

Home Inspection Report



Inspection Address:
1519 Sunshadow Lane
San Jose, CA

Inspection Date:
July 22, 2014

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Client Advisory

Please note: This Advisory is **not** a “summary” of the inspection report. That is why we urge you to **read** the *entire* inspection report *before* you review this section. As an additional service to our Clients and their Real Estate Professionals, we have provided this listing of the items which, in the professional opinion of your Inspector, merit further attention, investigation, or improvement at this time. Some of these conditions may be of such a nature as to require repair or modification by a skilled craftsman, technician or other specialist. A homeowner such as you can easily handle others. In listing these items, your Inspector is not offering any opinion as to who, among the parties to your transaction, should take responsibility for addressing any of these concerns. As with most other facets of your transaction, we recommend consultation with your Real Estate Professional, Attorney or Home Builder for further advice with regards to the items listed below.

BUILDING EXTERIOR & SITE

1. The lower section of the downspout, or elbow, was missing at the left front corner of the house. The missing elbow should be replaced to help direct water away from the foundation.
2. The fencing at the right front corner of the house was not attached at the corner area. We recommend the damaged fence parts be repaired or replaced.
3. The garage door opener raised and lowered the door, but it did not stop or reverse when meeting resistance prior to full closure. This is an important safety feature. If the opener once had this feature, then its proper function should be restored. If not, then a new replacement opener containing all safety features now required, should be installed.
4. A light-actuated safety beam is required to stop and reverse the descending door when the beam is interrupted. However, no such safety device had been supplied. A competent garage door opener mechanic should install a light-actuated safety beam for this opener.
5. The door between the garage and the living space appeared to be of fire resistive construction, although we could not confirm this conclusively, as no label was evident. However, the door was not self-closing, and thus it could not be considered as meeting current industry standards for an adequate fire door. The door should be upgraded by installing spring hinges or an automatic closer.

ELECTRICAL SYSTEM

6. Circuitry in the main service panel was not labeled. Each circuit should be identified, allowing individuals unfamiliar with the equipment to properly operate it, if necessary. When the opportunity arises, we recommend accurately labeling the circuits by actually operating the breakers.
7. The main distribution panel in this dwelling was a brand called Zinsco. Zinsco panels and circuit breakers have not been manufactured for some time. Of greater concern is the fact that some Zinsco circuit breakers have failed to trip at their rated amperage. As an upgrade, we recommend serious consideration be given to replacing any Zinsco panels in the electrical system. In addition, if significant remodeling is anticipated, the panel(s) will, most likely, have to be replaced.

INTERIOR COMPONENTS

8. The ceiling fan at the living room was out of balance, causing it to vibrate. We recommend repair and cleaning by a technician familiar with the installation and repair of ceiling fans.
9. A drain trap had not been installed for the clothes washer standpipe drain. This is considered a significant defect and poses a potential risk to the health of the occupants. An approved drain trap should be installed by a competent, licensed plumber.

Inspection Overview

DESCRIPTIVE INFORMATION

Weather Conditions:	• Partly Cloudy Skies
Temperature Range:	• 80 - 90 Degrees F
Orientation of the Dwelling:	• The front entrance faced Northeast
Age of the Dwelling:	• 57 years, as reported in the listing
Main Water Shutoff Location:	• On the exterior in the front
Sewer Cleanout Location:	• On the exterior
Electrical Panel Location:	• At the right-rear corner of the exterior
Main Disconnect Location:	• Inside the main distribution panel
Main Gas Shut-Off Location:	• On the exterior on the left side
Persons in Attendance:	• The client • The client's agent

Location/Direction Conventions Used In This Report

Over the years, we have found that our clients appreciate information on the location of thermostats, furnace filters, electrical panels, ground fault circuit interrupt devices, and the main water, electricity and gas shutoffs, especially if they are normally hidden or hard to get to.

Specifying these critical locations becomes even more valuable for those of our clients who are not able to accompany the inspector on the inspection. Not only does this information aid you in operating and maintaining your home, but the abundance of information contained in our Report is reassurance that your inspector did, in fact, crawl into all those nasty places and examine all those “nitty-gritty” details.

Here is how we are going to call out locations and directions in your report:

When we talk about the “right” or “left side” of the house, we are assigning direction as we would if we were standing at the street and were looking towards the front door.

For features inside the home, they will be located by imagining that you are standing in the doorway of the main entrance looking towards the center of the house. Then locations will be described as “left” or “right”, and “front” or “rear”. (For example, “the left rear corner of the right front bedroom”).

The floors or levels are referenced from the level which we enter from the front (main) entrance. The level that you walk in on will be called the “Main Level”. If there is a basement, that is usually the level below the Main Level, and the floor above would be called the “Second Floor” or “Upper Level”.

A Definition of the Terms “Acceptable” and “Satisfactory” as Used in this Report

When any item in this Report is noted as being in “acceptable” or “satisfactory” condition, the meaning is that it was providing generally adequate service within the limits of its age - and any defects, deficiencies or potential problems noted during the inspection.

Important Information Concerning Mold and Mildew

We hope that the following facts and considerations regarding mold and mildew, the scope of this home inspection and your family's health, will aid in your understanding of this important and timely topic:

- ◆ Mold spores are present in the outside air everywhere, even in the driest of the so-called desert climates. Thus, every home contains mold both inside and on all surfaces. But the mold will remain dormant until the right conditions of moisture and food become present. Accurately identifying those conditions often takes specialized skill and experience.
- ◆ Mold generates a number of mold byproducts. Particles include the mold organism, spores and fragments. Chemical byproducts include enzymes, mycotoxins and gasses. Many of these byproducts can affect susceptible people in a variety of ways, and from a health point of view it often makes no difference if the mold is dead or alive.

- ◆ Mold spores are present on the surfaces and in the cracks and pores of building materials as they are incorporated into new construction, no matter where in the world a new home is being built. While it is true that molds usually do not propagate if removed from a source of moisture, nevertheless they can remain in a dormant state for years waiting for the right conditions to spring into life and fill the atmosphere both inside and outside of a building with their progeny.
- ◆ Some molds give off toxic gases as an offensive “weapon”. These toxic gases aid them in killing competing molds and expanding their “territory”. These same gases can be dangerous to humans as well.
- ◆ Human reaction to, and the possible effects of, exposure to specific molds and other fungi can vary widely, *even between members of the same family exposed to the same conditions.*
- ◆ Many experts consider all molds to be potential allergens and irritants, including some toxins. Health concerns from exposure to mold in humans varies with each individual and can range from simple allergy symptoms to asthma, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, blurry vision, sore throat, dry cough, aches and pains, fever, skin irritation, bleeding of the lungs, headaches, and memory loss.
- ◆ Searching for environmental hazards of *any* kind, including molds and/or mildew is not a part of this home inspection, or *any* standard home inspection and report. (See your Property Inspection Contract)
- ◆ Many times, mold infestations occur inside wall cavities or in an underbuilding space or attic where they cannot be seen without the destructive disassembly of the building, an activity specifically prohibited by all nationally recognized Standards of Practice governing the Home Inspection profession. Remember, also, that *you* as the Client would be financially responsible for the repair of any damage resulting from any invasive methods used to find hidden mold growth in a building that you do not yet own!
- ◆ Unfortunately, there have been many documented cases of significant and harmful mold growths that were totally concealed and which left absolutely *no* outwardly visible symptoms of their presence.
- ◆ During your inspection, if we did come across conditions that, in our opinion, could cause or suggest the presence of these organisms, we have made every effort to note them in the report.
- ◆ **No matter whether or not we have mentioned any visible evidence or even suspicious symptoms in your report, and whether or not you or any member of your family have been known to have ever had an adverse reaction to possible mold exposure, or if you are concerned at all about these organisms being present in this home, we strongly recommend that you engage the services of a qualified expert that specializes in the identification of these organisms and follow their recommendations.**

The Yard Sprinkler System Was Not Inspected

The landscape irrigation (sprinkler) system was not inspected and is not included in this report. Thus, we cannot make any representations as to its present condition or future performance. We recommend evaluation by a sprinkler system technician, if further information on the system’s function and condition is desired.

