

# Home Inspection Report

2240 Eastridge Ave, Menlo Park, CA 94025



Received 1 - 42 pages

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Sign

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DATE

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Sign

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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  
**EMAIL** [perry@farnuminspection.com](mailto:perry@farnuminspection.com)  
**WEBSITE** [www.farnuminspection.com](http://www.farnuminspection.com)

## SELLER'S REAL ESTATE AGENT

**Kevin Lu**

Sereno Group

## INSPECTION DETAILS

**Inspection Prepared For Seller**

Todd Grover

**Inspection Address**

2240 Eastridge Ave  
Menlo Park, CA 94025

**Report Number**

GRO090722PF

**Inspection Date**

Wednesday, September 7th 2022

**Inspection Start Time**

2:00pm

**Inspection End Time**

4:35pm

## INVOICE INFORMATION

<b>Service</b>	<b>Amount</b>
Standard Home Inspection	\$560.00
Billing Fee	\$0.00
Payment Method: Credit Card	-\$560.00
	<b>Balance Due \$0.00</b>

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Dear Todd,

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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CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

# Standard Residential Inspection Agreement

**FARNUM**  
INSPECTION SERVICE

 10560 Carver Drive  
Cupertino, CA 95130  
(408) 866-5700

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

**Client:** Todd Grover  
**Inspection address:** 2240 Eastridge Ave  
Menlo Park, CA 94025

**Report Number:** GRO090722PF  
**Date:** Wednesday, September 7th 2022  
**Time:** 2:00pm

**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** ..... \$560.00

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 may not be 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.

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## **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.

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## **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:

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### **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.

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### **House Type / Description**

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The subject property is a one story attached residential home. A shared common wall separates this home from one or more adjoining homes.

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### **Direction of the Home**

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

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### **Occupancy of the Home - Vacant**

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The home was vacant and without furnishings, storage or decorations at the time of the inspection. The vacant status of the home is beneficial as it provides full access to most areas of the home. We suggest making a careful review of the home during the final walk through to verify current conditions.

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### **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. 95 degrees Fahrenheit at the start of the inspection.

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### **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.

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### **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 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 – Raised Perimeter
<b>CRAWLSPACE</b>	• Crawl Space Configuration
<b>COLUMNS</b>	• Wood
<b>FLOOR STRUCTURE</b>	• Wood Joist • Beams/Girders
<b>FLOOR DECKING</b>	• Plywood Sheathing
<b>WALL STRUCTURE</b>	• Wood Frame
<b>CEILING STRUCTURE</b>	• Joist
<b>ROOF STRUCTURE</b>	• Rafters • Spaced Plank Sheathing • Radiant OSB Sheathing


## STRUCTURAL COMPONENTS INSPECTION DETAILS

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


### Foundation - Raised Perimeter


The foundation below the home is constructed of a poured in place concrete raised perimeter footing. The purpose of the foundation is to transfer and distribute the building weight onto the soil. Reinforcing steel rod (rebar) is placed in the concrete foundation to provide significant added strength and can commonly be found in homes built since about 1950. The rebar allows the concrete wall to resist shear and bending from soil movement and wind conditions on the structure above. Since the steel would be located internally, its presence generally cannot be verified without destructive inspection techniques. The foundation was found to be in serviceable condition without visible signs of distress or damage. The following observations with this system were noted.


- 
**CLIENT ADVISORY** A calcium powder, sometimes-called efflorescence was observed on the surface of the concrete foundation as viewed from the crawlspace. Efflorescence forms on concrete and almost all masonry products, as a result of moisture penetration through the masonry material. This condition, when found is commonly associated with excessive moisture and/or poor drainage conditions near the foundation. While efflorescence in general is not a concern for the foundation, monitoring the crawlspace and the areas near the foundation during the rainy season for signs of excessive moisture is suggested.

### Crawl Space

The crawl space was accessed through the opening in the master bedroom closet. The sub area was entered at the time of inspection. Upon evaluation of this area the following observations were noted.

- 
**CLIENT ADVISORY** The soils in the crawlspace below the living room were found to be somewhat moist. The inspector did not determine the source of this moisture. Often, seasonal moisture, excessive landscape watering and/or poor roof drainage conditions near the foundation can be a source and result in moisture in the crawlspace. Monitoring of this condition is suggested.


**MAINTENANCE** The body of a small rodent or a small animal was found in the crawlspace during the inspection and indicates activity in the past. Rodents and their droppings can be a cause of odors is a health concern and requires corrective action to eliminate the risks. We recommend the removal of dead rodents when found, cleanup of droppings along with sanitizing this area as needed to address this condition. A review of the openings into the crawlspace with an eye on sealing access points is advisable. Consulting with a qualified specialist in the appropriate trade for further evaluation and corrective action is recommended. In addition, we suggest consulting with the seller or current occupant for any available information on the history this matter.

- 4  **SAFETY ISSUE** One or more rodent traps have been set in the crawlspace. Spring-loaded traps of this type can be a risk to personal injury should contact and engagement occurs. **This condition presents a safety concern and requires corrective action.** Removal of the set traps to eliminate the risk is strongly recommended.

## Mudsill / Anchor Bolts

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The wood mudsill board around the raised perimeter foundation of the home where visible, was in acceptable condition. Anchor bolts connecting the wood framing to the concrete foundation were observed from the sub area, with size and spacing not determined.

## Piers, Posts, Beams & Girders

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The undercarriage assembly of the floor system includes; concrete pier blocks, posts, and wood beams or girders. Where visible, the components appeared to be installed in an adequate manner and have performed as intended since their installation.

## Floor Joists

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The floor joists support the sub-floor and commonly are only visible from within the crawlspace. A sampling of the multiple wood joists was taken and where directly visible were in serviceable condition and performing as intended.

