

**FARNUM**  
INSPECTION SERVICE

We do home inspections you can count on.

# Home Inspection Report

2878 Richgrove Ct, San Jose, CA 95148



Received 1 - 44 pages

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Sign \_\_\_\_\_ DATE \_\_\_\_\_

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Sign \_\_\_\_\_ DATE \_\_\_\_\_

# Inspection Details / Invoice

## INSPECTION COMPLETED BY

**Perry Farnum**

Farnum Inspection Service  
10560 Carver Drive  
Cupertino, CA 95014

**OFFICE PHONE** (408) 866-5700  
**MOBILE** (408) 505-2868  
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**WEBSITE** [www.farnuminspection.com](http://www.farnuminspection.com)

## SELLER'S REAL ESTATE AGENT

**Kevin Lu**

Sereno Group

## INSPECTION DETAILS

**Inspection Prepared For Seller**

Kevin Chen

**Inspection Address**

2878 Richgrove Ct  
San Jose, CA 95148

**Report Number**

CHE050922PF

**Inspection Date**

Monday, May 9th 2022

**Inspection Start Time**

9:30am

**Inspection End Time**

12:55pm

## INVOICE INFORMATION

| <b>Service</b>              | <b>Amount</b>             |
|-----------------------------|---------------------------|
| Standard Home Inspection    | \$730.00                  |
| Billing Fee                 | \$0.00                    |
| Payment Method: Credit Card | -\$730.00                 |
|                             | <b>Balance Due \$0.00</b> |

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Dear Kevin,

Thank you for choosing Farnum Inspection Service for your home inspection needs. Our goal at every inspection is to provide an exceptional inspection experience for you our client/s.

We are pleased to submit the following Home Inspection Report. This report is our professional opinion based on a visual inspection of the accessible components and systems of the home at the time of the inspection. The report has been carefully assembled and formatted to present the information we have gathered in a clear and understandable manner.

Our clients have often asked us, "What's included in the inspection and in the report". To assist you in reading the report we now include the 'Standards of Practice' of the California Real Estate Inspection Association (CREIA) along with our **Standard Residential Inspection Agreement** (located on page 3). The 'Standards' and the 'Agreement' specifically explain the scope of the inspection (both what is required to be inspected and what is not) and the limit of our liability in performing the inspection. In addition, our 'CREIA Code of Ethics' prohibits us from making any repairs or referring any contractors and we are not associated with any other party to the transaction of this property.

As you might expect there are some limitations to the inspection process. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. While we make every effort to reduce your risk of selling, buying or maintaining your home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to home ownership.

We really do appreciate the opportunity to be of service to you. As our client/s, should you have any questions after reading this report or at any time in the future, please feel free to contact us directly. As your inspector, I will always make myself available by phone or online.

Best regards,



Owner / Inspector  
Farnum Inspection Service



CERTIFIED CREIA  
INSPECTOR SINCE  
**1998**



LICENSED GENERAL  
CONTRACTOR  
**B-714336**



|  |           |
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# Standard Residential Inspection Agreement

**PLEASE READ CAREFULLY, THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT.**

**Client:** Kevin Chen  
**Inspection address:** 2878 Richgrove Ct  
San Jose, CA 95148

**Report Number:** CHE050922PF  
**Date:** Monday, May 9th 2022  
**Time:** 9:30am

**SCOPE OF THE INSPECTION:** A home inspection is a noninvasive, visual survey and basic operation of the accessible systems and components of a home, to identify conditions that have a significant negative effect on the value, desirability, habitability, or safety of the building(s) and to identify issues that Client should further investigate prior to the release of any contingencies.

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. Except as otherwise provided herein, the written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA®), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

**CLIENT'S DUTY:** Client understands and accepts that an inspection and report in accordance with this Agreement is intended to reduce, but cannot eliminate, the uncertainty regarding the condition of the property. Client is responsible to review the permit history and research any legal actions or insurance claims involving the property. Investigating the property, neighborhood and area are also recommended.

Client agrees to read the entire written report when it is received and promptly contact Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

**ENVIRONMENTAL CONDITIONS:** Client agrees what is being contracted for is a home inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, wood destroying organisms, fungi, molds, mildew, feces, urine, vermin, pests, or any animal or insect, "Chinese drywall", PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

**SEVERABILITY:** Should any provision of this Agreement be held by an arbitrator or court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

**MEDIATION:** If a dispute arises out of or relates to this Agreement, or the alleged breach thereof, or any alleged torts, and if the dispute cannot be settled through negotiation, the parties agree to try in good faith to settle the dispute by mediation administered by a mutually agreed upon neutral, third-party mediator and according to the rules and procedures designated by the mediator, before resorting to further litigation.

**ARBITRATION OF DISPUTES:** Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by BINDING ARBITRATION conducted by CONSTRUCTION DISPUTE RESOLUTION SERVICES, utilizing their Rules and Procedures, which can be viewed on its website. The parties hereto shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure and serving discovery shall not be deemed a waiver of the right to compel

arbitration. The decision of the Arbitrator shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction. The Parties understand and agree that they are waiving their right to a jury trial.

Initiation of binding arbitration or court action, whether based in tort, contract, or equity, must be made no more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, its claim(s) under this Agreement. In no event shall the time for commencement of arbitration or court action, exceed two years from the date of the subject inspection. THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.

**LIMITATION ON LIABILITY:** THE PARTIES UNDERSTAND AND AGREE THAT INSPECTOR'S MAXIMUM CUMULATIVE LIABILITY FOR (A) ACTUAL AND ALLEGED ERRORS OR OMISSIONS IN THE INSPECTION OR THE INSPECTION REPORT, (B) ANY BREACH OF THIS AGREEMENT, AND (C) ALL OTHER LOSSES, CLAIMS, LIABILITIES OR CAUSES OF ACTION, WHETHER SOUNDING IN TORT OR CONTRACT WHICH ARISES FROM OR RELATES TO THIS AGREEMENT, IS LIMITED TO 3 TIMES THE INSPECTION FEE PAID. CLIENT SPECIFICALLY ACKNOWLEDGES THAT INSPECTOR IS NOT AN INSURER, AND IS NOT RESPONSIBLE FOR ANY REPAIRS, WHETHER DISCOVERED OR NOT, THAT MUST BE MADE. CLIENT ASSUMES THE RISK OF ALL LOSSES IN EXCESS OF THIS LIMITATION OF LIABILITY.

**GENERAL PROVISIONS:** The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement, including the attached CREIA Standards of Practice, constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement, and voluntarily agrees to be bound thereby and to pay the fee listed herein. Client understands that the inspection fee stated is for the initial inspection and report. Client agrees to pay for the inspector's time for any re-inspection or meetings with third parties at the hourly rate of \$125.00 per hour, including travel time. Client also agrees to pay for the inspector's time to participate in any legal or administrative proceeding at the hourly rate of \$175.00 per hour. This includes time for depositions, research, and court or other appearances.

**Paid By** ..... Credit Card  
**Total Fees** ..... \$730.00

INSPECTOR FOR COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
CLIENT one signature binds all \_\_\_\_\_ DATE \_\_\_\_\_  
PAYMENT ACKNOWLEDGED \_\_\_\_\_



# Residential Standards of Practice

## FOUR OR FEWER UNITS

### A. PART I. DEFINITIONS AND SCOPE

These Standards of Practice provide guidelines for a *home inspection* and define certain terms relating to these inspections. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

- A. A *home inspection* is a noninvasive visual survey and basic operation of the *systems* and *components* of a home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition* of the *building(s)* to assist client in determining what further evaluation, inspection, and repair estimates Client should perform or obtain prior to the release of contingencies.
- B. A *home inspection* report provides written documentation of material defects discovered in the inspected *building's* *systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not functioning properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
- C. All further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified.
- D. Client should consider all available information when negotiating regarding the Property.
- E. Inspections performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.
- F. Cosmetic and aesthetic *conditions* shall not be considered

## PART II. STANDARDS OF PRACTICE

A *home inspection* includes the *readily accessible systems* and *components*, or a *representative number* of multiple similar *components* listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

### SECTION 1 - Foundation, Basement, and Under-floor Areas

- A. Items to be inspected:
  1. Foundation *system*
  2. Floor framing *system*
  3. Under-floor ventilation
  4. Foundation anchoring and cripple wall bracing
  5. Wood separation from soil
  6. Insulation
- B. The *Inspector* is not required to:
  1. *Determine* size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
  2. *Determine* the composition or energy rating of insulation materials.

### SECTION 2 - Exterior

- A. Items to be inspected:
  1. Surface grade directly adjacent to the *buildings*
  2. Doors and windows
  3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails
  4. Wall cladding and trim
  5. Portions of walkways and driveways that are adjacent to the *buildings*
  6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present.
- B. The *Inspector* is not required to:
  1. *Inspect* door or window screens, shutters, awnings, or security bars
  2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety *devices*
  3. Use a ladder to *inspect systems* or *components*
  4. *Determine* if ASTM standards are met or any drowning prevention feature of a pool or spa is installed properly or is adequate or effective.
  5. Test or *operate* any drowning prevention feature.

### SECTION 3 - Roof Covering

- A. Items to be inspected:
  1. Covering
  2. Drainage
  3. Flashings
  4. Penetrations
  5. Skylights
- B. The *Inspector* is not required to:
  1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a hazard to the *Inspector*
  2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage

### SECTION 4 - Attic Areas and Roof Framing

- A. Items to be inspected:
  1. Framing
  2. Ventilation
  3. Insulation
- B. The *Inspector* is not required to:
  1. *Inspect* mechanical attic ventilation *systems* or *components*
  2. *Determine* the composition or energy rating of insulation materials

### SECTION 5 - Plumbing

- A. Items to be inspected:
  1. Water supply piping
  2. Drain, waste, and vent piping
  3. Faucets, toilets, sinks, tubs, showers
  4. Fuel gas piping
  5. Water heaters
- B. The *Inspector* is not required to:
  1. Fill any *fixture* with water, *inspect* overflow drains or drain-stops, or evaluate backflow *devices*, waste ejectors, sump pumps, or drain line cleanouts
  2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
  3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
  4. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks
  5. *Inspect* wells, private water supply or water treatment *systems*

### SECTION 6 - Electrical

- A. Items to be inspected:
  1. Service equipment
  2. Electrical panels
  3. Circuit wiring
  4. Switches, receptacles, outlets, and lighting *fixtures*
- B. The *Inspector* is not required to:
  1. *Operate* circuit breakers or circuit interrupters
  2. Remove cover plates
  3. *Inspect* de-icing *systems* or *components*
  4. *Inspect* onsite electrical generation or storage or emergency electrical supply *systems* or *components*

### SECTION 7 - Heating and Cooling

- A. Items to be inspected:
  1. Heating equipment
  2. Central cooling equipment
  3. Energy source and connections
  4. Combustion air and exhaust vent *systems*
  5. Condensate drainage
  6. Conditioned air distribution *systems*
- B. The *Inspector* is not required to:
  1. *Inspect* heat exchangers or electric heating elements
  2. *Inspect* non-central air conditioning units or evaporative coolers
  3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
  4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
  5. *Inspect* electronic air filtering or humidity control *systems* or *components*



## SECTION 8 - Building Interior

- A. Items to be inspected:
1. Walls, ceilings, and floors
  2. Doors and windows
  3. Stairways, handrails, and guardrails
  4. *Permanently installed* cabinets
  5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals
  6. Absence of smoke and carbon monoxide alarms
  7. Vehicle doors and openers
- B. The *Inspector* is not required to:
1. *Inspect* window, door, or floor coverings
  2. *Determine* whether a *building* is secure from unauthorized entry
  3. *Operate*, test or *determine* the type of smoke or carbon monoxide alarms or test vehicle door safety *devices*
  4. Use a ladder to *inspect systems* or *components*

## SECTION 9 - Fireplaces and Chimneys

- A. Items to be inspected:
1. Chimney exterior
  2. Spark arrester
  3. Firebox
  4. Damper
  5. Hearth extension
- B. The *Inspector* is not required to:
1. *Inspect* chimney interiors
  2. *Inspect* fireplace inserts, seals, or gaskets
  3. *Operate* any fireplace or *determine* if a fireplace can be safely used

## PART III. LIMITATIONS, EXCEPTIONS, AND EXCLUSIONS

- A. The following are excluded from a *home inspection*:
1. *Systems* or *components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not inspected due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be inspected
  2. Site improvements or amenities, including, but not limited to; accessory *buildings*, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
  3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
  4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
  5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
  6. Determining compliance with manufacturers' installation guidelines or specifications, *building* codes, accessibility standards, conservation or energy standards, regulations, ordinances, easements, setbacks, covenants, or other restrictions
  7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
  8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
  9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
  10. Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood. Under California law, only an *inspector* licensed by the Structural Pest Control Board is qualified or authorized to *inspect* for any rot or termite activity or damage. You are advised to obtain a current WDO report and must rely on that report for any potential rot or termite activity and recommendations for repair.
  11. Risks associated with events or *conditions* of nature including, but not limited to; geological, seismic, wildfire, and flood
  12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
  13. Determining the integrity of hermetic seals or reflective coatings at multi-pane glazing
  14. Differentiating between original construction or subsequent additions or modifications
  15. Reviewing or interpreting information or reports from any third-party, including but not limited to; permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, or similar notices

16. Specifying repairs/replacement procedures or estimating cost to correct
  17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems* or *components*
  18. Fire extinguishing and suppression *systems* and *components* or determining fire resistive qualities of materials or assemblies
  19. Elevators, lifts, and dumbwaiters
  20. Lighting pilot lights or activating or operating any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
  21. Operating shutoff valves or shutting down any *system* or *component*
  22. Dismantling any *system*, structure or *component* or removing access panels other than those provided for homeowner maintenance
- B. The *Inspector* may, at his or her discretion:
1. *Inspect* any *building*, *system*, *component*, *appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
  2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

## PART IV. GLOSSARY OF TERMS

\*Note: All definitions apply to derivatives of these terms when italicized in the text.