We Evaluate for Function, Operability and Condition

The purpose of a home inspection is to evaluate the home for function, operability and condition of systems and components. Its purpose is not to list or attempt to address cosmetic flaws. It is assumed that the client will be the final judge of aesthetic issues and not the home inspector, as the inspector’s tastes and values will always be different from those of the client.

Environmental Issues Are Excluded

Comments on environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible or corrosive contaminants, wildfire, geologic or flood hazards are specifically excluded from this inspection and report.

Not Inspecting for Building Code Violations

The presence or extent of building code violations was not the subject of this inspection, nor was it included in the report. No warranty is offered on the legal use, or uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency.

A Home Inspection, Not a Pest Inspection

Any observations, which the inspector might make in this report regarding evidence of pests or wood destroying organisms, are not a substitute for inspection by a licensed pest control operator or exterminator. Your inspector may only report on a *portion* of the currently visible conditions and cannot render an opinion regarding their cause or remediation.

We Suggest Review of a Recent Pest Control Inspection Report

We recommend review of a current Pest Control Report for further information concerning pest activity or wood destroying organisms on this property. If such a report is not available, we recommend arranging for a pest control inspection, before close of escrow, to confirm the presence and extent of pest or wood destroying organism activity.

Furnishings and Storage Limited Our Access

The presence of furnishings, personal items and decorations necessarily limited our view, and thus, the scope of the inspection. For instance, the placement of furniture prevented access to every electrical receptacle. We recommend that the purchaser conduct a thorough pre-closing walkthrough inspection immediately before the close of escrow at which time the dwelling will, hopefully, be empty. Instructions and a checklist for conducting this pre-closing walkthrough have been supplied with this Report.

Structural System

DESCRIPTIVE INFORMATION

Foundation Type:	• Perimeter wall with interior piers
Foundation Material:	• Poured in place concrete
Exterior Wall System:	• Conventionally framed wood stud
Interior Bearing Walls:	• Conventionally framed wood partitions
Floor System:	• Tongue and groove decking over beams
Roof Structure:	• Factory built trusses
Roof Sheathing:	• “1x” boards nailed across the rafters with no gaps between them
Crawl Space Access:	• From an access hatch or door on the exterior

OBSERVATIONS & RECOMMENDATIONS

Building Foundation

The visible areas of the foundation and other exposed elements of the underbuilding support structure were in satisfactory condition for the age of the dwelling. No abnormal sags, cracks, or deterioration were observed.

Piers

The piers were generally in acceptable condition with no sign of significant movement.

Support Posts

The support posts had performed adequately over time and could be expected to continue to do so.

Beams and Girders

Where visible, the support beams or girders were performing as intended and were in satisfactory condition.

Sill Plate

The sill plate, where visible, was in acceptable condition.

Subflooring

In general, the subfloor was in acceptable condition.

Seismic Considerations

The sill plate is the first (lowest) wood member of the framing that rests directly on the foundation. **The sill plate was anchored to the foundation with a significant number of bolts.**

Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the ability of the framing to move independently on the foundation in the event of seismic activity.

Crawl Space Moisture

The soil in the crawl space was dry at the time of this inspection, and no adverse conditions or damage related to excessive moisture was observed.

We recommend careful and frequent monitoring of conditions in the crawl space throughout the year, and especially during times of high ground water levels. In this area, the highest ground water levels normally occur in the spring of the year, during the “mud season”. An understanding of seasonal moisture variation and how the moisture is entering the crawl space will be important in planning for effective moisture management. Moisture management is the single most influential factor in the preservation of structures and insuring their overall good health and longevity.

Crawl Space Ventilation

Ventilation of the crawl space was adequate.

General Comments about the Underbuilding Crawl Space

All of the visible structural elements, systems and components in the underbuilding crawl space were in generally acceptable condition and were performing as would be expected for a dwelling of this age and type of construction.

Wall Framing

The wall framing was nowhere visible; however no symptoms of non-performance were evident.

Roof Sheathing

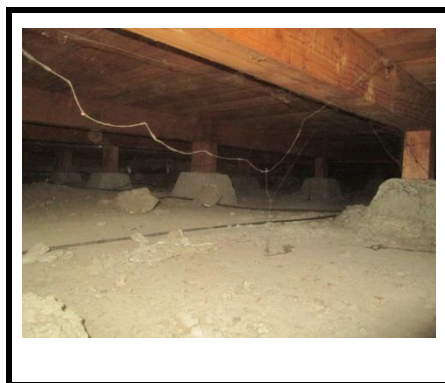
The roof sheathing, where visible, was in acceptable condition.

Roof Trusses

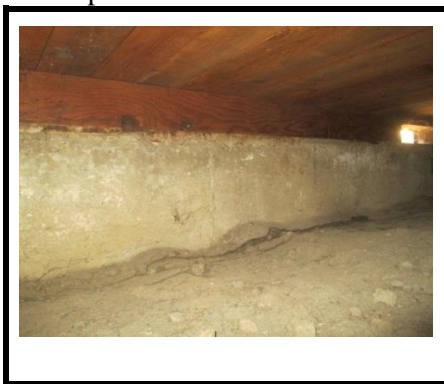
The visible trusses were generally in acceptable condition and had performed adequately since their installation.

Summary Comments on the Structure

All the visible structural elements and components in this dwelling were in generally acceptable condition and were performing as would be expected for a dwelling of this age and type of construction.



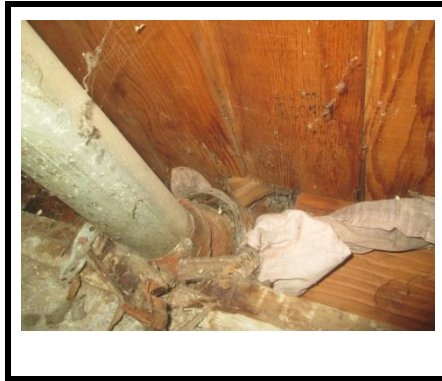
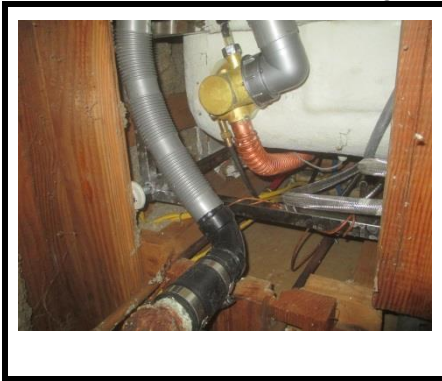
Pictures 1 thru 3... The crawl space soil was dry during this inspection, the flooring supports and sub flooring were in acceptable condition.



Pictures 1 thru 3... The concrete foundation walls were in acceptable condition with no significant cracks observed however some minor efflorescences observed and one chipped out area under the back slider door ,leaving the steel rebar exposed, the exposed steel rebar should be sealed or coated with anti corrosion mastic.



Pictures 1 thru 3... The sub flooring under the master bath shower, toilet and hall bath toilet was in acceptable condition with no leaks or damage observed.



Picture 1... The sub flooring under the hall bath jetted tub was in acceptable condition with no leaks observed.

Pictures 2 & 3... The sub flooring under the kitchen and laundry areas was in acceptable condition with no leaks or damage observed.

Usually, Our Evaluation Must Be Based On Symptoms

Most of the time, many, if not all, structural components are inaccessible. Thus, our evaluation is based only on our observations of symptoms of movement, damage, and deterioration. If there are no visible symptoms, conditions requiring repair may go undetected. We make no comment on the internal conditions of soils, foundations and framing, except as reflected in their performance.

