as the basis for our comments. Please be advised, some code violations can be a threat to health and safety. Some items included in our report will require the inspector's subjective opinion of their condition, in such cases; it is our intent to remain neutral and unbiased. Additionally, this inspection is not intended to provide a warranty for the continued use of any system or component, nor does it dictate what should or should not be included in the property.

All Assurance Home Inspection, Inc. inspection methods and reports meet or exceed the standards as set forth by the American Society of Home Inspectors (ASHI), adopted January 1, 2000, a copy of which can be obtained by contacting our office.

Given the fact that we typically have very little historical information in advance of the inspection and a number of the components are not visible or accessible during the inspection, we urge you to be diligent in your review of the sellers disclosure statement (TDS form) and encourage you to ask any questions that will help provide you peace of mind before you buy.

Please be advised regarding any disputed item, any and all possible financial responsibility by our company will be null and void in the event our office is not contacted prior to any corrective work performed. Assurance Home Inspection, Inc. is neither a guarantor nor insurer.

Thank you for selecting Assurance Home Inspection, Inc. for your inspection. Please feel free to call our office if you have any questions concerning this report.

Sincerely,

ASSURANCE HOME INSPECTION, INC.  
661-A East D Street  
Dixon, CA 95620  
408.600.5958 Office  
530.220.0233 Cell  
Gregorio@AssuranceHI.com

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## Cover Letter (Continued)

### Description

A system or component is SERVICEABLE (noted as A-Acceptable on the report) when it serves its intended purpose and shows no unusual signs of deterioration.

A MINOR condition (noted as M-Marginal on the report) exists at a system or component when, in the inspectors opinion, the deterioration has advanced to a point of service that is considered routine homeowner maintenance. In some cases minor conditions will simply be noted for you to monitor, in other cases we will SUGGEST minor items be corrected.

When we find an UNSERVICEABLE or SEVERE condition (noted as D-Defective on the report) at a system or component, we will RECOMMEND that it be corrected. In these cases we will advise you to contact a licensed contractor or qualified professional for further consultation and possible recommendations for corrective work. It is not our intention to underline and number every item of possible repair.

### DISCLOSURES (WHAT WE DO NOT INSPECT)

This is a visual inspection. Our inspection DOES NOT include the examination of any and all components CONCEALED ITEMS WITHIN THE WALLS, UNDER CONCRETE SLABS OR OF CONCEALED VAPOR BARRIERS, BELOW SOIL, BEHIND STUCCO, BELOW SHOWER FLOORS OR BELOW BALCONIES AND DECKS.

Our inspection DOES NOT include the examination or disclosure of TERMITES, PEST INFESTATION, DRY ROT and FUNGUS or MOLD. We do NOT perform WATER QUALITY and or WATER ANALYSIS TESTING. Please contact a qualified professional for inspection or analysis of these items.

Our inspection DOES NOT include the examination or disclosure of the presence of any environmentally hazardous materials or the presence of, but not limited to, UREA FORMALDEHYDE, ASBESTOS, RADON or LEAD PAINT. The identification of these items requires specialized skills that we do not have, therefore, if you wish to have any of these materials identified, please call our office for a list of firms providing these types of inspections.

This inspection report shall not be transferred or relied upon by any other person or company without the written consent of Assurance Home Inspection, Inc.

Please be aware that if contractors are consulted for recommendations and corrective work based on the findings of the home inspection report, THE CONTRACTORS SHOULD DO A THOROUGH EVALUATION OF THEIR OWN AND NOT ASSESS AND ESTIMATE BASED ON THE REPORT ALONE.

PLEASE BE SURE TO READ THE ENTIRE REPORT!

Client hereby acknowledges they have received and read the ENTIRE report.

