SAMPLE REPORT

Confidential Inspection Report

, Oxnard , CA

Inspection prepared for: SAMPLE

Real Estate Agent: Support - Home Inspector Pro

Date of Inspection: 9/1/2025 Time: 10am

Age of Home: 1954 Size: 912 sqft

Weather: sunny

Inspector: TK Erwin CPI

Phone # : (805) 585 8662

Email: TK@Bestcoastinspections.com

BEST COAST HOME INSPECTIONS

Introduction

Congratulations and thank you for choosing Best Coast Home Inspections.

Please carefully review this inspection report and remember that I am still available to answer any questions that you may have throughout the entire closing process.

This report is based on an inspection of the visible portion of the structure and follows INTERNACHI Standards of Practice for a general inspection. The inspection may be limited by vegetation, possessions and accessibility. This report will focus on safety and function, not current code. This report identifies specific non-code and non-cosmetic concerns that I believed needed further investigation or repair. For your safety and liability purposes, I recommend that licensed contractors or qualified tradesmen evaluate and repair any critical concerns and defects.

Note: Anything written in green font is general information and recommendations. Anything written in blue font means that it should be considered a safety hazard, defect, or deficiency. All critical findings are included in the Report Summary at the end of the report.

Remember that this inspection report is a snapshot in time. I highly recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property using this report as a guide.

Thank you again for choosing Best Coast Home Inspections, I wish you all the best. Sincerely,

T.K. Erwin

Best Coast Home Inspections

Scope of Work

You have contracted with Best Coast Home Inspections to perform a general inspection in accordance with the Standards of Practice established by the National Association of Certified Home Inspectors, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be .The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. The inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person and certainly not intended to identify insignificant deficiencies.

Most structures built after 1978 are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented and therefore public, information about several environmental contaminants that could be of concern to your tenants all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood destroying organisms, pests and rodents, molds, microbes, bacterial organisms and electromagnetic radiation to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health, safety and environmental hygiene are deeply personal responsibilities and you should make sure that you are familiar with any contaminant that could affect the interior environment. You can learn more about contaminants that can affect you home from a booklet published by The Environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, others, are characterized as pathogens that can have adverse health effects on large segments of the population such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigenic that represent a serious health threat. All molds flourish in the presence of moisture and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. Some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with un- vented bathroom exhaust fans and return air compartments that draw outside air. All of these areas we inspect very conscientiously. Nevertheless, mold can appear seemingly spontaneously, so you should be prepared to monitor the building and particularly those areas that we identified.

It is equally important to maintain clean air supply ducts and to change filters as soon as they become soiled because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis which is beyond the scope of our inspection. As a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants particularly if you or any member of your family suffers from allergies or asthma. You can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century and has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. It can also be found in a wide variety of products too numerous

to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. A single asbestos fiber is said to be able to cause cancer and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. We are not specialists and regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. It cannot be detected by the senses and its existence can only be determined by sophisticated instruments and laboratory analysis, which is beyond the scope of our service. You can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency. It would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your property.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. The word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any structure built as recently as the nineteen forties. Lead was an active ingredient in many household paints of which can be released in the process of sanding and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments. There are other environmental contaminants, some of which we have already mentioned and others that may be relatively benign. We are not environmental hygienists and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant. We recommend that you schedule whatever specialist inspections that may deem prudent during your inspection contingency period.

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.

Table Of Contents

Inspection Details

1. Attendance

In Attendance: Buyer Agent present • Selling Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items limited scope of inspection at time of inspection. Any items restricted by furniture or personal items is excluded from this report.

Grounds

General Comments

Informational Conditions

Water can be destructive and foster conditions that are detrimental to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of an subterranean drainage system, and if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possible hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold like substances that can have an adverse affect on health.

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we cannot rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

In addition, many specifics as it relates to deck and deck safety are addressed during the permit process. Use/spacing and sizing of ledger board attachments, bolts or screws, is decided based on a number of calculations that are beyond the scope of a general inspection. Therefore, we recommend researching disclosures for any permits attached to any deck to verify correct build.

1. Driveway and Walkway Condition

Materials: Concrete driveway noted.
Observations:

• Moderate cracks in driveway at the time of the inspection. Repair and/or monitor for expansion and development of trip hazards.

2. Grading

Observations:

• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

• While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

• The exterior grading was observed as improperly sloped in a couple locations around the foundation not allowing for the appropriate fall away from the home. Recommend creating the proper slope away from the foundation to allow for proper drainage and prevent moisture damage to the home. Remediation by licensed contractor recommended.

• Gutter downspout observed as draining right next to the foundation wall with signs of moisture settlement at the time of the inspection. Recommend hiring qualified contractor to extend downspout to avoid moisture settlement near foundation

Poor drainage

Poor grading

3. Gate Condition

Materials: Wood
Observations:
• Gates locked/blocked and non operational at the time of the inspection. Recommend further evaluation by qualified contractor efficiency of use

end of life gate

4. Patio and Porch Deck

Observations:
• Separation between the home and the porch landing observed at the time of the inspection. Recommend further evaluation/remediation by qualified contractor to prevent continue deterioration.

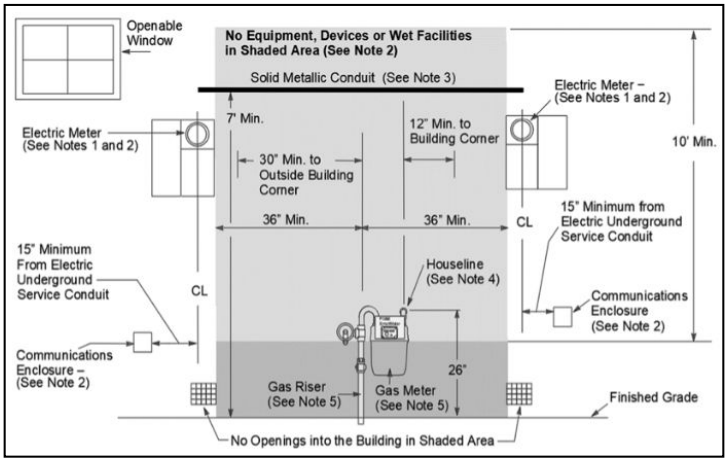
5. Stairs & Handrail

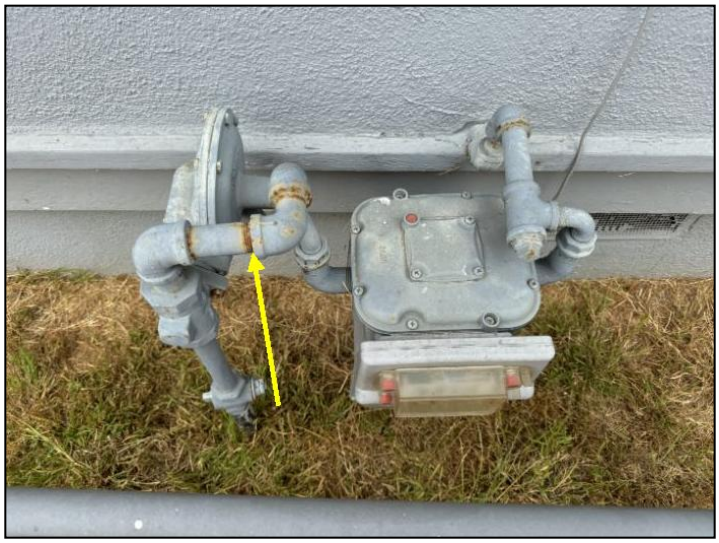
Observations:
• Although railings are not required with drop-offs less than 30" above grade - consider your own personal needs and those of your family and guests. By today's standards, balusters (spindles) at decks and steps should be spaced no more than 4" apart for the safety of small children. Many gaps of more than four inches throughout the property. Recommend remediation by licensed professional.

6. Main Gas Valve Condition

Materials: Exterior of structure.
Observations:
• Main gas meter was located within 36 inches of door and electrical at the time of the inspection. The main gas meter regulator vent terminations should not be within 36 inches of an ignition source, electrical equipment and openings to the building. This clearance extends ten feet above and 36 inches below the regulator vent terminations. Recommend contacting utility company for further evaluation and remediation of gas valve clearances. Please see diagram.
• Rust observed on the main gas valve at the time of the inspection. Recommend gas company remediate to prevent further rust/deterioration.

Too close to opening





rusting on joints

7. Plumbing

Materials: Copper piping • Galvanized piping possible.
Observations:

• Galvanized waterline observed at the front of the house at the time of the inspection. Rust and deterioration observed at the time of the inspection. Recommend further review for the need to replace galvanized waterlines to prevent addition deterioration/leaking.

derteriorating galvanized water line

8. Sewer Scope

Observations:

• Sewer line— Whenever ownership is changing hands we recommend a sewer scope. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. Recommend license professional.

9. Water main

Materials: Located on the exterior of the structure.

10. Water Pressure

Observations:

• 80 psi

• 80 psi observed at the time of the inspection. Anything above 80 psi is considered too high and may put undo stress on your pipes. Recommend adjusting pressure down to a max of 70psi.

80 psi

11. Fence Condition

Materials: Concrete
Observations:

• Cracking and significant damage to concrete block wall observed at the time of the inspection. Recommend further evaluation and remediation by qualified contractor.

Damaged wall

12. Dryer Exhaust

Observations:

• Do the age of the home and unknown service, recommend regular maintenance by cleaning dryer lint.

Exterior Areas

General Comments

Informational Conditions

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

1. Siding Condition

Materials: Stucco veneer noted. • Wood or composition wood siding noted.
Observations:
• Peeling paint observed on the siding at the time of the inspection recommend for the evaluation/remediation by qualified contractor
• Wood siding above the roof observed with age and possible moisture intrusion. Recommend further evaluation of siding by qualified contractor for the addition of counter flashing to prevent addition moisture intrusion.

Peeling paint

Peeling paint

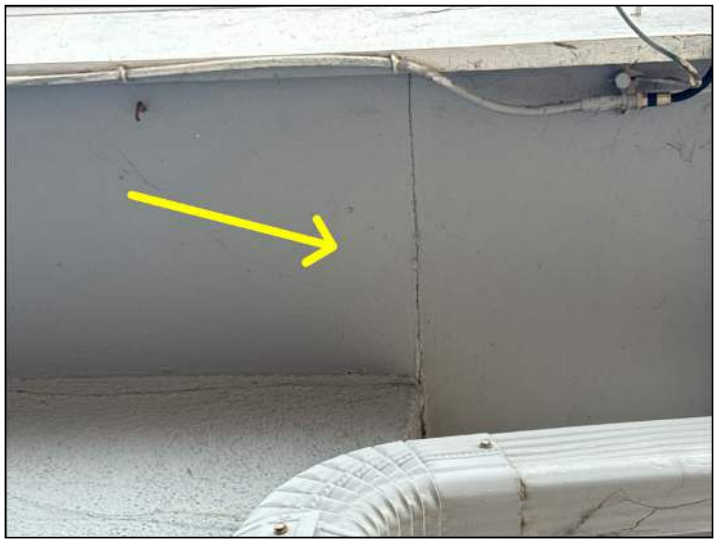
Cracked paint

signs of moisture intrustion

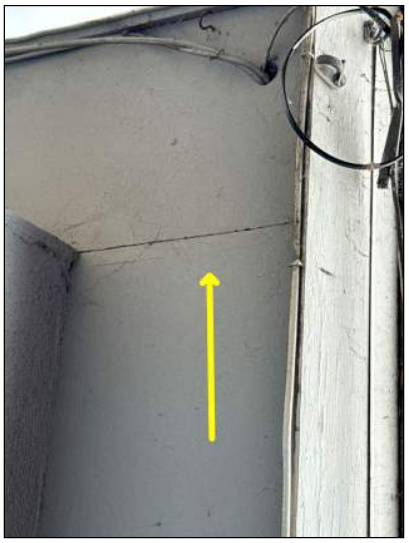
2. Eaves & Facia

Observations:

• Small crack observed in the eave board at the time of the inspection. Recommend monitoring and sealing all gaps in the building's envelope to prevent moisture and pest intrusion and maintain the efficacy of the HVAC systems.



