Summary Inspection Report

5630 Moraga Ave. Oakland Ca 94708

Inspection Date: 3/14/2016

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FOR OTHER THAN THE ABOVE-NAMED:
If you are not named above and wish to use this report, we strongly urge that you retain Better Home Inspections Inc. or another qualified inspection firm for an on-site review of this building and report. This report is based on information obtained at the site. With time, conditions change and the information may no longer be accurate. We will return and review the building and report with any interested party for an additional fee. This offer is good for 6 months from the date of inspection, after which a complete re-inspection should be performed.

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Report Overview

THE SCOPE OF THE SUMMARY INSPECTION

This summary report is a limited overview of the homes issues observed at the time of the inspection. It does not necessarily give specific recommendations or improvement suggestions, and only states the visible items at the time of the inspection which need correction. The proper qualified contractor should be consulted for any repairs needed. It is not intended to be technically exhaustive in any one field. If further information is desired, specialists in the relevant fields should be retained to perform additional inspections.

A determination as to the presence of animal pests, rodents, termites, decay or other wood destroying organisms is beyond the scope of this inspection. A qualified pest control firm should be contacted with any questions concerning the presence or treatment of these organisms. We are not qualified in these fields. Periodic examinations should be made by a licensed pest control firm as part of routine property maintenance. We may make recommendations or suggestions in this report that differ from requirements by the local building department. For determinations as to what is permitted in this jurisdiction, the local building department should be consulted.

This report includes only those areas that are visually accessible and not areas that are made inaccessible by walls, concrete, earth, or any other obstacle to physical access or visual inspection, such as furniture or stored items. Defects in mechanical equipment not disclosed by our functional operation or visual inspection are not included. Items or conditions not mentioned in this report are not within the scope of this inspection. An examination of every window, door, light switch, outlet, water valve, etc., was not made. No destructive testing or dismantling of building components is performed.

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report or the inspection agreement. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all defects 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.

THE HOUSE IN PERSPECTIVE

For your convenience, the following conventions have been used in this report.

- **Major Concern:** A system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense. (CLC)
- **Safety Issue:** Denotes a condition that is unsafe and in need of prompt attention. Recommend repair/adjustment. (CLC)
- **Repair:** Denotes a system or component which is missing or which needs corrective action to assure proper and reliable function. Recommend repair/replacement. (CLC)
- **Monitor:** Denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary. Recommend professional evaluation (if needed). (CLC)
- **Improve:** Denotes improvements which are recommended but not required.
- **Deferred Cost:** denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years. (CLC)

(CLC): Contact the appropriate licensed contractor/technician for evaluation and/or repair/replacement if/as needed.

Building Data

GENERAL

Approximate Age:	1966 – 50 years old
Style:	Single Family Home
Main Entrance Faces:	East
State of Occupancy:	Unoccupied but furnished
Weather Conditions:	Sunny
Recent Rain:	Yes
Ground cover:	Damp

MAIN UTILITIES

Electric Main:	Front exterior wall
Gas Main:	L side exterior
Water Main:	Front exterior

ROOF

Style:	Gable/Flat
Pitch:	Steep/Flat
Type:	Asphalt Shingle/Tar
Approx Age:	1-5 years/10+ years

PLUMBING

Water distribution piping:	Copper (observable)
Gas piping:	Steel
Drains:	Steel/Stainless Steel

Water Heater

Location:	Front exterior closet
Brand:	Kenmore
Serial #:	Under strapping/ N/A
Age:	11 years old
Capacity:	Under strapping/ 30-40 gal

HEATING

Location(s):	In the attic space
Brand(s):	Payne
Model #:	376CAV024040
Serial #:	0991A08315
Age:	1991 – 25 years old

ELECTRICAL

Approx service size:	125 amps
Sub-Panel(s):	Bathroom closet
Distribution wiring:	Copper/Aluminum (not bedrooms)
Wiring type:	Newer Romex/older various wiring

HATCHES

Attic:	Hallway

EXTERIOR

Siding material(s):	Wood/ Fiber board
Windows:	Single pane/ Metal
Gutters:	Metal
Walkways:	Concrete/stones/bricks
Deck:	Wood
Patio:	Brick
Retaining wall(s):	Wood

PARKING

Driveway:	Asphalt

INTERIOR

Wall/ceiling:	Drywall
Floors:	Wood

Fireplace(s)

Type:	Wood burning
Material:	Framed

Attic

Insulation:	Fiberglass/Batts
Ventilation:	Minimal/almost none
Roof structure:	Rafters
Sheathing:	Plywood

GENERAL SAFETY

Older Wiring:	Yes
GFCI's:	Not fully implemented
AFCI's:	None observed
Smoke/CO detectors:	Not fully implemented
Gas leak(s):	None detected
Possible asbestos:	None observed
Structural issues:	sloping floor in laundry

Summary

OBSERVED ISSUES (AT THE TIME OF INSPECTION)

-The following is a list of the items found during the home inspection. You should establish your own priorities after studying this report, reviewing all the recommendations in the report, and consulting experts or specialists, as desired. ***If rooms that exist are not mentioned in this section, it's because no notable issues were observed within that particular area. Some rooms are only mentioned for access points to crawlspaces or contain electrical sub-panels.**

-Under each main heading listed below, there is a sub heading which indicates the location of the item observed.