Initial \_\_\_\_\_ Date \_\_\_\_\_

## Cover Letter (Continued)

**Pre-Inspection Agreement** The address of the property is: 477 S. Taaffe St Sunnyvale CA 94086. INSPECTOR acknowledges receiving payment for the inspection via Venmo from Kim Glass. THIS AGREEMENT made this 6th day of April 2021, by and between ASSURANCE HOME INSPECTION, INC. (Hereinafter INSPECTOR or AHI) and the client(s) Paul Reed (Hereinafter CLIENT or REPRESENTATIVE), collectively referred to herein as THE PARTIES. The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained for report. The report is only supplementary to the sellers disclosure.
  2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the American Society of Home Inspectors posted at <http://www.ashi.com>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
  3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTORS inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, expressed or implied, regarding the future use, operability, habitability or suitability of the home or its components. Any and all warranties, expressed or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
  4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future, or non-existent but created in an accidental manner during inspection. This shall include damage to wires, of any type (electrical, low voltage, data, cable etc.) not properly secured to framing of crawl areas. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorneys fees and expenses and payments arising out of or related to the INSPECTORS negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount not to exceed three times the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
  5. The CLIENT hereby acknowledges that INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place.
  6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.
  7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.
  8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. If CLIENT is the seller, the CLIENT shall have no cause of action against INSPECTOR after the CLOSE OF ESCROW. If CLIENT is the buyer, CLIENT shall have no cause of action against INSPECTOR after 30 days from the CLOSE OF ESCROW.
  9. Payment of the fee to INSPECTOR is due upon completion of the on-site inspection, unless arrangement has been made through escrow, then payment is due at close of escrow or within 60 days from date of inspection, whichever occurs first. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorneys fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity, does personally guarantee payment of the fee by the entity.
- CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

# Assurance Home Inspection, Inc.

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## General Information

### Property Information

**Property Address:** 477 S. Taaffe St Sunnyvale CA 94086  
**Agent's Name:** Dave Clark  
**Phone:** 408-738-8883

### Client Information

**Seller:** Paul Reed

### Inspection Company

**Inspector Name** Gregorio Jimenez  
**Company Name** Assurance Home Inspection, Inc.  
**Inspection Company Address:** 661-A East D Street  
**Inspection Company City:** Dixon **State:** CA **Zip:** 95620  
**Inspection Company Phone:** 408-600-5958  
**Inspector's Cellular Phone:** 530-220-0233  
**Inspection Company E-Mail:** Gregorio@AssuranceHI.com

### Conditions

**Street Location to Building:** East  
**Property Occupied:** Yes  
**Inspection Date:** April 6, 2021  
**Electric On:** Yes  
**Gas On:** Yes  
**Water On:** Yes  
**Building Type:** Single Family Residence **Garage:** Detached

## Definitions

**NOTE:** All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

<b>Acceptable</b>	<b>Functional with no obvious signs of defect.</b>
<b>Not Present</b>	<b>Item not present or not found.</b>
<b>Not Inspected</b>	<b>Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.</b>
<b>Marginal</b>	<b>Item is not fully functional and requires repair or servicing.</b>
<b>Defective</b>	<b>Item needs immediate repair or replacement. It is unable to perform its intended function.</b>

## Lots and Grounds

### NOT INCLUDED IN THIS INSPECTION:

- Inspection of the plumbing system is limited to a visual inspection of the accessible portions of the plumbing. This inspection does not include irrigation sprinkler systems, fire protection sprinkler systems, portions of the plumbing concealed by wall finishes and/or storage items below sinks, below soil or concrete slabs, etc.
- The Tankless Water Heater and its components.
- The Gravel Driveway.

**Acceptable** **Main Water Shut-off Location:** The main shut-off valve to the building is located at the east (front) side of the building and appears to be in serviceable condition.

## Lots and Grounds (Continued)

Defective **Porch Roof Cover:** The front porch roof overhang support posts show evidence of water damage at the base, including the safety rail wood members against the building. It is recommended that a competent pest control contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.



## Exterior

A representative number of exterior windows were inspected, however, our inspection does not include the confirmation of the condition of waterproofing flashing. This flashing is concealed behind the exterior siding and is not visible, therefore, inspection of this item will require special arrangements and additional costs.