**Appliance:** An item such as an oven, dishwasher, heater, etc. which performs a specific *function*

**Building:** The subject of the inspection and its *primary parking structure*

**Component:** A part of a *system*, *appliance*, *fixture*, or *device*

**Condition:** Conspicuous state of being

**Determine:** Arrive at an opinion or conclusion pursuant to a *home inspection*

**Device:** A *component* designed to perform a particular task or *function*

**Fixture:** A plumbing or electrical *component* with a fixed position and *function*

**Function:** The normal and characteristic purpose or action of a *system*, *component*, or *device*

**Home Inspection:** Refer to Part I, 'Definitions and Scope', Paragraph A

**Inspect:** Refer to Part I, 'Definition and Scope', Paragraph A

**Inspector:** One who performs a *home inspection*

**Normal User Control:** Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*

**Operate:** Cause a *system*, *appliance*, *fixture*, or *device* to *function* using *normal user controls*

**Permanently Installed:** Fixed in place, e.g. screwed, bolted, nailed, or glued

**Primary Building:** A *building* that an *Inspector* has agreed to *inspect*

**Primary Parking Structure:** A *building* for the purpose of vehicle storage associated with the *primary building*

**Readily Accessible:** Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

**Representative Number:** Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets

**Safety Hazard:** A *condition* that could result in significant physical injury

**Shut Down:** Disconnected or turned off in a way so as not to respond to *normal user controls*

**System:** An assemblage of various *components* designed to *function* as a whole








**Technically Exhaustive:** Examination beyond the scope of a *home inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis



# Report Overview

## CONVENTIONS USED IN THIS REPORT

For your convenience, and to make this report more easily consumed, observations made throughout the report will conform to the following conventions. Please take a moment to familiarize yourself with the details of each convention.

- 1  **CLIENT ADVISORY** Denotes an informational comment, follow-up item, or notification a system or component is near or has reached its normal service life expectancy. Items noted in this category may show indications they require repair or replacement anytime in the short term.
- 2  **FURTHER EVALUATION** Denotes a system or component needing further evaluation and/or monitoring in order to determine if repair is necessary. We recommend that all further evaluation be completed before close of escrow.
- 3  **UPGRADE ITEM** Denotes improvements or upgrades are suggested, but not required, for improved performance of the system or component. These may be items identified for upgrade to modern construction and safety standards.
- 4  **MAINTENANCE** Denotes a system or component shows signs of excessive wear and tear, deterioration, or deferred maintenance. Items noted in this category require maintenance to prevent damage or to assure continued functional use. It should be noted that deferred maintenance may lead to system or component failure and significant cost for repair.
- 5  **REPAIR ITEM** Denotes a system or component is damaged, missing, significantly improperly installed or not functioning properly. Corrective action will be needed to ensure proper and reliable function.
- 6  **SAFETY ISSUE** Denotes a *condition* that is unsafe and that could result in significant physical injury. *Safety hazards* are of high priority and require prompt attention.
- 7  **MAJOR CONCERN** Denotes a system or component is considered significantly deficient or unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.



### Comment Numbering

Each observation comment listed in this Inspection Report has been provided with a unique sequential number for reference purposes. This numbering system will assist different parties (Clients, Agents, Contractors or other Inspectors) to identify the same comment or condition when discussing the report.

## REPORT IN PERSPECTIVE

### Use of Photographs

This inspection report includes a number of photographs and digital images. The inspector will add photographs or images at his discretion to aid the reader in better understanding conditions or deficiencies that are described in the narrative comment. Not all deficiencies or conditions discussed in the report will be supported with photos. In addition, the inspector may include pictures to help clarify components, systems or areas of the home that are not normally visible or accessible to the homeowner (ie; In the crawlspace, in the attic or on the roof).

### Links to More Information

Occasionally, we will add an active link to the observation comment in the report to provide additional information from online resources. The digital version of this report when converted to a .pdf is an active document. Double clicking on the [underlined blue link](#) will activate your browser to open the link to its online address and the information it provides. Closing the website will return the reader to the Inspection Report.

### Recommendations for Further Evaluation

This inspection report will contain a number of recommendations for 'Further Evaluation' for the client to complete the investigation of the current condition of the home. Farnum Inspection Service recommends all further evaluation be completed by a qualified specialist with the appropriate license prior to the removal of inspection contingency period and close of escrow.

## **A Word About Terms Used in the Report**

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The inspector will often use a number of the terms defined in the Glossary of Terms in section IV of the CREIA Standards of Practice found on page 5. Please refer to this glossary for reference when reading this report. In addition, the term 'Serviceable' (which is not included in the glossary on page 5) will be used by the inspector to denote a system or component is performing as intended and without notable defect. We provide this clarification as the word 'Serviceable' is rarely used in everyday life and often misunderstood by the reader of reports of this type.

## **HOME AT THE TIME OF INSPECTION**

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The following is a synopsis of the details and conditions of the home, at the time of the inspection, which can possibly affect how the inspector performs the inspection. Other comments, observations, and details noted throughout the report may make reference to the following:

### **Attending the Home Inspection**

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The named Realtor's assistant was present on site at all or part of time of the inspection.

### **House Type / Description**

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The subject property is a one story detached residential home.

### **Direction of the Home**

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For the purpose of referencing observations noted in this report, it is assumed that the front door of the house faces south. Throughout the report we will reference our findings from this start point. Facing towards the front door of the home; the left side is west, the right side is east and the rear side is north.

### **Occupancy of the Home**

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The home was occupied and/or partially furnished at the time of the inspection. A typical amount of furnishings and personal items were present in the home. Home furnishings and storage at walls, in cabinets and in closets can limit access by the inspector thereby limiting the inspection. Hidden and undetected damage may be present. We suggest making a careful review of the home and all surfaces when vacant to determine current conditions in areas inaccessible during the inspection.

### **Weather Conditions**

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Dry weather conditions prevailed at the time of the inspection with dry conditions experienced in the days leading up to the inspection. The outdoor air temperature was approx. 52 degrees Fahrenheit at the start of the inspection.

### **Remodeling / Additions Noted**

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Remodeling and/or additions to the primary structure were noted. Generally, remodeling or additions to the home that make changes to the structural, electrical or plumbing systems require approval and issuance of a Building Permit by the local jurisdiction having authority (the Building Department) We suggest review of all plans, building permits and associated documentation to verify code compliance and final inspection 'signs off'. In addition, consulting with the seller or current occupant for information on all changes to the home is suggested.

### **Activity at the time of the inspection**

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One or more general tradesman was onsite completing repairs and/or remodeling of the home in the master bathroom at the time of the inspection. When the work has been completed, review of the floors, walls and areas worked is suggested to verify current conditions. Consulting with the seller or current occupant for additional information on the history and areas that have been worked on is suggested.



## **THE SCOPE OF THE INSPECTION**

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All components designated for inspection in the CREIA® Standards of Practice are inspected, except as may be noted in a narrative comment or in the "Limitations of Inspection" sections within this report.

It is the purpose of the *Home Inspection* to provide the client with objective information regarding the condition of the *systems* and *components* of the home as *inspected* at the time of the *home inspection*. Cosmetic and aesthetic *conditions* are not considered. This inspection is visual only. A representative sample of multiple similar building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the Standard Residential Inspection Agreement for a full explanation of the scope of the inspection.

# Structural Components

## DESCRIPTION OF THE STRUCTURAL COMPONENTS

---

|                          |                                   |
|--------------------------|-----------------------------------|
| <b>FOUNDATION</b>        | • Poured Concrete - Slab on Grade |
| <b>FLOOR STRUCTURE</b>   | • Concrete                        |
| <b>WALL STRUCTURE</b>    | • Wood Frame                      |
| <b>CEILING STRUCTURE</b> | • Joist • Truss                   |
| <b>ROOF STRUCTURE</b>    | • Trusses • Plywood Sheathing     |

## STRUCTURAL COMPONENTS INSPECTION DETAILS

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In accordance with the CREIA™ Standards of Practice pertaining to Structural Components, (Foundation, Basement and Under Floor Areas, Attic areas and Roof Framing) this report describes these components and the distinguishing characteristics of the structure. Inspectors are required to inspect a representative number of multiple similar components in the structural system including: foundation system, floor framing system, wood separation from soil, foundation anchoring and cripple wall bracing, ceiling and roof framing and to inspect the under floor crawlspace and attic areas where visible and accessible. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building are sound. **Farnum Inspection Service** suggests that if the client is at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase decision.

## STRUCTURAL COMPONENTS OBSERVATIONS AND RECOMMENDATIONS

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### Foundation

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The foundation and floor structure is a poured concrete slab on grade. The majority of the concrete slab foundation is not visible due to floor coverings inside the home and obstructions such as vegetation, storage and/or high soil conditions on the exterior. Cracking of the concrete slab may have occurred below the floor covering and was not visible to the inspector. Both the perimeter on the exterior and the floor surfaces in general were observed for visual damage or displacement and none were noted.

### Mudsill / Anchor Bolts

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The mudsill and anchor bolts at the perimeter of the home are not visible due to the type of construction in use (Slab on grade) and could not be confirmed. Based on the age and type of construction, the presence of seismic fasteners is likely. Seismic fasteners are intended to provide a secure connection of the wood framing of the structure to the concrete foundation and limit the independent movement of the framing on the foundation during seismic activity.

### Exterior Walls

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The majority of the wall framing members is not visible, and their condition could be verified. Where wall framing was observed, the elements appeared to be functioning as intended and in acceptable condition.

### Attic Area

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The attic access opening is located in the hallway closet. The attic was found to be heavily insulated and/or to have minimum clearance limiting the inspection to observations from the access opening. This is a limited area of inspection. Where visible, the attic area appeared to be dry.

### Ceiling & Roof Framing

---

The ceiling and roof framing system in use is constructed with manufactured trusses. This type of framing is pre-manufactured or site built and assembled on site as per the building plans. Added structural stability and strength are associated with this type of framing. Trusses are engineered members and are not intended to be cut and/or altered without specific plan approval by a certified architect or structural engineer. Where visible the truss framing was found to be performing as intended and in satisfactory condition.

### Roof Sheathing

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The roof sheathing where visible appears to be in serviceable condition and without significant moisture staining.

## **LIMITATIONS OF THE STRUCTURAL COMPONENTS INSPECTION**

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

**THE INSPECTOR IS NOT REQUIRED TO:**

- *Determine* size, spacing, location or adequacy of foundation bolting, bracing *components* or reinforcing systems.

**ADDITIONAL CONDITIONS LIMITING THE INSPECTION:**

- Structural components concealed behind finished surfaces could not be inspected.
- Engineering or architectural services such as calculation of structural analysis, capacities, adequacy, or integrity of structural components or systems are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roofing System

## DESCRIPTION OF THE ROOFING SYSTEM

|                             |  |
|-----------------------------|--|
| <b>SLOPED ROOF COVERING</b> | • Concrete Tile                                    |
| <b>ROOF FLASHINGS</b>       | • Metal  |
| <b>ROOF DRAINAGE SYSTEM</b> | • Metal Gutter • Downspouts discharge above grade  |
| <b>SKYLIGHTS</b>            | • Sun Tunnel Type                                  |
| <b>METHOD OF INSPECTION</b> | • Limited - Viewed from ladder at lower level eave |



## ROOFING SYSTEM INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Roofing Systems, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, flashings, roof drainage systems, skylights and roof penetrations where visible and accessible. We examine the roof material for damage and/or deterioration as well as conditions that may indicate a limited service life remains. The observations and recommendations listed below are based on the general condition of the roofing system at the time of the inspection. Regular maintenance is required on all roofs systems and should be included in the seasonal maintenance budget.