## Floors

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The inspection of the sub-floor in the crawl space is commonly limited to the crawlspace. The underside of the sub-floor where visible, is in serviceable condition and is performing as intended.

## Exterior Walls


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The majority of the walls framing members are not visible and their condition cannot be verified. Where wall framing was observed, the elements appeared to be functioning as intended and in serviceable condition.

## Attic Area

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The attic access opening is located in the master bedroom 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. Inspection of this area revealed the following observations.

- 5  **SAFETY ISSUE** One or more rodent traps have been set in the attic. Traps of this type are commonly found when rodent activity is detected. Consulting with the seller or current occupant for additional information on this matter is suggested. Spring-loaded traps of this type can be a risk to personal injury should contact and engagement occurs. **This condition presents a safety concern and requires corrective action.** Removal of the set traps to eliminate the risk of injury is strongly recommended.

## Ceiling Framing

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The ceiling joists, supporting the finished ceiling appeared to be installed in a manner typical of homes of this type and age. A sampling of the multiple wood joists where directly visible was taken. Insulation covers the majority of the ceiling framing. This is a limited area of inspection.

## Roof Framing

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The roof framing supporting the roof deck where visible appears to be constructed in a manner typical of homes of the type and age. The rafters, which support the roof sheathing, were in serviceable condition and have performed adequately since their installation.

## 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>	• Asphalt Shingle
<b>ROOF FLASHINGS</b>	• Metal
<b>ROOF DRAINAGE SYSTEM</b>	• Metal Gutter • Downspouts discharge below grade
<b>METHOD OF INSPECTION</b>	• Walked on roof


## ROOFING SYSTEM INSPECTION DETAILS

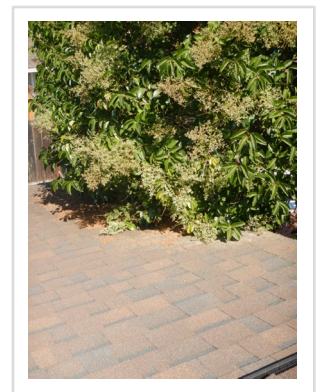
In accordance with the CREIA© Standards of Practice pertaining to Roofing Systems, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, flashings, roof drainage systems, skylights and roof penetrations where visible and 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

### Sloped Roofing - Asphalt Shingle


An asphalt shingle roof covering is in use on this home. Generally, asphalt shingles are installed on a solid surface such as plywood or solid plank sheathing. The individual asphalt shingles are fastened over an underlayment comprised of asphalt felt paper. The inspection revealed the following observations.

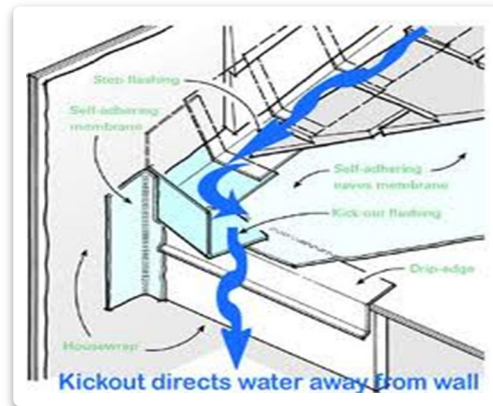
- 6  **MAINTENANCE** Overgrown vegetation or tree branches was contacting the roof. Tree contact with the roof can cause damage to the roofing material from abrasion over time and can be an access point for pests and rodents. We suggest trimming the tree/s as needed to provide adequate clearance.



### Flashings

The roof flashings including the roof pipe jacks, roof to wall step flashings and other associated roof metal were inspected. The following observations and recommendations pertain to the roof flashings at this time.

- 7  **REPAIR** The kick out step flashing at the west side of the garage 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.



## **Gutters & Downspouts**

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The gutters and downspouts around the home are in generally serviceable condition and should be checked for debris and cleaned on a regular basis to prolong their useful life. The downspouts ends are connected to an underground drainage system and discharge at some locations above grade. The below grade system can be beneficial as it routs the roof run off away from the foundation. The drain piping and the discharge location of this system may be underground and was not located during the inspection; no conclusions could be made on the systems condition and performance. Consulting with the current occupant for additional information on the installation and discharge point is suggested.

## **LIMITATIONS OF THE ROOFING 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:**

- 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

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<b>LOT &amp; SITE GRADING</b>	• Flat 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

## SITE AND GROUNDS INSPECTION DETAILS

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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

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### Lot Drainage

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The lot drainage appeared to be adequate overall. Observations during the winter and spring months will often provide a better understanding of the actual drainage conditions on the property.

### Walkway

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One or more walkways around the house are constructed with concrete slab on grade. The walking surfaces directly adjacent to the home appeared to have sufficient drainage and were observed to be in serviceable condition.

### Patio

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

### Driveway

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The concrete driveway directly adjacent to the garage was found to have adequate drainage. The walking surface of the driveway directly adjacent to the garage and home was in serviceable condition.

### Property Perimeter Fence & Gate

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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.