For stucco exterior finishes and for plaster interior finishes, it is very common to have minor hairline cracks. These types of cracks are not the result of structural failure but may be due to normal building movement or material shrinkage. These minor cracks could be corrected during routine building maintenance or painting. We will not include a statement referring to these cracks, unless, however, they appear to compromise the serviceability of the finish material, are due to structural failure or are of significant concern. If further evaluation is desired, it is recommended that a competent licensed contractor or foundation specialist be consulted for further review.

Areas above 10 feet from ground level were visually inspected from the ground level only. Assurance Home Inspection Inc. and its inspectors assume no liability for conditions not visibly evident from the ground level.

Acceptable **Exterior Siding Surface:** The stucco exterior covering of the building appears to be in serviceable condition. However, the south side of the detached garage was inaccessible for inspection due to limited clearance.

Marginal **Exterior Siding Conditions:** The detached garage stucco terminates below sub-grade soil. This condition allows for moisture penetration to the structural framing behind the stucco. Although this is part of the original construction, it is recommended that the soil adjacent to the stucco and footing be removed.

**Gas Meter:** The gas meter and shut-off valve are located at the south side of the building.

**Water Supply Lines:** It appeared that the hot water supply was off at the time of the inspection, therefore, we were unable to test for proper hot water supply, or for evidence of current leaks in the hot water supply system within the building.

## Roof

### Roof Surface

Not Inspected **Method of Inspection:** Because of its height, inspection of the roof covering and its related components could not be performed.

**Gutters:** Rain gutters are installed for the purpose of helping control surface water to drain away from the foundation, however, this property does not have rain gutters installed. Rain gutters are not required by building code, therefore, the installation of rain gutters would be an added feature for the property.



## Garage/Carport

### Garage

Defective

**Garage Structure:** Inspection of the visible garage structure reveals evidence of wood destroying pest infestation and rodent activity of the garage interior at several locations. It is recommended that a competent pest control contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.



Acceptable

**Floor/Foundation:** Inspection at the garage concrete slab reveals that the slab is in serviceable condition with no signs of unusual deterioration or structural failure. There is evidence of minor floor cracks, however, this condition does not appear to compromise the serviceability of the garage slab.

**Door Opener:** The garage sliding doors are not provided with an automatic garage door opener.

**Door Operation:** The garage door operation appear to be in serviceable condition.

**Walls & Ceiling:** There is evidence of water staining at the roof framing and sheathing. This condition appears to be the result of a previous leak from the roof, however, no evidence of current leakage could be found. It is suggested that repair of the previous leak be confirmed with the property owner.

## Electrical

Inspection of the electrical system does not include the electrical components behind finished surfaces, low voltage systems, telephone wiring, intercoms, alarm systems, TV cable or timers. Conditions concealed by personal items such as storage or furniture are not included in the inspection. Our inspection of the electrical system includes a representative number of switches and outlets.

**Main Electrical Panel:** The primary electrical supply for this property appeared to be 240 volts at 200 amps. The main electrical panel is located at the southeast corner of the building.

**Main Disconnect** The electrical system is provided with a main disconnect switch at the exterior of the building. The switch should always be kept accessible for use in emergencies.

**Circuit Wiring:** The branch circuit wiring uses copper conductors (wire) and nonmetallic sheathed cable wiring.

Defective

**The electrical system should be serviced to correct the following non-code complying conditions:**

-There is electrical circuit wiring that is not considered adequately protected at the interior side of the garage walls. The code requires all wiring less than seven feet above the floor, or in an area where it could be damaged, be mechanically protected. This is typically done by using metal conduit or by installing the wire behind a sheet rock wall surface.

-Several duplex outlets are not grounded, therefore, do not provide adequate user protection for appliances using a three-prong plug.

It is recommended that a competent electrical contractor be consulted for recommendations and corrective work. Please be advised that many non-code complying electrical conditions may be considered a potential fire hazard and/or threat to health and safety.