Seal cracks



3. Stucco

Observations:

• Small settlement cracks in the stucco observed at the time of the inspection. Less than 1/16 inch are considered normal stucco settlement. Despite this, we recommend monitoring cracks for any change. We recommend monitoring and sealing holes & gaps in the stucco to keep water intrusion from causing damage.

minor settlement crack

Roof

General Comments

Informational Conditions

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of layers, the quality of the material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions and the regularity or its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material and this is equally true of all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof, only water resistant. What remains true of all roofs is that whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak. We evaluate every roof conscientiously but we will not predict its remaining life expectancy or guarantee that it will not leak. Therefore, we recommend that you ask the sellers about it and that you either include comprehensive roof coverage in your home insurance policy or you obtain a roof certification from an established local roofing company. In addition, if service or further investigation is

recommended for any component or system involving the roof covering, this service or evaluation should be scheduled and completed well within your inspection contingency period because a specialist may uncover additional defects or recommend service/upgrades that may affect your evaluation of the property.

1. Roof Condition

Materials: Asphalt shingles noted.
Observations:

• Granule loss observed in the gutter, showing a bit of age and wear and tear. Recommend review of disclosures regarding age of roof and any warranties included.

granule loss

2. Flashing

Observations:

• Fasteners observed with the start of failing sealant on the roof at the time of the inspection. Sealant for nails and flashing should be monitored and maintained. Recommend sealing all penetrations to prevent moisture intrusion. Recommend further evaluation of flashing and remediation by licensed and insured contractor.

failing adhesive over nails

3. Vent Caps

Observations:

• Combustible B vent was missing a cap at the time of the inspection. We recommend hiring qualified HVAC contractor to replace the vent cap.

• The water heaters combustible B vent was observed as short of the required 12 inches above the roof at the time of the inspection. We recommend contacting a qualified contractor to follow all manufacturors instructions and repair this issue to establish 1 inch clearance from combustible materials and correct height.

• Kitchen exhaust vent observed as only 2 ft from the passive attic vent at the time of the inspection. This is a potential defect as a minimum of three feet is recommended to prevent exhaust re-entry which could cause possible microbial growth or air quality issues. Recommend further evaluation by a licensed and insured HVAC professional for the need to relocate vent.

• Damage observed to transite asbestos flue at the time of the inspection. Recommend qualified contractor remediate.

kitchen exhaust next to attic vent

damage transite asbestos flue (water heater)

Garage

General Comments

Informational Conditions

It is not uncommon for moisture to penetrate garages due to their slabs being on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade and some sidewalls are even cored to relieve the pressure that can build up behind them, which actually promotes drainage through the garage. If there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps, hold-downs and plywood shear paneling. In addition, garage door openings are not standard dimensions and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

1. Walls

Observations:

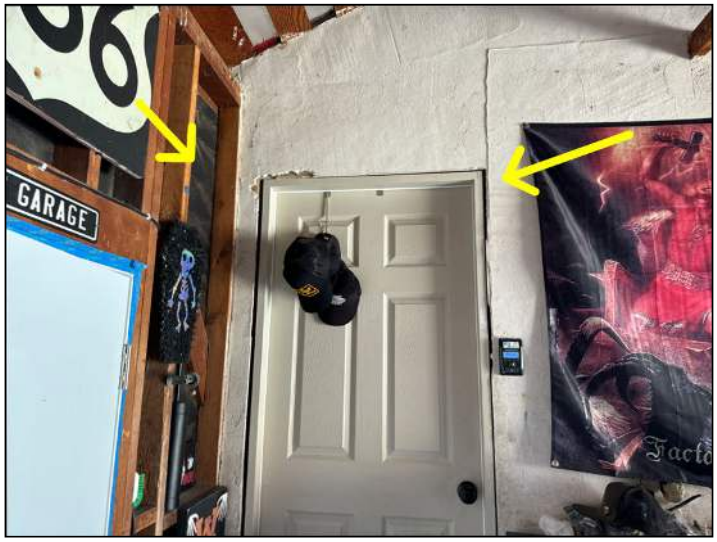
• Break in the firewall wall at the time of the inspection. The wall and ceiling between the garage and the home is considered a firewall. Any break in a firewall could allow a garage born fire into the home and constitutes a fire hazard. Recommend remediation by licensed contractor.

• Damage to drywall observed at the time of the inspection. Recommend further evaluation/remediation by qualified contractor to maintain firewall.

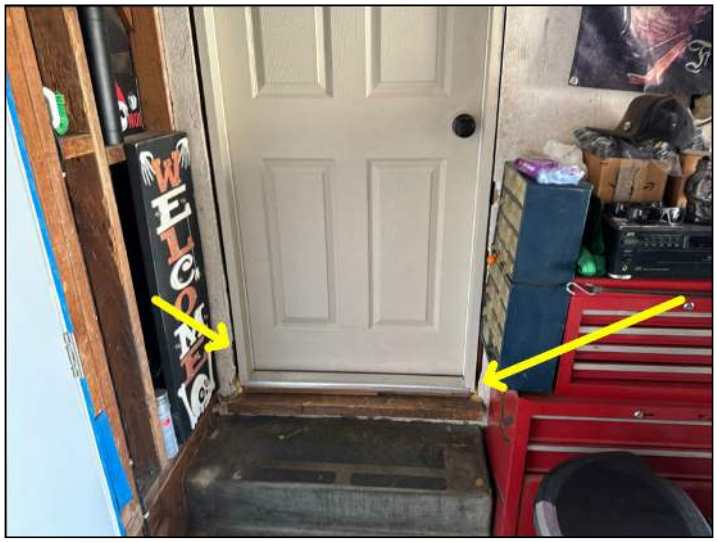
• Garage top place observed as notched over 50 percent to make room for the laundry vent at the time of the inspection. Recommend remediation by qualified contractor for the addition of a metal plate for reinforcement.

• Evidence of wood destroying pest in the framing in the back of the garage at the time of the inspection. Recommend further evaluation and remediation by licensed pest control company.

Seal crack in firewall

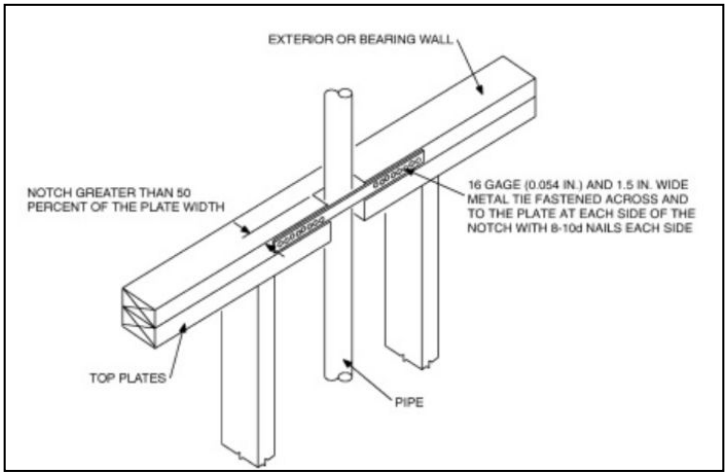


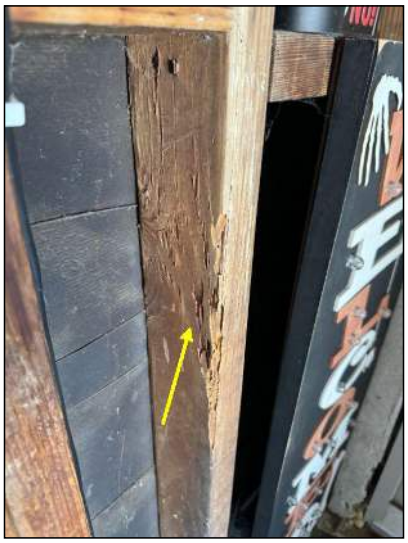
break in firewall



break in firewall

notched top plate





possibe pest damage

2. Floor Condition

Observations:

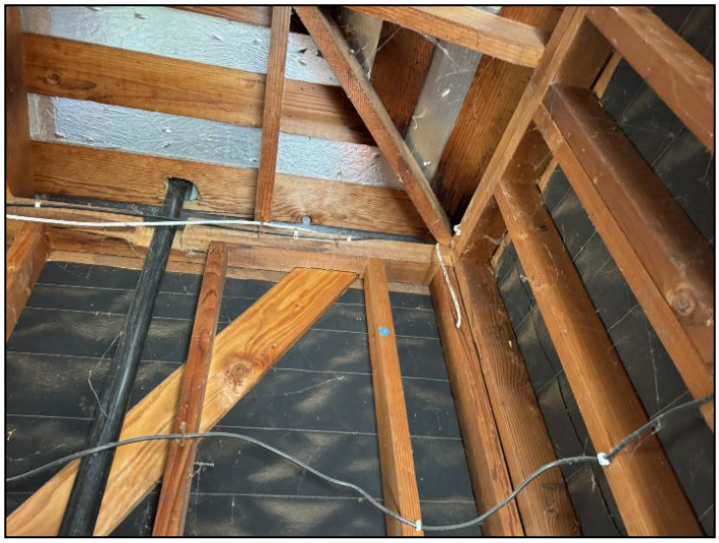
• Personal belongings in the garage at the time of the inspection limited the scope the inspection.

Personal belongings

3. Rafters & Ceiling

Observations:

• Moisture stain observed in the ceiling of the garage at the time of the inspection. Indications of past or present leak, dry at the time of the inspection. Recommend further evaluation/remediation by a licensed contractor to prevent further moisture intrusion.



moisture staining/dry at the time of the inspection.

4. Electrical

Observations:

• Crack in switch cover observed at the time of the inspection. Recommend replacing cover by licensed electrician.

• Exposed Romex (electrical conductor) within reach in the garage at the time of the inspection. This is a safety defect as a child could pull of the live conductor in the garage. Recommend licensed and insured electrician further evaluate the need to protect said Romex in the garage and prevent electrical safety issue.

crack cover/ exposed conductors

5. Garage Door Condition

Observations:

• Pressure sensor non functional in reversing garage door at the time of the inspection. Recommend further evaluation by licensed professional.