Building Exterior & Site

DESCRIPTIVE INFORMATION

- Lot Topography: • Flat
- Driveway Surface: • Concrete
- Walkway Surface: • Concrete
- Patio Surface: • Concrete
- Primary Exterior Cladding: • Vertical "Board & Batten" plywood siding
- Primary Exterior Cladding: • Stucco
- Secondary Exterior Cladding: • Brick veneer
- Exterior Window Material: • Extruded vinyl frame
- Exterior Window Material: • Painted aluminum frame
- Number/Type of Garage Door: • One roll-up "Overhead" type door

OBSERVATIONS & RECOMMENDATIONS

Grading and Drainage

Surface grading was generally effective, but some adjustment of the grading at the foundation, would be beneficial.

Gutters and Downspouts

The gutters and downspouts had been properly installed and were in acceptable condition.

The lower section of the downspout, or elbow, was missing at the left front corner of the house. The missing elbow should be replaced to help direct water away from the foundation.

Driveway

The small cracks in the driveway were not significant in terms of size, but did indicate movement in the soil and, over time, may worsen and develop into a safety concern, if they become trip hazards.

Walkways

The walkways were in acceptable condition.

The curb and sidewalk on the public right-of-way were in acceptable condition.

Fences and Gates

The fences were generally in acceptable condition.

There was minor damage to the fencing at the right front corner of the house was not attached at the corner top area. We recommend the damaged fence parts be repaired or replaced.

Plywood Siding

The plywood siding was performing as designed and was in acceptable condition.

Stucco

The stucco exterior was generally in acceptable condition, with no significant cracks. Hairline cracks are typical of this material and no immediate action is necessary to correct them. The small cracks can be scratched open, patched and sealed in the course of routine maintenance.

Stucco surfaces, and materials behind the stucco, are vulnerable to water damage if any flaws develop in the underlying waterproof membrane. Because this membrane could not be inspected, its proper installation could not be verified. However, no conditions suggesting a failed or absent membrane were observed.

As a part of routine maintenance, we recommend that all gaps around windows, doors and other penetrations, as well as any open joints in the exterior cladding be caulked to seal against moisture entry.

Vegetation Considerations

The vegetation near the building should be conscientiously and periodically maintained to prevent overgrowth and encroachment onto the structure.

One or more large trees were evident on or immediately adjacent to the property. Evaluation of the stability and condition of these trees is beyond the scope of a home inspection. We recommend the advice and services of a competent and experienced arborist.

Exterior Trim

All of the exterior trim was in acceptable condition.

Eaves and Soffits

The eaves or overhangs are comprised of those portions of the roof that extend beyond the exterior walls. The eaves protect the siding, windows and doors from the deteriorating effects of direct rain or snowfall.

The eaves and overhangs were in acceptable condition.

Paint and Stain

Exterior finishes were in acceptable condition.

Masonry Walls

The masonry walls were performing as designed and were in acceptable condition.

Exterior Doors

The exterior doors were in acceptable condition.

Exterior Windows

The exterior aspects of the windows were in acceptable condition.

The design of the windows on this dwelling depended upon a seal between the edge of the window and the surrounding wall cladding to keep moisture from penetrating the wall cavity. We recommend monitoring the condition of the seal between the two different materials and maintaining it through application of an appropriate exterior caulking material.

Patio

The patio was in acceptable condition.

Patio Covering

The patio cover was in acceptable condition.

Porches

The surface and supporting structure of the porch was in acceptable condition.

Exterior Plumbing

Inspected exterior plumbing was in acceptable condition and functioning as intended.

Gas Meter Installation

The condition and placement of the gas meter were acceptable at the time of this inspection.

Gas Piping

The gas piping was in acceptable condition. No evidence of leakage was detected at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure would be considered beyond the scope of a home inspection.

Electrical Receptacles on the Exterior

All electrical receptacles located on the exterior of this dwelling, which were checked, were found to be in acceptable condition.

The receptacles on the exterior were not equipped to provide GFCI (ground fault circuit interrupter) protection. For an increased margin of safety, we recommend the installation of GFCI receptacle(s).

Electrical Lights on the Exterior

All electrical lights located on the exterior of this dwelling, which were checked, were found to be in acceptable condition.

General Comments about the Exterior

The appearance of the exterior suggested regular and conscientious maintenance. Any items noted should be considered exceptions to a well-maintained property.

Garage Structure

The garage framing was not visible. The area around the garage door opening is generally the most vulnerable to movement, but no adverse conditions were noted.

Electrical Receptacles in the Garage

All of the receptacles in the garage, which were accessible and which were checked, were properly installed and operational.

Ground Fault Circuit Interrupt ("GFCI") protection was not found in the garage. GFCI protection should be installed for this area for an increased margin of safety. It may take the form of a GFCI receptacle installed in the outlet box or a GFCI Circuit Breaker installed in the distribution panel from which this circuit is supplied. A competent, licensed electrician should do the installation.

Electrical Switches in the Garage

All of the electrical switches in the garage, which were accessible and which were checked, were found to be functioning as intended.

Garage Lighting

All permanently installed light fixtures in the garage were operated and were in acceptable condition.

Garage Vehicle Doors

The garage door was operated and was in generally acceptable condition.

Garage Door Opener

The garage door opener raised and lowered the door, but it did not stop or reverse when meeting resistance prior to full closure. This is an important safety feature. If the opener once had this feature, then its proper function should be restored. If not, then a new replacement opener containing all safety features now required, should be installed.

A light-actuated safety beam is required to stop and reverse the descending door when the beam is interrupted. However, no such safety device had been supplied. A competent garage door opener mechanic should install a light-actuated safety beam for this opener.

Personnel Doors serving the Garage

The door between the garage and the living space appeared to be of fire resistive construction, although we could not confirm this conclusively, as no label was evident. However, the door was not self-closing, and thus it could not be considered as meeting current industry standards for an adequate fire door. The door should be upgraded by installing spring hinges or an automatic closer.

Garage Floor

The garage floor was a concrete slab.

Minor cracking was evident in the floor slab, but no noticeable vertical displacement of the slab was observed. No action is indicated.

Garage Ceiling & Walls

Most of the garage walls were covered by stored personal possessions and could not be inspected. However, the visible portions of the walls were in acceptable condition.

Garage Ventilation

The ventilation in the garage was adequate.

Fire Separation between the House and the Garage

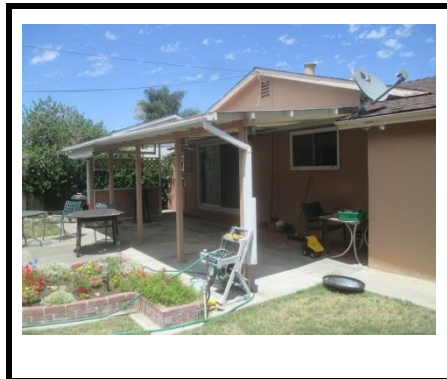
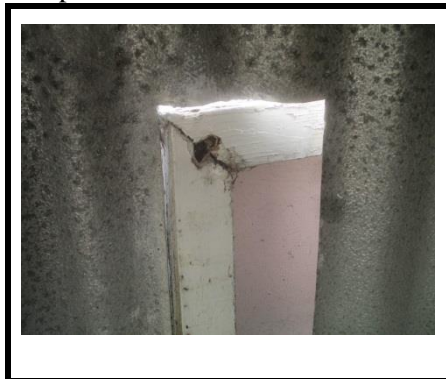
The wall between the garage and the living space was of fire resistive construction as required by today's building standards.



Picture 1... The gutter downspout at the left front corner of the house is in need of an elbow and splash block.

Picture 2... The deteriorated rafter tail end observed at the garage front.