ROOF

GENERAL

- **Deferred Cost:** The heavier asphalt shingle roof and ridges were in adequate condition, however the flatter tar roof sections show heavier wear/tear (with cracking/alligatoring), and should be replaced sometime soon.. The typical life expectancy of this kind of thicker asphalt shingle roof is approximately 40 years. Because of the steep nature of the gables, this could easily extend the life as well. Keep in mind that any exposed areas which show wear/deterioration, and are not maintained/repaired, could develop leaks. Recommend roofer evaluate flatter sections for possible replacements.

- **Repair:** There was a good amount of tree debris sitting on the roof which should be cleared away. Sitting debris can be a breeding ground for moisture.

- **Monitor:** At the rear flat roof, there is some conduit which is coming out of a flashed port. The flashing was done incorrectly and the configuration could allow for water to enter through the rubber hat implemented. Electrical tape has been added to the conduit at the entrance but a better configuration should be implemented.

- **Monitor:** Recommend monitoring the flatter roof/trough surfaces/edging for any ponding water after a rain. Flatter roof/trough configurations are more susceptible to leaking than other steeper pitched roofs because of improper pitches or clogged drainage.

Ponding water is often defined as water that will not drain or dissipate from the roof surface within 48 hours after precipitation. Areas of ponding can deteriorate roofing material quicker.
Standing or "ponding" water eventually leads to roof leaks, damage to roof and deck materials, and damage inside the structure.
By definition, all properly designed and constructed roofs should have adequate and proper drainage. This means at least 0.25 inch per foot roof slope with proper grading and placement of drains or outlets. Roofing practice forbids and roofing material manufacturers usually will not guarantee any roof subject to prolonged ponding water.

GUTTERS

- **Repair:** The gutters had tree debris in them and should be cleaned out. Periodic cleaning of gutters is recommended for proper function. Also, when moving into a new home, gutters should be checked at least once after a rain fall for any possible standing water which could mean an incorrect pitch. Incorrect pitches should be adjusted as needed for proper function. The front gutter had some standing water and should be adjusted appropriately.

Gutters should be pitched 1inch for every 40 feet of run. Standing water in a metal gutter can corrode the gutter faster than normal. Also, an improperly functioning gutter and leader system can contribute to water backing up against the fascias and under roof shingles, can damage soffits, and can discolor or deteriorate siding materials.

- **Improve:** The gutter extensions let out directly adjacent to the property. Recommend splash blocks or extensions be added for additional water diversion away from the foundation wall.

Substantial water will flow from a roof and enter the foundation area unless it is directed away from the building perimeter, which is usually done by installing extensions or splash blocks for the downspouts. Water intrusion over time can deteriorate

a foundation and the other structural components sooner than they should. Subsurface drain piping may be needed in some areas to provide adequate drainage.

VENTILATION

- **Monitor:** There was no ventilation observed. There were what looked like a few roof vents but these opening were not apparent in the attic/maintenance space. Recommend adding ventilation to modern standards.

There are many reasons why ventilation is so important for roofs. Both heat and humidity are detrimental to your roofing structure. Moisture can cause mold. High temperatures cause structural damage. We have seen temperatures as high as 150 degrees in poorly ventilated attics. When an attic gets to 140-150 degrees (or more), it can easily "cook" the roof itself. A cooked roof can lose as much as 10-20 years of life. Even well ventilated attics generally top out at 110-120 degrees during hot summer days. Good ventilation reduces attic temperatures, which helps your roof live a long, healthy life.

FLASHINGS

- **Repair:** There were exposed nail heads on the edge flashings. This flashing edge is usually finished off with a layer on top, however the front was missing this coveing. If nails are used to tie down flashing, the heads should be sealed to prevent water penetration. Recommend repair.

- **Monitor:** Mastic was used at several of the roof flashing connections.

Mastic is the general name for a thick roof patching compound or cement. It is considered a temporary method to seal connections. Mastic dries out and cracks, typically requiring a new application every 2 to 4 years. Painting the mastic can help protect it from the sun and give a better appearance. The best procedure is to replace old metal flashings when a new roof is installed. It is common practice in some areas to leave old flashings in place and to cover them with mastic when applying new roofing over an existing roof surface.

VENTS

- **Improve:** At the rear, the furnace venting should have a shorter horizontal section and more vertical (the top should have no horizontal blocks within 10'). Recommend reconfiguring.

CHIMNEY

- **Repair:** The top portion the chimney appears to be tilted/leaning and should be adjusted. Also, a screen was implemented to help keep out animals from entering the flue however a weather cap was missing which allows for water to enter. Recommend adding.

A chimney cap is used to protect the inside of your chimney from water which can lead to moisture damage, as well as reducing the risk of burning embers or sparks from escaping the open chimney top and landing on your roof or in your yard. An uncapped chimney is also an open invitation to birds and animals to "nest" inside your flue. These "nests" block your chimney flue and can result in a chimney fire.