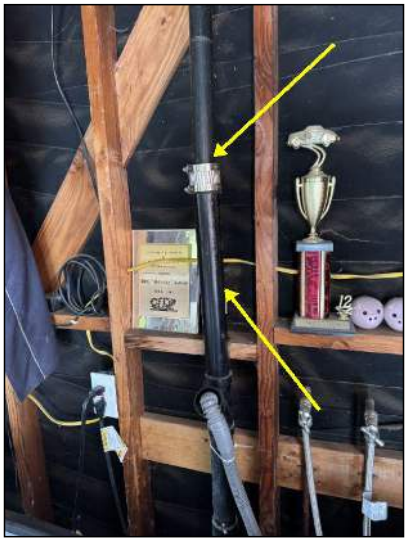
• Garage door reverse eye sensor too high at the time of the inspection. Recommend qualified contractor lower height to 4-6 inches from the ground to prevent any garage door accidents.

Too high

6. Plumbing

Observations:

• Laundry drain and vent loose and unattached at the time of the inspection. Recommend further evaluation and remediation by licensed and insured plumber.



loosely attached drain/vent

Foundation

General Comments

Informational Conditions

Slab foundations vary considerably, from older ones that have no moisture barrier under them and no reinforcing steel within them, to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.
Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. There is no absolute standard for evaluating cracks. Cracks that are less than 1/4” and exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, cracks can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions and poor drainage. If cracks are not sealed they can allow moisture to enter a residence. Particularly if the residence is surcharged by a hill or slope or if downspouts discharge adjacent to the slab. In the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Raised foundations are constructed using several common methods including: Pier and Beam, Stem Wall, Permanent Wood or Pile Foundations. Raised foundations normally include a crawlspace access where plumbing, electric and duct work is often visible. In recent times, raised foundations are preferred by some builders because they allow a "breathable" home, more comfortable interior flooring and easy access for plumbing, electrical, HVAC and flooring repair.

Seismic retrofitting - We recommmend client review disclosures regarding all possible seismic retrofitting of the foundation. Sesmiic upgrades or the lack of are not always visible during the course of the general inspection.With earthquake possibilities, we recommend all clients investigate the option to upgrade their foundation seismically to modern safety measures.

1. Foundation Walls

Observations:

• Vertical crack observed at the time of the inspection less than 1/4 inch. Recommend qualified contractor patch and monitor for movement.

• See "Basement/crawlspace" walls for foundation cracking.

Seal crack

Heat/AC

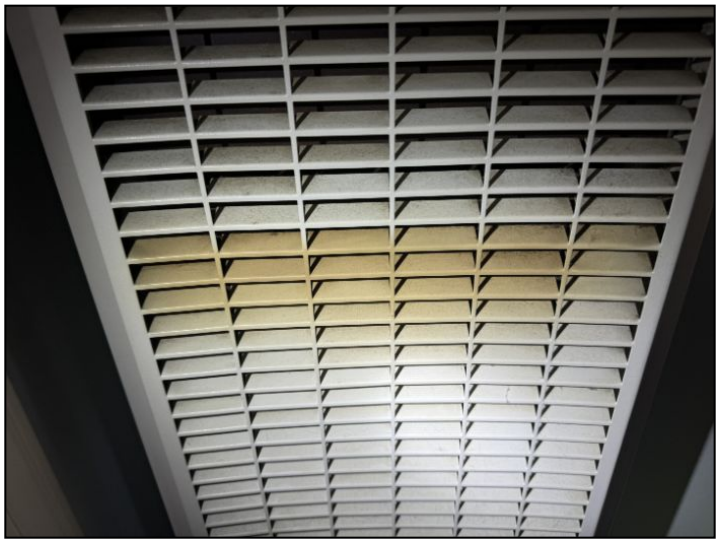
General Comments

Informational Conditions

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. Even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. In accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled during the inspection contingency period because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property. Our service does not include any form of warranty or guarantee.

1. Heater Condition

Materials: Gas fired forced hot air.
Observations:
- Functional under normal operating controls at the time of the inspection.
- Recommend removal of all combustible materials from around the wall heaters for safety.
- Wall furnace observed as musty when turned on indicated lack of use. Recommend servicing of heating units by qualified HVAC contractor.
- Wall heater observed as browning with excess heat at the time of the inspection. Recommend further evaluation of unit for safety of use.



signs of excess heat

2. Venting

Observations:

• Minimum furnace/water heater double wall B vent pipe clearance from combustible material is 1". Minimum clearance for single walled vents is 6". This is a fire hazard. Vents were observed as short of the minimum inch clearance at the time of the inspection. Recommend evaluation by HVAC contractor that vent is maintaining a 1 inch clearance from combustibles from the furnace enclosure through the roof penetration for double walled B Vent .

b vent too close to combustibles

Water Heater

General Comments

Informational Conditions

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. While many water heaters last much longer, they can be expected to last at least as long as their warranty, or from five to eight years. Few of them last longer than fifteen or twenty years and many eventually leak. It is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

1. Heater Enclosure

Observations:

• Water heater body observed as within the recommended 3 inches of clearance on front of the unit at the time of the inspection. This clearance recommendation is subject to manufacturers installation instructions. We recommend review of water heater installation instructions and confirmation heater is within allowable clearance. Remediation by licensed and insured plumber.

• Suspected microbial growth around the water heater at the garage at the time in the inspection. Recommend further evaluation by qualified contractor.

• Deterioration of the water heater closet observed at the time of the inspection. Recommend remediation by licensed contractor.

clearances

possible microbial growth

damage/possible microbial growth

2. Venting

Observations:

• Possible Transite vent observed venting the water heater at the time of the inspection. This pipe is comprised of a solid, cement-like material that is known to contain asbestos fibers. Admittedly, these fibers could not easily escape from within the material, but the majority of heat vents and certainly those that pass through attics, are required to be double-walled, or Type-B. Transite piping has been shown to fail with the addition of condensation. While functional at the time of the inspection, an imperceptible crack in a single walled vent pipe could result in a fire, and we recommend that the transite pipe be replaced with a modern double-walled steel type. Recommend further evaluation and remediation by licensed and insured HVAC contractor.

• Damage to transite asbestos water heater flue observed on the roof at the time of the inspection. Recommend further evaluation/remediation of water heater flue for safety of use.

• Water heater flue missing cap at the time of the inspection. Recommend remediation by licensed plumber to prevent additional deterioration.

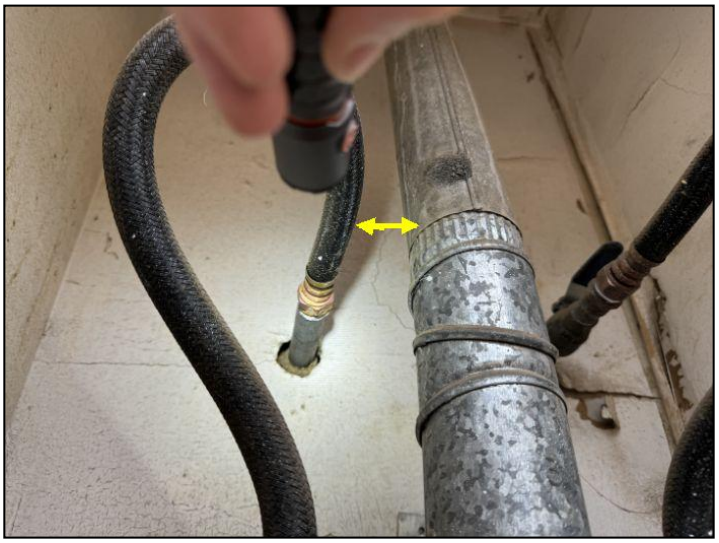
• Single walled vent observed from the top of the water heater as having less than 6 inch clearance combustibles and to the ceiling at the time of the inspection. This is a fire hazard. Single walled vents need six inches of clearance to combustible material and we recommend having licensed and insured HVAC contractor remediate as appropriate to maintain clearance to combustibles.

• Single walled water heater vent observed without correct number of appropriate fasteners at the time of the inspection. Recommend three fasteners per connection. Recommend evaluation/remediation of vent pipe by licensed and insured HVAC contractor.

transite asbestos flue with no cap

single walled less than 6 inches to combustibles

lacking attachments



less than 6 inches

3. Water Heater Condition

Heater Type: Gas

4. TPRV

Observations:

• TPR valve observed as terminating into the drain pan at the time of the inspection. This is defect as the TPR drainage piping must run independently from other drainage piping. Recommend licensed professional remediate.

TPR into drain pan

corrosion on tpr downspout

5. Number Of Gallons

Observations:

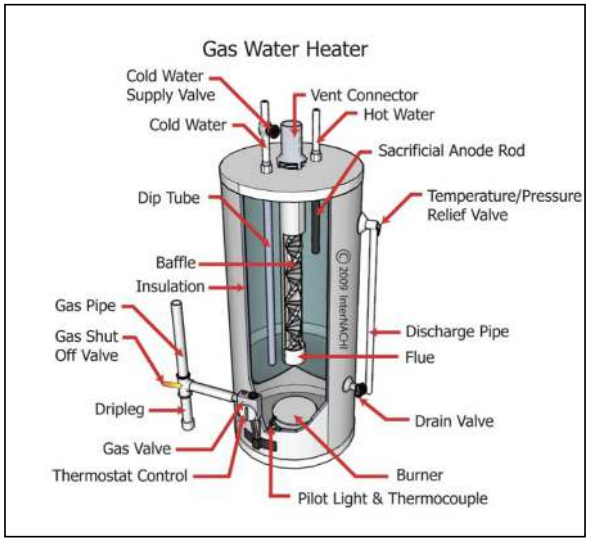
• 29

29

6. Gas Valve

Observations:

• Missing sediment trap on the gas line at the time of the inspection. Sediment traps installed at gas appliances are used to help catch any sediment or debris that may be present in the gas line and prevent it from entering the appliance and possibly damaging it. Recommend licensed plumber to remediate.



no sediment trap

7. Plumbing

Materials: Galvanized
Observations:

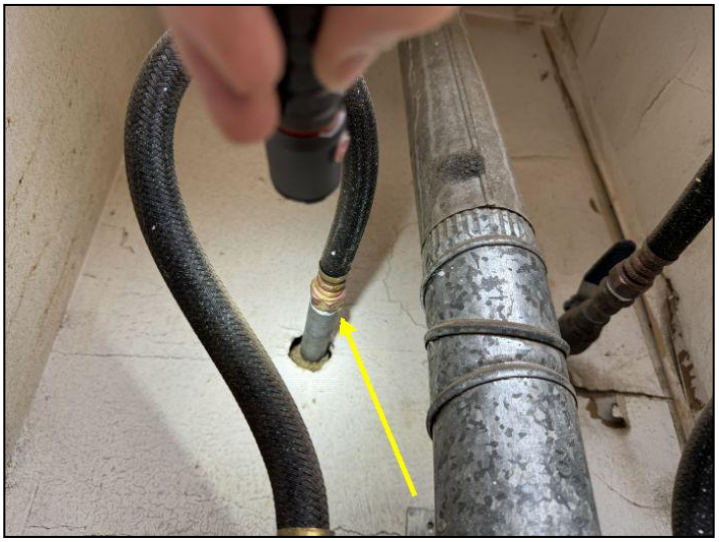
• Black braided line observed above the water heater at the time of the inspection. While made for this application, they are known to break down internally allowing debris in the water. Recommend client consider replacement of black braided water line connections at the water heater.