**GFCI:** The electrical system is not equipped with ground fault circuit interrupter outlets at the locations required by current electrical code standards. However, this property appears to predate the adoption of the code, therefore, it is not mandatory to add this protection at this time.

Defective

**Smoke Detectors:** The house is equipped with a smoke detector located in the hallway adjacent to the bedroom area. This unit should be checked monthly for proper operation. However, current code requires that all homes be provided with smoke detectors at every level (as it may be required by the lending institutes), in the hallway(s) leading to the bedrooms and in each bedroom. The detectors in the bedrooms should be placed on the ceiling, a minimum of 12 inches from the door header and drop down ceilings, or, if the header has more than 3.5 feet of clearance to the ceiling, the detector can be placed at the header with 3 feet of clearance from the bottom of the detector to the top doorway clearance. It is recommended that smoke detectors be installed and properly located in the bedrooms for maximum fire protection according to California requirements.



## Electrical (Continued)

**Carbon Monoxide Detectors:** A carbon monoxide detector is present in the hallway leading to the bedrooms. Owners of California dwelling units, especially rentals, that have (i) a fossil fuel-burning heater, appliance or fireplace (for example, a gas stove or water heater) or (ii) an attached garage, need to be aware of a law passed in 2010 regarding carbon monoxide devices. Under newly-enacted sections 17926, 17926.1, and 17926.2 of the Health & Safety Code (part of Senate Bill No. 183), as of July 1, 2011, owners of all such properties (excepting properties that are, generally-speaking, owned by or leased to the government) must install carbon monoxide alarms in single-family dwellings. CO alarms should be installed according to the manufacturer's instructions. The Consumer Product Safety Commission (CPSC) recommends that one CO alarm be installed in the hallway outside the bedrooms in each separate sleeping area of the home, and, as it may be required by the lending institutes, at every level without bedrooms. CO alarms may be installed into a plug-in receptacle or on the wall, no higher than 5 feet from the ground. Hard wired or plug-in CO alarms should have battery backup. Avoid locations that are near heating vents or that can be covered by furniture or draperies. CPSC does not recommend installing CO alarms in kitchens, above or within 5 feet of fuel-burning appliances.

## Kitchen

Our inspection of the appliances does not include confirmation of thermostat calibration or operation of clocks or timers. Our inspection of the dishwasher is limited to the testing of the response of the washing command and does not include a full cycle inspection. Please note that we do not provide a warranty for continued use of the appliance. This type of insurance is usually available through a "Home Warranty Protection Plan." It is suggested that all of the appliances be re-checked for adequate operation during the final walk-through prior to close of escrow.

### Kitchen

**Cooking Appliances:** The kitchen is not provided with a cooking appointment.

**Ventilator:** The kitchen is not equipped with a ventilator for the cooking appliance. Although the age of the home allowed for different codes at the time of construction, it is suggested that venting be considered to properly exhaust to the exterior of the building. It is recommended that a competent licensed contractor be contacted for recommendations and corrective of work.

**Disposal:** The kitchen is not equipped with a garbage disposal.

**Dishwasher:** The kitchen is not equipped with a dishwasher.

Defective

**Drainage Piping:** There is evidence of corrosion with present leakage at the drain pipe below the kitchen sink. It is recommended that a competent licensed plumbing contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.



**Cabinets:** Storage items in the cabinet below the kitchen sink restricted a complete inspection of the cabinet floor (shelf). It is recommended that if further evaluation is desired, storage items be removed and the cabinet be made accessible for a thorough inspection.

Marginal

**Doors:** The kitchen exterior door leading to the side patio rubs on the jamb. It is suggested that the condition be corrected.

## Living Space

The building interior is inspected for evidence of structural failure only, therefore, there are no comments made concerning the cosmetic condition of the paint, wall covering, carpeting, drapes, etc. Conditions concealed by personal items such as storage, carpeting, rugs or furniture are not included in this inspection.