CARPORT/PARKING

GENERAL

- The longer asphalt driveway was showing wear/tear but in functional condition.

EXTERIOR

GENERAL

- **Repair:** No anti-siphon (atmospheric vacuum breaker) devices were noted on any of the spigots. Recommend adding. Also, the spigot handle at the rear is broken and should be replaced.

An anti-siphon valve is a device that prevents liquid from returning to the line it came from, if a siphoning occurs.

- **Improve:** There was no gas key observed for the main gas shut-off valve at the exterior. We recommend purchasing an emergency shut-off tool (usually found at your local hardware store) for the gas meter and attaching it with a piece of string or plastic tie to the meter for easy accessibility. An automatic shut off valve is also something that can be installed.

An automatic gas shut-off valve (designed to turn off the gas upon larger seismic movement/activity) is a good upgrade to have and is actually required in some jurisdictions. A qualified plumbing contractor should be consulted for further information and cost estimates.
The gas utility provider will recommend shutting the gas off at the meter in the event a gas odor is identified in the structure. Once the gas has been shut off, the gas utility provider should be contacted to inspect the house for leaks in the gas piping or appliances.

GRADING

- **Monitor:** The house is on a slope with the high side at the rear and the lower side at the front. Keep in mind that water runs downhill. Even with correct or positive grading directly adjacent to the house, and corrective measures implemented (such as curbs added), water could still find its way into a foundation and its adjacent structures below ground. We always recommend a drainage specialist be called when larger than normal water intrusion signs can be seen on the foundation walls, for possible measures to help in any drainage issues (such as using a French drain system).

Negative grading is the sloping of ground surfaces towards a home's foundation, which can cause water penetration/damage in the foundation stem walls, basement and/or crawl space structures.

SIDING

- **Monitor:** There is both wood and fiberboard being used for siding on the home. Wood siding should be maintained. Recommend repainting where needed. Some fiberboard products are better than others. Masonite products tend to be problematic, where as Hardie board siding which can last you up to fifty years. Either way, proper installation and maintenance is required to keep the siding functioning properly.

Keep in mind that fiberboard siding should be primed and painted every five to seven years to keep it properly sealed. Improper priming before installation, or improper installation can lead to problems with fiberboard siding.
Wood siding must be properly finished with a paint, stain, or sealer for its longevity and continually protection against the elements. Typically, repainting every ten years is the rule of thumb; however it also depends on the quality of paint and wood siding. Left unprotected, it's susceptible to rot and decay caused by moisture. Of special concern is the fact that wood expands and contracts with normal changes in humidity and temperature. These fluctuations may cause paint finishes to chip and crack, and over time puts stress on caulked seams around windows, doors, and at corners. If the caulk separates and fails to keep out moisture, wood rot may develop. Even species of wood that have a natural resistance to rot, such as redwood, cypress, and cedar, may decay if not properly protected from the elements.

DOORS

- **Safety Issue:** The front door glass, its panes are not all tempered –only the few with stamps are. The rear patio sliding glass doors – only the center glass appears to be tempered. Recommend adding a safety film or adding tempered glass where required.

WINDOWS

- **Improve:** The older single paned windows are older and showing heavier wear/tear. We recommend window replacement with double paned insulated windows which help in noise reduction as well as saving you money with their insulative properties.

CAULKING

- **Monitor:** We recommend caulking where needed.

Places to caulk: Along seams at the inside corner molding, Along joints between chimney and siding, Along seams at outside corner of molding, Along joints where concrete walkway meets the foundation (in some cases the Stucco), Along joints between door framing and siding, Along joints between window frames and siding, around vents from the dryer, bathroom and kitchen, Around through-wall plumbing such as gas and water pipes, Along seams where gusset vent seams meet the siding, Around light fixtures (avoid any exposed wiring).
Remember, if any repairs are outside your scope of expertise, we recommend consulting a qualified professional. Painters tend to be the appropriate professionals for adequate caulking.

FRONT

- **Repair:** There is an exterior GFCI outlet to the R of the from brick steps which isn't functioning correctly. It was live, and was triggered, but wouldn't reset. Also, there are some exposed wires at its back. We recommend a qualified electrician repair.

Ground Fault Circuit Interrupters are breakers or receptacle outlets designed to protect against electrical shocks. In recent years most jurisdictions have required ground fault protection for outlets in bathrooms, exteriors, basements, and garages (except those in a designated appliance location - such as for laundry equipment). Recent regulations also require GFCI protection for kitchen countertop outlets and for wet bars. A single GFCI receptacle may be used to protect other outlets downstream from it on the same circuit. GFCI outlets and breakers have test buttons which should be operated monthly to assure the devices are functioning properly.

- **Repair:** The front gutter was disconnected as observed from under the front porch. We recommend reconnecting the gutter.

DECKING

- **Monitor:** The bolting and flashing for the front porch /decking was not up to current standards, although the front deck was functional. Have a qualified contractor evaluate for adjustments as desired.