• Galvanized water line observed in the hot water heater closet at the time of the inspection. Galvanized water lines are prone to rust and deterioration. Recommend further review of galvanized water lines for the need to replace by a licensed and insured plumber.

• Corrosion observed on water line connection on the top of the water heater between the copper and galvanized connection at the time of the inspection. Recommend hiring licensed and insured plumber to remediate to prevent further corrosion.

• Corrosion observed on water line connection on the top of the water heater at the time of the inspection. Recommend hiring licensed and insured plumber to remediate to prevent further corrosion.

galvanized waterline



corrosion at connection/black braided line

corrosion at pipe connection

8. Overflow Condition

Observations:

• Overflow line observed as emptying directly to garage floor at the time of the inspection. We recommend that the line extend to the exterior of the enclosure. In the event of its use, extending the line to the outside will prevent water damage to anything of value stored in the garage.

Electrical

General Comments

Informational Conditions

There are a wide variety of electrical systems with an even greater variety of components and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems is that the national electrical code [NEC] is not retroactive and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load- calculations to determine if the supply meets the demand. Any inspecting done beyond the SCOPE or standards of practice is to be considered informative only. In the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed during the inspection contingency period, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. We typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground interrupters and

generally speaking, have been required in specific locations for more than thirty years. Beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993 and all kitchen counter top outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. In as much as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

National safety standards require electrical panels to be readily accessible and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. We attempt to test every one that is unobstructed but while not be moving furniture or belongings in our inspection.

1. Electrical Panel

Location: Rear of structure.
Location: If there is an additional panel in the garage, it was cover by personal belongings at the time of the inspection. Recommend evaluation of entire electrical system for safety and efficiency of use.
Observations:

- Due to the age of the home and the observable defects on the day of the inspection, we recommend a licensed and insured electrician further evaluate and remediate the system as a whole as appropriate.
- There was a Zinsco panel observed at the time of the inspection. Zinsco components are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. For safety reasons, you should consult with a qualified electrical contractor to discuss the necessity, options and cost for replacement. You should contact your insurance company to confirm that this panel will not be a barrier to obtaining a policy. Recommend licensed and insured electrician evaluate electrical systems as a whole.
- Original cloth wiring observed at the time of the inspection. Recommend further evaluation/remediation of original wiring by licensed and insured electrician to insure safety of use.

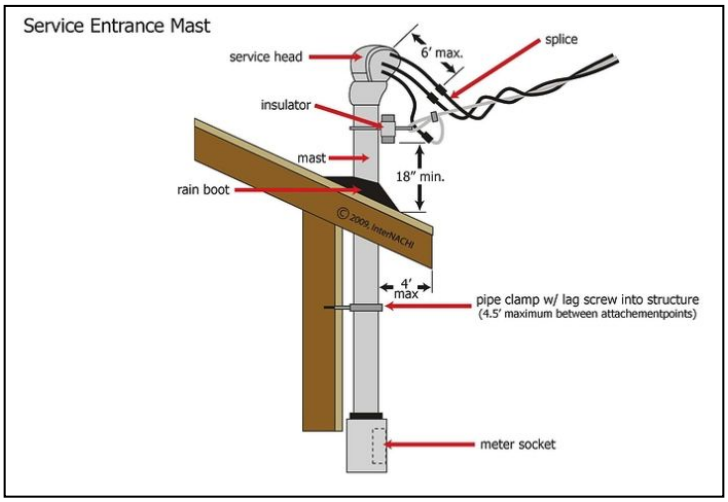
Zinsco panel

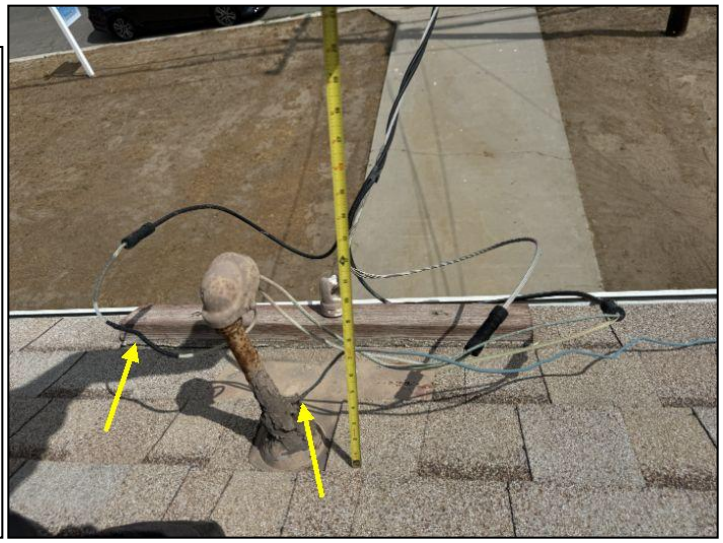
rust to panel cover

2. Cable Feeds

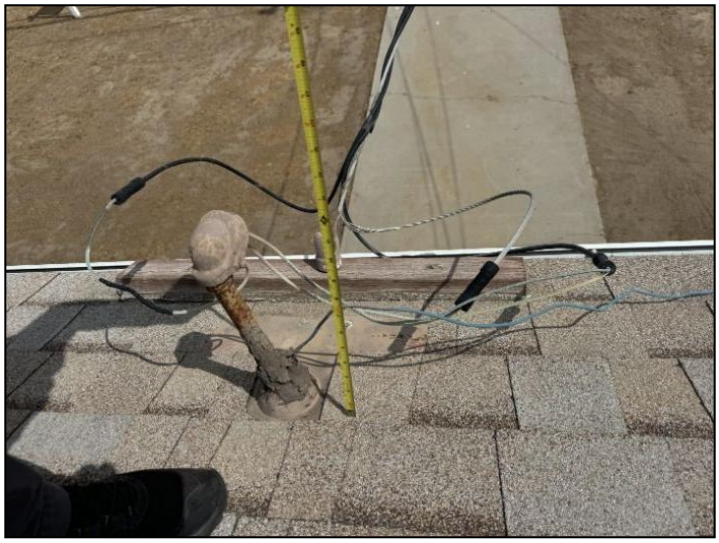
Observations:

- The Service Entrance Cables were observed as being shorter than the allowable 18 inches from the roof and missing drip loops at the time of the inspection. Recommend qualified electrical contractor remediate.
- Damage to the cable feeds service entrance observed at the time of the inspection. Recommend further evaluation/remediation by qualified electrical contractor.
- Recommend full evaluation of cable feed and unconventional wiring by licensed electrician. Recommend evaluation of entire system for safety of use.





unconventional wiring at cable feeds



too short

Attic

General Comments

Informational Conditions

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous. In which case, we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, we do not sample or test the material for specific identification. We do not disturb or move any portion of the insulation and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other equipment.

1. Access

Observations:

• Ceiling attic inspection limited to visual inspection from the area just inside the access point in the home.

• Electrical conductors observed as right next to the access points of the attic at the time of the inspection. It is recommended the conductors be moved 6 ft from the access point and secured at intervals not to exceed 54" to prevent any damage to the conductor when accessing the attic. Any conductors within 6 ft need to be protected with guard strips. Recommend licensed electrician remediate.

cloth wiring next to access

2. Structure

Observations:

• Evidence of moisture intrusion in attic, dry at the time of the inspection observed. Recommend qualified roofing contractor for proper evaluation.

• Evidence of pest activity in the attic observed at the time of the inspection. Rodent dropping observed at the time of the inspection. Recommend evaluation and remediation by licensed professional.

• Cracks / hole(s) showing daylight visible at the time of the inspection. Recommend repair by license professional to prevent moisture and pest intrusion.

dry moisture staining

pest droppings

moisture staining/instrusion

possible microbial growth

light intrusion - seal all gaps and cracks.

3. Vent Screens

Observations:

• Gable vent screen observed as dirty at the time of inspection. Recommend cleaning of vents for proper air flow.

blocked venting

4. Electrical

Observations:

• Outdated cloth wiring observed in the attic at the time of the inspection. Recommend further evaluation by licensed electrician for the need to upgrade of system for function and safety.

5. Insulation Condition

Materials: Loose fill insulation noted.

6. Exhaust Vent

Observations:

• Kitchen vent observed as a flexible duct at the time of the inspection. Flexible ducts for kitchen exhausts are considered a defect due the possibility of grease build up and damage to vent which may lead to a fire hazard. Recommend HVAC professional remediate with rigid metal duct.

• Furnace vent observed as touching combustible material and missing a fire block flashing at the time of the inspection.This is a fire hazard. Recommend qualified HVAC contractor further evaluate furnace flue clearance from top of furnace through roof.

• Previous asbestos transite vent for the furnace observed as cut and abandoned in the attic. This is a hazard as asbestos in dangerous when disturbed or friable. Recommend qualified abatement contractor for safe removal of abandoned pipe.

• Transite vent observed in the attic at the time of the inspection. This pipe is comprised of a solid, cement-like material that is known to contain asbestos fibers. Admittedly, these fibers could not easily escape from within the material, but the majority of heat vents and certainly those that pass through attics, are required to be double-walled, or Type-B. While functional at the time of the inspection, an imperceptible crack in a single walled vent pipe could result in a fire, and we recommend that the transite pipe be replaced with a modern double-walled steel type.

• Combustible vent for water heater observed as not having the clearance necessary to combustible materials at the time of the inspection. This is a defect and fire hazard. Recommend remediation by licensed contractor to establish appropriate clearance to combustibles for all combustion appliances.

clearance to combustibles- furnace

abandoned transite asbestors

transite asbestos pipe/too close to combustibles

no flex vent for kitchen

Interior Areas

General Comments

Informational Conditions

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments or move furniture, lift carpets or rugs, empty closets or cabinets and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. There are a host of lesser contaminants such as that from moisture penetrating, carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts and other porous surfaces which can be difficult to eradicate. As the sense of smell adjusts rapidly and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, particularly if you or any member of your family suffers from allergies or asthma and schedule whatever remedial services may be deemed necessary during your inspection contingency period. **Fireplaces:** There are a wide variety of chimneys, which represent an even wider variety of interrelated components that comprise them. However, there are three basic types: single walled metal, masonry and prefabricated metal ones that are commonly referred to as factory built. Single-walled metal ones should not be confused with facorty-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them is that of a generalist, not a specialist and meets industry standards. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992, "The inner reaches of a flue are relatively inaccessible and it should not be expected that the distant oblique view from the top of bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismanteling any portion of them, and does not include the specialized equipment, we will not guarantee their integrity and agree with the National Fire Prevention Association that recommends that all chimneys be inspected before buying or selling a home. We recommend having a Certified Chimney Specialist conduct a level 2 inspection of the chimney and flue, prior to closing of escrow. Please see https://www.csia.org/inspections.html for additional information. **Fire extinguishers :** It is recommended having a fire extinguisher on every floor of a residence within 75 ft of each other. Depending on the fire extinguisher and purpose, these requirements may vary. Recommend installing fire extinguishers per manufacturers instructions as a fire safety measure.