**Water Use Efficiency:** The shower head, toilet, kitchen and bathroom faucets within the building meet the current water efficiency requirements (WATER-CONSERVING PLUMBING FIXTURES COMPLIANCE). Please be aware that the water flow requirements were only verified as per the markings on the fixtures. Actual measurements of water flow were not performed for verification of water efficiency requirements.

**Wall Insulation:** Our inspection of a wall cavity at the exterior wall indicated that the walls are insulated with what appears to be fiberglass insulation which helps to improve the energy efficiency of the house.

### Living Space

**Floor:** The flooring at several locations show evidence of minor crowning and minor sloping. These conditions appear to be the result of settlement and do not appear to be unusual considering the age of the building. However, we cannot confirm if the conditions have stabilized. Since there is no standard or measurement to determine when corrective measures should be taken, it becomes a personal decision. Please be sure to make your own evaluation to determine if the present level of floor crowning and sloping is acceptable. If further evaluation is desired, it is suggested that a competent licensed foundation specialist be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and to determine if corrective work is needed.

Marginal **Doors:** The hallway closet door does not latch shut due to missing hardware. In addition, several interior doors are missing. It is suggested that the conditions be corrected.

Defective **Windows:** Several windows have a broken counter balance device. It is recommended that a competent licensed contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.

## Laundry Room/Area

### Laundry Room/Area

**Dryer Servicer Type:** The house did not appear to be equipped with a laundry area.

## Bathroom

### Bathroom

Marginal **Water Supply Lines:** There is evidence of present leakage at the bathroom shower head connection. It is suggested that the condition be corrected.



Marginal **Drainage Piping:** The drain stopper serving the bathroom sink is inoperable. This condition does not compromise the serviceability of the drainage system, however, it is recommended that the condition be corrected.

## Attic

### Attic

Not Inspected **Method of Inspection:** Due to limited clearance, the attic was not accessible for inspection. The closet shelves and personal items would have to be removed by the homeowner to allow access to the attic opening.

## Heating System

Inspection of the heating, and if applicable, cooling system is limited to a visual inspection of the accessible components of the system(s). We do not perform inspections that determine levels of toxic fumes, proper temperature/pressure regulation or efficiency of the air controlled system and its related components. For a more technical and thorough inspection, it is recommended that a competent licensed Heating & Air contractor be contacted for this type of service. It is also advised, for an efficient and safe function of the system, that this type of service be performed by a competent technician a minimum of 2 times per year.

### Heating System

Defective **Heating System Operation:** The building is provided with a gas, floor heating system, however, it was not in service at the time of the inspection. It is recommended that a competent licensed heating and air contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work

Not Present **Thermostats:** There was no evidence of a thermostat.

## Air Conditioning

**Air Conditioning Serviceability:** This building did not appear to be equipped with a central air conditioning system.


## Crawl Space

Our foundation inspection or slab inspection, whichever applies, does not include soil testing or visual evaluation since this work requires skills beyond our level of knowledge. Soil type and condition will determine the amount of future settlement; therefore, a soils engineer should be consulted if an estimate of future settlement is desired. In addition, our inspection of the amount of sloping or crowning of the interior flooring, if any, and inspection of the foundation or slab are based on a visual and subjective inspection. If further evaluation is desired, it is recommended that a foundation specialist be contacted to perform a more technical type of inspection.

### Crawl Space

Marginal **Method of Inspection:** The foundation and crawlspace were inspected by entering the crawlspace.

**Foundation:** There is evidence of minor vertical cracks at the perimeter concrete foundation. This condition does not appear to be unusual considering the age of the building, however, we cannot confirm if the condition has stabilized. It is very important that surface water drainage and soil moisture content be properly maintained to help control building settlement. In addition, there is a crack and evidence of separation approximately 1/4 of an inch at the entry (Pic F1). This kind of cracking and settlement is greater than we normally find and we do not have the skill to make a structural analysis to confirm the effect on the building. It is recommended that a competent foundation specialist be consulted for an appropriate technical inspection, for recommendations and corrective work.