## **LIMITATIONS OF THE SITE AND GROUNDS 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 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 Siding • Wood Trim • Stone Veneer
<b>EAVES, SOFFITS, AND FASCIAS</b>	• Wood
<b>WINDOW TYPE / FRAME</b>	• Vinyl • Metal
<b>EXTERIOR DOORS</b>	• Solid Wood • Solid Wood with Glass • Sliding Glass • Wood - Framed • Vinyl - Framed






## EXTERIOR COMPONENTS INSPECTION DETAILS

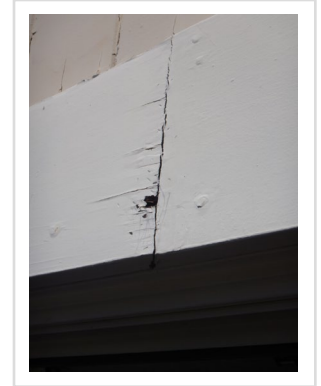
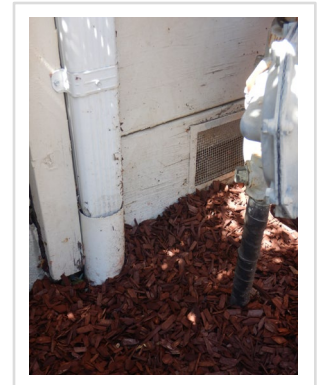
In accordance with the CREIA© Standards of Practice pertaining to Exterior Components, this report describes the systems and components and the distinguishing characteristics of the home's exterior. Inspectors are required to inspect the exterior wall cladding and trim, eaves, soffits and fascia surface, 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.

- 8  **FURTHER EVALUATION** The inspection of the exterior wall surfaces along the north side of the home near the chimney was limited. The exterior wall has been constructed close to the fence and was not accessible. No conclusions are made or offered in inaccessible areas. Areas of damage may exist and be undetected. Review of this area when access can be provided is recommended.
- 9  **CLIENT ADVISORY** As commonly found in homes of this age, the exterior wood trim on the windows and doors has not been provided with a visible 'head flashing'. The lack of this flashing requires regular maintenance to seal the trim to wall connection at the tops of the window and doors to prevent moisture intrusion. We suggest filling and sealing voids on the exterior trim during the course of routine home maintenance to prevent moisture intrusion.
- 10  **MAINTENANCE** The wood exterior siding has direct earth contact along the east side of the garage and along the west side of the garage. Generally, a 6" clearance should be maintained between the dirt and any wood on the structure to prevent moisture damage and increased activity by wood boring insects. Review of a current pest control report may provide additional information. Improvements as needed to correct this condition are suggested.
- 11  **CLIENT ADVISORY** As is commonly found in homes of this age and type, the stucco exterior siding runs down the wall into the soil. This configuration is not ideal and is likely to draw moisture from the soil, cracking over time and can be an intrusion point for wood destroying insects. While improvements can be undertaken to eliminate this condition, patching and repairs are generally undertaken as needed.
- 12  **REPAIR** Localized moisture damage on the wood trim was observed at the front wall of the garage above the vehicle door. This condition should be improved to prevent continued moisture penetration and additional damage. Repair or replacement is indicated. Proper maintenance including sealing and painting of the wood trim will restrict the damage from spreading. Review of a current pest control report is suggested and may provide additional information on this condition.




### Exterior Eaves

The eaves are constructed of wood framed overhangs. The surfaces where directly visible directly from the ground were found to be adequately installed and in serviceable condition.

## Windows

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The window exteriors and frames where directly accessible were inspected. Inspection of this system revealed the following observations.

- 13  **UPGRADE** One of the window screens at the east side of the garage was not installed at the time of the inspection. Screens should, ideally, be installed as needed to keep out pests. Improvements as needed to correct this condition are suggested.

## Porch

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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.

## 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 • Roof Vents
<b>CRAWL SPACE VENTILATION</b>	• Exterior Wall Vents
<b>EXHAUST FAN/VENT NOT INSPECTED</b>	• Crawlspace Mechanical Ventilator
<b>ATTIC / ROOF INSULATION</b>	• 9" Fiberglass (R-30)
<b>EXTERIOR WALL INSULATION</b>	• Not Verified
<b>FLOOR CAVITY INSULATION</b>	• Not Insulated

## 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 (crawl space) 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

### 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.

### Crawlspace Wall Vents

The screen vents located at the base of the exterior walls around the perimeter of the home provide ventilation to the crawl space below. The vents were found to be fully screened and in good condition.

### 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.

- 14  **UPGRADE** The interior walls visible in the attic above the living room have not been insulated. The lack of insulation allows heat loss / gain to occur and increases the cost of heating and cooling the home. An improvement to insulate this area is suggested for increased energy efficiency and comfort.
- 15  **UPGRADE** The open beam ceiling above the living room appears not to be insulated as is commonly found in homes of this type. Upgrades to insulate the roof in this area may be desirable for improved energy efficiency of the heating / cooling system.



### 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.

## Floor Insulation

Floor insulation was not observed in the floor cavity during the evaluation of the crawl space. This is typical for homes of this age and type.

## 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.

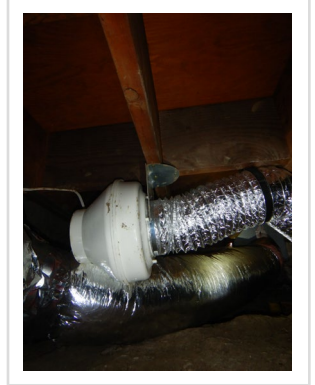
- 16  **SAFETY ISSUE** The dryer exhaust termination cap was damaged (crushed) blocking the function of the flapper door. A blocked dryer discharge system restricts the air flow and can be a fire hazard. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** Repair to provide a functional self-closing termination cap is strongly recommended.



## Mechanical Ventilation

A mechanical blower with ductwork has been installed in the crawlspace. Systems of this type are intended to increase the circulation of ventilation air in the crawlspace to reduce moisture levels. The mechanical blower system requires a timer or control system to engage the unit as needed to maintain low moisture levels. The following general observations with this system were noted.

- 17  **FURTHER EVALUATION** This system is beyond the scope of the inspection and was not tested. Consulting with the seller or current occupant for additional information on this matter is suggested. Consulting with a qualified specialist in the appropriate trade for review and testing of this system is suggested.