1. Electrical

Observations:

• Front two light switches non responsive at the time of the inspection. Recommend further evaluation before close of escrow.

• Some open ground outlets observed as replaced with GFCI at the time of the inspection. Outlets not labeled as "open ground" as required. Recommend licensed electrician evaluate and remediate to provide updated protection at the outlets.

2. Smoke Detectors

Observations:

• Smoke alarms should be installed in the following locations:
-on the ceiling or wall outside of each separate sleeping area in the vicinity of the bedrooms;
-in each bedroom, as most fires occur during sleeping hours;
-same room as the fireplace/kitchen
-in the basement, preferably on the ceiling near the basement stairs;
-in the garage, due to all the combustible materials commonly stored there;
-on the ceiling or on the wall with the top of the detector between 6 to 12 inches from the ceiling; and/or
-in each story within a building, including basements and cellars, but not crawlspaces or uninhabited attics.

• MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

• Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

3. Window Condition

Observations:

• One or more of the windows were dirty at the time of the inspection making the distinction between loss of seal and dirty window difficult. Recommend cleaning/servicing for efficient use.

• Majority of windows observed as loose on the track, dirty, with damaged screens. Recommend qualified contractor service windows for efficiency of use.

• Possible microbial growth observed on the window at the time of the inspection. Recommend remediation by a qualified contractor.

• Staining noted in on or more windows at the time of the inspection. This is an indication that the seal on the window has failed and it is no longer performing in the same capacity. Recommend hiring a licensed contractor to repair or replace all damaged windows to provide energy savings and prevent hazed window from limiting view out of window.

dirt/possible microbial growth on window sills

loose windows

loss of seal

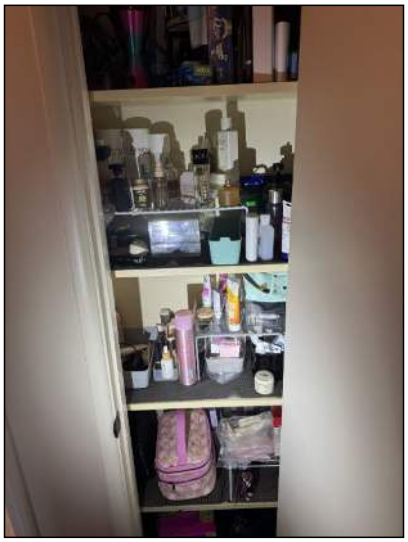
4. Cabinets

Observations:

• Appeared functional with wear and tear, at time of inspection.

• Personal belongings limited the scope of the inspection.

5. Closets



personal belongings

Kitchen

General Comments

Informational Conditions

We test kitchen appliances for their functionality and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may exhibit a decrease in efficiency. Many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door and all such appliances should be confirmed to be secure. We do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

1. Electrical

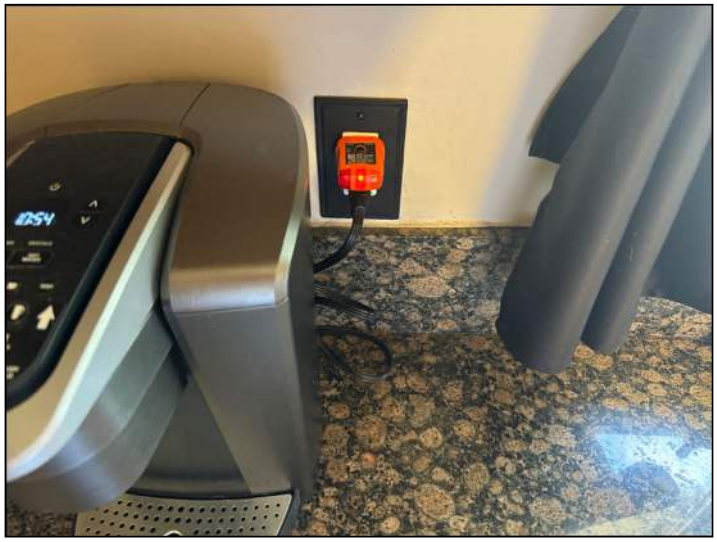
Observations:

• Open ground (or 2-wire) outlets present at the time of the inspection. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This is a defect and a concern with items such as computers and electronic devices. Recommend further evaluation/remediation by qualified electrical contractor.

• Open ground GFCI outlets in kitchen not labeled open ground. Recommend further evaluation and remediation of open ground outlets by licensed and insured electrician.

• Outlet next to exhaust observed as having no cover at the time of the inspection. Recommend remediation by licensed electrician.

Open Ground outlet



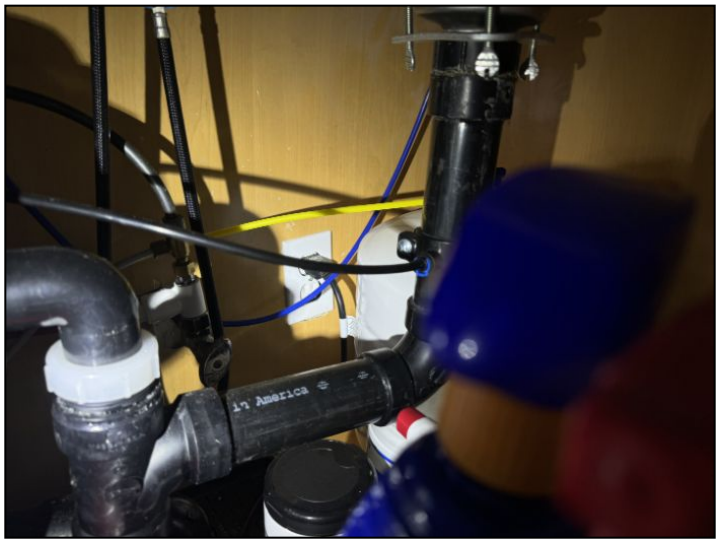
open ground gfci

no cover

2. GFCI

Observations:

• Missing GFCI protection present in the kitchens at the time of the inspection. We recommend hiring a licensed electrician and installing GFCI protected receptacles for every outlet in the kitchen for safety and every outlet within 6 ft of water, including bathrooms, laundry and exterior.

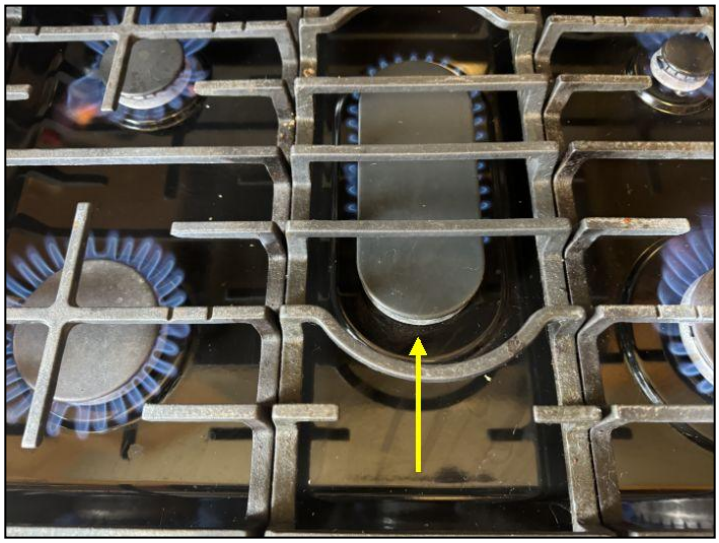


no gfci

3. Cook top condition

Observations:

• Center burner on cooktop did not light all the way at the time of the inspection. Recommend remediation by qualified contractor.



central burner didnt light

4. Oven & Range

Observations:

• Did not operate the oven at the time of the inspection as the owners personal belongings were being stored in the oven. Recommend confirming proper operation prior to close.

• Oven observed as missing anti-tip bracket and was not fastened to the floor at the time of the inspection. This is a safety defect. All free standing, slide in ranges include an anti-tip device essential for safety of use. Recommend a qualified contractor secure range so it cannot tip over.

No anti tip

personal belongings

5. Vent Condition

Observations:

• Exhaust observed as leaking into the cabinet at the time of the inspection. Recommend remediation by qualified contractor to seal vent appropriately.

air escaping

6. Window Condition

Observations:

• Damaged screens observed.

• Window observe, loose on tracks at the time of the inspection recommend servicing of windows by qualified contractor

• Broken glass observed in kitchen window at the time of the inspection. Recommend mediation by qualified contractor.

Broken glass

Damage the screen

7. Sinks

Observations:

• Signs of corrosion on plumbing under the sink at the time of the inspection. Recommend remediation by licensed plumber.

corrosion kitchen sink

8. Counters

Observations:

• Cracking observed in caulking/grout behind the sink at the time of the inspection. Recommend correction to prevent additional water intrusion.

crack in caulking

Bedrooms

General Comments

Informational Conditions

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they can adequately facilitate an emergency exit or egress but we do not evaluate window treatments, nor do we move furniture, lift carpets or rugs, empty closets or cabinets or comment on common cosmetic deficiencies.

1. Electrical

Observations:

• Open ground outlets noted throughout the home at the time of the inspection. This constitutes a safety hazard. Recommend full electrical evaluation. Recommend remediation by licensed Electrician.

• 2-prong outlets -
The home contained outdated, ungrounded 2-prong electrical outlets at the time of the inspection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current safety standards. Recommend licensed and insured electrician remediate.

2 prong open ground

open ground outlets

2. Floor Condition

Observations:

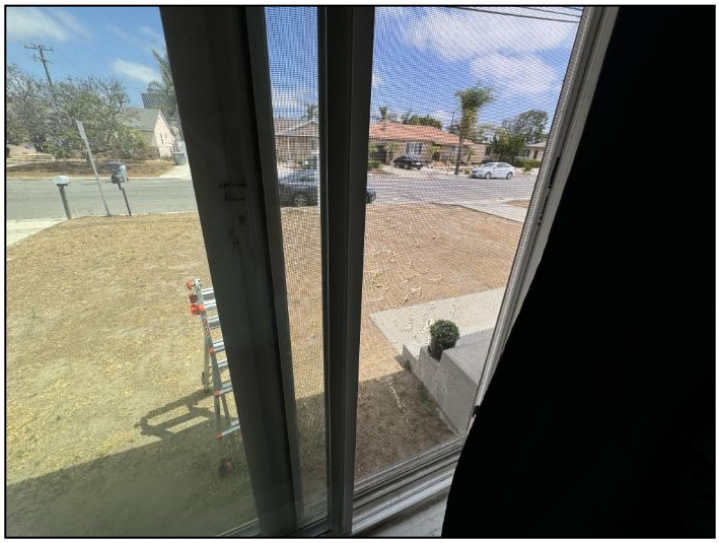
• Scratching to bedroom floor observed at the time of the inspection. Recommend remediation by qualified contractor.

scratch

3. Window Condition

Observations:

• See "Interior window condition"



Bathroom

General Comments *Informational Conditions* Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved, much of which is not visible, it is not always possible for the inspector to view and identify every plumbing issue. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel and other problems. In accordance with industry standards, we do not comment on common cosmetic deficiencies and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which may be the responsibility of a termite inspector. Due to the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

1. Exhaust Fan

Observations:

• No exhaust fan observed in bathroom at the time of the inspection. While it was not needed by code to due to a functional window, we recommend monitoring and evaluating the need for ventilation based on how much you are comfortable using the window. We recommend hiring a licensed HVAC specialist to evaluate the need to install an exhaust fan for proper ventilation and moisture control.