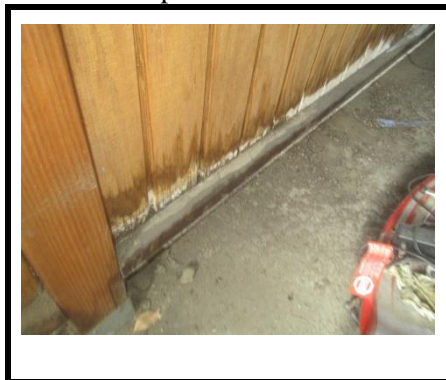
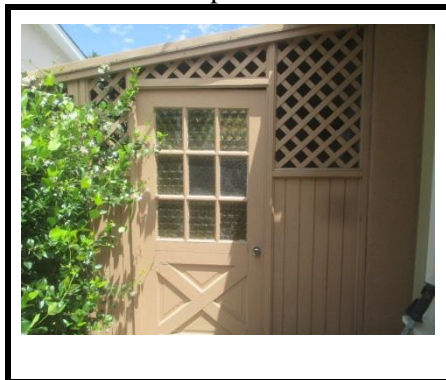
Picture 3... The bottom garage roll up door panel was deteriorated in several areas.



Picture 1... The uplifted section of concrete at the right front corner of the house causes a trip hazard.

Picture 2... The fascia board corner at the right rear corner of the house was deteriorated and should be repaired.

Picture 3... The patio and cover were overall in acceptable condition



Pictures 1 thru 3... The attached storage shed at the right side of the house had several areas of fungus damage observed.



Pictures 1 & 2... The small to moderate cracks observed in the garage floor slab.

Picture 3... The garage was full of personal stuff and could not be fully viewed.

Sprinkler Valves Were On Electric Timer

The valves for the yard irrigation system were on an electric timer control. The timer was not operated and was not inspected. We recommend consultation with the present owners or occupants regarding the control functions and settings.

Inspect Stucco Below Grade Periodically

Stucco extended over the foundations below the finished grade. This configuration was accepted practice when installed, but has proved to promote infestation by wood destroying organisms. We recommend periodic inspections for wood destroying organisms.

Upgrading Exterior Hose Bibbs

Backflow prevention devices are now required on exterior hose bibbs to help prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Upgrading the hose bibbs should be considered.

Roof System

DESCRIPTIVE INFORMATION

Roof Coverage Area:	• The entire dwelling
Slope, or Pitch, of the Roof:	• Medium
Roof Covering Material:	• Asphalt-Composition shingles
Number of Layers:	• One
Estimated Age of Covering:	• At least ten years
Valleys Were Flashing With:	• Sheet metal
Penetrations Sealed With:	• Sheet metal
Roof Drainage System:	• Gutters and downspouts
Method of Inspection:	• Inspected from the roof surface – the inspector walked upon the roof and examined it from above

OBSERVATIONS & RECOMMENDATIONS

Composition Shingles

The asphalt composite shingle roof surface on this dwelling was in acceptable condition. No action was indicated at the time of the inspection.

Flashings

The accessible flashings were in acceptable condition. However, all flashings should be periodically examined for signs of leakage, and repairs should be performed if necessary.

Valley Flashings

The visible and accessible valley flashings were in acceptable condition.

Gutters

Roof runoff water was collected and channeled to the downspouts by a metal gutter system that was attached to the fascia boards, or directly on the ends of the rafters, along the edge of the roof.

The gutters were in acceptable condition, but should be checked for debris and cleaned on a regular basis to prolong their useful life.

Chimney

The chimney was in acceptable condition. However, the spark arrestor was not removed for an examination of the interior of the chimney.

Plumbing Vents

The plumbing vents were in acceptable condition.

Appliance Vents

The appliance vents were properly installed and in acceptable condition.

General Commentary on the Roof

The roof covering gave the appearance of having been installed in a professional and workmanlike fashion. We observed no signs of unusual or excessive wear of the roofing components that would have suggested that immediate attention was required.

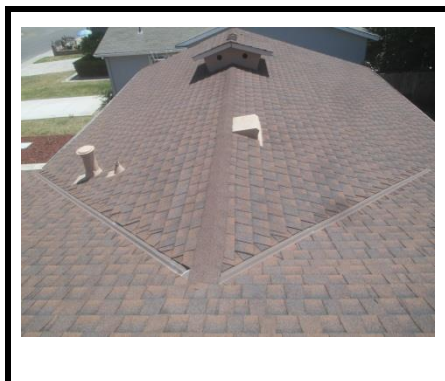
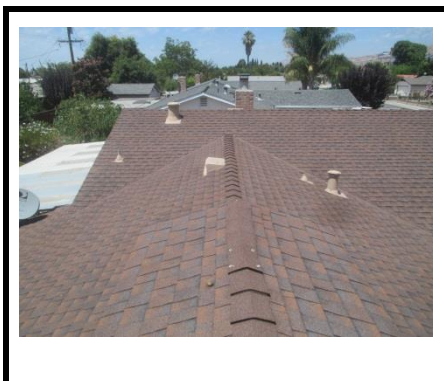
Attic Access Entry Information

The attic was accessible through a hatch in the ceiling of the hallway.

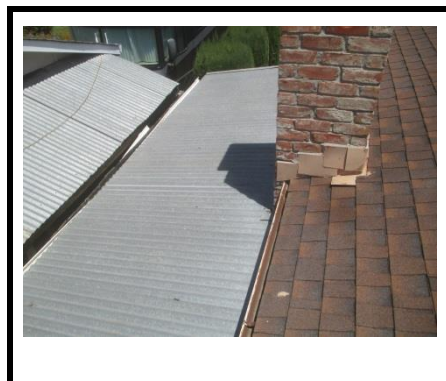
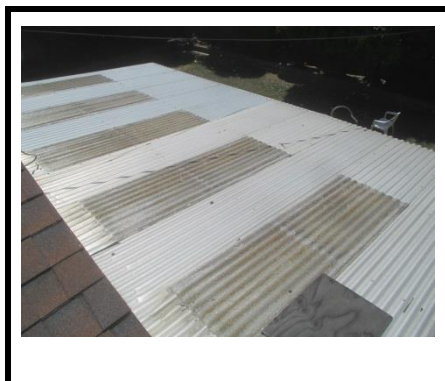
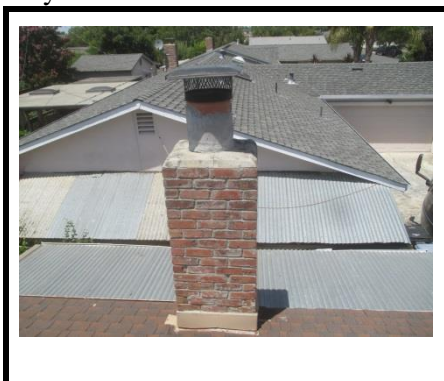
To prevent damage to ceilings below, our inspection of the attic was limited to a visual examination from the access opening. Thus, portions of the attic were not visually accessible for inspection.

Attic Ventilation

The space between the ceilings and the roof was adequately vented.

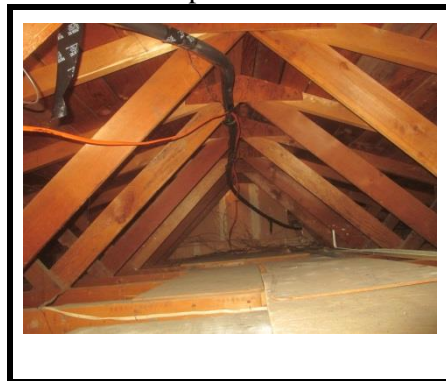


Pictures 1 thru 3... The asphalt composition roof covering was in acceptable condition, the pop up top is decorative only.



Picture 1... The brick chimney appeared to be stable when pushed on and in acceptable condition.

Pictures 2 & 3... The roof covering over the patio area and right side storage shed were in acceptable condition.