## LIMITATIONS OF THE INSULATION AND VENTILATION 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:

- 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 • Partially 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 • Single Pane
<b>DOORS</b>	• Wood-Solid Core • Wood with Glass • Wood - Framed



## 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 following conditions were noted.

-  **REPAIR** The slope of the garage floor has not been sloped to the vehicle door opening to provide drainage. Inadequate slope will allow moisture to collect in this area. Improvement as needed to correct this condition is advisable.
- 19  **CLIENT ADVISORY** Some cracking of the concrete slab was observed. This is a common condition and usually is the result of shrinkage and/or settling of the slab. Monitoring is suggested. If trip hazards develop repair will be needed.

### 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.

- 20  **REPAIR** Damage to the firewall between the house and the garage with a hole or opening was noted on the wall surface. This condition requires repair. Covering the damaged area with gypsum board or a fire rated sealant at all openings should be undertaken to maintain the fire resistive construction intended for this surface. Repairs to correct this condition are 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.

- 21  **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 manufacture'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.
- 22  **UPGRADE** The automatic vehicle door opener does not appear to be provided with a battery back-up system. Systems of this type provide back-up electrical power to open the vehicle door when a utility power outage occurs. Considerations to upgrading the vehicle door opener to provide back-up power is suggested for enhanced safety and function.



## Garage Door - Interior

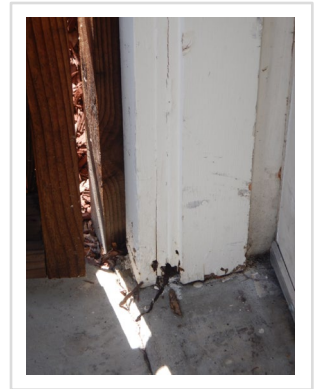
The garage door to the interior was found to be a fire resistive solid core type. The door appeared to be in serviceable condition with the following observations noted.

- 23  **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

A wood garage door to the exterior has been provided. The inspection revealed the following observations.

- 24  **REPAIR** Moisture damage was evident on the base of the garage exterior wood door frame/jam. Further evaluation of this condition is recommended. Removal of the affected area is commonly required to stop the moisture damage from spreading. Review of a current pest control report is suggested and may provide additional information on this condition. Repairs to correct this condition are recommended.
- 25  **UPGRADE** The exterior door in the garage is a hollow core or single panel type and not rated for exterior installation. Doors of this type are likely to deteriorate rapidly with exposure to the elements. Replacing the door slab with a solid core type rated for exterior installation is suggested.



## Garage Ventilation



Ventilation to the garage has been provided by screened vent openings on the exterior walls. The wall vents and screens appeared to provide adequate ventilation and were in serviceable condition.

## Windows

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 Storage Platform

The garage ceiling framing has been modified with the installation of a storage platform. The following observations related to this system were noted.

- 26  **REPAIR** The storage platform/s is installed on the wood roof / ceiling framing. Framing of this type is not rated for the additional loading that will occur on a storage platform and the framing can fail when overloaded. Removal of the storage platforms is recommended to correct this condition.
- 27  **SAFETY ISSUE** The side of the storage platform has not been provided with guard railing. This leaves this area susceptible to falling over the edge or from the platform. **This condition presents a safety concern and requires corrective action.** For enhanced safety, the installation of a guard railing is strongly recommended.



## **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>	• Unable To Determine
<b>MAIN DISCONNECT</b>	• Main Service Rating 100 Amps
<b>MAIN PANEL</b>	• Breakers • At the east wall of the garage
<b>SERVICE GROUNDING</b>	• Water Pipe Connection
<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) • Exterior • 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

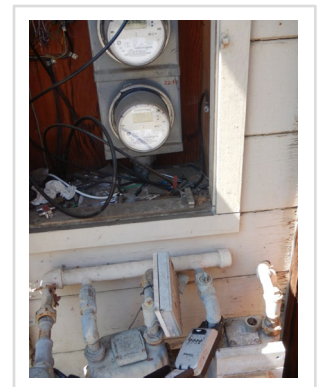
### Service / Entrance

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 electrical panel for this unit is located at an exterior utility closet. The main disconnect within this panel is intended to disengage all electrical power to the home if needed. The panel box is a commercial type of system with multiple unit disconnects therefore, the cover was not removed at the time of the inspection and the circuitry not evaluated. The following observations with this system were noted.

- 28  **REPAIR** The location of the gas meter in front of the main distribution panel is improper and limits front access to the panel. Commonly accepted construction standards require a clear area 30" wide, 36" deep and 6' 6" high in front of all electrical panels to provide adequate clearance for inspection and service. While not commonly practical, corrective action is recommended.



### 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 were undertaken. There are 15 - 120volt circuits and 2 - 240volt circuits provided. The circuit breakers and electrical connections within the panel appear to be properly sized and well labeled.

### Distribution Wiring


The accessible distribution wiring, where visible, was found to be adequately installed and in serviceable condition.



## Receptacle Outlets

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Grounded receptacle outlets are in use in this home. A sampling of the receptacles was tested in each room and found to be operating properly in serviceable condition. See the bathroom page for conditions related to the receptacle outlets found in the bathrooms.

- 29  **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.

## Switches


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

## Lights

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

- 30  **REPAIR** One or more light bulbs in the light fixture at the east exterior wall of the garage did not come on when switched. The inoperable light bulb should be replaced as a first step. If the bulb is not blown, the circuit should be investigated.