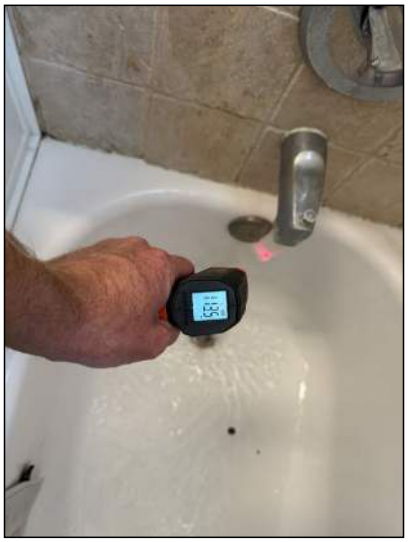
2. Floor Condition

Observations:

• Cracks observed in bathroom floor at the time of the inspection. Recommend further evaluation/remediation by qualified contractor to determine cause and fix as appropriate.

crack in tile

3. Plumbing



113

4. Shower Walls

Observations:

• Suspected microbial growth observed in the shower at the time of the inspection. Recommend removal and replacement of all dirty caulking to maintain effective water seal. Recommend qualified professional evaluate and remediate.

suspected microbial growth

5. Bath Tubs

Observations:

• Crack on bath tub observed at the time of the inspection. Recommend remediation by qualified contractor.

crack in tub

6. Sinks

Observations:

• Crack in sink observed at the time of the inspection. Recommend licensed professional remediate.

damage to sink

Laundry

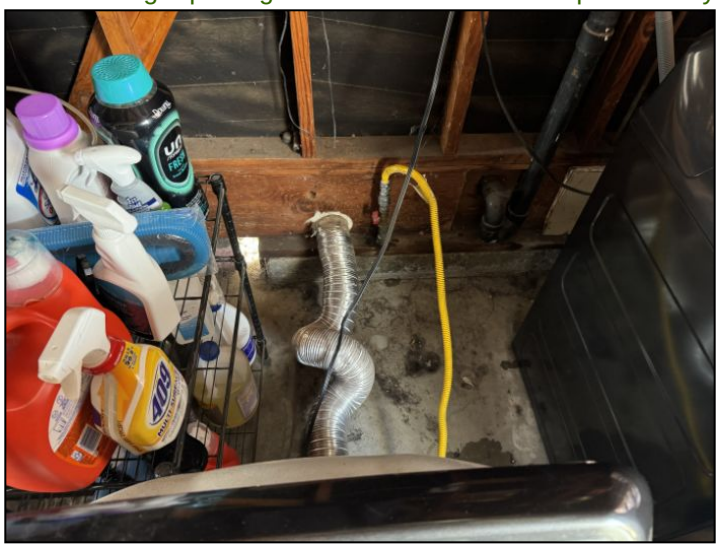
General Comments

Informational Conditions

In accordance with industry standards, we do not test clothes dryers or washing machines including their water connections and drainpipes. There are two things that you should be aware of: The water supply to washing machines is usually left on and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow. In this case, the only remedy would be to replace the standpipe and trap with one that is a size appropriate.

1. Dryer Vent

Observations:
• Flexible transition dryer vent observed behind the dryer at the time of the inspection. These are allowed as transition ducts connecting the dryer to the exhaust at 8ft or less. Recommend awareness regarding the fact that flexible transition ducts can get smashed and kink when moving the dryer. A clogged or kinked dryer vent can be a fire hazard. Therefore, we recommend being aware when moving dryer and having dryer vent cleaned as appropriate to allow for proper venting. We recommend evaluating replacing flexible vent with solid to prevent any clogging/fire issues.



flex vent

Basement/Crawlspace

1. Walls

Observations:
• Multiple cracks observed to the stem wall running through the crawlspace at the time of the inspection. Recommend further evaluation by a qualified contractor or structural engineer and remediation as appropriate.
• Vertical cracking less than a 1/4 inch observed in crawlspace at the time of the inspection. Recommend qualified contractor further evaluate and remediate as appropriate to prevent moisture intrusion and further deterioration.
• Efflorescence observed on the crawlspace walls at the time of the inspection. Efflorescence is a mineral deposit left behind from previous exterior water infiltration. Recommend hiring qualified foundation specialist to evaluate the crawlspace wall. As it relates to moisture, see "grading".
• Poured concrete and foam observed as blocking ventilation at the time of the inspection. Recommend review of disclosures regarding said work and its reason/function.
• At front of house, floor joist observed as water stained with corner cracked off at the time of the inspection. Recommend further evaluation and remediation as appropriate by qualified contractor.

crack in foundation wall (running through crawlspace

msoiture intrusion at vent

vertical crack

previous patch work

moisture front of house - see "grading"

moisture front of house- see "grading"

moisture -front of house - see grading

front of house- moisture damage and cracking of floor joist at connection

2. Plumbing Materials

Materials: ABS • Cast Iron • Copper • Galvanized
Observations:
• Abandoned materials under the house observed at the time of the inspection. Recommend removal of all material not in use to allow to entry.
• Due to the age of home and the number of deficiencies, we recommend assessment of all plumbing in crawlspace.
• Gas line in the crawlspace observed at ground level/resting on the ground at the time of the inspection. Recommend plumber assessing the drain lines and water lines assess the gas lines for necessary support and proper installation to prevent damage from entry or corrosion from poor installation.
• Cast iron drain line observed at the time of the inspection. Cast iron drain lines have a life expectancy of 30-50 years. Recommend budgeting for replacement in the near future at areas where rust cysts are visible, BEFORE leaks occur. Recommend further evaluation and remediation by qualified plumber.
• Substandard work noted at one or more locations noted, recommend review and repairs by a qualified plumber to assure proper drain line function.
• Older deteriorating cast iron observed as patched at the time of the inspection. Recommend evaluation of crawlspace plumbing/drainage for remediation.
• Rust and corrosion observed on cast iron drain lines and the time of the inspection. Recommend further review/remediation by licensed and insured plumber.
• Corrosion/deterioration observed to both the copper water line and the drain line at the time of the inspection. Recommend remediation by licensed plumber.
• Damaged/buckled connection observed to drain line at the time of the inspection. Recommend remediation by licensed plumber.
• Rust observed on the gas lines at the time of the inspection. A degree of surface rust is normal, recommend having plumber assessing plumbing further evaluate gas line rust and installation for safe use.

gas line at floor level

moisture intrusion/plumbing patchwork

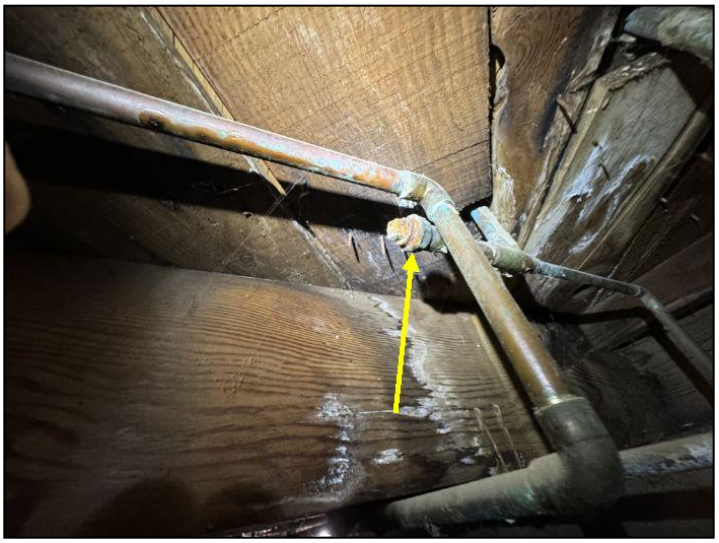
abandoned cast iron pipes

corrosion

drain patchwork/possible microbial growth

rusted cast iron drain

buckled connection



corrosion/rust to water line

moisture/rust on gas line- entry point

3. Drainage

Observations:

• Evidence of past moisture intrusion in the crawlspace at the time of the inspection. See "grading". Recommend monitoring moisture settlement and maintaining all moisture flow away from the foundation.

• Efflorescence observed to the ground under the crawlspace indicating moisture at the time of the inspection. Recommend further evaluation and remediation by qualified contractor.

significant moisture intrusion. efflorescense

4. Subfloor

Observations:

• Moisture intrusion and possible microbial growth observed on the underside of the flooring at the time of the inspection. Recommend further evaluation and remediation by qualified contractor.

• Active moisture intrusion observed as "wet" at the time of the inspection. Recommend further evaluation and remediation by qualified contractor.

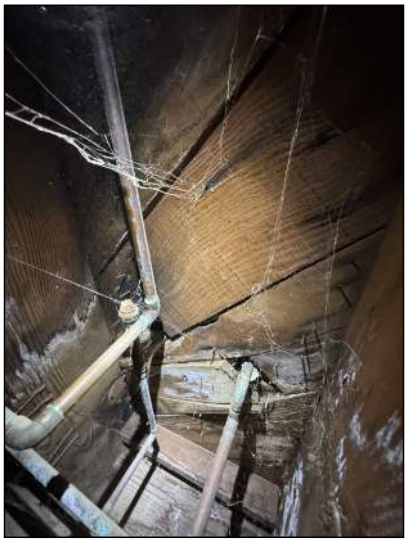
• Signs of possible wood pest at the time of the inspection. Recommend qualified pest contractor evaluate.

moisture intrusion/possible microbial growth

moisture/possible growth

high moisture reading

high moisture reading



moisture intrusion

possible pest

5. Anchor Bolts

Observations:
• Original anchor bolts observed with round washers at the time of the inspection. Due to the upgrades over time and the CA risk of earthquake, recommend further evaluation by qualified foundation contractor on the need to seismically upgrade the foundation/framing.

anchor bolts

6. Anchor Bolts

anchor bolts

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know	
				1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
				2. Is the house anchored or bolted to the foundation?
				3. If the house has cripple walls: a. Are the exterior cripple walls braced?
				b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
				4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
				5. If the house is built on a hillside: a. Are the exterior tall foundation walls braced?
				b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
				6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
				7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?