## ROOFING SYSTEM OBSERVATIONS AND RECOMMENDATIONS

### Roof Covering - Tile

A concrete tile roofing material is in use as a roof covering on this home. Materials of this type are of high quality and long lasting. Concrete roofing tiles are however brittle and should only be walked on when necessary. For this reason, the inspection of the roof covering was limited to viewing from the ground and/or the roof's lower edge on a ladder and is not conclusive. This is a limited area of inspection. No conclusions are made or offered in inaccessible areas. Areas of damage may exist and be undetected. Review of the roof covering by a qualified roofing contractor to determine current conditions is suggested. Inspection of this system revealed the following observations.

- 
**REPAIR** A single roofing tile above the garage has slipped from position with voids or openings visible. The slipped tile exposes the felt underlayment and can lead to roof leakage over time and requires improvement. Further evaluation and repair by a qualified roofing contractor is recommended.
- 
**REPAIR** Several of the concrete roofing tiles were found to have cracked with openings on the roof surface noted. Damaged roof tiles can lead to roof leakage over time and should be repaired. Further evaluation and repair by a qualified roofing contractor is recommended.




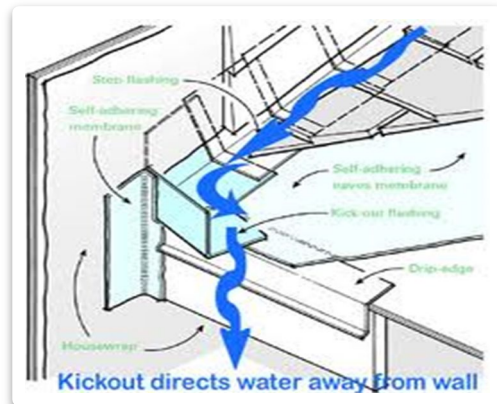
- 
**SAFETY ISSUE** The tiles on the edge of the roof at several locations have not been adequately secured to the roof. Two fasteners are required at each edge tile. This is a safety issue as the tile/s can slip off the roof and cause injury. **This condition presents a safety concern and requires corrective action.** Typically, the lower rows of clay tiles are secured to prevent them from falling off the roof. Repairs to correct this condition are strongly recommended.




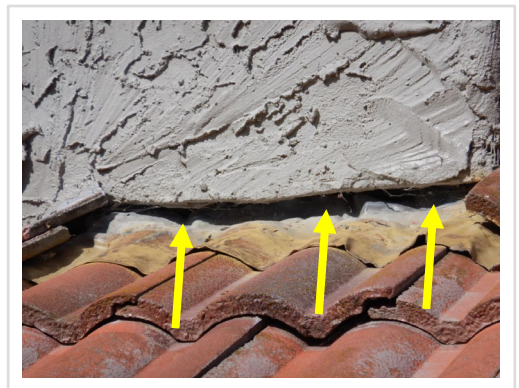
## Flashings

Due to the roof type, slope or access, the roof flashings including; pipe jacks, roof to wall step flashings and other associated roof metal was not fully inspected. This is a limited area of inspection. If a more detailed roofing inspection is desired, consulting with a qualified roofing contractor is suggested. The following observations with this system were noted.

- 4  **REPAIR** The kick out step flashing at the west slope above the front porch appears to be incomplete and/or inadequately installed. This type of flashing is normally provided at the edge of a roof and wall connection to direct the roof run off away from the wall and into the gutter. The current configuration is not adequate and can allow moisture to penetrate into the exterior siding and the wall cavity leading to moisture damage. Repair to the kick-out flashing and filling / sealing the wall cladding is needed and should be undertaken to improve roof drainage at this location. Further evaluation and repair by a qualified roofing contractor is recommended.





- 5  **REPAIR** The installation of the roof to wall flashing and a counter flashing was incomplete at localized area at the chimney at the east slope. The counter flashing is intended to seal the top edge of the step shingle flashings at the roof to wall connection. The lack of flashing at this location leaves it prone to moisture intrusion from wind driven rain. Further evaluation and repair by a qualified roofing contractor is recommended.



## Gutters & Downspouts


The gutters and downspouts provide for drainage of the roof covering. Gutters should be checked for debris and cleaned on a regular as part of ongoing routine maintenance. The inspection revealed the following observations.

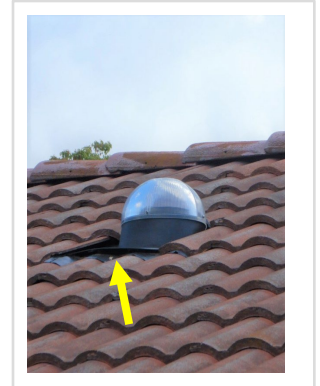
- 6  **MAINTENANCE** Tree droppings and/or debris was noted in the gutter/s. Accumulated tree droppings and/or debris can clog the gutters as well as hold moisture in contact with the metal gutter/s and lead to corrosion gutter system. Seasonal cleaning as needed to provide a functional roof drainage system and to prolong the useful life of the metal gutter material is recommended.

- 7  **UPGRADE** Splash blocks normally found at the base of the downspouts were observed to be missing at one or more locations. Splash blocks provide a valuable function by routing the roof runoff as it discharges from the downspout, away from the foundation. Adding splash blocks where not provided is advisable.

## Sun Tunnel

One or more sun tunnel units has been installed on the roof surface. A review of the sun tunnel units was undertaken. The following observations with this system were noted.

- 8  **REPAIR** One of the sun tunnel base flashing penetrations on the roof has not been adequately sealed to the roof with an open hole or void and is prone to leakage and intrusion into the attic by pests and vermin. Improvements are needed to seal this connection. We suggest consulting with a qualified roofing contractor for further evaluation and repair as needed.



## LIMITATIONS OF THE ROOFING SYSTEM INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

### THE INSPECTOR IS NOT REQUIRED TO:

- Walk on the roof surface if in the opinion of the *inspector* there is a risk of damage or a hazard to the *inspector*.
- Warrant or certify that roof *systems*, covering, or *components* are free from leakage.

### ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not *readily accessible* are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Site and Grounds

## DESCRIPTION OF THE SITE AND GROUNDS

|                                   |                                     |
|-----------------------------------|-------------------------------------|
| <b>LOT &amp; SITE GRADING</b>     | • Sloped Lot                        |
| <b>SURFACE DRAINAGE</b>           | • Graded Away From House            |
| <b>WALKWAYS AND PATIOS</b>        | • Concrete                          |
| <b>ENTRY DRIVEWAYS</b>            | • Concrete                          |
| <b>FENCES TYPE</b>                | • Wood • Concrete Wall • Steel/Iron |
| <b>RETAINING WALLS</b>            | • Concrete Block (CMU)              |
| <b>IMPROVEMENTS NOT INSPECTED</b> | • Retaining Wall                    |


## SITE AND GROUNDS INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to the Exterior, this report section describes the systems and components located on the Site and Grounds. Inspectors are required to inspect the surface grade directly adjacent to the buildings, as well as portions of walkways, patios and driveways that are adjacent to the buildings. The primary focus of the inspection in these areas is; general visual conditions, drainage and observed trip and fall or safety hazards.

## SITE AND GROUNDS OBSERVATIONS AND RECOMMENDATIONS

### Lot Drainage

This is a sloped lot. Drainage conditions for the most part appeared to be adequate. Observations during the wet season will be needed to provide a better understanding of the actual drainage conditions. During evaluation of the drainage conditions the following observations were noted.

- 9  **CLIENT ADVISORY** The house is located on a sloped lot and low to the hillside at the east side of the property. As such, it will be difficult to control storm water runoff entirely during heavy weather conditions. Monitoring of this condition during heavy weather is suggested. Ongoing improvements during the course of routine maintenance are a part of living on a sloped lot.

### Sidewalk

The concrete sidewalk along the street was found to be in serviceable condition.

### Walkway


One or more walkways around the house have been provided. The walkways directly adjacent to the home appeared to have sufficient drainage and were observed to be in serviceable condition.

### Patio

The concrete slab on grade patio in the backyard appeared to be in serviceable condition and adequately sloped away from the home.


### Driveway



The entry driveway is a concrete slab on grade. Adequate drainage has been provided. The inspection revealed the following observations.

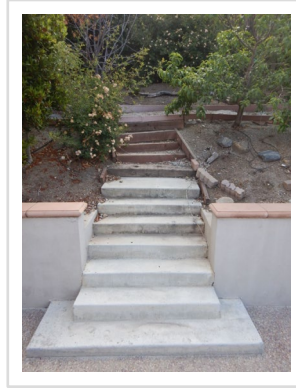
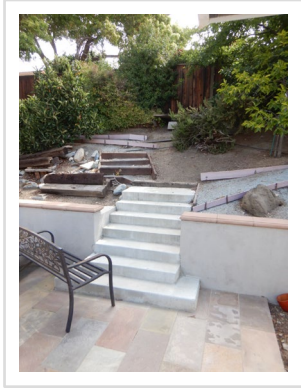
- 10  **CLIENT ADVISORY** The driveway has evidence of some cracking from settlement in several locations. While still functional and in generally good condition the driveway should be monitored for further settlement and repaired or replaced if trip hazards develop.

### Steps

Yard steps or stairways have been provided on the property at several locations. Upon evaluation of this system the following observations were noted.

- 11  **SAFETY ISSUE** The steps at several locations do not have a handrail. Handrails are normally found when four or more steps are present. Without a handrail the steps can be a trip and fall hazard and risk of injury. **This condition presents a falling hazard and should be improved to provide a handrail for enhanced safety.** Improvements are strongly recommended.

- 12  **SAFETY ISSUE** The wood timber stairway steps are uneven. Steps that vary more than 3/8" in height are considered a trip and fall hazard. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** Repairs to correct this condition are strongly recommended.
- 13  **SAFETY ISSUE** The height of one or more of the step/s is high (above 8") and exceeds commonly accepted construction standards. The non-standard high step can be difficult to negotiate and has a risk of tripping or falling. **This condition presents a safety concern and requires corrective action to eliminate risk of injury.** While this condition is often lived with, we strongly recommend repairs to alter the step for improved safety.



## Property Perimeter Fence & Gate

A general review of the fencing and gates at the perimeter of the property was undertaken. Where visible, the fence sections appeared to be in generally good condition. The gates, when tested moved freely and the latches functioned as intended.

## Retaining Wall/s

One or more retaining walls has been constructed at several locations. An industry standard home inspection is not designed nor intended to determine the structural standing of retaining walls on the property. Therefore, no conclusions related to the structural conditions were made. If a more detailed evaluation is desired, a qualified professional engineer or retaining wall contractor should be consulted.

## LIMITATIONS OF THE SITE AND GROUNDS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

### THE INSPECTOR IS NOT REQUIRED TO:

- *Inspect fences or gates or operate automated door or gate openers or their safety devices.*
- *Use a ladder to inspect systems or components.*

### ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- The inspection does not include an assessment of geological, geotechnical, environmental, hydrological, land surveying or soils related examinations.
- Components concealed behind finished surfaces, underground or under water could not be inspected.
- Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood are excluded from the inspection.
- Site improvements or amenities, including but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories are excluded from the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



# Exterior Components

## DESCRIPTION OF THE EXTERIOR COMPONENTS

|                                    |   |
|------------------------------------|---|
| <b>WALL COVERING</b>               | • Stucco • Wood Trim  |
| <b>EAVES, SOFFITS, AND FASCIAS</b> | • Wood  |
| <b>WINDOW TYPE / FRAME</b>         | • Vinyl   |
| <b>EXTERIOR DOORS</b>              | • Solid Wood • Sliding Glass • Wood - Framed • Vinyl - Framed |




## EXTERIOR COMPONENTS INSPECTION DETAILS

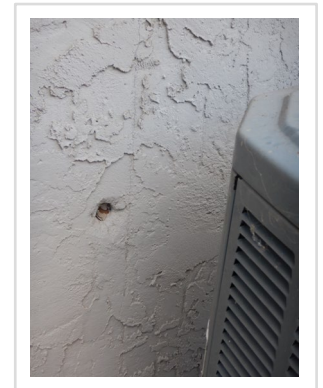
In accordance with the CREIA© Standards of Practice pertaining to Exterior Components, this report describes the systems and components and the distinguishing characteristics of the home's exterior. Inspectors are required to inspect the exterior wall cladding and trim, eaves, soffits and fascia surface, doors and windows, attached decks, porches, balconies, stairways, and their enclosures as provided and where accessible.