Pictures 1 thru 3... The attic area and roof framing were in acceptable condition and well insulated. The attic area in the garage was in acceptable condition however the firewall between the garage and the house was open in one area, sealing up the firewall is recommended.

We Cannot Guaranty a Leak-free Roof

Our comments do not constitute a warranty that the roof is free of leaks, or will remain free of leaks.

All Roofs Should Have a Periodic “Checkup”

All roof systems require annual (or even more frequent) maintenance. Failure to perform routine roof maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. Any estimate of remaining life expectancy must be based upon the assumption that the roof will receive conscientious periodic maintenance.

The Benefits of Cleaning the Gutters Regularly

All gutter systems should be monitored on a regular basis and be cleaned out whenever debris has accumulated. Regular and conscientious cleaning will prevent clogging of the downspouts and potentially damaging overflow.

A Specialist Should Inspect the Chimney Flue

A visual observation of the flue, within the scope of a standard home inspection, may not detect defects far down the chimney or where soot has accumulated. Specialists in this field can employ other more invasive inspection methods.

Plumbing System

DESCRIPTIVE INFORMATION

Domestic Water Source:	• Municipal/Community supply
Landscape Water Source:	• Public, same as domestic water source
Main Supply Line Material:	• Copper, where visible
Supply Piping Material:	• Copper, where visible
Water Pressure:	• At the mid-range of normal
Waste Disposal:	• Municipal/Community collection system
D,W,V Pipe Material:	• Cast iron • ABS Plastic

OBSERVATIONS & RECOMMENDATIONS

Water Shut Off Valve Condition

The main water supply shut-off valve was operational and was in satisfactory condition. Operation of the valve from time to time will keep it functional and maximize its useful life.

Main Water Supply Piping

No surface corrosion or leakage was visible at the exposed and accessible portions of the main water supply piping.

Interior Water Supply Piping

The visible portions of the exposed and accessible supply piping generally were in acceptable condition.

Water Pressure

Functional flow of water at the fixtures on the highest level was judged to be adequate. Several fixtures were operated simultaneously. Minor changes in flow, when other fixtures are turned on or turned off, are considered normal.

Pressure Regulator

A pressure regulator was installed downstream of the main water supply shut off valve to maintain water pressure at an acceptable level where pressure in the water main is high. Testing of the pressure regulator is outside the scope of a home inspection, however, no adverse conditions were observed.

Sewer Cleanout Locations

A sewer cleanout was located under the kitchen window.

Drain & Waste Lines

The visible drain & waste piping was in acceptable condition.

Vent Lines

The visible portions of the vent piping for the dwelling were in acceptable condition.

Gas Meter Installation

The condition and placement of the gas meter were acceptable at the time of this inspection.

Gas Piping

The gas piping was in acceptable condition. No evidence of leakage was detected at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure would be considered beyond the scope of a home inspection.

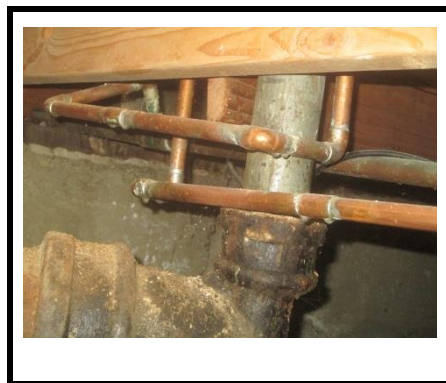
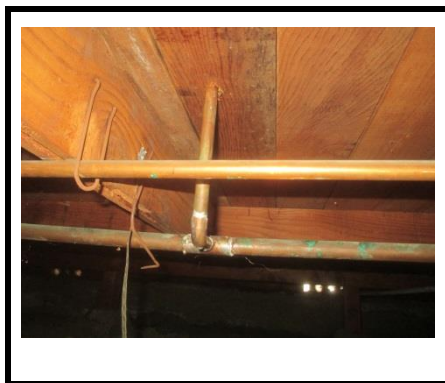
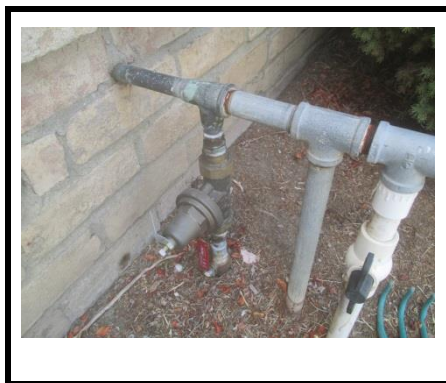
A meter wrench could not be located in the vicinity of the gas meter as recommended in areas subject to seismic activity. A proper wrench should be chained to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.

Fixtures: Overall

The plumbing fixtures were operating and were in satisfactory condition. Routine maintenance should keep them functional and maximize their useful life.

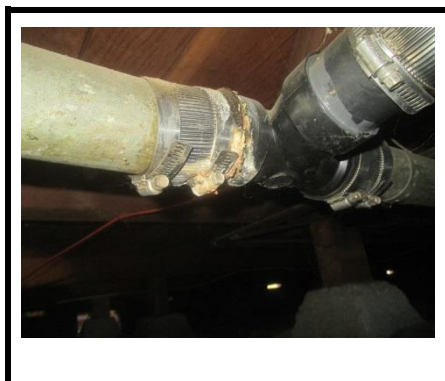
General Comments about the Plumbing System

The plumbing system was in satisfactory condition and was functioning as designed and intended.



Picture 1... The main water shut off valve is located at the front of the house and in acceptable condition.

Pictures 2 & 3... The visible copper water supply piping was in acceptable condition with no leaks or damage observed.



Picture 1... The ABS plastic drain piping and galvanized steel drain piping rubber connection fitting under the kitchen area showed signs of past leaks, although no current leaks observed the fitting should be monitored and the band straps tightened up periodically if necessary.

Copper Water Lines

The supply piping in this dwelling was copper. Copper is generally considered a very desirable type of piping and could be expected to last the lifetime of the building.

Clean Drain Piping Regularly

The drain and waste piping should be routinely cleaned to remove the buildup of grease, hair and dirt, and help prevent debris blockage and subsequent drainage failures.

Periodic Maintenance (“Snaking”) of the Sewer Lateral May be Necessary

A home inspection cannot accurately simulate “normal” use of the fixtures, and in a home of this age, drains may become restricted by tree roots during even normal operation. In addition, the lifestyle of the occupants will determine to a large degree how often drain maintenance may be needed. In other words, periodic “snaking” or other repairs may be necessary, and the conditions leading to this may go undetected during our inspection. We recommend referring to the Seller’s disclosure statements for information on past performance and any maintenance history which it might contain.

A Sewer Lateral Test Was Not Included

A sewer lateral test is not within the scope of a Home Inspection. Neither is investigation of private water supply systems or private waste water systems. Inspection and testing of sewer laterals, private water supply systems, and private sewage disposal systems requires the services of competent, licensed specialists.

Challenges Presented by Older Sewage Systems

Many buildings, especially those 50 years and older, often experience partially blocked, damaged, or worn out main sewer (sewer lateral) piping. (The sewer lateral is the underground piping that connects the waste lines from the building to the sanitary district's sewer lines, often located in the street.) Older sewer pipes often require annual cleaning and clearing of roots or other obstructions, as part of routine maintenance. Clay tile piping was used in many older waste systems between the building and the main sewer. Clay pipes are easily damaged and can be blocked by tree roots, or may crack from soil movement, causing sewage to back up into interior plumbing fixtures. If possible, we recommend inquiring as to any history of clogged drains. No matter what, eventual replacement of old sewer piping should be anticipated. Many local jurisdictions are now requiring the sewer lateral be examined or tested to determine if there are any breaks or openings in the piping. This examination is well advised for buildings constructed before 1950, or when blockage has been disclosed or is known, and when recent repairs or replacement cannot be documented.