**Foundation Bolts:** The structural framing system is fastened to the concrete foundation by steel anchor bolts. This is considered adequate for normal earthquake protection.

**Ventilation:** The ventilation provided for the foundation and crawlspace area appears to be adequate.

Not Present **Insulation:** The under floor area of the building is not insulated. This condition is normal for this climate area as the heat loss through the floor is considered minimal.

Acceptable **Structural Members:** The visible structural members and structural supports located in this area appear to be adequate and properly installed.

## Crawl Space (Continued)

**Below Sub Floor:** There is evidence of water staining at several locations, however, there was no evidence of active leaks at these locations and there does not appear to be damage notable from these locations. If further inspection is desired, it is recommended that a competent licensed contractor be consulted for review.

**Moisture Infiltration:** There was no evidence of unusual or excessive infiltration of moisture from the exterior elements into the crawlspace.

Defective

**Crawl Space Area:** There is evidence of wood destroying pest infestation in the crawlspace at several locations, including at the access panel. It is recommended that a competent pest control contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.



Acceptable

**Plumbing:** Based on what was visible, the domestic water piping within the crawlspace appears to be copper, and appears to be in serviceable condition with no signs of unusual or excessive deterioration.

**Pipe Insulation:** The visible hot water supply lines are not insulated with energy saving insulation. This condition is normal in this climate area, however, wrapping the hot water piping would help to reduce energy consumption and speed up the time it would take for the hot water to reach distant faucets or showers.

Defective

**Drainage Piping:** Based on what was visible, the drainage piping within the crawlspace appears to be cast iron, galvanized piping and ABS plastic. There is evidence of present leakage at the drain pipe union below the tub. It is recommended that a competent licensed plumbing contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.



## Seismic Disclosure

As a benefit for homeowners purchasing homes that were built prior to 1960, The California Seismic Safety Commission requires that a disclosure be made concerning earthquake safety. This disclosure requires that the seller provide to the buyer a booklet titled, "The Homeowner's Guide to Earthquake Safety". The disclosure addresses seven issues that we have attempted to answer, 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. Therefore, this disclosure is made 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.

**WATER HEATER STRAPS:** Is the water heater braced, strapped, or anchored to resist falling during an earthquake? The tankless water heater is braced as suggested by the Seismic Safety Commission.

**BOLTING TO FOUNDATION:** Is the home anchored or bolted to the foundation?

This home is provided with anchor bolts.

**CRIPPLE WALLS:** a) Are the exterior cripple 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:** If the exterior foundation, or part of it, is made of non-reinforced masonry, has it been strengthened? This condition does not apply to this property.

**HILLSIDE:** 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:** If the exterior walls of the house, or part of them, are made of non-reinforced masonry, have they been strengthened?

This condition does not exist at this property.

**ROOM OVER GARAGE:** 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.

# Assurance Home Inspection, Inc.

Inspection Date: April 6, 2021

Paul Reed

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## Insurance & Lending Specifics

The statements being made about the presence or absence of any of the following material or components is made based on what is visible. We cannot confirm what materials are hidden behind walls, building materials or concrete slabs. To confirm the presence or absence of any materials or components, please refer to the building plans, if available.

When there is a combination of the following components, the percentage of the type of materials is not part of this inspection. If a percentage of each component is desired, it is recommended that a contractor specializing in that particular trade be contacted.

**Water Supply Line Material:** Copper

**Drainage System Material:** ABS Plastic, Cast Iron and Galvanized Piping

**Roof Covering Material:** Composition Shingles

**Electrical Wiring Type:** Copper Conductors (Romex)

## Marginal Summary

This 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.

### Exterior

1. **Exterior Siding Conditions:** The detached garage stucco terminates below sub-grade soil. This condition allows for moisture penetration to the structural framing behind the stucco. Although this is part of the original construction, it is recommended that the soil adjacent to the stucco and footing be removed.

### Kitchen

2. **Kitchen Doors:** The kitchen exterior door leading to the side patio rubs on the jamb. It is suggested that the condition be corrected.