## EXTERIOR COMPONENTS OBSERVATIONS AND RECOMMENDATIONS

### Exterior Walls Cladding

A stucco and wood cladding have been used on the exterior of the home. Inspection of this system revealed the following observations.

- 14  **REPAIR** An open hole through the exterior wall was noted at the west exterior wall of the home near the air conditioning unit. The exterior surfaces of the home must be provided with an approved and complete exterior cladding to provide protection from the elements as well as intrusion by pests and vermin. Repairs to correct this condition are recommended.
- 15  **MAINTENANCE** Voids in the exterior cladding around the piping penetrations were noted at a number of locations around the home. Openings in the exterior surface can allow moisture intrusion behind the wall cladding and damage to occur. Filling and sealing these voids with caulking during the course of routine maintenance.
- 16  **REPAIR** Voids around the wall cover were noted at the west side of the garage. Filling and sealing these voids with caulking during the course of routine maintenance to prevent moisture damage from intrusion into the wall cavity is suggested. Improvements as needed to correct this condition are recommended.



### Windows


The window exteriors and frames appeared to be free of visible damage and functioning as intended.

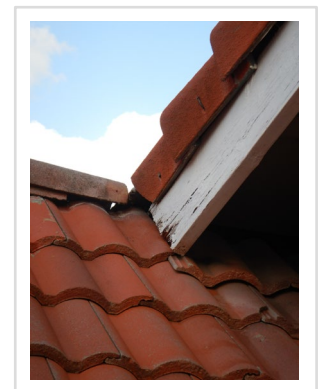
### Porch


A concrete slab on grade porch at the front is provided. The concrete slab was sloped away from the door and appeared to be in serviceable condition.

### Exterior Eaves

The exterior eaves, overhangs and fascia boards appear to be constructed in an industry standard manner. The following observations and conditions were noted.

- 17  **REPAIR** Evidence of localized moisture damage was observed at the end of the wood barge rafter board above the garage and at the chimney. Improvement to repair or replace the affected area is needed to prevent further damage. Review of a current pest control report is suggested and may provide additional information on this condition. Repairs to correct this condition are recommended.



- 18  **REPAIR** Evidence of localized moisture damage was observed at one of the wood beam extensions above the front porch. Improvement to repair or replace the affected area is needed to prevent further damage. Review of a current pest control report is suggested and may provide additional information on this condition. Repairs to correct this condition are recommended.



## **LIMITATIONS OF THE EXTERIOR COMPONENTS**

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

### **THE INSPECTOR IS NOT REQUIRED TO:**

- *Inspect* door or window screens, shutters, awnings, or security bars.
- Use a ladder to *inspect systems* or components.

### **ADDITIONAL CONDITIONS LIMITING THE INSPECTION:**

- A representative sample of exterior components was inspected rather than every occurrence of components.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Insulation and Ventilation

## DESCRIPTION OF THE INSULATION AND VENTILATION

|                                 |                              |
|---------------------------------|------------------------------|
| <b>ATTIC / ROOF VENTILATION</b> | • Soffit Vents • Gable Vents |
| <b>ATTIC / ROOF INSULATION</b>  | • 9" Fiberglass (R-30)       |
| <b>EXTERIOR WALL INSULATION</b> | • Not Verified               |


## INSULATION AND VENTILATION INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Insulation and Ventilation, this report describes the insulation present in any accessible attics and crawlspaces and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect the ventilation at under floor (crawlspaces) and attic areas if present. The following web sites are an excellent resource of information on home insulation: <http://insulation.owenscorning.com/homeowners/> and <http://www.certainteed.com/products/insulation>.

## INSULATION AND VENTILATION OBSERVATIONS AND RECOMMENDATIONS

### Dryer Vent

The dryer has been provided with an exhaust ducting system to vent the moisture from the operation of this appliance. Maintenance to clean the exhaust vent pipe will be needed over time. The following observations were noted.

- 19  **REPAIR** The dryer exhaust termination cap on the exterior wall was damaged. Proper function of the termination cap is required to prevent clogging of the exhaust system. Repairs to correct this condition are recommended.





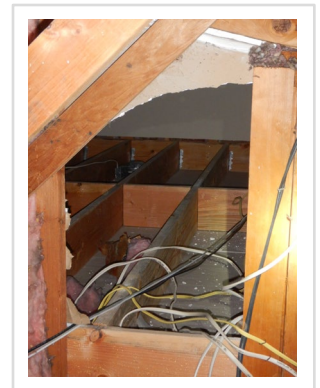
### Attic Ventilation

Attic vents have been installed to provide ventilation to the attic area. Where visible the vents and their coverings are in good condition and appear to provide adequate ventilation as intended.

### Attic / Roof Insulation

The attic/roof area has been insulated. The insulation appeared to be distributed to approx. 9" in height. This level of insulation is normally rated at R-30 and is found in homes of this type and age.

- 20  **REPAIR** The attic above the master bedroom was not insulated. Based on the age of the home, insulation in this area at a 9" (R-30) level was required at the time of construction. Missing insulation increases the costs for heating and cooling the home. Improvement to insulation over the affected area is recommended.
- 21  **UPGRADE** The attic access cover or door has not been insulated. The lack of insulation at this location will increase the cost of heating and cooling the home. Improvement to add insulation to the attic access cover or door for improved thermal efficiency is suggested. This is generally a simple and low-cost improvement.



### Walls Insulation

Wall insulation, normally installed in the exterior wall cavities of the home is not visible and could not be verified. Based on the age of this home and the building standards in use at the time of construction. While upgrades to add insulation may have been completed, it is assumed that the wall cavities are not insulated. Further investigation and improvements to add insulation for increased heating/cooling efficiency may be desirable.

## **LIMITATIONS OF THE INSULATION AND VENTILATION INSPECTION**

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

### **THE INSPECTOR IS NOT REQUIRED TO:**

- Determine the composition or energy rating of insulation materials.

### **ADDITIONAL CONDITIONS LIMITING THE INSPECTION:**

- Insulation / ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Mechanical ventilation systems in attics or crawlspaces are beyond the scope of the inspection and not tested or inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Garage Components

## DESCRIPTION OF THE GARAGE COMPONENTS

|                                     |                                    |
|-------------------------------------|------------------------------------|
| <b>GARAGE TYPE</b>                  | • Attached Garage • Fully Finished |
| <b>GARAGE FLOOR TYPE</b>            | • Concrete                         |
| <b>VEHICLE DOOR TYPE</b>            | • Roll-Up Type • Steel             |
| <b>VEHICLE DOOR OPENER</b>          | • Automatic Opener                 |
| <b>WINDOW TYPE(S) &amp; GLAZING</b> | • Sliders • Double Glazed          |

## GARAGE COMPONENTS INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to the Garage Components, this report describes the garage systems and components inspected and their distinguishing characteristics. Because the garage has a number of unique components it is included here as a separate area. Inspectors are required to inspect and observe the basic function of the following: vehicle door(s) and opener(s), garage floor, wall surfaces, interior door(s), exterior door(s) and windows as provided. All issues or concerns listed in this section regarding the vehicle door and opener system, their hardware or function should be construed as current and a potential personal safety hazard. **Repairs should be a priority, and should be made by a qualified, licensed specialist - since personal safety is involved.**


## GARAGE COMPONENTS OBSERVATIONS AND RECOMMENDATIONS

### Garage Floor

The garage floor is a concrete slab on grade. The floor surface appears to be slightly sloped towards the vehicle door and appears to be in serviceable condition.

### Garage Fire Separation

The garage wall and ceiling between the garage and living space must be of fire resistive construction. The gypsum board on the surface of the walls and ceiling serve this function. The inspection revealed the following observations.



- 22  **REPAIR** Voids and/or openings in the firewall surface at the ceiling around the furnace and water heater vent pipe penetration was noted. To maintain the firewall assembly, sealing the opening is needed. A fire rated caulking sealant is often used at this location. Repair as needed is recommended.

### Garage Vehicle Door

The garage vehicle door is a metal roll up model. The vehicle door was examined for physical damage and opened and closed a number of times during testing. The vehicle door appeared to be in serviceable condition and functioning as intended.

### Automatic Door Opener

The vehicle door opener responded to controls and appeared to function as intended when tested. This type of door opener has both a built in (friction-reverse) mechanical auto reversing mechanism as well as an electronic sensor beam to detect items and persons in the path of the closing vehicle door. The opener responded correctly to the controls, by raising and lowering the vehicle door in a smooth fashion as well as automatically reversing when physical resistance to closing was met or when the sensor beam of light was broken. Testing of the auto-reverse feature of the vehicle door opener should be undertaken regularly. Review of the manufactures' guidelines for operation and testing procedures of the garage door opener and auto-reversing mechanism is suggested. Inspection of this system revealed the following observations.

- 23  **SAFETY ISSUE** The eyes or sensors for the auto-reverse mechanism found at the base of this garage vehicle door have been installed above 6". These sensors must be positioned; on each side of the garage door, aligned with one another and located within 6" from floor to properly detect items and persons below the closing garage vehicle door. **Improperly installed sensors may cause the auto-reverse mechanism to not respond in a timely manner (malfunction) and are considered a safety issue requiring immediate attention.** Repair as needed to comply with the manufacture's installation guidelines is strongly recommended.
- 24  **SAFETY ISSUE** The vehicle door opener 'Entrapment Warning Label' was not present on the wall near the door control keypad. Per the manufacture's installation instructions, the warning label must be installed near the control keypad. The lack of proper safety warnings can be a risk




of injury. ***This condition presents a safety hazard and requires corrective action to reduce the potential for injury.*** Review of the manufacturer's installation and/or operator's manual for information related to the requirements for posting this safety warning placard is suggested. Repair to correct this condition is strongly recommended.

## Garage Door - Interior

---

The garage door to the interior was found to be a fire resistive solid core type. The door appeared to be in serviceable condition with the following observations noted.

- 25  **REPAIR** The self-closing hinge provided on the door between the house and garage did not function as intended during testing. This condition should be evaluated further. Typically, adjustments to the closer will correct this condition, however, replacement of the self-closing hinge may be needed. A self-closing and latching door to maintain the firebreak between the garage and the living space of the home at this location is advisable and often required. Repairs are recommended.

## Garage Door - Exterior

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A garage door to the exterior has been provided. The door was opened and closed to test function. The door appeared to function properly and was in serviceable condition.

## Windows


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A sampling of the window/s in the garage was tested. The window/s tested functioned as intended, have an operable latch and appeared to be in serviceable condition.

## Garage Ventilation

---

Ventilation to the garage has been provided by screened vent openings on the exterior walls. The inspection revealed the following observations.

- 26  **REPAIR** One or more of the garage vent openings has been blocked on the interior of the garage. Blocked vents restrict the airflow and ventilation of the garage. Improvement to clear the vent openings is suggested.

## LIMITATIONS OF THE GARAGE COMPONENTS INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

### THE INSPECTOR IS NOT REQUIRED TO:

- Operate or test vehicle door safety *devices*.

### ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Components concealed behind finished surfaces could not be inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Electrical System

## DESCRIPTION OF THE ELECTRICAL SYSTEM

|  |   |
|--|---|
| <b>SERVICE DROP</b>                    | • Underground   |
| <b>SIZE OF ELECTRICAL SERVICE</b>      | • 120/240 Volt Main Service - Service Size: 100 Amps  |
| <b>MAIN DISCONNECT</b>                 | • Main Service Rating 100 Amps  |
| <b>MAIN PANEL</b>                      | • Breakers • At the west wall of the garage   |
| <b>SERVICE GROUNDING</b>               | • Copper • Water Pipe Connection – Not Located • Gas Pipe - Bond • Grounding Electrode Connection Not Visible |
| <b>AUXILARY PANEL</b>                  | • Breakers • In the Garage  |
| <b>DISTRIBUTION WIRING</b>             | • Copper  |
| <b>WIRING METHOD</b>                   | • Non-Metallic Cable • Conduit Pipe   |
| <b>RECEPTACLES</b>                     | • Grounded Type   |
| <b>GROUND FAULT CIRC. INTERRUPTERS</b> | • Bathroom(s) • Kitchen   |

## ELECTRICAL SYSTEM INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to the Electrical System, this report describes the electrical system and components inspected and its distinguishing characteristics. Inspectors are required to open readily openable access panels and visually inspect the viewable portions of the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed switches, receptacles, outlets and lighting fixtures. All issues or concerns listed in this electrical section (with the exception of changing light bulbs) should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician - since personal safety is involved.