## 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.

# Cooling / Heat Pump Systems

## DESCRIPTION OF THE COOLING / HEAT PUMP SYSTEMS

<b>COOLING SYSTEM TYPE</b>	• Electric Heat Pump
<b>COOLING SYSTEM ENERGY SOURCE</b>	• Electricity • 240 Volt Power Supply
<b>OUTDOOR EQUIPMENT / LOCATION</b>	• Condenser Unit • At the north wall of the house
<b>AIR HANDLER LOCATION</b>	• In the Garage
<b>HEAT DISTRIBUTION METHODS</b>	• Ductwork

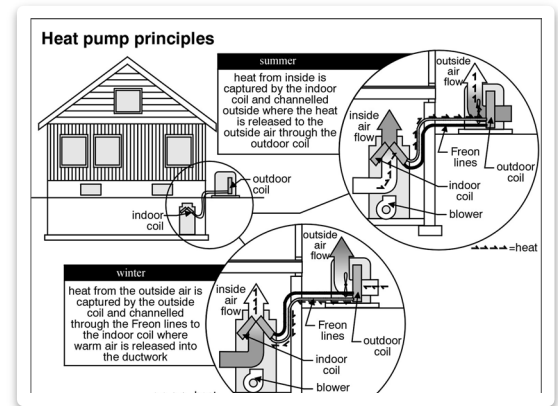
## COOLING / HEAT PUMP SYSTEMS INSPECTION DETAILS

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

### Electric Heat Pump - Heating System

The heating and cooling for this home is provided by an electric heat pump system. The heating mode of this system utilizes the outdoor compressor unit to convert a coolant gas to liquid coolant, which is forced into the indoor coil. Air blowing across the coil condenses the coolant from a gas into a liquid. In the conversion from gas to liquid, heat is released into the supply of air and into the home. Some heat pump systems also include an electric heating element for back up heat during extreme cold conditions. The heating mode of the heat pump system was engaged and operated during the inspection process. The unit responded to the operator controls and was operational. Regular maintenance and upkeep will of course be needed to ensure long-term operation of this system.



### Central Air Conditioning

The central air conditioning system responded to controls and appeared to function adequately during testing. A 12 degree (Fahrenheit) drop in air temperature was recorded at the supply registers when compared to the intake temperature measured at the return register.

### A/C Service Disconnect

The A/C services disconnect circuitry and electrical connections were evaluated. Where visible the wiring and connections appear to be configured in an industry standard manner and in serviceable condition.

### A/C Compressor

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

### A/C Condensate Lines


The condensate drain line from the coil box at the furnace appears to be adequately configured and functioning as intended. Condensate drain lines are provided to discharge moisture generated by the cooling system to the exterior or an approved location.

### 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.

## Air Filter

The air filter for the heating system is located in the duct box near the furnace. Regular replacement of the air filter is required to maintain the proper efficiency and operation of the furnace.


- 31  **MAINTENANCE** The air filter is dirty. Cleaning or replacement of the air filter element should be undertaken. Regular replacement of the furnace air filter is required to maintain the proper efficiency and operation of the furnace. Improvements are recommended.

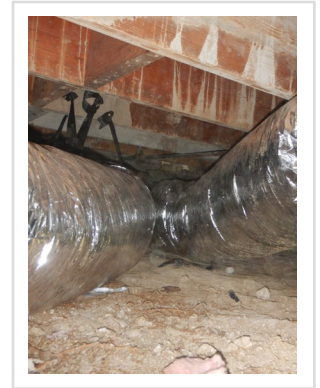
## Thermostat Control

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 distributes the conditioned air from the heating /cooling system throughout the home. Where directly visible and accessible the ductwork was inspected. The inspection revealed the following observations.

- 32  **REPAIR** One or more supply air ducts in the crawlspace was observed to be installed with inadequate clearance to grade or laying on grade. This is improper and can cause rapid deterioration and intrusion from moisture commonly found in the soils. The ductwork should be raised and strapped to maintain a 4” clearance from grade. Repair to correct this condition is recommended.



## Return Air Ductwork

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

## 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 east 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>	• Material not determined
<b>MAIN WATER VALVE LOCATION</b>	• Valve at the south wall
<b>WATER PRESSURE</b>	• 60 PSI (Pounds per square inch)
<b>DOMESTIC WATER SUPPLY PIPING</b>	• Copper • Galvanized Steel
<b>DRAIN, WASTE, &amp; VENT PIPING</b>	• Cast Iron / Galvanized Steel • ABS Plastic
<b>PLUMBING NOT INSPECTED</b>	• Pressure Regulator on Main Line





## PLUMBING SYSTEM INSPECTION DETAILS

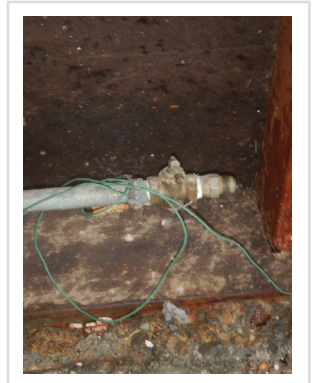
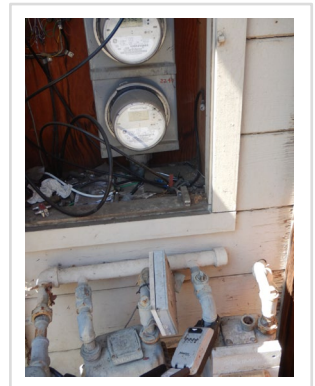
In accordance with the CREIA© Standards of Practice pertaining to Plumbing System, this section of the report describes the water supply, drain, waste and vent piping system, location of the main water and the main fuel gas shut-off valve when readily viewable or known. Inspectors are required to inspect 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 east side of the garage. The gas meter, connections and piping where visible were inspected. The following observations with this system were noted.