FOUNDATION

- **Monitor:** The foundation slab edging was visible from under the front porch. It was showing heavier spalling, which is usually an indication of water intrusion. We recommend a qualified contractor or engineer evaluate slab for any cracks or possible issues. For information as to the structural adequacy of concrete foundations, a qualified engineer should be consulted.

Concrete deterioration and spalling are usually the result of prolonged moisture penetration. As moisture moves through the concrete and dries on the surface, mineral salts dissolved in the water form crystals which expand and cause surface crumbling (spalling). Minor surface deterioration is common in older foundations. With continued moisture penetration over many years, the concrete may deteriorate to the point where replacement becomes necessary.
The typical life expectancy of a poured concrete foundation is approximately 60 – 100 years, depending on the quality of materials and workmanship.

STEPS

- **Safety Issue:** The front brick steps are uneven in rise and have some displacement (and tilting) towards the top which could pose a trip issue. Also, the flat top handrails are not considered graspable and are too high according to modern safety standards. We recommend upgrading to modern standards.

- **Safety Issue:** The front porch guard wall would be considered low for modern safety standards.

There are many aspects of older homes which don't meet current safety standards. You are not required to adjust existing (original) issues unless new construction is performed for repairs/upgrades. It is always recommended however that components/deficiencies be brought up to modern safety requirements.

PORCH

- **Safety Issue:** The front porch guard railing would be considered low for modern safety standards, and the balusters have gaps which could pose a safety issue for smaller children. There are many safety measures which have been upgraded over the years. You are not required to adjust existing (original) issues unless new construction is performed for repairs/upgrades, just be cognizant of them. Recommend implementing extra safety measures as needed. (See Supplemental material/diagrams at the end of the report for more info)

Modern building standards call for guard railings at least 42 inches high at every deck, stair, or landing more than 30 inches above an adjacent surface, and for openings in the rail to be less than 4 inches in diameter. Large railing openings which may allow a child to fall through should be modified for safety. Plastic railing guards are one way to safety proof spaces for smaller children.

- **Safety Issue:** The larger front (living room) plate glass window doesn't appear to be tempered. Recommend a safety film be applied or tempered glass be implemented.

- **Monitor:** Many of the nails being used for the front porch/decking hangers appear to be rusting, but the hangers are not. Be aware that some metals are reactive with pressure treated wood. Proper hardware should always be used. Recommend a contractor evaluate.

Hot-dip galvanized or stainless steel fasteners, anchors and hardware are recommended by the Preservative Treated Wood Industry for use with treated wood.
http://woodworking.about.com/od/safetyfirst/p/SafeACQLumber.htm

L SIDE

- **Safety Issue:** The L side brick and concrete walkway is uneven, in which potential trip hazards are present. Any slight heaving of material could potentially be a trip hazard due to the edge they produce. Recommend caution in these areas.

Heaving is the displacement of material, typically concrete or stone, in which the edges are not flush with each other and produce a lip which can be tripped over. More people are injured by trips and falls than any other hazard.

- **Repair:** There is a makeshift trough along the L side of the walkway. Some standing water was observed at the top. We recommend possibly reconfiguring the trough so that no water is stagnant.

- **Repair:** The L side older furnace closet door doesn't close fully. Recommend adjusting to proper function.

- **Repair:** The L side gate hits the walkway and doesn't fully open. Recommend adjusting to full function as desired.

REAR

- **Monitor:** There were area drains observed at the rear patio. Area drains typically lead to a subsurface drainage system**,** which we recommend be checked periodically to ensure proper function.

Area drains can be effective in reducing ponding and controlling surface water around the building.
On occasion however, they can become clogged with debris, so care and periodic maintenance should be undertaken to prevent the obstruction of these drain openings.
All surface drains should be tested periodically by using a garden hose and observing the drain discharge location. Testing drainage systems is beyond the scope of this inspection.

- **Monitor:** Several of the perimeter fencing posts and planks are in direct contact with the soil. Monitor for future deterioration.

Wood will rot when it is exposed to moisture and in contact with soil/ground or other material which prevents the wood from drying out. The only (partial) exception is ground contact, pressure-treated lumber. However, even such "treated" lumber is usually not fully impregnated with wood preservatives and subject to some wood rot damage.

- **Monitor:** The rear wood retaining wall appears to be in overall adequate and functional condition with no apparent drain holes observed, however because it is wood, the spaces/slats will allow for water runoff. Recommend monitoring

for any future leaning or deteriorated wood. The rear wood retaining wall adjacent to the driveway has a post pulling away which should be adjusted.

The design of the retaining wall should incorporate provisions for drainage of water that normally accumulates behind the wall. Otherwise, the hydrostatic pressures built up will cause structural failure of the wall. Drainage may be provided by installing continuous perforated drain lines at the lower portion of the wall, and backfilling the areas with stone and gravel. In concrete retaining walls, the perforated pipe is replaced by weep holes in the bottom of the walls that allow the water to exit through the front of the wall. The grade or soil at the base of the drainage system behind the wall should direct any water that accumulates to the weep holes. Unfortunately, retaining walls are often built with inadequate drainage provisions. The gravel backfill or the drain line may be omitted, or the weep holes may be too few or too small to be effective. The weep holes should be kept clear so that the water behind the wall can adequately drain.