Yes	No	Don't Know	
			8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
			9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefication or landsliding)?

EXECUTED BY:

_____ _____ _____

(Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered “No” to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

_____ _____ _____

(Buyer) (Buyer) Date

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency or a defect requiring minor or major expense to correct, or possibly items that require further review from a qualified specialist. They summary is not a complete list of all the findings in the report and reflects the opinion of the inspector on the time and date of the inspection. Please review all pages of the report. All repairs should be done by a licensed and bonded tradesmen or professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done. Also, I recommend you inquire with your agent about a home warranty.

Since I never know who will be occupying or visiting a property, whether it be children or elderly, I ask you to consider following these general safety recommendations: Install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting the power source, consider installing child safe locks and alarms on the exterior doors of all pool and spa properties. I am proud of my service, and trust that you will be happy with the quality of this report. I've made every effort to provide you with an accurate assessment of the condition of the property and its components to alert you to any significant defects or adverse conditions. However, I may not have tested every outlet and opened every window or door or identified every minor defect Also, because I'm not a specialist, and because my inspection is in essentially visual, latent defects could exist. Therefore, you should not regard my inspection as conferring any guarantee or warranty. It does not. It is simply report on the general condition of a particular property at a given point in time furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components, and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. if you have been provided with a home protection policy, read it carefully. Thank you for taking the time to read this report and call me if you have any questions or observations. I am always attempting to approve the quality of my service and my report, and will continue to adhere to the highest standards of the real estate industry and treat everyone with kindness, courtesy, and respect.

In the summary pages, in BLUE, a brief summary of any CRITICAL concerns of the inspection as they relate to safety and function examples would be bare, electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including normal maintenance items. Please be sure to read your entire report.

For your safety and liability, I recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled, or part of an addition, I recommend that you verify permits and certificate of occupancy. This is important, because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit and defect could exist.

Depending on your needs, and those who will be on this property, items listed in the body of the report may also be a concern to you. Be sure to read your inspection report and it's entirety.

Note: if there are no comments in BLUE below, there were no CRITICAL system or safety concerns with this property at the time of the inspection.

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service, I have fulfilled my contractual obligation as a generalist, and therefore claim any further responsibility. However, service is essential and should be completed during the inspection . Because a specialist could identify further defects or recommend some upgrades that could affect your valuation of the property. This report is the exclusive property of Cal Certified Inspections and the client whose name appears within, and it used by any unauthorized person is prohibited.

Grounds		
Page 5 Item: 1	**Driveway and Walkway Condition**	• Moderate cracks in driveway at the time of the inspection. Repair and/or monitor for expansion and development of trip hazards.
Page 6 Item: 2	**Grading**	• The exterior grading was observed as improperly sloped in a couple locations around the foundation not allowing for the appropriate fall away from the home. Recommend creating the proper slope away from the foundation to allow for proper drainage and prevent moisture damage to the home. Remediation by licensed contractor recommended. • Gutter downspout observed as draining right next to the foundation wall with signs of moisture settlement at the time of the inspection. Recommend hiring qualified contractor to extend downspout to avoid moisture settlement near foundation
Page 7 Item: 4	**Patio and Porch Deck**	• Separation between the home and the porch landing observed at the time of the inspection. Recommend further evaluation/remediation by qualified contractor to prevent continue deterioration.

Page 8 Item: 6	**Main Gas Valve Condition**	• Main gas meter was located within 36 inches of door and electrical at the time of the inspection. The main gas meter regulator vent terminations should not be within 36 inches of an ignition source, electrical equipment and openings to the building. This clearance extends ten feet above and 36 inches below the regulator vent terminations. Recommend contacting utility company for further evaluation and remediation of gas valve clearances. Please see diagram. • Rust observed on the main gas valve at the time of the inspection. Recommend gas company remediate to prevent further rust/deterioration.
Page 9 Item: 7	**Plumbing**	• Galvanized waterline observed at the front of the house at the time of the inspection. Rust and deterioration observed at the time of the inspection. Recommend further review for the need to replace galvanized waterlines to prevent addition deterioration/leaking.
Page 10 Item: 11	**Fence Condition**	• Cracking and significant damage to concrete block wall observed at the time of the inspection. Recommend further evaluation and remediation by qualified contractor.
Exterior Areas		
Page 11 Item: 1	**Siding Condition**	• Wood siding above the roof observed with age and possible moisture intrusion. Recommend further evaluation of siding by qualified contractor for the addition of counter flashing to prevent addition moisture intrusion.
Page 12 Item: 2	**Eaves & Facia**	• Small crack observed in the eave board at the time of the inspection. Recommend monitoring and sealing all gaps in the building's envelope to prevent moisture and pest intrusion and maintain the efficacy of the HVAC systems.
Page 13 Item: 3	**Stucco**	• Small settlement cracks in the stucco observed at the time of the inspection. Less than 1/16 inch are considered normal stucco settlement. Despite this, we recommend monitoring cracks for any change. We recommend monitoring and sealing holes & gaps in the stucco to keep water intrusion from causing damage.
Roof		
Page 14 Item: 1	**Roof Condition**	• Granule loss observed in the gutter, showing a bit of age and wear and tear. Recommend review of disclosures regarding age of roof and any warranties included.
Page 15 Item: 3	**Vent Caps**	• Combustible B vent was missing a cap at the time of the inspection. We recommend hiring qualified HVAC contractor to replace the vent cap. • The water heaters combustible B vent was observed as short of the required 12 inches above the roof at the time of the inspection. We recommend contacting a qualified contractor to follow all manufacturors instructions and repair this issue to establish 1 inch clearance from combustible materials and correct height. • Kitchen exhaust vent observed as only 2 ft from the passive attic vent at the time of the inspection. This is a potential defect as a minimum of three feet is recommended to prevent exhaust re-entry which could cause possible microbial growth or air quality issues. Recommend further evaluation by a licensed and insured HVAC professional for the need to relocate vent. • Damage observed to transite asbestos flue at the time of the inspection. Recommend qualified contractor remediate.
Garage		
Page 15 Item: 1	**Walls**	• Break in the firewall wall at the time of the inspection. The wall and ceiling between the garage and the home is considered a firewall. Any break in a firewall could allow a garage born fire into the home and constitutes a fire hazard. Recommend remediation by licensed contractor. • Damage to drywall observed at the time of the inspection. Recommend further evaluation/remediation by qualified contractor to maintain firewall. • Garage top place observed as notched over 50 percent to make room for the laundry vent at the time of the inspection. Recommend remediation by qualified contractor for the addition of a metal plate for reinforcement. • Evidence of wood destroying pest in the framing in the back of the garage at the time of the inspection. Recommend further evaluation and remediation by licensed pest control company.

Page 17 Item: 3	**Rafters & Ceiling**	• Moisture stain observed in the ceiling of the garage at the time of the inspection. Indications of past or present leak, dry at the time of the inspection. Recommend further evaluation/remediation by a licensed contractor to prevent further moisture intrusion.
Page 17 Item: 4	**Electrical**	• Crack in switch cover observed at the time of the inspection. Recommend replacing cover by licensed electrician. • Exposed Romex (electrical conductor) within reach in the garage at the time of the inspection. This is a safety defect as a child could pull of the live conductor in the garage. Recommend licensed and insured electrician further evaluate the need to protect said Romex in the garage and prevent electrical safety issue.
Page 18 Item: 5	**Garage Door Condition**	• Pressure sensor non functional in reversing garage door at the time of the inspection. Recommend further evaluation by licensed professional. • Garage door reverse eye sensor too high at the time of the inspection. Recommend qualified contractor lower height to 4-6 inches from the ground to prevent any garage door accidents.
Page 18 Item: 6	**Plumbing**	• Laundry drain and vent loose and unattached at the time of the inspection. Recommend further evaluation and remediation by licensed and insured plumber.
Foundation		
Page 19 Item: 1	**Foundation Walls**	• See "Basement/crawlspace" walls for foundation cracking.
Heat/AC		
Page 20 Item: 1	**Heater Condition**	• Wall furnace observed as musty when turned on indicated lack of use. Recommend servicing of heating units by qualified HVAC contractor. • Wall heater observed as browning with excess heat at the time of the inspection. Recommend further evaluation of unit for safety of use.
Page 21 Item: 2	**Venting**	• Minimum furnace/water heater double wall B vent pipe clearance from combustible material is 1". Minimum clearance for single walled vents is 6". This is a fire hazard. Vents were observed as short of the minimum inch clearance at the time of the inspection. Recommend evaluation by HVAC contractor that vent is maintaining a 1 inch clearance from combustibles from the furnace enclosure through the roof penetration for double walled B Vent .
Water Heater		
Page 22 Item: 1	**Heater Enclosure**	• Water heater body observed as within the recommended 3 inches of clearance on front of the unit at the time of the inspection. This clearance recommendation is subject to manufacturers installation instructions. We recommend review of water heater installation instructions and confirmation heater is within allowable clearance. Remediation by licensed and insured plumber. • Suspected microbial growth around the water heater at the garage at the time in the inspection. Recommend further evaluation by qualified contractor. • Deterioration of the water heater closet observed at the time of the inspection. Recommend remediation by licensed contractor.

Page 23 Item: 2	**Venting**	• Possible Transite vent observed venting the water heater at the time of the inspection. This pipe is comprised of a solid, cement-like material that is known to contain asbestos fibers. Admittedly, these fibers could not easily escape from within the material, but the majority of heat vents and certainly those that pass through attics, are required to be double-walled, or Type-B. Transite piping has been shown to fail with the addition of condensation. While functional at the time of the inspection, an imperceptible crack in a single walled vent pipe could result in a fire, and we recommend that the transite pipe be replaced with a modern double-walled steel type. Recommend further evaluation and remediation by licensed and insured HVAC contractor. • Damage to transite asbestos water heater flue observed on the roof at the time of the inspection. Recommend further evaluation/remediation of water heater flue for safety of use. • Water heater flue missing cap at the time of the inspection. Recommend remediation by licensed plumber to prevent additional deterioration. • Single walled vent observed from the top of the water heater as having less than 6 inch clearance combustibles and to the ceiling at the time of the inspection. This is a fire hazard. Single walled vents need six inches of clearance to combustible material and we recommend having licensed and insured HVAC contractor remediate as appropriate to maintain clearance to combustibles. • Single walled water heater vent observed without correct number of appropriate fasteners at the time of the inspection. Recommend three fasteners per connection. Recommend evaluation/remediation of vent pipe by licensed and insured HVAC contractor.
Page 24 Item: 4	**TPRV**	• TPR valve observed as terminating into the drain pan at the time of the inspection. This is defect as the TPR drainage piping must run independently from other drainage piping. Recommend licensed professional remediate.
Page 24 Item: 6	**Gas Valve**	• Missing sediment trap on the gas line at the time of the inspection. Sediment traps installed at gas appliances are used to help catch any sediment or debris that may be present in the gas line and prevent it from entering the appliance and possibly damaging it. Recommend licensed plumber to remediate.
Page 25 Item: 7	**Plumbing**	• Galvanized water line observed in the hot water heater closet at the time of the inspection. Galvanized water lines are prone to rust and deterioration. Recommend further review of galvanized water lines for the need to replace by a licensed and insured plumber. • Corrosion observed on water line connection on the top of the water heater between the copper and galvanized connection at the time of the inspection. Recommend hiring licensed and insured plumber to remediate to prevent further corrosion. • Corrosion observed on water line connection on the top of the water heater at the time of the inspection. Recommend hiring licensed and insured plumber to remediate to prevent further corrosion.
Page 26 Item: 8	**Overflow Condition**	• Overflow line observed as emptying directly to garage floor at the time of the inspection. We recommend that the line extend to the exterior of the enclosure. In the event of its use, extending the line to the outside will prevent water damage to anything of value stored in the garage.
Electrical		
Page 27 Item: 1	**Electrical Panel**	• There was a Zinsco panel observed at the time of the inspection. Zinsco components are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. For safety reasons, you should consult with a qualified electrical contractor to discuss the necessity, options and cost for replacement. You should contact your insurance company to confirm that this panel will not be a barrier to obtaining a policy. Recommend licensed and insured electrician evaluate electrical systems as a whole. • Original cloth wiring observed at the time of the inspection. Recommend further evaluation/remediation of original wiring by licensed and insured electrician to insure safety of use.