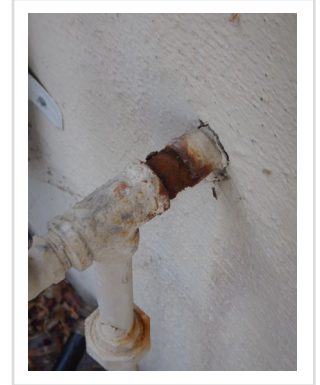
- 33  **SAFETY ISSUE** The gas meter has been installed near an electrical panel which can be a source of ignition. Per local gas company requirements, the gas meter should maintain a 3' clearance to any openings into structure or electrical panel to prevent the risk of gas spillage or ignition should a leak develop. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** Consulting with the local utility for requirements in this area is suggested. Repair to correct this condition is strongly recommended.
- 34  **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.
- 35  **SAFETY ISSUE** The supply of gas behind the dryer has been provided with a shut-off valve and has been left uncapped. California law prohibits uncapped gas fuel pipe terminations. A gas leak at this location can be a risk of fire or explosion. **This presents a safety concern as the valve can be unintentionally (bumped) engaged and leak gas into the home.** Improvements to correct this condition are of low cost. Repair to connect the gas fuel hose / pipe to an appliance for use or to install a pipe cap fitting at this location is strongly recommended.
- 36  **UPGRADE** The gas shut-off valve at the dryer is older and considered at the end of its planned service life. Older gas shut-off valves can be stiff and difficult to close, jam or be prone to gas leakage. Replacement to upgrade to a new valve is a logical choice during routine maintenance of this system.



## Supply Plumbing



The majority of the supply piping in use for the domestic water supply is copper with some galvanized steel present. This piping, where visible (i.e.: attic, crawl space and/or below sinks) was inspected. 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.

- 37  **FURTHER EVALUATION** The water supply pipe above and/or below the main shut valve on the exterior wall was covered or sealed with an insulation wrap and not accessible for the inspector. No conclusions are made or offered in inaccessible areas. We suggest removal of the insulation wrap and inspection of this pipe system to verify current conditions.
- 38  **REPAIR** Significant corrosion on the exterior of a section of iron supply piping or a fitting was observed at the north exterior wall. While no leakage was detected at the time of inspection, the level of damage indicates the need for immediate repair. Further evaluation and repair by a qualified plumbing contractor is recommended.




## Waste / Vent

The waste and vent piping system is constructed of ABS plastic and cast iron/steel. This system is provided for drainage of all plumbing fixtures in the home. The following general observations with this system were noted.

- 39  **CLIENT ADVISORY** Private property owners are responsible for properly operating and maintaining their private sewer lateral (the waste drainpipe 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.
- 40  **UPGRADE** The plastic ABS waste drainpipes in the crawlspace in contact with grade requires a rigid leg to resist 'uplift' and distortion of the pipe slope from the soil when wet. Improvement to provide a rigid leg support with proper spacing on the waste drainpipe is recommended.

## Hose Bibs

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.

- 41  **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.

## Kitchen Sink

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

## **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>	• Storage Tank • 50 Gallon Storage Tank
<b>LOCATION</b>	• In the Garage
<b>FUEL TYPE</b>	• Natural Gas
<b>VENTS, FLUES, CHIMNEYS</b>	• Metal-Single Wall Connector • Metal Type B


## 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

### Gas Water Heater

The water heater unit manufactured by Bradford White Incorporated is a conventional storage tank design with a gas burner. Units of this type commonly contain a sacrificial anode, an integral insulation blank and a control module system. The water heater was operational at the time of the inspection and appeared to be functioning as intended. This is a newer unit (1-5 year in age) and is expected to have many years of useful life remaining.

- 42  **CLIENT ADVISORY** The water heater has been recently installed and commonly requires a building permit issued by the local jurisdiction have authority and onsite inspection to verify code complying installation. We suggest review of the plans, permits and/or associated documentation related to this installation. Verification of the final inspection sign off is suggested. Consulting with the seller or current occupant for additional information on this matter is suggested.

### 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.

### Seismic Strapping

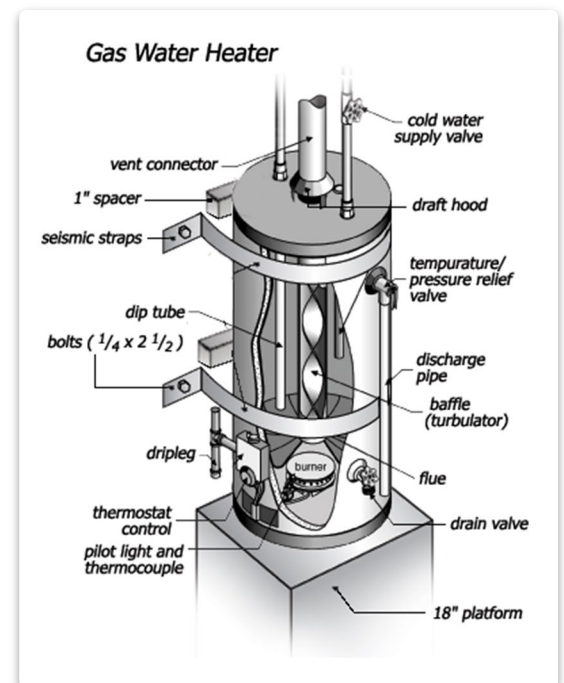
Per local and state guidelines, water heaters in seismically active zones are required to be anchored or strapped to a fixed surface to resist lateral displacement during a seismic event. Typically, the requirements for strapping include: two metal straps fully circling the water heater, one in the upper 1/3<sup>rd</sup> and one in the lower 1/3<sup>rd</sup> positioned 4" above the controls using 1/4" x 2 1/2" lag bolts to secure the straps to the wall framing studs. The use of standoff spacers, to fill the space between the water heater and the wall (when a space exists) is required at each of the installed straps. The seismic strapping system provided on this water heater has been adequately installed and meets current strapping requirements.