Leaning may indicate that retaining walls are not adequate to support the soil behind them. Substantial leaning indicates there is a potential for failure and that the retaining walls should be replaced for safety. Generally, new walls higher than 4 feet must be designed by a qualified engineer.

R SIDE

- **Repair:** The rear R side gate hits its own framing when closed. Adjust door if possible for smooth function.

INTERIOR

GENERAL

- **Safety Issue:** Smoke and CO detectors were missing/not up to current safety standards. Recommend adding according to modern safety standards. See diagram at the end of the report for details.

Smoke detectors should be tested monthly by holding the test button in until the alarm sounds. Replace the batteries annually or when the alarm beeps once a minute. The National Fire Protection Association recommends ceiling mounted alarms be installed at least four inches away from the nearest wall. Wall mounted alarms should be installed four to twelve inches away from the ceiling. Many local jurisdictions do not allow wall mounted alarms. Regularly vacuum or dust the smoke alarms. Replace all smoke alarms every ten years. Most jurisdictions now require that smoke detectors also be installed in each bedroom in new construction or when modifications exceeding $1000 in value are made. Smoke detectors in new construction should be direct wired and have backup batteries so they will function in a power outage. Fire extinguishers should be provided in kitchens and garages for emergency use.

Some smoke detectors are better than others. Photoelectric smoke alarms have the best test performance scores, and have significantly reduced annual death rates according to statistics. Ionization is also popular, but not as good. Photoelectric alarms are best near kitchens, having less nuisance alarming (say when toast burns), have hush buttons (so they are not ripped off the wall during nuisance alarming), and they have a ten year warranty. All smoke detectors require a monthly battery check. "Long-lasting" lithium batteries are good to use.

CO detectors are now required in the state of California.

ATTIC AREA

- **Repair:** There was some insulation implemented in the attic space. The observed insulation states that the vapor barrier side shouldn't be left exposed. Recommend covering according to the manufacturer.

Unfortunately, this installation error is very common. When applying insulation to your home, the foil/paper facing typically goes towards to warm side of your living space. The facing is a moisture barrier while the insulation itself is a heat barrier. Manufactured insulation of this type, clearly states on the facing that it is flammable, and should be covered, or faced correctly.

- **Improve:** Light can be seen in the adjacent bedroom from the attic space. Recommend sealing up space better.

FIREPLACE

- **Safety Issue:** There is no hearth for the free standing fireplace. Hearths are needed in case of flammable items jumping outside of the firebox. Solid glass (fireplace) doors can be used to protect against this.

Hearths and hearth extensions are noncombustible surfaces designed to prevent fires from spreading beyond the fireplace. If they are not large and thick enough, they might not be sufficient to prevent the spread of fire.

- **Monitor:** Before use, we recommend a chimney sweep check for any cracks within the firebox brick, and repair if needed. Fireplaces should be checked annually if they are used regularly (once a week or more). They should also be inspected after any indications of movement from settling or earthquake activity. Determinations as to whether fireplaces or chimneys have adequate draw, or are subject to smoking, or as to the soundness of chimney flue tiles, brickwork or sheet metal are beyond the scope of our inspection.

Fire bricks are heat resistant bricks used to line the interior of fireplaces, kilns and stoves. They insulate and reflect the heat back into the fire, maintaining a high temperature and preventing damage to the wall behind a fireplace. A cracked fire brick can allow heat to escape and should be repaired. Due to the high temperatures that fire bricks are exposed to, fire cement should be used.

Read more: How to Repair Fire Bricks | eHow http://www.ehow.com/how_7639623_repair-fire-bricks.html#ixzz2VbT76hHr

LIVING ROOM

- **Repair:** Grounded and ungrounded outlets were observed. See ELECTRICAL section for more detail.

- **Improve:** There was no overhead lighting observed. Recommend a qualified electrician add as desired.

DINING AREA

- **Repair:** There was no power to any of the three outlets observed within this area. Recommend a qualified electrician evaluate for repair.

- **Repair:** The sliding glass door handles' lock is damaged. Recommend repair.

KITCHEN

- **Safety Issue:** The counter space is not provided with receptacles necessary for safety and convenience. Also, the outlets were older, non-GFCI receptacles. We recommend GFCI protected outlets be added according to modern safety standards.

Modern kitchens require receptacles every 4 feet along countertops and no point on the countertop more than 2 feet from an outlet. Each individual countertop area 12 inches or wider should have at least one receptacle.

- **Repair:** The overhead exhaust was not function at the time of inspection. Recommend repair.

- **Repair:** The cabinets were in functioning condition however several of the cabinet doors hit each other. As with many older cabinets, the cabinet doors can get off kilter over time and small adjustments could be needed to ensure proper functioning. Recommend adjusting to proper function or upgrading to newer cabinets.