### Living Space

3. **Living Space Doors:** The hallway closet door does not latch shut due to missing hardware. In addition, several interior doors are missing. It is suggested that the conditions be corrected.

### Bathroom

4. **Bathroom Water Supply Lines:** There is evidence of present leakage at the bathroom shower head connection. It is suggested that the condition be corrected.



5. **Bathroom Drainage Piping:** The drain stopper serving the bathroom sink is inoperable. This condition does not compromise the serviceability of the drainage system, however, it is recommended that the condition be corrected.

### Crawl Space

6. **Crawl Space Foundation:** There is evidence of minor vertical cracks at the perimeter concrete foundation. This condition does not appear to be unusual considering the age of the building, however, we cannot confirm if the condition has stabilized. It is very important that surface water drainage and soil moisture content be properly maintained to help control building settlement. In addition, there is a crack and evidence of separation approximately 1/4 of an inch at the entry (Pic F1). This kind of cracking and settlement is greater than we normally find and we do not have the skill to make a structural analysis to confirm the effect on the building. It is recommended that a competent foundation specialist be consulted for an appropriate technical inspection, for recommendations and corrective work.





## Defective Summary

This 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.

### Lots and Grounds

- 1. Porch Roof Cover:** The front porch roof overhang support posts show evidence of water damage at the base, including the safety rail wood members against the building. It is recommended that a competent pest control contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.



### Garage/Carport

- 2. Garage Structure:** Inspection of the visible garage structure reveals evidence of wood destroying pest infestation and rodent activity of the garage interior at several locations. It is recommended that a competent pest control contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.



### Electrical

- 3. The electrical system should be serviced to correct the following non-code complying conditions:**
  - There is electrical circuit wiring that is not considered adequately protected at the interior side of the garage walls. The code requires all wiring less than seven feet above the floor, or in an area where it could be damaged, be mechanically protected. This is typically done by using metal conduit or by installing the wire behind a sheet rock wall surface.
  - Several duplex outlets are not grounded, therefore, do not provide adequate user protection for appliances using a three-prong plug.It is recommended that a competent electrical contractor be consulted for recommendations and corrective work. Please be advised that many non-code complying electrical conditions may be considered a potential fire hazard and/or threat to health and safety.
- 4. Smoke Detectors:** The house is equipped with a smoke detector located in the hallway adjacent to the bedroom area. This unit should be checked monthly for proper operation. However, current code requires that all homes be provided with smoke detectors at every level (as it may be required by the lending institutes), in the hallway(s) leading to the bedrooms and in each bedroom. The detectors in the bedrooms should be placed on the ceiling, a minimum of 12 inches from the door header and drop down ceilings, or, if the header has more than 3.5 feet of clearance to the ceiling, the detector can be placed at the header with 3 feet of clearance from the bottom of the detector to the top doorway clearance. It is recommended that smoke detectors be installed and properly located in the bedrooms for maximum fire protection according to California requirements.

### Kitchen

- 5. Kitchen Drainage Piping:** There is evidence of corrosion with present leakage at the drain pipe below the kitchen sink. It is recommended that a competent licensed plumbing contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.



## Defective Summary (Continued)

### Living Space

6. **Living Space Windows:** Several windows have a broken counter balance device. It is recommended that a competent licensed contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.

### Heating System

7. **Heating System Heating System Operation:** The building is provided with a gas, floor heating system, however, it was not in service at the time of the inspection. It is recommended that a competent licensed heating and air contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work

### Crawl Space

8. **Crawl Space Crawl Space Area:** There is evidence of wood destroying pest infestation in the crawlspace at several locations, including at the access panel. It is recommended that a competent pest control contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.

9. **Crawl Space Drainage Piping:** Based on what was visible, the drainage piping within the crawlspace appears to be cast iron, galvanized piping and ABS plastic. There is evidence of present leakage at the drain pipe union below the tub. It is recommended that a competent licensed plumbing contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.