### Flue Vent

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


### Water Heater Platform

The water heater has been provided with a raised platform to position the flame a minimum of 18" from the garage floor. This is a beneficial addition and is intended to reduce the likelihood of ignition of flammable liquids should they be spilled.



## Temperature & Pressure Relief Valve / Pipe


A temperature & pressure relief (TPR) valve is provided on this water heater unit. TPR valves are intended to relieve excessive pressure or heat within the water heater tank if a malfunction occurs. It should be noted that the TPR valve is not tested during the inspection and a visual inspection of this system is undertaken. The following observations were noted.

- 43  **SAFETY ISSUE** The discharge pipe serving the Temperature and Pressure Relief (TPR) Valve does not have adequate clearance at the end of the pipe at the east exterior wall. A minimum 6" (maximum 24") clearance at the end of the pipe is required to provide for a free flow of discharge when needed to prevent rupture of the storage tank. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** Repair to cut the end of the pipe for increased clearance is strongly recommended.




## Water Supply Connection

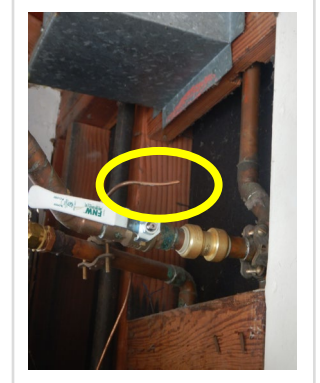
The water heater has been provided with supply and discharge connections to the domestic water supply. A water shut-off valve on the incoming supply pipe and flexible connector hoses are required. Inspection of this system revealed the following observations.

- 44  **REPAIR** Insulation has not been installed on the cold-water supply pipe and/or at the out-flow hot water 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 and current energy standards for further information and requirements on this system 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.

## Bond Wiring

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.

- 45  **REPAIR** A complete bonding system connecting the hot, cold and gas pipe was not visible on this water heater. Further evaluation and repair to correct this condition are recommended.




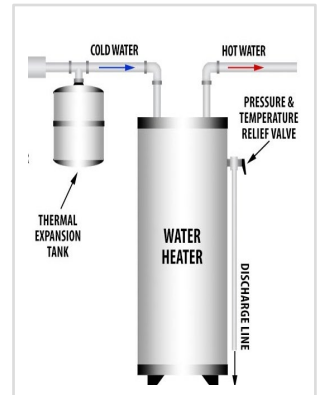
## Gas Fuel Supply Connection

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.

## Expansion Tank

A thermal expansion tank was not present near the water heater. Tanks of this type serve to absorb fluctuations in the water pressure within the water distribution system to prevent high pressure surges. The following observations and recommendations were noted.


- 46  **REPAIR** Installation of a thermal expansion tank is recommended. Commonly accepted construction standards require installation of the thermal expansion tank when the water heater is replaced. The presence of a 'pressure regulator' at the main water supply shut-off restricts the flow of water off site and causes high water pressure from heating water. If additional information on construction requirements in this area is desired, consulting with the local building department having authority is suggested. We suggest consulting with a qualified plumbing contractor for further evaluation and installation as needed.



## Drip Pan

A drip pan has been provided below the water heater. The purpose of the drip pan is to prevent moisture damage to the area below the water heater should leakage occur. The following observations were noted.



- 47  **UPGRADE** The water heater drip pan drainage line is not routed to the exterior. A leak or discharge from the water heater or piping will discharge onto the floor of the garage and can lead to damage of stored items. While not required, improvement to extend the drainage pipe to drain to the exterior is suggested.

## **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>	• Hall Bathroom • Master Bathroom
<b>FLOOR COVERING</b>	• Tile
<b>BATHROOM VENTILATION</b>	• Window • Exhaust Fan
<b>RECEPTACLE TYPE</b>	• GFCI 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


### Hall Bathroom

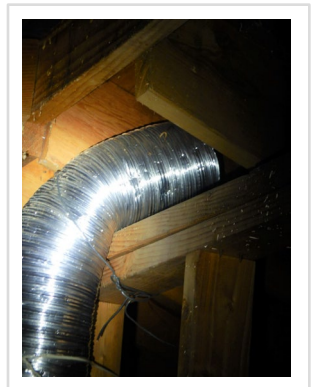
#### Floor Covering

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. Inspection of this system revealed the following observations.

- 48  **REPAIR** The exhaust ductwork for this bathroom exhaust fan has not been installed to vent to the exterior. Without a duct system, the exhaust fan discharges into the attic allowing high moisture buildup. Review of the manufactures installation and operator's manual for information related to this system or component is suggested. Installing an exhaust ductwork to terminate to the exterior is recommended.



#### Outlet

The receptacle outlet/s has been provided with Ground Fault Circuit Interrupter (GFCI) protection. The outlet responded correctly to testing. Upon evaluation of this system the following observations were noted.

- 49  **UPGRADE** The GFCI outlet was tested using the trip and reset buttons on the outlet and responded correctly. The GFCI outlet is ungrounded which is a common condition in homes of this type and age. Local building standards typically allow ungrounded outlets if they are the GFCI type. Labeling of the cover plates with a tag reading 'NO EQUIPMENT GROUND' is required. Repairs to correct this condition are recommended.

#### 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.

## Bathtub

The bathtub was found to be free of visible damage. The plastic panel surround material appeared to be installed in an adequate manner and well-sealed. The glass shower door was labeled as safety glass and operated smoothly when opened and closed. The inspection revealed the following observations.

- 50  **REPAIR** The bathtub drain stopper /valve was damaged, missing or not operational and did not hold water when tested. Repairs are recommended to provide a functional drain stopper.