LAUNDRY ROOM

- **Repair:** There were no laundry hook-ups observed. Recommend adding.

- **Monitor:** The floor is sloping to the L. Sloping floors can be common in older homes due to settlement. Recommend evaluation by a qualified contractor as desired.

There are several underlying causes that can be attributed to sloping floors, such as warping wood supports, deteriorating wood supports, poorly installed subfloors, or possible foundation issues. Sloping floors are very common in old houses, not all being a big issue, but in some instances, the sloping floors themselves could lead to further structural issues as they create other strains on the property.

- **Improve:** There was no outlet observed within the laundry area. Recommend adding for convenience. Keep in mind that dedicated outlets for washers should not be hooked up to a GFCI. This kind of outlet while good for safety, can sometimes be triggered by the fluctuations of current when a washing machine is changing cycles. We recommend a non-GFCI outlet for appliances.

- **Improve:** There was no exhaust fan present in the laundry area. Recommend adding.

An exhaust fan in the laundry room will help lower the temperature in the room and release steam that may escape from the dryer. The fan will also remove harsh vapors from bleach or laundry detergents.

L SIDE BEDROOM

- **Safety Issue:** The windows are considered too high to provide safe escape in a fire. Recommend adequate egress be provided.

Fire egress standards are not only set to assure a person can escape from a burning building but to also provide safe access for an equipped emergency worker to enter a building. Older homes were built before fire egress standards were set. However, fire egress is good to consider when upgrading bedroom windows or considering an addition of an exterior door to a bedroom. These standards would include unobstructed window opening widths of at least 20 inches and heights of 24 inches, 5.7 square feet of unobstructed window clearance, and floors within 44 inches of the window sill. We recommend upgrading the window opening for improved fire safety.

- **Safety Issue:** A smoke detector is missing. See INTERIOR for more information.

- **Monitor:** The door closes by itself which can be an indication of some settlement of the home.

- **Improve:** The closet doors show damage. Replace doors as desired.

R SIDE BEDROOM

- **Safety Issue:** The windows are considered too high to provide safe escape in a fire. Recommend adequate egress be provided.

- **Safety Issue:** A smoke detector is missing. See INTERIOR for more information.

- **Improve:** The closet doors show damage. Replace doors as desired.

HALL BATH

- **Repair:** The electric subpanel is in the closet. This location would be considered poor. Recommend a qualified electrician move to an appropriate location.

- **Repair:** The overhead light was out when tested. Recommend replacing bulb and retesting.

- **Improve:** The exhaust fan functions but is noisy. There are many reasons why a bathroom fan can become noisy which include: improper installation, wrong size motor, broken motor, fan blade contact or a loose fan blade. We recommend repair/replacement as desired.

- **Improve:** The sink drain has a corrugated flexible section which has a history of clogging easily and failing. Recommend replacing.

PLUMBING

GENERAL

- **Monitor:** The main drain was not visible but is most likely cast iron. Due to the age of this house, it is recommended to get a video investigation done from a licensed plumber of the cast iron drains for any deterioration.

The life expectancy of cast iron drains can go up to 100 years. Anything past 35 years should be checked. The deterioration of cast iron drains usually happen from the inside out, so a drain line that might look fine from the outside might not be. Holes can develop but then are subsequently filled with rust plugging it back up again. This is a good indication of drains needing to be evaluated and probably replaced.

- **Monitor:** The main water supply piping was not visible however copper supply lines were observed from the water heater closet. As to whether or not all the piping was copper was not observed. Recommend asking the homeowner for details. It could also have some galvanized steel implemented. The life expectancy of galvanized piping ranges from 20 – 50 years. Copper can last up to 100 years , depending on the acidity of the water.

Mineral deposits and rust tends to accumulate in galvanized piping, resulting in reduced water flow. The extent to which this occurs depends on the type of water and the age of the piping. In the course of remodeling it is generally best to replace older galvanized piping with copper, at least in the portions that are modified.
Copper piping is easy to work and has excellent thermal conductivity, corrosion resistance and durability. Used for centuries, it has gained new popularity in its modern form: light, strong, corrosion-resistant tubes. Its long-lasting and maintenance-free characteristics make copper the leading choice for plumbing, heating, cooling and other mechanical systems. Copper never requires painting for protection from corrosion. In addition, a thin film forms inside the tube, providing natural protection from corrosion. And its universal acceptability assures compliance with major building codes. Copper is safe, too. It will not burn or support combustion. So it will not carry fire through floors, walls and ceilings, and it will not decompose into toxic gases.

- **Monitor:** Recommend monitoring the angle stops used in the plumbing system.

Angle stops are shutoff valves normally found beneath sinks and toilets in modern construction to provide a convenient disconnect in case of leakage, or to facilitate repairs. These shutoff valves are rarely used, and may "freeze" in place or leak when operated. Angle stops should be operated periodically to keep the valves functional.

WATER HEATER

- **Deferred Cost:** The water heater is 11 years old. The typical life expectancy of a water heater is 5 - 12 years. As with any appliance, its actual useful life can exceed its manufactures life expectancy, but there are no guarantees. Recommend replacement in the near future.