Page 27 Item: 2	**Cable Feeds**	• The Service Entrance Cables were observed as being shorter than the allowable 18 inches from the roof and missing drip loops at the time of the inspection. Recommend qualified electrical contractor remediate. • Damage to the cable feeds service entrance observed at the time of the inspection. Recommend further evaluation/remediation by qualified electrical contractor. • Recommend full evaluation of cable feed and unconventional wiring by licensed electrician. Recommend evaluation of entire system for safety of use.
Attic		
Page 29 Item: 1	**Access**	• Electrical conductors observed as right next to the access points of the attic at the time of the inspection. It is recommended the conductors be moved 6 ft from the access point and secured at intervals not to exceed 54" to prevent any damage to the conductor when accessing the attic. Any conductors within 6 ft need to be protected with guard strips. Recommend licensed electrician remediate.
Page 29 Item: 2	**Structure**	• Evidence of moisture intrusion in attic, dry at the time of the inspection observed. Recommend qualified roofing contractor for proper evaluation. • Evidence of pest activity in the attic observed at the time of the inspection. Rodent dropping observed at the time of the inspection. Recommend evaluation and remediation by licensed professional. • Cracks / hole(s) showing daylight visible at the time of the inspection. Recommend repair by license professional to prevent moisture and pest intrusion.
Page 31 Item: 4	**Electrical**	• Outdated cloth wiring observed in the attic at the time of the inspection. Recommend further evaluation by licensed electrician for the need to upgrade of system for function and safety.
Page 32 Item: 6	**Exhaust Vent**	• Kitchen vent observed as a flexible duct at the time of the inspection. Flexible ducts for kitchen exhausts are considered a defect due the possibility of grease build up and damage to vent which may lead to a fire hazard. Recommend HVAC professional remediate with rigid metal duct. • Furnace vent observed as touching combustible material and missing a fire block flashing at the time of the inspection.This is a fire hazard. Recommend qualified HVAC contractor further evaluate furnace flue clearance from top of furnace through roof. • Previous asbestos transite vent for the furnace observed as cut and abandoned in the attic. This is a hazard as asbestos in dangerous when disturbed or friable. Recommend qualified abatement contractor for safe removal of abandoned pipe. • Transite vent observed in the attic at the time of the inspection. This pipe is comprised of a solid, cement-like material that is known to contain asbestos fibers. Admittedly, these fibers could not easily escape from within the material, but the majority of heat vents and certainly those that pass through attics, are required to be double-walled, or Type-B. While functional at the time of the inspection, an imperceptible crack in a single walled vent pipe could result in a fire, and we recommend that the transite pipe be replaced with a modern double-walled steel type. • Combustible vent for water heater observed as not having the clearance necessary to combustible materials at the time of the inspection. This is a defect and fire hazard. Recommend remediation by licensed contractor to establish appropriate clearance to combustibles for all combustion appliances.
Interior Areas		
Page 33 Item: 1	**Electrical**	• Some open ground outlets observed as replaced with GFCI at the time of the inspection. Outlets not labeled as "open ground" as required. Recommend licensed electrician evaluate and remediate to provide updated protection at the outlets.

Page 34 Item: 3	**Window Condition**	• Majority of windows observed as loose on the track, dirty, with damaged screens. Recommend qualified contractor service windows for efficiency of use. • Possible microbial growth observed on the window at the time of the inspection. Recommend remediation by a qualified contractor. • Staining noted in on or more windows at the time of the inspection. This is an indication that the seal on the window has failed and it is no longer performing in the same capacity. Recommend hiring a licensed contractor to repair or replace all damaged windows to provide energy savings and prevent hazed window from limiting view out of window.
Kitchen		
Page 35 Item: 1	**Electrical**	• Open ground (or 2-wire) outlets present at the time of the inspection. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This is a defect and a concern with items such as computers and electronic devices. Recommend further evaluation/remediation by qualified electrical contractor. • Open ground GFCI outlets in kitchen not labeled open ground. Recommend further evaluation and remediation of open ground outlets by licensed and insured electrician. • Outlet next to exhaust observed as having no cover at the time of the inspection. Recommend remediation by licensed electrician.
Page 36 Item: 2	**GFCI**	• Missing GFCI protection present in the kitchens at the time of the inspection. We recommend hiring a licensed electrician and installing GFCI protected receptacles for every outlet in the kitchen for safety and every outlet within 6 ft of water, including bathrooms, laundry and exterior.
Page 37 Item: 3	**Cook top condition**	• Center burner on cooktop did not light all the way at the time of the inspection. Recommend remediation by qualified contractor.
Page 37 Item: 4	**Oven & Range**	• Oven observed as missing anti-tip bracket and was not fastened to the floor at the time of the inspection. This is a safety defect. All free standing, slide in ranges include an anti-tip device essential for safety of use. Recommend a qualified contractor secure range so it cannot tip over.
Page 38 Item: 5	**Vent Condition**	• Exhaust observed as leaking into the cabinet at the time of the inspection. Recommend remediation by qualified contractor to seal vent appropriately.
Page 38 Item: 6	**Window Condition**	• Damaged screens observed. • Window observe, loose on tracks at the time of the inspection recommend servicing of windows by qualified contractor • Broken glass observed in kitchen window at the time of the inspection. Recommend mediation by qualified contractor.
Page 39 Item: 7	**Sinks**	• Signs of corrosion on plumbing under the sink at the time of the inspection. Recommend remediation by licensed plumber.
Page 40 Item: 8	**Counters**	• Cracking observed in caulking/grout behind the sink at the time of the inspection. Recommend correction to prevent additional water intrusion.
Bedrooms		
Page 41 Item: 1	**Electrical**	• Open ground outlets noted throughout the home at the time of the inspection. This constitutes a safety hazard. Recommend full electrical evaluation. Recommend remediation by licensed Electrician. • 2-prong outlets - The home contained outdated, ungrounded 2-prong electrical outlets at the time of the inspection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current safety standards. Recommend licensed and insured electrician remediate.
Page 41 Item: 3	**Window Condition**	• See "Interior window condition"

Bathroom		
Page 42 Item: 2	**Floor Condition**	• Cracks observed in bathroom floor at the time of the inspection. Recommend further evaluation/remediation by qualified contractor to determine cause and fix as appropriate.
Page 43 Item: 4	**Shower Walls**	• Suspected microbial growth observed in the shower at the time of the inspection. Recommend removal and replacement of all dirty caulking to maintain effective water seal. Recommend qualified professional evaluate and remediate.
Page 43 Item: 5	**Bath Tubs**	• Crack on bath tub observed at the time of the inspection. Recommend remediation by qualified contractor.
Page 44 Item: 6	**Sinks**	• Crack in sink observed at the time of the inspection. Recommend licensed professional remediate.
Basement/Crawlspace		
Page 45 Item: 1	**Walls**	• Multiple cracks observed to the stem wall running through the crawlspace at the time of the inspection. Recommend further evaluation by a qualified contractor or structural engineer and remediation as appropriate. • Vertical cracking less than a 1/4 inch observed in crawlspace at the time of the inspection. Recommend qualified contractor further evaluate and remediate as appropriate to prevent moisture intrusion and further deterioration. • Efflorescence observed on the crawlspace walls at the time of the inspection. Efflorescence is a mineral deposit left behind from previous exterior water infiltration. Recommend hiring qualified foundation specialist to evaluate the crawlspace wall. As it relates to moisture, see "grading". • Poured concrete and foam observed as blocking ventilation at the time of the inspection. Recommend review of disclosures regarding said work and its reason/function. • At front of house, floor joist observed as water stained with corner cracked off at the time of the inspection. Recommend further evaluation and remediation as appropriate by qualified contractor.
Page 47 Item: 2	**Plumbing Materials**	• Gas line in the crawlspace observed at ground level/resting on the ground at the time of the inspection. Recommend plumber assessing the drain lines and water lines assess the gas lines for necessary support and proper installation to prevent damage from entry or corrosion from poor installation. • Cast iron drain line observed at the time of the inspection. Cast iron drain lines have a life expectancy of 30-50 years. Recommend budgeting for replacement in the near future at areas where rust cysts are visible, BEFORE leaks occur. Recommend further evaluation and remediation by qualified plumber. • Substandard work noted at one or more locations noted, recommend review and repairs by a qualified plumber to assure proper drain line function. • Older deteriorating cast iron observed as patched at the time of the inspection. Recommend evaluation of crawlspace plumbing/drainage for remediation. • Rust and corrosion observed on cast iron drain lines and the time of the inspection. Recommend further review/remediation by licensed and insured plumber. • Corrosion/deterioration observed to both the copper water line and the drain line at the time of the inspection. Recommend remediation by licensed plumber. • Damaged/buckled connection observed to drain line at the time of the inspection. Recommend remediation by licensed plumber. • Rust observed on the gas lines at the time of the inspection. A degree of surface rust is normal, recommend having plumber assessing plumbing further evaluate gas line rust and installation for safe use.

Page 49 Item: 3	**Drainage**	• Evidence of past moisture intrusion in the crawlspace at the time of the inspection. See "grading". Recommend monitoring moisture settlement and maintaining all moisture flow away from the foundation. • Efflorescence observed to the ground under the crawlspace indicating moisture at the time of the inspection. Recommend further evaluation and remediation by qualified contractor.
Page 50 Item: 4	**Subfloor**	• Moisture intrusion and possible microbial growth observed on the underside of the flooring at the time of the inspection. Recommend further evaluation and remediation by qualified contractor. • Active moisture intrusion observed as "wet" at the time of the inspection. Recommend further evaluation and remediation by qualified contractor. • Signs of possible wood pest at the time of the inspection. Recommend qualified pest contractor evaluate.