No Automatic Gas Shut-off for Seismic Events

The meter was not equipped with an automatic seismic shutoff valve. If desired, a contractor could be retained to install such a shutoff to help prevent gas leakage in the event of an earthquake.

Water Heater

DESCRIPTIVE INFORMATION

Water Heater Location:	• In the garage
Energy Source:	• Natural Gas
Storage Capacity:	• 40 Gallons
Water Heater Age:	• 6 years, from Serial Number
Water Heater Configuration:	• Free standing tank
Vessel Insulation:	• Manufactured with insulation

OBSERVATIONS & RECOMMENDATIONS

Water Connections

The cold water inlet and hot water outlet connections were properly installed and in acceptable condition.

Temperature and Pressure Relief Valve

The water heater installation included a temperature and pressure relief valve. This device is an important safety feature and should not be altered or tampered with. No adverse conditions were observed.

Water Heater Gas Supply

The gas supply piping included a 90-degree shutoff valve in the vicinity of the heater for service personnel and emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and generally trouble free.

The gas connector was an approved flexible type in acceptable condition.

Water Heater Combustion Air Supply

Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation.

The combustion air supply for the water heater was adequate.

Water Heater Ignition System

The pilot light was controlled by a thermocouple, which ensures that the pilot gas valve will close, if the pilot light is extinguished. This system was in acceptable condition.

The Water Heater Burner

The water heater burner was generally clean and was in acceptable condition.

The Water Heater Venting System

The water heater vent was properly installed and was in acceptable condition.

Other Installation Considerations

The water heater had been elevated above the floor in accordance with present standards. This is a beneficial configuration, which helps prevent the ignition of fumes from spilled flammable liquids.

Seismic Restraint for the Water Heater

The water heater tank had been properly secured. This will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.

General Comments about the Water Heater

This water heater was in the middle of its anticipated service life and was operating satisfactorily. With routine maintenance, it should be reliable for several more years.



Pictures 1 thru 3... The water heater was in acceptable working condition with no leaks or damage observed.

Why is a Discharge Pipe Required on Every T & P Relief Valve?

The function of the T & P Relief valve, which is required on every water heater, is to allow excessive pressure to safely escape the tank without causing damage to the vessel or the surroundings. Excessive pressure can be caused by a variety of conditions, including too high an internal temperature, which could even cause the water to flash to steam. In any case, when the valve discharges (as is its intended function), it will spray very hot water or even steam from its exit opening. If no discharge pipe has been installed to safely conduct this scalding water (or steam) to the floor, or to the exterior of the building, nearby persons could be seriously burned.

Install A Drip Leg at Next Opportunity

The fuel piping did not include a “T” extension or “drip leg” to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a “drip leg” should be added to the gas piping just ahead of the connector.

Electrical System

DESCRIPTIVE INFORMATION

Service Entry Type:	• Overhead drop
Electric Meter Location:	• On the rear of the dwelling
Service Voltage Supplied:	• 120-240
Service Entrance Conductors:	• #4 Copper. Providing an ampacity of 100
System Amperage Capacity:	• 100
Based Upon:	• The rated capacity of the main circuit breaker
System Grounding Source:	• Not visible, not inspected
Circuit Protection:	• Circuit breakers
Conductor Material:	• Copper, exclusively
Wiring Type:	• Non-metallic sheathed cable (“Romex”) • Rigid and flexible conduit

OBSERVATIONS & RECOMMENDATIONS

Electrical Service Drop – The Overhead Electrical Supply

The service drop was in acceptable condition.

Electric Meter Condition

The electric meter installation was in satisfactory condition. No need for immediate attention was evident.

Electrical Service Capacity – How Much Power Can We Draw?

The service capacity was adequate for the existing demand, but may require upgrading if remodeling and/or changes in patterns of use increase demand.

The Main Disconnect

The main disconnect means in the Main Distribution Panel was a cartridge fuse block. To shut off the power, it is necessary to pull this block out of the panel.

The Main Distribution Panel

The main distribution panel was in acceptable condition with circuitry generally installed and protected in an acceptable manner.

Circuitry in the main service panel was not labeled. Each circuit should be identified, allowing individuals unfamiliar with the equipment to properly operate it, if necessary. When the opportunity arises, we recommend accurately labeling the circuits by actually operating the breakers.

Service Grounding

We were not able to confirm, visually, that the electrical system was properly grounded. In this case, even though confirmation of proper grounding would require further, more exhaustive and possibly destructive inspection, we recommend that a competent, licensed electrician be retained to confirm that the system is, in fact, properly and adequately grounded.

Branch Circuitry

Accessible branch circuitry was examined and was in acceptable condition.

Electrical Conductor Material – The “Wire”

The conductor material in accessible branch circuit wiring was all copper.

Electrical Receptacles

This dwelling contained some two-prong and some three-prong type receptacles, ungrounded and grounded, indicating installation at different times and probably by different people. Receptacles checked were properly wired and were in acceptable condition.

Several receptacles were not securely attached to their boxes, which could be hazardous. We recommend general tightening and “tuning up” of the receptacles.

Switches; Overall

A representative number of switches were operated and were in acceptable condition.

Lights: Overall

The light fixtures in this dwelling were generally operational and in acceptable condition.

The recessed lights that were installed in the ceiling below the attic were covered by insulation and could not be observed. The lights should be verified to be “IC rated” otherwise they should be cleared of insulation in conformance with the manufacturer’s installation specifications and accepted trade practice.

Ground Fault Circuit Protection

GFCI (Ground Fault Circuit Interrupter) protection was installed and functioning satisfactorily for some, but not all, of the receptacles where this type of protection is presently required. We recommend upgrading of unprotected receptacles in areas where GFCI protection is presently required (including receptacles in bathrooms, kitchens, laundry rooms, garages, basements, crawl spaces, near wet bars and on the exterior). In addition, each protective device should be tested on a monthly basis.

Smoke Alarms (“Smoke Detectors”)

The smoke alarms (“Smoke Detectors”) were tested with their test buttons. This method only verifies power supply and horn function, but does not test the sensor in the unit. After occupancy, and regularly thereafter, we advise testing with real or simulated smoke.

The smoke alarms (“Smoke Detectors”) were appropriately located and were in operating condition.

General Comments on the Electrical System

The electrical system was installed to meet minimum demands and uses older technology. Modern systems feature improvements in safety and convenience. Upgrading and/or installing a new electrical system should be considered.



Pictures 1 & 2... The old 100 amp Zinsco panel was in acceptable condition however the circuits were not labeled, labeling the circuits is recommended, this old Zinsco panel should be replaced if any remodeling is performed

Zinsco Brand Electrical Panels

The main distribution panel in this dwelling was a brand called Zinsco. Zinsco panels and circuit breakers have not been manufactured for some time. Of greater concern is the fact that some Zinsco circuit breakers have failed to trip at their rated amperage. As an upgrade, we recommend serious consideration be given to replacing any Zinsco panels in the electrical system. In addition, if significant remodeling is anticipated, the panel(s) will, most likely, have to be replaced.

We Recommend Periodic “Exercising” of the Circuit Breakers

Any circuit breaker, regardless of brand, when left in the “on” position over the span of many years may fail to trip at its rated amperage. We recommend “exercising” each circuit breaker periodically by turning it off, (never by purposefully overloading the circuit) then resetting it once again. If a breaker fails to function when operated, we recommend replacement with another breaker of the same brand, rating and appropriate configuration, wherever possible.

Standards For Location of Receptacles

For reference, current standards for typical room receptacles (plugs) require grounded, three-prong devices within six feet of any point on all walls. Upgrading to this standard is only required in specific instances in existing buildings during remodeling. During this inspection, a representative number of receptacles were checked for proper polarity and operating condition only. The number of receptacles and their locations may be mentioned, but only in terms of convenience and personal safety.