## ELECTRICAL SYSTEM OBSERVATIONS AND RECOMMENDATIONS

### Service / Entrance

The service entrance is underground. While the majority of the electrical cabling for the service entrance is buried and cannot be evaluated, where visible the service entrance system appears to be properly installed and in good condition.




### Main Panel

The main distribution panel is located at the west exterior wall. The main disconnect is rated at 100amps. There are 0 - 120 volt circuits, 1 - 240 volt circuits and 1 - panel disconnect. The front cover was removed by the inspector and observations of the panel interior wiring and over current devices was undertaken. The following observations pertain to this electrical panel.

- 27  **FURTHER EVALUATION** The connection of the water pipe bond from the main electrical system to the water piping system was not found and could not be verified by the inspector. Bonding the water piping system is required and serves to prevent the potential of an electrical charge traveling on the metallic piping system. If not present, the un-bonded pipe can be a risk of electrical shock. Consulting with a qualified electrical contractor for additional evaluation to verify the bonding connection is suggested.
- 28  **FURTHER EVALUATION** A cover for accessing the grounding connection at the Ufer rod (foundation steel rod connected to the electrical panel grounding system) or a ground rod was not located on the wall below the electrical panel. This electrical panel requires an 'earth ground' often referred to as the grounding electrode for the safety of the electrical system. When the connection of the grounding electrode is made to the structural steel above the foundation **an access cover for service and inspection is required**. When the connection has been made embedded in the foundation no access is required. The inspector was unable to determine the type of connection made. No conclusions are made or offered in inaccessible areas. Consulting with a qualified electrical contractor for further evaluation to locate and verify this system is recommended.
- 29  **SAFETY ISSUE** The electrical panel box has an open hole with a missing knock out plate. Openings at this location expose live electrical contacts, can be a shock hazard and allows sparks should they occur to contact combustible wall framing. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury and the risk of fire.** The installation of a cover plates to close this opening is strongly recommended. We suggest consulting with a qualified electrical contractor for further evaluation and repair as needed.

## Auxiliary Panel

The auxiliary distribution panel is located in the garage. The front cover was removed by the inspector and observations of the panel interior wiring and over current devices was undertaken. There are 18 - 120volt circuits and 1 - 240volt circuits provided. The following observations with this system were noted.



- 30  **REPAIR** The dishwasher over current device (the circuit breaker) has not been ‘bridged’ or connected to the over current device for the waste disposal unit. Circuits sharing a junction box with receptacles require a bridge to join them and provide for a common shut down switch. Repair to join both circuits is indicated. Consulting with a qualified electrical contractor for additional evaluation and repair is recommended.
- 31  **SAFETY ISSUE** This electrical panel has one or more pointed attaching screws installed on the cover plate (sometimes called the “Dead Front Cover”). The use of sharp point screws is not permitted at this location as they may damage wiring within the electrical panel and can be a risk of electrical shock. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** Blunt tip screws rated for use on electrical panels should be used. Repair as needed is recommended.
- 32  **REPAIR** One of the strain relief fittings (often called a ‘cable clamps’) has not been installed at the electrical cable entering this panel box. Cable clamps serve to protect electrical wiring from the sharp metal edges as the wiring passes through a metal surface. Repairs as needed are recommended.

## Arc-Fault Circuit Interrupter

One or more Arc-fault circuit interrupter (AFCI) circuit breakers have been added to this electrical panel. Circuit breakers of this type serve the function of protecting from over current but also sense hazardous arcing on the circuit and will trip off for this condition. Examples that can cause arcing are; a loose wiring connection, damaged fitting or a nail damaged wire in the wall. The AFCI circuit breaker can be identified by the special colored test-button near its handle. (Ground-fault (GFCI) circuit breakers also have a button, so read carefully to be sure which kind your breaker is.) AFCI circuit protection is now required when electrical wiring is modified at all circuits that are not dedicated use such as dishwasher, microwave etc., GFCI protected circuits and 240-volt circuits. The inspector does not test or ‘trip’ the AFCI system at the test button/s. We recommend regular testing to verify operation. Review of the manufactures installation and operator’s manual for information related to this system or component is suggested.

## Distribution Wiring



A sampling of the accessible distribution wiring where visible was undertaken. The following conditions are related to the distribution wiring.

- 33  **REPAIR** Exposed ‘non-metallic sheathed’ electrical cable/s was noted at the rim of the scuttle (attic access opening). Installation of electrical cable at this location is not permitted as it is subject to damage. Improvements are needed to relocate this wiring away from the access opening. Repair to correct this condition is recommended.
- 34  **SAFETY ISSUE** The electrical junction box on the exterior at the west side of the garage was missing a cover plate and has been left open to the elements. Exposed conductors without a cover plate can be a risk of electrical shock. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** The installation a cover plate to close the junction box is strongly recommended.




## Receptacle Outlets


This home is provided with 3-prong grounded electrical outlets. A sampling of the receptacle outlets was tested. (See the Bathroom Page for observations related the outlets in the bathroom) The inspection revealed the following observations.

- 35  **SAFETY ISSUE** The receptacle outlet/s located at the north exterior wall has not been provided with visible GFCI protection. Based on the age of this home, GFCI protection is required at this location to assure safe use of electrical devices in this wet location. A ground fault circuit interrupter (GFCI) device provides increased protection from electrical shock or electrocution in wet locations. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** Repair to correct this condition is strongly recommended. We suggest consulting with a qualified electrical contractor for further evaluation and repair as needed.
- 36  **UPGRADE** GFCI protection has not been provided at one or more of the wall receptacles in the garage. While not required at the time of construction, GFCI protection on all receptacle outlets in the garage is now standard. The lack of GFCI protection can be a



risk of electrical shock if items plugged in come in contact with water. Upgrade to install GFCI protection at this location for enhanced safety is suggested.

- 37  **SAFETY ISSUE** A void around the receptacle outlet cover plate was noted at the north exterior wall. Openings at this location can allow moisture intrusion into the electrical connections and the wall cavity and can be a risk of electrical shock. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** We suggest making repairs to tighten the fastening screws and/or improve the seal of this outlet cover plate as needed. Repair to correct this condition is strongly recommended.

- 38  **SAFETY ISSUE** The receptacle outlet in the family room at the north wall appears to be mis-wired. A portable receptacle tester indicated an open neutral when tested. Improperly wired electrical systems can be a shock hazard. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** Repairs to correct this condition are strongly recommended. Consulting with a qualified electrical contractor for additional evaluation and repair is recommended.





## Switches

A sampling of the light switches, throughout the home was tested. The switches tested appear to be functioning properly and in serviceable condition.

## Lights

A sampling of the light fixtures in each room was tested. Inspection of this system revealed the following observations.

- 39  **SAFETY ISSUE** The cover on the exterior address light fixture has been removed. Exterior electrical components require protection from the elements and moisture intrusion. Exposed electrical systems can be a risk of electrical shock. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** Repair to correct this condition is strongly recommended.
- 40  **REPAIR** The exterior light fixture at the north exterior wall and at the front porch has voids at the base plate connection to the exterior cladding. Openings at this location can allow moisture intrusion into the electrical connections and the wall cavity. We suggest making repairs to tighten the fastening screws / improve the seal of this light fixture as needed. Repairs to correct this condition are recommended.



## **LIMITATIONS OF THE ELECTRICAL SYSTEM INSPECTION**

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

### **THE INSPECTOR IS NOT REQUIRED TO:**

- *Operate* circuit breakers or circuit interrupters.
- Remove cover plates.
- *Inspect* de-icing systems or components.
- *Inspect* private or emergency electrical supply systems or components.

### **ADDITIONAL CONDITIONS LIMITING THE INSPECTION:**

- Electrical components concealed behind finished surfaces are not inspected.
- Furniture and/or storage may restrict access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Electrical current, amperage, voltage, or impedance is not measured by the inspector.
- Components concealed behind finished surfaces or underground could not be inspected.
- Testing of the 240volt receptacle/s when provided is not undertaken.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Heating System

## DESCRIPTION OF THE HEATING SYSTEM

|                                  |                             |
|----------------------------------|-----------------------------|
| <b>HEATING SYSTEM TYPE</b>       | • Forced Air Furnace        |
| <b>HEATING LOCATION</b>          | • In the Garage             |
| <b>ENERGY SOURCE</b>             | • Natural Gas • Electricity |
| <b>VENTS, FLUES, CHIMNEYS</b>    | • Metal Type B              |
| <b>HEAT DISTRIBUTION METHODS</b> | • Ductwork                  |
| <b>ADDITIONAL COMPONENTS</b>     | • Air Conditioning          |

## HEATING SYSTEM INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Heating and Air Conditioning (HVAC) systems, this report describes the energy source and the distinguishing characteristics of the heating system(s). Inspectors are required to open readily openable access panels and visually inspect the installed heating equipment and associated energy connection(s), combustion air, exhaust vent systems, conditioned air distribution systems and condensate drainage when provided. The HVAC system inspection is general and not technically exhaustive. The inspector will test the heating system using the thermostat and/or other normal controls. Farnum Inspection Service highly recommends that a standard, seasonal or yearly, Service and Maintenance Contract with an HVAC contractor be obtained. This provides a more thorough investigation of the entire home's heating, air conditioning and filtering system as well as maintaining it at peak efficiency - thereby increasing service life.

## HEATING SYSTEM OBSERVATIONS AND RECOMMENDATIONS

### Forced Air Furnace


An induced draft fan, gas fired, forced air furnace is in use in this home. The furnace is rated at 100,000 BTU's. An electronic ignition source, a tuned and metered burner in the combustion chamber as well as a motorized draft fan at the exhaust pipe have been provided thereby increasing the seasonal efficiency of this type of furnace. During operation, the heat exchanger is utilized to transfer the heat energy from the burner to the air stream for distribution within the home. A gas shut off valve as well as an electrical disconnect have been provided at the unit. The furnace responded to operator controls and functioned as intended. The flame pattern observed while the system was in full operation appeared normal.

### Service Disconnect

The service disconnect circuitry and electrical connections at the disconnect box were evaluated. Where visible the wiring and connections appear to be configured in an industry standard manner and in serviceable condition.


### Combustion / Vent Air

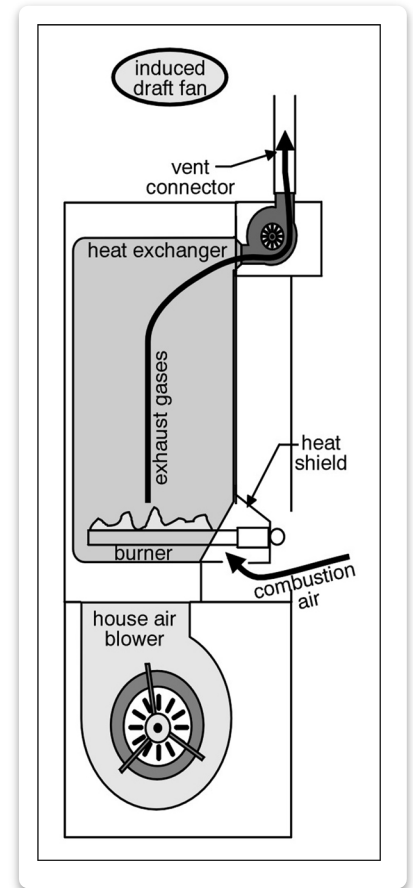
A supply of combustion air and a means of ventilation are required for the gas fired furnace to function as intended. Upon evaluation of this system the following observations were noted.

- 41  **SAFETY ISSUE** The combustion air opening at the wall appear to be sealed or do not communicate to the exterior. A free flow of combustion air is needed for the gas appliance to function properly. **A lack of combustion air can affect the operation of this furnace and presents as safety hazard requiring prompt attention.** Consulting with a qualified heating and cooling specialist for repair is suggested.


### Gas Connection

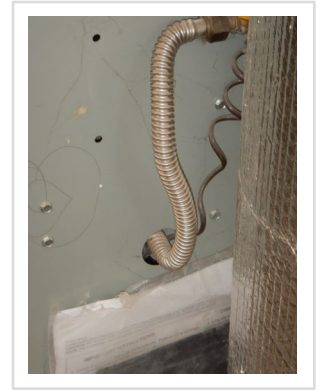
A gas valve and flexible connector are normally installed to provide fuel to the furnace. During the inspection the following observations were noted.