## Master 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.

### Bathroom Ventilation


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

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 bathroom sink was tested for supply flow and drainage. The following observations and conditions pertain to this sink.



- 51  **REPAIR** The sink drain stopper was disconnected and not operational. Repairs to restore stopper function as needed is recommended.

### 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.

- 52  **SAFETY ISSUE** The drainpipe below the shower has been installed with a 'S' trap configuration and without adequate venting. This drain configuration is improper and can allow the trap to siphon dry during drainage. Without water in the trap, toxic and explosive sewer gases can enter the home. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** Further evaluation and repair as needed by a qualified plumbing contractor is recommended.
- 53  **UPGRADE** A door seal strip has not been provided or is missing at the side of the glass door to the enclosure and the glass-to-glass opening. The configuration of the shower spray heads, and the door can allow leakage during use. Installing a door seal at this location should be undertaken to prevent leakage and possible moisture damage to the surrounding area. Repairs are recommended.



## **LIMITATIONS OF THE BATHROOM 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:**

- 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 • Wood • Wood Open Beam

### FLOOR SURFACES

• Tile • Multi-Laminate

### WINDOW TYPE(S) & GLAZING

• Sliders • Double Glazed

### DOORS

• Wood-Solid Core • Wood-Hollow Core • Sliding Glass • Wood with Glass • Glass / Mirrored Closet • Wood - Framed • Metal - 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. The following observations with this system were noted.

- 54  **CLIENT ADVISORY** Recent painting of the interior of the home in one or more areas has been completed. Fresh paint can hide water stains and damage caused by leaks and prevents their detection by the inspector. Consulting with the seller or current occupant for additional information on this matter is suggested.

### Floor Covering

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

- 55  **SAFETY ISSUE** The step at the drop in the floor levels to the living room does not travel the entire width of the drop. A guard or barrier is commonly provided at this location. The variance of the drop-in height can be a tripping hazard and should be improved. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** Repairs to correct this condition are strongly recommended.



### Windows

The windows in this home have been upgraded to a dual glazed type. A sampling of the window/s in each room were operated and appeared to be in serviceable condition. The windows operated opened and closed smoothly with functional latches installed. (See the Bathroom Page for information on the current condition of windows in the bathrooms when provided).

### Doors

A sampling, of the door/s in each room was tested. The doors tested were found to be adequately installed and in good working condition with functional latches installed.

### Kitchen Counters

The solid surface countertop/s was in serviceable condition and does not show typical wear and tear for this high traffic area.

## **Kitchen Cabinets**

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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**

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The bathroom vanity cabinets in each bathroom inspected appeared to be in good condition overall. The doors and drawers tested were functioning properly.

## **LIMITATIONS OF THE INTERIOR 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:**

- *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>	• Masonry
<b>FIREPLACE TYPE</b>	• Masonry Firebox
<b>FIREPLACE FUEL TYPE</b>	• Solid (wood)

## 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

#### Masonry Chimney

The brick and mortar masonry chimney were examined at the base, above the shoulder and a pressure test (Pushing on the chimney from the roof) was performed. No movement related to structural damage was detected or visible at the time of the inspection and the chimney appeared to be in good condition overall.

#### Spark Screen / Rain Cap

The spark screen / rain cap provided on this chimney has been adequately installed and meets current requirements. The spark screen serves to reduce the potential outflow of hot embers. The rain cap prevents moisture penetration into the chimney flue and thereby reduces corrosion at the steel damper assemble.

#### Masonry Fireplace

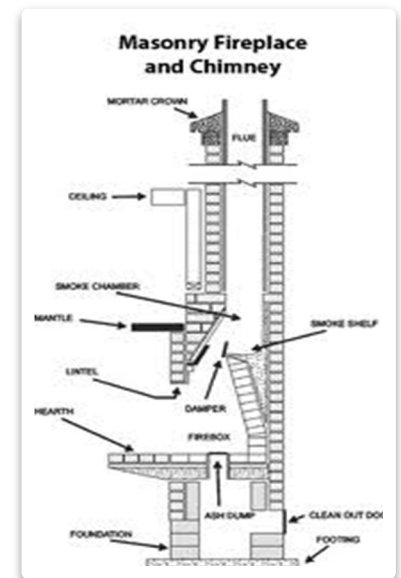
The masonry fireplace has been constructed with a brick and mortar firebox. The visible surfaces of the firebox appear to be in sound condition with no visible signs of damage noted.

#### Fireplace Damper

A metal damper door has been provided above the firebox. The damper door was opened and closed and number of times to verify proper operation.

#### Fireplace Hearth Extension

A non-combustible hearth extension has been provided directly in front of the fireplace. The non-combustible materials used for the hearth serves a valuable purpose in reducing the chance of accidental fire from hot embers falling out of the fireplace. The hearth material appears to be in sound condition and without visible damage.



## **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

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**APPLIANCES TESTED**

- Gas Range
- 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

**APPLIANCES NOT PRESENT**

- Clothes Washer
- Clothes Dryer

## APPLIANCES INSPECTION DETAILS

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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

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### Gas Range

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The gas range was tested using normal operating controls. The gas cooktop and oven burners responded to controls and appeared to be in satisfactory working condition. An anti-tip bracket appears to be provided to prevent accidental tipping of this appliance.

### Cooktop Exhaust Vent / Fan

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The cooktop exhaust fan responded to controls and appeared to function as intended. Metal ductwork has been provided to vent the cooktop to the exterior.

### Microwave Oven

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

### Dishwasher

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The dishwasher was tested using normal operating controls and was found to be in satisfactory working condition. The plumbing connections were reviewed and where visible appeared to be adequately installed and leak free at the time of the inspection.

### Waste Disposer

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

### Doorbell

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

### 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.

### 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.

## **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.