GFCI Protection Explained

GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to help prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists. GFCI protection is inexpensive and can provide a substantially increased margin of safety.

Recommend Installing GFCI Protection

Because this dwelling was constructed before the requirement for Ground Fault Circuit Interrupter protection for receptacles in the garages of homes in this area, no GFCI protection was provided. However, this feature is now required for most receptacles in potentially wet locations. GFCI protection should be provided for all receptacles, where current practice would require, reducing an otherwise unnecessary risk to personal safety.

Low Voltage Systems Were Not Included

Review of any low voltage electrical devices and their associated wiring, including, telephone, TV antenna, stereo systems, fire and burglar alarm, intercom, yard lighting, landscape water (sprinkler) timers or other water features, is not within the scope of a home inspection. We recommend consultation with the appropriate service technician for full evaluation of the operating condition of these devices.

Heating System

DESCRIPTIVE INFORMATION

- Heat Plant Location:** • In a closet off the hallway
Heating Fuel: • Natural Gas
BTU Input Rating: • 60,000
Heating Plant Age: • Estimated age was 9 years
The Air Filter Type: • Electrostatic air cleaner
Attic Insulation Type/R-Value: • 10" Mineral Wool, R-35
Wall Insulation Type/R-Value: • Inaccessible, not visible, could not be inspected
Floor Insulation Type/R-Value: • None present

OBSERVATIONS & RECOMMENDATIONS

Forced Hot Air Heating System

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger; exhaust venting, blower, controls, and ducting.

The heat exchanger in this furnace was inaccessible and could not be visually examined.

All or parts of the heat exchanger in this furnace were inaccessible and could not be visually examined. In this furnace, heat is transferred by means of convection through the heat exchanger wall to air that is then circulated by the furnace blower through the living space, warming it before returning to the furnace to be warmed once again. Flaws and/or defects in the walls of the heat exchanger can allow the products of combustion (exhaust gases) to be transferred as well, creating a potential safety concern. Inspection of the heat exchanger and testing for carbon monoxide leakage is beyond the scope of a home inspection. For these services, we recommend contacting a competent, licensed heating technician to conduct safety tests on all gas burning appliances. In addition, we advise the installation of carbon monoxide detectors. Properly installed and located, these devices will help detect exhaust gases that have escaped into the living space.

HVAC Electrical

The visible and accessible wiring for the electrical supply for this unit was in acceptable condition.

The local disconnect was properly installed and in acceptable condition.

Fuel Supply

The gas supply piping installation included a 90-degree shutoff valve in the vicinity of the heating plant for service personnel and emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and generally trouble free.

The gas connector was an approved flexible type in acceptable condition.

Combustion Air

Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside, only.

The combustion air supply was adequate.

Ignition and Controls

The burner was equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light. The ignition system was activated during the inspection and was in acceptable condition.

Exhaust Venting System

The visible sections of the heating plant's venting system were functional and were in acceptable condition.

Distribution System

The system was equipped with an electrostatic air filter. It can capture dust that may pass through other filters. The filter operated during the inspection. We suggest cleaning the filter elements 2-3 times during each heating season.

Visible sections of the ducts were insulated with fiberglass. The insulation was in acceptable condition.

The visible portions of the distribution ducts were properly installed and in acceptable condition.

System Controls

Operation of the user controls on the thermostat caused the unit to respond.

General Comments About The Heating System

The heating system responded to normal operating controls, and related components were in acceptable condition. Routine maintenance will keep it functional and maximize its service life.



Picture 1... The gas fired forced air heating system was in acceptable working condition.

Picture 2... The electronic air filter was in working condition.

Picture 3... The visible ducting in the attic area was in acceptable condition.

General Information On Warm Air Furnaces

The life expectancy of warm air furnaces can vary in the extreme. Both environmental and operational factors can affect their lifespan. Often we are asked, "When is the best time to replace a furnace?" Generally, warm air furnaces are operational until the heat exchanger develops either a hole or a crack. In most building department jurisdictions, once a heat exchanger has developed either a hole or a crack, it must be replaced. Since most furnaces are relatively old by the time that their exchangers develop such breaches, this requirement usually translates into replacement of the entire furnace, since, by that time, a heat exchanger alone is not available.

The Heat Exchanger is the Heart of the Furnace

The heat exchanger is the central component in a warm air furnace. The heat exchanger is a metal chamber or series of metal chambers that form an airtight vessel that separates the burner(s) on the combustion side from the warm (house heating) air on the other (air) side. Once the heat exchanger develops an opening of any type, combustion products may be allowed to migrate from the burner chamber(s) into the air side of the heat exchanger where they can be circulated into the living spaces of the house. There always is a possibility that these combustion products could contain carbon monoxide gas, which, in any significant quantity, can be deadly. Thus, it is easy to see why any type of crack or hole in the heat exchanger should be cause for immediate replacement. While a crack in its early stages may, in fact, be tight (in that it does not allow the passage of flue gasses) nevertheless, heat exchangers never "heal". Instead, the crack or hole will probably increase in size with age. There are no approved methods for patching or re-welding cracks or holes in heat exchangers.

If a hole or a crack in the heat exchanger is reported, then replacement of the heat exchanger or the entire furnace should be anticipated. While some persons may argue that a hairline crack is not of sufficient width to allow the passage of flue gases into the air stream of the house, nevertheless, a crack of any kind in the heat exchanger is usually cause for the gas supplier to “red tag” the furnace. This means that the furnace cannot be operated until proper repairs are made or the furnace is replaced.

During our inspection, we will not *completely* disassemble the furnace. Industry standards limit the home inspector to removal of those covers or doors that normally could be removed by a homeowner. Generally, this is limited to the blower compartment door and possibly the flame shield over the front of the combustion compartment. Thus, depending on the particular type of furnace and associated access limitations, an examination of the furnace done during a normal home inspection may only be able to cover ten to twenty percent of the interior of the heat exchanger. The only way to examine the entire heat exchanger is through a process called a “teardown inspection”. Such an inspection requires the complete disassembly of the furnace and should only be undertaken by a competent heating technician who possesses the appropriate licenses, tools, equipment and knowledge. During a teardown inspection, it is common for the burners to be removed from the combustion compartment as well as for portions of the furnace cabinet to be removed or for the heat exchanger itself to be removed from the furnace.

Air Filters Need Regular Service

All types of heating and air conditioning system filters need regular servicing for efficient operation of the equipment. Typical intervals would be every thirty to sixty days during each heating and/or air conditioning season. In all cases, we advise following the manufacturer’s specifications.

Cooling System

DESCRIPTIVE INFORMATION

- Type of Cooling System:** • Central air conditioning system sharing distribution with a gas fired furnace
- Energy Source for Cooling:** • Electricity
- Cooling Capacity:** • Approximately 2-1/2 tons
- Cooling System Age:** • 9 Years, from Serial Number

OBSERVATIONS & RECOMMENDATIONS

Type of Cooling System

Cooling was accomplished by electrically powered refrigerant compression, with the cooling (evaporator) coil mounted adjacent to the gas fired furnace.

Cooling Equipment Compressor/Condenser

The condensing unit was in acceptable condition.

The condensing unit was not properly secured to its pad. We recommend the unit be secured to the pad in accordance with the manufacturer's installation instructions.

Air conditioning compressors typically have a lifespan of about 15 to 20 years. Based on the age of this unit we recommend annual servicing until its eventual replacement.

Notes on the Evaporator Coil

An evaporator coil is the component of an air conditioning or heat pump system that transfers or absorbs heat from the air passing through it to a liquid refrigerant. In doing so, the liquid refrigerant remains within the system as it is evaporated or boiled off to a gas while making its way through the evaporator.

The evaporator coil was concealed, was not accessible and could not be directly observed. However, the evaporator coil operated properly, overall.