- 42  **UPGRADE** As commonly found in homes of this age, a sediment trap at the pipe connection to the furnace has not been provided. Sediment traps are designed to catch debris that may travel in the gas supply



pipe and is commonly required by the manufactures installation sheet. Review of the manufactures installation specifications for information related to the installation of this system is suggested. Improvements as needed are recommended.

- 43  **SAFETY ISSUE** The flexible gas piping at the furnace was found to be in contact or close proximity with the sheet metal of the furnace housing as it passes through the side of the furnace. While no gas leakage was detected at the time of the inspection, contact on the sharp edges of the opening can wear a hole in the pipe over time and lead to leakage of flammable gas. ***This condition presents a safety concern and requires corrective action.*** Repair to replace the connector at the transition with a rigid gas pipe to the exterior of the furnace housing. Currently accepted building practices do not permit flexible gas lines to pass through the metal furnace housing in this manner. Further evaluation and repair by a qualified heating and cooling specialist is strongly recommended.




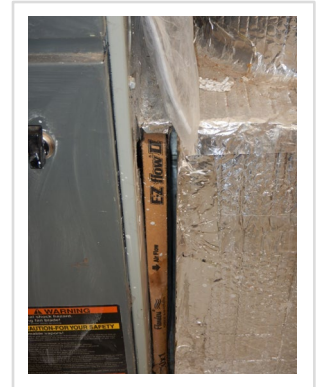
## Flue Vent

A Type-B double wall metal flue vent pipe is provided to exhaust the furnace to the exterior. The vent system, where directly visible appeared to be in adequate condition, vented to the exterior and functioning as intended.

## Air Filter #1

The air filter for the heating system is located in the duct box near the furnace. The filter box was inspected. Regular replacement of the air filter is required to maintain the proper efficiency and operation of the furnace. The following observations with this system were noted.

- 44  **SAFETY ISSUE** The installation of the air filter in the ductwork beside the furnace has not been provided with a cover. Voids or openings at this location can allow products of combustion from the furnace to be drawn into the home and lead to serious personal injury or death. ***This condition presents a safety concern and requires immediate corrective action.*** Removal of this gas appliance from service until repairs can be completed is advisable. Repairs to seal or close the openings at this location are strongly recommended. Consulting with a qualified heating and cooling specialist for additional information and repairs as needed is recommended.



## Air Filter #2

The air filter for the heating system is located in the return register. The filter was inspected and appeared to be in adequate condition and functioning as intended. Regular replacement of the air filter is required to maintain the proper efficiency and operation of the furnace.

## Thermostat Control

A “set back” thermostat has been provided to control the heating system. Thermostats of this type, when set correctly, help to reduce heating costs. The thermostat engaged the furnace when activated and appeared to function as intended.

## Supply Air Ductwork

The supply air ductwork, where directly visible, appeared to be supported and well connected.

## Return Air Ductwork

The return air ductwork, where directly visible was without damage and functioning as intended.

## **LIMITATIONS OF THE HEATING SYSTEM INSPECTION**

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

**THE INSPECTOR IS NOT REQUIRED TO:**

- *Inspected* furnace heat exchanger and electric heating elements.
- *Inspect* radiant, solar, hydronic, or geothermal systems or components.
- *Determine* the volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system.
- *Inspect* electronic air filtering systems or humidity control systems when provided.

**ADDITIONAL CONDITIONS LIMITING THE INSPECTION:**

- The interior of flues or chimneys that are not readily accessible are not inspected.
- Heating systems installed prior to 1977 are likely to have materials containing asbestos fibers. The inspector performs no tests to identify or confirm the presence of this substance and it is considered to be beyond the scope of the inspection. If inspection and or testing for asbestos are desired, consulting with a specialist in this field is recommended.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Cooling / Heat Pump Systems

## DESCRIPTION OF THE COOLING / HEAT PUMP SYSTEMS

|                                     |  |
|-------------------------------------|--|
| <b>COOLING SYSTEM TYPE</b>          | • Air Cooled Central Air Conditioning System     |
| <b>COOLING SYSTEM ENERGY SOURCE</b> | • Electricity • 240 Volt Power Supply            |
| <b>OUTDOOR EQUIPMENT / LOCATION</b> | • Condenser Unit • At the west wall of the house |


## COOLING / HEAT PUMP SYSTEMS INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Heating and Air Conditioning (HVAC) systems, this report describes the energy source and the distinguishing characteristics of the central cooling system(s). Inspectors are required to visually inspect the installed cooling equipment and associated energy connection(s), conditioned air distribution systems and condensate drainage system. The HVAC system inspection is general and not technically exhaustive. The inspector will test the air conditioning system using the thermostat and/or other normal controls when exterior air temperature allows.

## COOLING / HEAT PUMP SYSTEMS OBSERVATIONS AND RECOMMENDATIONS

### Central Air Conditioning

A central air condition system is provided in this home. The following observations were noted.

- 45  **FURTHER EVALUATION** The central air conditioning system was not operated at the time of the inspection and no conclusion as to its function or performance could be made. As the outside air temperature was at or below 65 degrees Fahrenheit, operating the outdoor unit (the compressor) of the system was not undertaken as damage could result. Engaging the air conditioning system on a warmer day to verify proper function and performance is recommended. Consulting with the seller or current occupant for additional information on the history and performance of this system is suggested.

### A/C Service Disconnect

The outdoor unit of the air conditioning system requires a disconnect switch. The disconnect is intended to provide over current protection and/or to disengage the power supply to this equipment when service is required. During evaluation of this system the following observations were noted.


- 46  **SAFETY ISSUE** The body of the disconnect panel is missing a metal knock out with an open hole on the bottom surface. All electrical boxes should be properly sealed to prevent moisture intrusion during heavy weather conditions and/or unintended access by children to live electrical circuits. **This condition presents a safety concern and requires corrective action.** Repairs to correct this condition are strongly recommended.

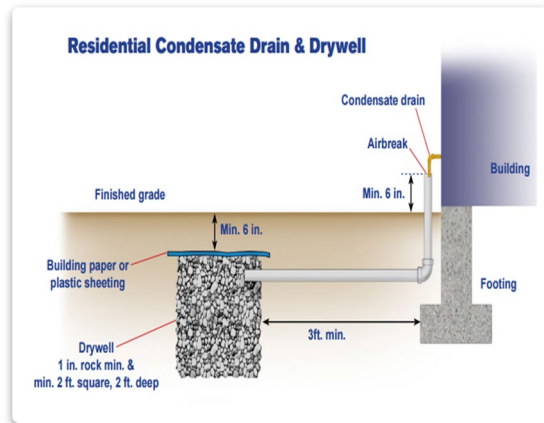
### A/C Compressor

The outdoor unit for the air conditioning system is located on the exterior at the west side of the home. The unit was found to be level and adequately supported on its base.

### A/C Condensate Lines


Condensate drainage systems are provided to discharge moisture generated by the cooling system during operation. Upon evaluation of this system the following observations were noted.

- 47  **UPGRADE** The condensate drain terminates on the hardscape (the walkway or patio) near the foundation at the exterior wall. Local construction standards commonly require the drain to discharge into a 'dry-well' system away from the foundation. Basically, this dry well contains drain rock in a protected below grade area. Consulting with the local building department for additional information on requirements for this system is suggested. Improvements as needed are recommended.



## A/C Coolant Lines

The coolant lines where visible, appear to be well connected and in good condition overall. Adequate insulation has been provided on the return line. The following observations were noted.

- 48  **REPAIR** Voids around the coolant lines where they attach to the coil box were noted. Openings at this location can allow the furnace to leak conditioned air. This condition reduces the efficiency of the cooling system and increases the costs of operation. Improvement to seal these voids is recommended.

## LIMITATIONS OF THE COOLING / HEAT PUMP SYSTEMS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

### THE INSPECTOR IS NOT REQUIRED TO:

- *Inspect* window or wall mounted air conditioning units.
- *Inspect* electronic air filtering systems when provided.
- *Determine* the volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system.

### ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Components concealed behind finished surfaces, behind cover plates or underground could not be inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing System

## DESCRIPTION OF THE PLUMBING SYSTEM

|   |   |
|---|---|
| <b>FUEL, METER &amp; SHUT-OFF VALVE</b> | • Natural Gas Fuel • Meter at west wall • Seismic shut-off valve not provided |
| <b>GAS SUPPLY PIPING</b>                | • Iron  |
| <b>WATER SUPPLY SOURCE</b>              | • Public Water Supply   |
| <b>SERVICE PIPE TO HOUSE</b>            | • Plastic   |
| <b>MAIN WATER VALVE LOCATION</b>        | • Valve at the east wall  |
| <b>WATER PRESSURE</b>                   | • 65 PSI (Pounds per square inch)   |
| <b>DOMESTIC WATER SUPPLY PIPING</b>     | • Copper  |
| <b>DRAIN, WASTE, &amp; VENT PIPING</b>  | • ABS Plastic   |
| <b>PLUMBING NOT INSPECTED</b>           | • Pressure Regulator on Main Line   |
| <b>DRAIN CLEAN-OUT LOCATIONS</b>        | • North Exterior Wall • East Exterior Wall                                    |


## PLUMBING SYSTEM INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Plumbing System, this section of the report describes the water supply, drain, waste and vent piping system, location of the main water and the main fuel gas shut-off valve when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), functional flow and functional drainage as well as the gas distribution pipe where visible and accessible. Some simple plumbing repairs, such as a typical trap replacement, can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a licensed plumber. All gas related issues should only be repaired by a licensed plumbing contractor - since personal safety is involved.

## PLUMBING SYSTEM OBSERVATIONS AND RECOMMENDATIONS



### Gas Meter & Piping

The main gas meter is located on the exterior at the west side of the garage. The gas meter, connections and piping where visible appear to be in adequate condition and functioning as intended with the following observations noted.

- 49  **UPGRADE** A wrench for the gas meter shut off valve was not located in the vicinity of the gas meter as recommended in seismically active zones. Securing a properly sized wrench to the gas meter or nearby piping to provide a convenient means of shutoff in an emergency is suggested. The valve at the base of the meter pipe can be turned 90 degrees in either direction to shut the gas supply off.

### Supply Plumbing


A copper supply piping system is in use for the domestic water supply where visible. It should be understood that pipes not readily accessible such as in walls could not be inspected or verified. The inspection revealed the following observations.

- 50  **UPGRADE** The water supply pipe penetrating through the concrete slab at the east side of the garage has not been sleeved to prevent direct contact with the concrete. Damage to the pipe can occur from movement or settlement of the concrete slab when not isolated from direct contact. Improvements to provide separation are recommended.
- 51  **UPGRADE** The one or more of the washer or dryer water supply hoses utilize rubber material and can be at risk of blistering and bursting without warning. A newer design with a braided stainless-steel exterior jacket is recommended for longer and more reliable performance. We suggest upgrading the hose to this newer construction for enhanced reliability.



### Waste / Vent

The waste, vent and drain piping system where visible is ABS plastic. This system is provided for drainage of all plumbing fixtures in the home. The inspection revealed the following observations.

- 52  **CLIENT ADVISORY** Private property owners are responsible for properly operating and maintaining their private sewer lateral (the waste drain pipe traveling from the house to the street sewer system) when provided, including the point of connection to the public sewer main. The sewer lateral is typically buried below grade in the front yard, inaccessible for inspection and therefore beyond the scope of the inspection. The inspector does not determine the current condition of the sewer lateral pipe or its




performance for functional drainage. Conditions leading to a clog can be the result of; separation of the pipe joints, roots growing inside the pipe, old clay pipe that has broken and/or old cast iron pipe clogged from mineral deposits. Often, the only way to determine the current condition of the sewer lateral is to perform a video inspection provided by a plumbing specialist. We suggest consideration to performing this specialized inspection if only for the peace of mind it provides.

## Hose Bibs

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A sampling of the hose bibs was operated at various locations around the exterior of the house. The units tested, operated properly and provided an adequate stream of water. The inspection revealed the following observations.

- 53  **UPGRADE** To prevent the risk of a cross contamination of the domestic water supply, the use of 'anti-siphon' or backflow preventers on the hose bib/s on the exterior of the home are recommended. Upgrades to provide anti-siphon fitting where not already provided is recommended. The fittings are available at home improvement centers, have a low cost and are a quick and simple installation that can commonly be performed by the homeowner.

## Laundry Sink

---


A laundry sink has been provided in the garage. The sink, faucet and plumbing connections were tested for function. The inspection revealed the following observations.