- **Safety Issue:** The temperature/pressure relief valve extension is the wrong kind of material, and terminates under the front porch. Recommend a qualified plumber repair to modern standards.

***TPRV** stands for **Temperature Pressure Relief Valve**. The TPRV is a valve on the water heater that will release water if excess pressure is built up within the appliance. Because the water released from the TPRV is very hot, it must be contained and discharged to a safe location by means of the pipe extension.*
A TPRV can be found on all new water heaters. It is located either at the side or on top of the unit and can be recognized by the small operating lever. Just behind the lever is a flat metal ring on which is stamped the TPRV pressure and temperature ratings. Most valves are designed to discharge at 150F degrees and/or 210 pounds per square inch (psi). The TPR valves should be tested regularly to insure proper operation.
Because of the high pressure and temperature involved in a TPRV discharge, only certain materials can be used as a pipe extension. Standard PVC piping is not approved since it would not hold up to the temperature or pressure. CPVC has been tested and found capable of withstanding prolonged bursts from a water heater TPRV.
Smooth-walled copper, iron, and galvanized steel pipes are the materials recommended for pipe extensions. Corrugated piping can create turbulence within the pipe, which prevents pressure dispersion and increases the possibility of pipe rupture. Flexible piping is prone to crimping, which can have the same effect. Pipe extensions should be terminated within 4 - 6 inches of the floor, assuming that the water heater is located in an area where the floor will not be damaged by a discharge (e.g. the garage). If the water heater is located in an area where the floor could be damaged (e.g. the attic), the pipe extension should be extended to the exterior of the house, discharging within 4 – 6 inches off the ground (visible location).

- **Repair:** The water heater venting appears to terminate lower than modern standards require. Recommend a licensed contractor repair to modern standards.

- **Monitor:** There is a possible dielectric connection at the Hot water line connection. Heavier corrosion was observed with the galvanized nipple even though a PVC fitting was observed. We recommend a qualified plumber evaluate.

Dielectric Material (fitting) - This fitting is used to connect two dissimilar metals together. If a dielectric fitting is not used, then electrolysis will set in, and the weaker of the two dissimilar pipes will fail. PVC is a natural dielectric fitting.
Process of dielectric corrosion explained: *two dissimilar (different) metals, when placed in an acidic solution, will create a battery. And one metal will usually erode away as the chemical reaction progresses. The other metal may have a buildup of new material, which may be a chemical combination of the eroded metal and the acid. Since virtually all domestic water is slightly acidic or slightly basic, this electro-galvanic action can occur in any metal plumbing system. When copper and steel pipes are connected together directly, the "battery" has a path for electrical current to flow. (This current is tiny, and the voltage is not a safety hazard.) If the current cannot flow, due to lack of an electrical connection (interrupted by the plastic insulators) then the "battery" never discharges. In theory there will always be a small voltage between the different metals. The metals do not erode.*
This electro-galvanic action is called electrolysis and in time it will eat pin holes in copper pipe.

HEATING

GENERAL

- **Deferred Cost:** The furnace was functioning at the time of the inspection, but has surpassed the typical manufacturer's life expectancy and warranty. Also, it doesn't appear to have been be recently serviced. The expected life span of a gas, forced air furnace is 15 to 20 years. We recommend a qualified furnace company be retained to service this equipment and considering purchasing a new, more efficient furnace in the near future. Comprehensive evaluation can only be obtained by dismantling or specialized testing, which is beyond the scope of this home inspection. Always make sure that the corrugated gas line doesn't pass the casing of the furnace. This can pose a safety issue with seismic activity.

A heat exchanger is a metal chamber which encloses the flame and transmits heat to the circulating air. With age and use, cracks or rust holes can develop in heat exchangers. Fumes from the flame may flow through the exchanger wall and enter the living area. Heat exchangers should be carefully examined as part of routine servicing. Only a small portion of the heat exchanger is accessible during a typical home inspection.
Furnace servicing should be performed annually as part of routine maintenance. Significant defects may be revealed during a thorough evaluation, especially with older systems.

- **Repair:** No drip leg was observed for the gas line. Recommend an HVAC technician/plumber add.

A drip leg is a stub/small end pipe placed at a low point in the gas piping to collect condensate and permit its removal.

- **Repair:** There was no strapping observed for the furnace. Recommend strapping furnace according to modern safety standards.

ELECTRICAL

GENERAL

- **Repair:** Both grounded and ungrounded outlets were observed throughout the home. Recommend electrician ground whole house according to modern safety standards.

Grounding throughout an entire home is not required, but it protects electronics (computers, TV's, Stereo equipment, etc.) in case of an electrical surge. Surge protectors/suppressors can be purchased and used, but they too must have a grounded three-hole outlet to operate properly. Appliances, such as refrigerators, computers, microwave ovens, and clothes washers typically have three-prong plugs and need conveniently placed three-hole grounded outlets. We recommend each 3-hole outlet be examined by a qualified electrician and properly grounded as needed.
An "open ground" is common in older buildings and typically occurs when 2-hole outlets are replaced with 3-hole types without adding a grounding wire. Properly installed three-hole outlets have a third grounding wire and are necessary for appliances with three-prong plugs. Using a three-prong plug in an ungrounded three-hole outlet is potentially hazardous.