- 54  **REPAIR** The faucet leaked at its connection below the sink when in use. This condition is likely to worsen over time. To prevent moisture damage to the surrounding area, we suggest making general repairs as needed to correct this condition.

## Kitchen Sink

---

The sink, faucet and the plumbing under the kitchen sink appeared to be adequately connected and functioning as intended. The following observations were noted.

- 55  **FURTHER EVALUATION** A water filter is installed in the cabinet below this sink. Water filters are not inspected or tested as part of an industry standard home inspection. Water filters often require regular cleaning and/or replacement of the filter cartridge. Consulting with the manufacture or the current occupant for additional information on the use and maintenance of this water filter is advisable.

## LIMITATIONS OF THE PLUMBING SYSTEM INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

### THE INSPECTOR IS NOT REQUIRED TO:

- Fill any *fixture* with water or *inspect* overflow drains or drain-stops, or evaluate backflow *devices*, waste ejectors, sump pumps or drain line cleanouts.
- *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain water, water circulation, or solar heating *systems* or *components*.
- *Inspect* fuel tanks or *determine* if the fuel gas system is free of leaks.
- *Inspect* wells or water treatment *systems*.

### ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Water conditioning systems, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- Well systems, well pumps, or water storage related equipment when provided is not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Water Heating Unit

## DESCRIPTION OF THE WATER HEATING UNIT

|                                       |                           |
|---------------------------------------|---------------------------|
| <b>SYSTEM TYPE / APPROX. CAPACITY</b> | • Tankless Type           |
| <b>LOCATION</b>                       | • In the Garage           |
| <b>FUEL TYPE</b>                      | • Natural Gas             |
| <b>VENTS, FLUES, CHIMNEYS</b>         | • Cat III Stainless Steel |

## WATER HEATING UNIT INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Plumbing systems, this section of the report describes and documents the conditions found by the inspector with the Water Heating equipment. Because of all the connections involved with the water heating system, it is included here as a separate area. Inspectors are required to inspect the water heating equipment, associated water supply piping, fuel gas piping and connections, vent piping and materials when readily viewable. All major plumbing systems and gas related issues should only be repaired by a licensed plumbing contractor - since personal safety is involved.

## WATER HEATING UNIT OBSERVATIONS AND RECOMMENDATIONS

### Water Heater - Tankless Type

A tankless water heater manufactured by Tagaki Incorporated rated at a maximum 160,000 btu is provided for heating the potable water supply for this home. Units of this type are generally considered high efficiency. A tankless water by design is intended to provide an unending supply of hot water. Refer to the manufacture's operations guide for information on the regular maintenance procedures of this unit. The water heater responded when the hot water taps were opened and appeared to function as intended.

### Combustion / Vent Air

A supply of combustion air and means to vent the area installed with a gas appliance is required for the system to function as intended. The combustion air and ventilation air provided is sufficient for this system.


### Exhaust Vent

A stainless-steel exhaust vent pipe (Category III) is in use to vent this water heater exhaust to the exterior. Where accessible, the vent appears to be in serviceable condition. The vent pipe has been adequately sealed and well secured.

### Pressure Relief Valve / Pipe

A pressure relief (PR) valve and discharge pipe is required for a tankless water heater. PR valves are intended to relieve excessive pressure within the water heater or hot water piping system should a malfunction occur. It should be noted that the PR valve is not tested during the inspection of the water heater. Upon evaluation of this system the following observations were noted.




- 56  **SAFETY ISSUE** The discharge pipe serving the Pressure Relief (PR) Valve does not have adequate clearance at the end of the pipe. A minimum 6" (maximum 24") clearance at the end of the pipe is required to provide for a free flow of discharge when needed. Repair to cut the end of the pipe for increased clearance is strongly recommended.

### Isolation System

An isolation / flush valve set has been installed on the pipe connections below this unit. The maintenance schedule for tankless water heaters includes regular flushing of the heat exchanger to remove mineral buildup. The isolation / flush valve set provides a means of isolating the water heater unit from the domestic water supply for flush cleaning purposes. Review of the manufactures installation and maintenance guide for additional information on this system is suggested.

### Supply Pipes

The incoming and out-going water supply pipes were examined. A shut-off valve on the incoming supply pipe has been provided. The following observations were noted.

- 57  **UPGRADE** Insulation has not been installed on the cold-water supply pipe and/or the out-flow hot pipe near the water heater. Heat loss at this location reduces the efficiency of the water heater and increases the cost of operation. Review of the manufacturer's installation guidelines for further information on this matter is suggested. Generally, the first five (5) feet of pipe on both the cold and hot side are insulated for increased energy efficiency. Improvement to insulate the piping system at this location is suggested.

## **Gas Fuel Supply Connection**


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The gas connector hose and shut-off valve are fully accessible. A sediment trap designed to catch debris that may travel in the gas supply pipe at the pipe connection has been provided. The connections appear to be in serviceable condition.

## **Bond Wiring**

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A bonding conductor, connecting the incoming cold-water supply pipe, outgoing hot water supply pipe and the gas pipe at the water heater is utilized to reduce the potential for acquiring an electrical charge. While this system was not required at the time this home was constructed, installation at the time of water heater replacement is commonly required. Upon evaluation of this system the following observations were noted.

- 58  **UPGRADE** As commonly found with water heaters of this age, a bonding conductor, connecting the cold-water supply pipe, hot water supply pipe and the gas pipe at the water heater has not been provided. We suggest improvements to upgrade this installation with a bonding conductor as needed.

## **LIMITATIONS OF THE WATER HEATING UNIT INSPECTION**

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

### **THE INSPECTOR IS NOT REQUIRED TO:**

- Interiors of flues or chimneys which are not readily accessible are not inspected.

### **ADDITIONAL CONDITIONS LIMITING THE INSPECTION:**

- Thermostats, timers and other specialized features and controls are not tested.
- Water heater tank interiors and sacrificial anodes are beyond the scope of the inspection.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of gas appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Bathroom Components

## DESCRIPTION OF THE BATHROOM COMPONENTS

|                             |  |
|-----------------------------|--|
| <b>BATHROOM/S INSPECTED</b> | • Front Hall Bathroom • Rear Hall Bathroom • Master Bathroom |
| <b>FLOOR COVERING</b>       | • Tile   |
| <b>BATHROOM VENTILATION</b> | • Window • Exhaust Fan                                       |
| <b>RECEPTACLE TYPE</b>      | • Grounded Type  |

## BATHROOM COMPONENTS INSPECTION DETAILS

Bathrooms can consist of many features from the floor coverings to exhaust fans, sinks and toilets to tubs and showers. Because of all the plumbing involved, each bathroom is included here as a separate area. Fixtures and faucets, functional water flow, leaks, and cross connections are checked. Moisture in the air, water leaks, and deteriorated/poor caulking and grouting can cause mildew, wallpaper or paint to peel, and other problems. The inspector will identify as many issues as possible but some problems may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom grouting and caulking, because minor imperfections will result in water intrusion and unseen damage behind surfaces. Often, the Pest Control operator's inspection report will provide additional information on the bathroom area and its current conditions. We suggest review of any available reports when available.

## BATHROOM COMPONENTS OBSERVATIONS AND RECOMMENDATIONS

### Front Hall Bathroom

#### Floor Covering

The tile floor covering in this bathroom appeared to be in free of visible damage and well-sealed.

#### Bathroom Exhaust Fan

The ceiling exhaust fan responded when switched and appeared to function as intended.

#### Outlet

The electrical outlet/s at the sink has been provided with Ground Fault Circuit Interrupter (GFCI) protection. The GFCI function responded correctly to the test button and appears to be in serviceable condition.

#### Sink




The sink, faucet and the plumbing connections appear to be in serviceable condition and adequately installed. The sink, when partially filled, drained freely and functioned as intended.

#### Toilet

The toilet appeared to be adequately secured to the floor and free of visible damage. The toilet was tested and drained adequately when flushed.

#### Shower

The shower was tested for water supply flow and drainage. A tile surround is provided. The glass shower door was labeled as safety glass and was operated to verify function. The inspection revealed the following observations.

- 59  **REPAIR** The rubber seal (the door sweep) at the bottom of the shower door was damaged or improperly installed with a void to the pan or curb and does not provide sufficient contact to prevent leakage. The seal serves to prevent leakage under the door during use of the shower and should be maintained to prevent leakage and moisture damage to the surrounding area. Repair to replace the damaged material is recommended.
- 60  **REPAIR** The showerhead leaks when in use and is likely to worsen overtime. Leakage can damage the surrounding area and require repair. We suggest making repairs as needed to correct this condition.
- 61  **UPGRADE** A gap at the edges of the swing glass door was noted at the hinge side and can allow leakage to occur. The addition of a plastic or rubber seal at this location is recommended. The seal serves to prevent leakage at the door during use of the shower and should be maintained to prevent leakage and moisture damage to the surrounding area. Improvements as needed to

correct this condition are suggested. Consulting with a qualified specialist in the appropriate trade for further evaluation and repair as needed is recommended.

## Rear Hall Bathroom

### Floor Covering

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The tile floor covering in this bathroom appeared to be in free of visible damage and well-sealed.

### Bathroom Exhaust Fan

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The ceiling exhaust fan responded when switched and appeared to function as intended.

### Outlet

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The electrical outlet/s at the sink has been provided with Ground Fault Circuit Interrupter (GFCI) protection. The GFCI function responded correctly to the test button and appears to be in serviceable condition.

### Sinks

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The bathroom is provided with a pair of sinks. The faucets and the plumbing connections below the sinks appear to be in serviceable condition and adequately installed. The sinks, when partially filled, drained freely and functioned as intended.

### Toilet



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The toilet appeared to be adequately secured to the floor and free of visible damage. The toilet was tested and drained adequately when flushed.

### Shower

---

The shower was tested for water supply flow and drainage. A tile surround is provided. The glass shower door was labeled as safety glass and was operated to verify function. The inspection revealed the following observations.

- 62  **REPAIR** The showerhead leaks when in use and is likely to worsen overtime. Leakage can damage the surrounding area and require repair. We suggest making repairs as needed to correct this condition.
- 63  **UPGRADE** A gap at the edges of the swing glass door was noted at the hinge side and can allow leakage to occur. The addition of a plastic or rubber seal at this location is recommended. The seal serves to prevent leakage at the door during use of the shower and should be maintained to prevent leakage and moisture damage to the surrounding area. Improvements as needed to correct this condition are suggested. Consulting with a qualified specialist in the appropriate trade for further evaluation and repair as needed is recommended.

## Master Bathroom

### Floor Covering

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The tile floor covering in this bathroom appeared to be in free of visible damage and well-sealed.

### Bathroom Exhaust Fans

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The two ceiling exhaust fans responded when switched and appeared to function as intended.

### Bathroom Ventilation

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A window has been provided for ventilation of this bathroom. The window appeared to be without visible damage, functioning as intended when operated and was adequately sealed.


### Outlet

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The electrical outlet/s at the sink has been provided with Ground Fault Circuit Interrupter (GFCI) protection. The GFCI function responded correctly to the test button and appears to be in serviceable condition.

## Sinks

The bathroom is provided with a pair of sinks. The following observations and conditions pertain to this sink.

- 64  **FURTHER EVALUATION** The plumbing connections could not be fully tested as repair or replacement of the bathroom vanity cabinets, faucet and drain was in progress at the time of the inspection. The sink faucet, supply connections and drain should be operated and evaluated at when repairs have been completed and function has been restored.




## Toilet

The toilet appeared to be adequately secured to the floor and free of visible damage. The toilet was tested and drained adequately when flushed.

## Shower

The shower was tested for water supply flow and drainage. A tile surround is provided. The glass shower door was labeled as safety glass and was operated to verify function. The inspection revealed the following observations.

- 65  **REPAIR** The rubber seal (the door sweep) at the bottom of the shower door was damaged or improperly installed with a void to the pan or curb and does not provide sufficient contact to prevent leakage. The seal serves to prevent leakage under the door during use of the shower and should be maintained to prevent leakage and moisture damage to the surrounding area. Repair to replace the damaged material is recommended.

## LIMITATIONS OF THE BATHROOM COMPONENTS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

### THE INSPECTOR IS NOT REQUIRED TO:

- Fill any *fixture* with water or *inspect* overflow drains or drain-stops, or evaluate backflow *devices* or drain line cleanouts.
- *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain water or water circulation systems.

### ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Components concealed behind finished surfaces could not be inspected.
- Site built shower pans and bathtubs, when present, are not 'fill tested' as part of the inspection process and considered beyond the scope of the inspection. The Pest Control operator often undertakes this procedure. We suggest review of any available reports when available.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior Components

## DESCRIPTION OF THE INTERIOR COMPONENTS

### WALL AND CEILING MATERIALS

- Drywall

### FLOOR SURFACES

- Tile
- Bamboo

### WINDOW TYPE(S) & GLAZING

- Fixed Pane
- Sliders
- Double/Single Hung
- Double Glazed

### DOORS

- Wood-Solid Core
- Wood-Hollow Core
- Sliding Glass
- Wood - Framed
- Vinyl - Framed

## INTERIOR COMPONENTS INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Interiors, inspectors are required to inspect walls, ceilings and floors, steps, stairways, handrails and guard railings, a representative number of doors and windows, installed countertops and a representative number of installed cabinets. If the home is occupied, the furnishings and possessions of the owner necessarily conceal some areas or items. Inaccessible areas are exempt from inspection. All reasonable attempts are made to more closely inspect behind the owner's possessions if any hint of a problem is found or suspected. Farnum Inspection Service strongly recommends making a careful examination of the interior areas of the home when it is emptied at the final walkthrough.

## INTERIOR COMPONENTS OBSERVATIONS AND RECOMMENDATIONS

### Wall / Ceiling Finishes


The drywall / plaster walls and ceilings surfaces were inspected. Where directly visible, the surfaces appeared to be free of damage and notable conditions.

### Floor Covering

A number of different floor coverings have been installed throughout the home. Where visible, the floor coverings were found to be in serviceable condition. (Please refer to the 'Bathroom Components' page for observations of the floor coverings in the bathrooms)

### Windows

Dual pane windows are in use throughout the home. A sampling of the windows was tested in each room. See the Bathroom Page for information on the current condition of windows in the bathrooms when provided. While the majority functioned as intended the following observations were noted.

- 66  **FURTHER EVALUATION** The IGU (insulated glass units) at one of the windows in the living room at the south wall appears to have lost its seal. This has resulted in condensation developing between the panes of glass and visible staining. Other instances of this condition may be present in the home. This "fogging" of the glass is primarily a cosmetic concern and need only be improved for improved visibility through the window. Consulting with a qualified glazer (window specialist) for further evaluation and repair as needed is suggested.


### Doors


A sampling of the doors throughout the home were opened and closed to verify proper operation. During testing, the following conditions pertaining to the doors were noted.

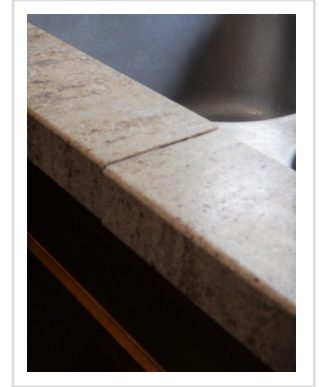
- 67  **REPAIR** The door at the south bedroom does not latch properly when closed. The latching hardware appears to be damaged and/or not properly adjusted and requires repair. We suggest making improvements to the non-functional door hardware as needed.
- 68  **MAINTENANCE** The exterior door at the front entry rubs on the frame and requires repair. Trimming and adjustment of the door is recommended as necessary to restore normal function. General repair during routine home maintenance is recommended to correct this condition.

### Kitchen Counters

A stone tile countertop has been provided in the kitchen. The inspection revealed the following observations.

- 69  **MAINTENANCE** The intersection of the kitchen countertop to the sink bowl was found to have cracks and/or voids in the sealant. Openings at this location can allow damaging moisture intrusion and should be sealed. The use of caulking at this location is a standard material. Repairs to correct this condition are recommended.

- 70  **REPAIR** The glued seam of the granite slab countertop at the front of the sink has indications of failure with independent movement of the slabs on each side of the seam detected. Loose granite seam can be damaged over time and allow moisture intrusion below. Consulting with a qualified countertop specialist for additional evaluation and repair of this seam is recommended.




## **Kitchen Cabinets**

A sampling of the cabinets in the kitchen were inspected and found to be in serviceable condition overall. The doors and drawers tested were functioning properly.

## **Bathroom Vanity Cabinets**

The bathroom vanity cabinet in each bathroom was inspected for current conditions. The doors and drawers tested for function. The inspection revealed the following observations.

- 71  **CLIENT ADVISORY** Repair or replacement of the vanity cabinet, sink and/or connections in the master bathroom were in progress at the time of the inspection. (See the 'Bathroom Components' page for related information on this matter) Review of this system and area when work has been complete is suggested to verify the installation and current conditions.

## **LIMITATIONS OF THE INTERIOR COMPONENTS INSPECTION**

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

### **THE INSPECTOR IS NOT REQUIRED TO:**

- *Inspect window, door or floor coverings.*
- *Determine whether a building is secure from unauthorized entry.*
- *Determining the integrity of hermetic seals at multi-pane glazing.*
- *Use a ladder to inspect systems or components.*

### **ADDITIONAL CONDITIONS LIMITING THE INSPECTION:**

- Central vacuum systems, home alarm systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments when provided are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



# Fireplaces

## DESCRIPTION OF THE FIREPLACES

|                                   |                         |
|-----------------------------------|-------------------------|
| <b>FIREPLACE/CHIMNEY LOCATION</b> | • In the Living Room    |
| <b>CHIMNEY TYPE</b>               | • Metal Flue-Multi-Wall |
| <b>FIREPLACE TYPE</b>             | • Sealed Gas Appliance  |
| <b>FIREPLACE FUEL TYPE</b>        | • Gas                   |

## FIREPLACES INSPECTION DETAILS


In accordance with the CREIA© Standards of Practice pertaining to Fireplace and Chimney systems, this report describes the fireplace and chimney and the distinguishing characteristics of this system. Because a number of different types and classifications of fireplace, solid fuel or gas appliances are available, each unit in the home is included here in this section. Inspectors are required to inspect the chimney exterior, spark arrestor, firebox, and hearth extension and test the function and condition of the damper door assembly where directly accessible. Gas logs or log lighter systems including their gas shut-off valve are included in this section. All fireplace components should only be repaired by a qualified fireplace specialist. All gas related issues should only be repaired by a licensed plumbing contractor - since personal safety is involved.

## FIREPLACES OBSERVATIONS AND RECOMMENDATIONS

### Fireplace - Living Room


#### Steel Flue Chimney

The chimney has been constructed with a multi-wall metal flue. The following observations with this system were noted.

- 72  **CLIENT ADVISORY** Due to the height and/or the configuration of the roof, the chimney was not directly accessed or inspected. If additional information in this area is needed, consulting with a qualified chimney contractor is suggested.

#### Sealed Gas Fireplace



The sealed gas fireplace where visible, appears to be complete. The firebox was free of visible damage or cracking. Caution should be exercised at this fireplace as the front glass panel is very hot during use. The following observations with this system were noted.

- 73  **SAFETY ISSUE** As commonly found with a gas fireplace appliance of this age, a heat shield in front of the sealed glass surface has not been provided. The exposed glass panel can be extremely hot during use and is a risk of burning if touched (especially by children). **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** Requirements for this system have changed since construction of this home and now require a heat shield (a wire mesh over the glass) to reduce the risk of burning. Upgrade to correct this condition for enhanced safety is strongly recommended.



#### Fireplace Gas Log System

A gas log system is provided in this appliance. Upon evaluation of this system the following observations were noted.

- 74  **FURTHER EVALUATION** The gas log at this fireplace did not respond to controls at the time of the inspection and could not be tested. The pilot light or gas supply to this appliance was turned off or did not light when engaged and prevented use of the gas log. The inspector is not permitted to light a pilot light or to engage a system removed from service. Consulting with the seller or current occupant for additional information on this matter is suggested. Operating the gas log should be undertaken to verify proper operation.
- 75  **REPAIR** The flexible gas connector has been improperly installed through a wall and/or partition surface below the firebox. The metal connector is prone to damage and not permitted to be installed through a wall and should be replaced with rigid metal pipe. Review of the manufacture's installation and/or operator's manual for information related to this system or component is suggested. Consulting with a qualified plumbing contractor for additional information on this condition is recommended.

## **LIMITATIONS OF THE FIREPLACES INSPECTION**

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

**THE INSPECTOR IS NOT REQUIRED TO:**

- *Inspect* chimney interiors.
- *Inspect* fireplace inserts, seals, or gaskets.
- *Operate* any fireplace or *determine* if a fireplace can be safely used.

**ADDITIONAL CONDITIONS LIMITING THE INSPECTION:**

- Fire screens, doors, mantels and fireplace surrounds are not inspected.
- Automatic fuel feed devices or combustion make-up air devices are not tested or inspected.
- Heat distribution assists (gravity fed and fan assisted) are not tested or inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Appliances

## DESCRIPTION OF THE APPLIANCES

### APPLIANCES TESTED

• Built-in Electric Oven • Gas Cooktop • Cooktop Exhaust Vent/Fan • Microwave Oven • Dishwasher • Waste Disposer • Door Bell

### LAUNDRY FACILITY

• Located In the garage • Gas Piping for Dryer • Dryer Vented to Building Exterior • 120 Volt Circuit for Washer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer

### SMOKE DETECTORS

• Present

### CARBON MONOXIDE DETECTORS

• Present

### APPLIANCES NOT INSPECTED

• Refrigerator • Clothes Washer • Clothes Dryer

## APPLIANCES INSPECTION DETAILS

The Inspector observed and operated the basic functions of the following appliances when present: Permanently installed Range, Cooktop, Oven or Microwave Oven; Ventilation equipment or Range Hood; Dishwasher(s) through its normal cycle; Garbage Disposal, Trash compactor and Doorbell when provided. The presence and proper location of Smoke Detector/s and Carbon Monoxide Detector/s are observed and documented.

## APPLIANCES OBSERVATIONS AND RECOMMENDATIONS

### Oven - Electric

The electric oven was tested using normal operator controls and was found to be in satisfactory working condition. The door seal was checked and where installed was in serviceable condition.

### Microwave Oven


The microwave oven was tested using normal operating controls and was found to be in satisfactory working condition.

### Cooktop - Gas

The gas cooktop was tested using normal operating controls. Each of the burners was lighted and the flame pattern reviewed for proper operation. A gas shut off valve has been provided below the cooktop and appeared to be adequately connected and free of damage.


### Cooktop Exhaust Vent / Fan

The cooking area is provided with an exhaust fan. The fan unit responded to controls. The inspection revealed the following observations.

- 76  **REPAIR** One or more of the light bulbs on the exhaust fan was not installed at the time of inspection. Replacing the bulb is a logical first step. Testing to verify function is suggested. Repair to correct this condition is recommended.

### Dishwasher

The dishwasher was tested using normal operating controls. The following observations on this unit were noted.

- 77  **SAFETY ISSUE** The dishwasher was not adequately secured to the underside of the countertop. The screw/s was loose, damage or missing and should be carefully tightened at each of the two fastening tabs at the upper corners of the dishwasher. Without proper attachment, the dishwasher can topple over when the racks are extended and are a risk of injury especially for small children. ***This condition presents a safety concern and requires corrective action.*** Repair to make a complete attachment is strongly recommended.

### Waste Disposer

The waste disposer responded to the operator controls and appeared to function as intended. The wiring connections where visible were adequately connected.

### Doorbell

The doorbell chime responded to the push button when pressed and could be heard within the home.

## Smoke / Carbon Monoxide Detectors


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A combination smoke detector and carbon monoxide tester has been provided outside of the sleeping area/s for early detection of smoke, fire and the release of carbon monoxide within the home. The inspector does not test the detector. Regular testing and battery replacement by the occupant as needed should be performed to assure proper operation.

### Smoke Detectors

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Smoke detectors have been provided for early detection of smoke and/or fire within the home in the bedroom/s. The inspector did not test each smoke detector. Regular testing and battery replacement by the occupant as needed should be performed to assure proper operation.

- 78  **REPAIR** A smoke detector has not been installed within 4-12" of the highest point of the ceiling in the living room and in the family room. Commonly accepted construction standards require the installation of the smoke detector at the highest point when a high ceiling is provided and a minimum of 3' from a heating system air register to assure full coverage when the ceiling is sloped or raised. Repair to install a detector at this location is recommended. If additional information is desired on this matter, consulting with the local building department is suggested.

## LIMITATIONS OF THE APPLIANCES INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

### THE INSPECTOR IS NOT REQUIRED TO:

- Operate or test smoke alarms and carbon monoxide detectors.
- The temperature calibration, thermostats, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

### ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Laundry appliances and connections when present are not inspected.
- Stand-alone freezers, refrigerators, wine coolers and warming drawers when present are not inspected.
- Appliances when present are not moved and the condition of any walls or flooring hidden by them cannot be judged.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.