The accepted means of correcting this condition include replacement with a 2-hole receptacle, installation of a proper grounding wire to the outlet, or replacement with a GFCI receptacle.

- **Improve:** The electrical capacity of this home would be considered adequate for normal electrical use for today's standards. Recommend changing any older wiring to Romex, and installing both GFCI and AFCI receptacles in accordance with modern safety standards.

Modern single family residences typically have an electrical capacity of 125 to 200 amps. The minimum capacity allowed for a detached dwelling since 1960 is 100 amps.
Ground Fault Circuit Interrupters are breakers or receptacle outlets designed to protect against electrical shocks. In recent years most jurisdictions have required ground fault protection for outlets in bathrooms, exteriors, basements, and garages (except those in a designated appliance location - such as for laundry equipment). Recent regulations also require GFCI protection for kitchen countertop outlets and for wet bars. A single GFCI receptacle may be used to protect other outlets downstream from it on the same circuit. GFCI outlets and breakers have test buttons which should be operated monthly to assure the devices are functioning properly.
Arc Fault Circuit Interrupters are breakers designed to protect against arcing in wiring that could lead to a fire. These breakers are now required for all circuits not GFCI. The breakers have test buttons that should be operated monthly to determine if the breakers are functioning properly.

SUBPANEL

- **Repair:** The sub panel is an older/outdated. There are concerns that panels of this type and other discontinued brands may not operate safely in some conditions. The installation of a new panel may be the only way to eliminate potential risks associated with outdated panels. We recommend this sub panel be replaced with a modern circuit breaker panel.

Photos

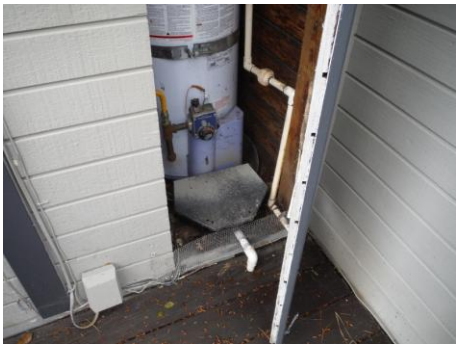

Front steps not even/railings wrong


Roof edging not finished/exposed nails


Improper flashing


No washer hook-ups for laundry area

Outdated panel in bathroom


TPRV extension wrong material/termination

Limitations

Limitations of Exterior 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:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Landscaping and plants restricting views concealing components of the exterior area of the house.
- Portions of the fencing that are covered with plant growth and are not accessible to inspection.
- Debris in the driveway restricting inspection of the area.
- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Limitations of Roof 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 entire underside of the roof sheathing is not 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 build-up, 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.

Limitations of Garage / Carport Inspection

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.

Limitations of Electrical 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:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted 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, TV cable systems, telephone wiring, intercoms and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Limitations of Plumbing 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:

- 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 and are beyond the scope of this report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected and beyond the scope of this report.
- The gas and water piping was not fully accessible and an examination of each connection was not made. The standard test for leakage is to have the piping pressure tested. This is sometimes required before the gas can be turned on after it has been disconnected. With testing and a close examination of all the piping, leaking or other defects may be found.
- An inspection of the lawn sprinkler/plant watering system is outside the scope of this inspection.

Limitations of Heating 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 adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Limitations of Interior 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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- 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.
- We operated a representative sampling of the windows. All windows were not checked for proper functioning, cracked or broken glass, or for the presence or condition of screens. This inspection does not include areas which are obscured by furniture, carpets, coverings, or any other items.
- An analysis of indoor air quality is beyond the scope of this inspection. The identification of mold is beyond the scope of this inspection and can only be done after laboratory testing. For further information an industrial hygienist should be contacted.
- Any estimates of insulation R values or depths are rough average values.
- The attic was not entered and inspected from the opening only to prevent damage to the insulation and ceilings below.
- Portions of the attic were not visible.
- Recent interior painting concealed historical evidence.

Limitations of Kitchen / Laundry 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:

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Appliances are on/off tested only.
- The washer and dryer were not inspected and are outside the scope of the inspection.
- The area below and behind appliances was inaccessible and not inspected.

Limitations of Rooms Inspection

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.
- Non-visible Issues behind walls, under flooring or hidden by furniture/storage items.

Limitations of Bathrooms Inspection

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.
- Non-visible Issues behind walls, under flooring or hidden by furniture/storage items.

Limitations of Basement / Crawlspaces Inspection

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.
- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.
- 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.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- Any estimates of insulation depths are rough average values.

Limitations of Fireplaces / Wood Stoves 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 interiors of flues or chimneys are not inspected.
- Fire screens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Limitations of Cooling / Heat Pumps 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:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balances are not inspected.

Limitations of Appliances 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

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.