Refrigerant Lines

Refrigerant lines connect the evaporator coil and the condenser in an air conditioning or heat pump system. The "hot" side of the lines is the conduit through which collected heat from the living area is conveyed to be released through the condenser outdoors. Normally, the "cold", or the suction, or return side of the refrigerant lines is the larger of the two and should be insulated.

Accessible refrigerant lines were in acceptable condition.

Cooling System Electrical Wiring

The visible and accessible wiring for the electrical supply was in acceptable condition.

The local disconnect was properly installed and in acceptable condition.

General Comments about the Cooling System

The cooling system was generally in acceptable condition.



Picture 1... The A/C condenser was in acceptable working condition.

Scope of the Air Conditioning System Inspection

Inspection and evaluation of the condition of the cooling system was limited to visible components and their basic functions. A full evaluation of the condition of the central air conditioning equipment requires extensive testing and is beyond the scope of a home inspection

Preventing Loss of Refrigerant

The most frequent cause for a refrigerant gas compression cooling system to fail, is loss of the refrigerant. At atmospheric pressure, the refrigerant used in these systems is a gas. In order for a cooling system to cool, the refrigerant must be compressed. Thus, if there are any leaks in the system, such as through old, worn seals, or poorly sealed connections in the piping, the refrigerant may leak out of the system over an extended period of time. If the seals are not worn, and if there is not a leak in the connecting tubing or somewhere else in the system, often a simple “recharge” of refrigerant performed by a competent, licensed air conditioning technician will get the system up and running again. To keep seals functioning properly, one could “exercise” the compressor once a month during the off-season, keeping in mind that to run the compressor for more than a very few minutes when the outside temperature is below 65 degrees might damage the compressor.

Do Not Operate A/C System When It Is Below 65 Degrees Outside

Some authorities recommend running the compressor intermittently (perhaps once a month for a few minutes) during the season to keep the seals lubricated and pliable so that they will not begin to leak as soon. Extreme care must be taken to insure that the compressor is NOT operated when the outside temperature is below 65 degrees Fahrenheit, or serious damage may occur to the compressor itself!

The lubricant placed inside the factory sealed compressor unit of an air conditioning system during manufacturing will become very viscous (thick, like syrup) when subjected to cool temperatures. When it becomes thick, it will not circulate properly and doesn’t adequately coat all of the internal moving parts.

For this reason, manufacturers of air conditioning compressors strongly recommend against running these units for any length of time when the outside temperature is below 65 degrees Fahrenheit. To do so invites the risk of mechanically seizing the compressor. Once a compressor has seized, the only course of action that can restore proper operation is to completely replace the compressor itself – often to the tune of \$1,000 to \$2,000, depending upon its size.

Interior Components

DESCRIPTIVE INFORMATION

Number of Bathrooms:	• Two
Number of Bedrooms:	• Three
Window Material:	• Extruded vinyl frame
Window Material:	• Painted aluminum frame
Window Glazing:	• Double pane (“Insulated”)
Wall Finish:	• Gypsum wallboard, commonly called “Drywall”
Ceiling Finish:	• Gypsum wallboard, commonly called “Drywall”
Floor Covering:	• Carpet • Hardwood flooring • Resilient sheet flooring • Floor Tile

OBSERVATIONS & RECOMMENDATIONS

Interior Surfaces

Wear and tear was evident throughout the house, of the type generally resulting from age and heavy use. We have made no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by routine maintenance upgrading.

Floors

The floors had a good appearance and were in acceptable condition.

The floors were noticeably sloped in several locations within the dwelling. This may be the result of support system settlement or support system modifications, and is prevalent in older homes of this type and construction. Individual perception and sensitivity to floor sloping and/or settlement varies greatly with each individual, however, in our experience, the sloping that has taken place is not symptomatic of significant structural movement. More detailed evaluation and proposals for possible corrective work should be obtained from a licensed General Contractor or Registered Structural Engineer. Measurement and evaluation of floor slope and/or settlement is well beyond the scope of a home inspection.

Interior Walls

The interior walls were generally in acceptable condition.

Minor wall cracks were observed. These can be patched, then the wall prepared and refinished in the course of routine maintenance. However, we caution that this type of cosmetic cracking might recur because of minor movement in the structure.

Ceilings

The ceilings were generally in acceptable condition.

Interior Doors

The interior doors were properly installed and in acceptable condition.

Windows

All of the windows were functional and in acceptable condition.

Because it is harder to break and less likely to cause injury if broken, safety glass is now required in certain specified locations. These include, but are not limited to, all door glass, and fixed and operable glass adjacent to doors and stair landings; enclosures for showers, hot tubs, saunas, steam rooms, and bathtubs; most large windows, and windows near doors and floors.

Safety glass was observed in some locations where recommended by industry standards at the time this home was built, the glass at the garage exit door was not safety glass as now required.

The Fireplace

Components shared by most types of fireplaces include the interior, exterior and a fire burning area. Individual fireplaces may have a foundation, flue, firebox, mantel, hearth, and damper, smoke shelf, lintel, cap, wash, gas log and/or gas log lighter. Accessible fireplace components are visually inspected for signs of significant malfunction, excessive or unusual wear and general state of repair. However, portions of a standard fireplace configuration are always, by their nature and location, inaccessible for a home inspection.

The wood-burning fireplace was not operated during the inspection (the lighting of fires is not a recognized part of a standard home inspection). However, it appeared to be capable of functioning as designed and intended. Thus, it was judged to be in acceptable condition.

The damper in the fireplace was operated and found to be in acceptable condition.

Ceiling Fans

The ceiling fan at the living room was out of balance, causing it to vibrate. We recommend repair and cleaning by a technician familiar with the installation and repair of ceiling fans.

Hall Bath

Washbasin

The washbasin was properly installed. When operated, it was fully functional and in acceptable condition.

Bathtub

The walk in hydromassage (“whirlpool”) tub was filled and activated by the user controls. It operated as intended and was in acceptable condition.

Shower and Shower Surround

The shower/tub water supply valve(s) and shower diverter were operated for the inspection. The valve(s) and diverter were in acceptable condition.

The shower wall (surround) was covered with Tile.

The shower wall material was in acceptable condition, but will remain acceptable only as long as the joints are 100% watertight. Careful and regular maintenance is recommended and, if deterioration is discovered, the wall material should be replaced before damage extends into the framing.

Toilet

The toilet was made of vitreous china, with a porcelain finish. The toilet was flushed and functioned properly.

Water Supplies, Faucets and Drains

The faucet was operated and allowed to run for a short period of time. It produced functional flow and was in acceptable condition.

Bathroom Ventilation

The bath depended solely upon a window for ventilation and removal of excess moisture. A window is often not practical for wintertime use, and thus, may well be only rarely be used. The installation of a ceiling vent fan vented directly to the outdoors should be considered as a primary method of venting.

Cabinets & Countertops

The cabinets and countertops were in acceptable condition.

General Comments on This Area

The finished surfaces, hardware, windows, and doors associated with this area were found to be generally in acceptable condition at the time of the inspection. **The 2 prong receptacle was in working condition however should be upgraded to a grounded 3 prong with GFCI protection.**

Master Bedroom Bath

Washbasin

The washbasin was properly installed. When operated, it was fully functional and in acceptable condition.

Contrary to the usual practice, the washbasin was not equipped with an overflow drain. Without an overflow drain, basin overflow will be possible. The washbasin should never be left to fill unattended.

Shower and Shower Surround

The shower water supply valve(s) were operated for the inspection. The valve(s) were in acceptable condition.

The shower wall (surround) was covered with Tile.

The shower wall material was in acceptable condition, but will remain acceptable only as long as the joints are 100% watertight. Careful and regular maintenance is recommended and, if deterioration is discovered, the wall material should be replaced before damage extends into the framing.

Glass Shower Enclosure

The glass shower enclosure was safety labeled and was in acceptable condition.

Toilet

The toilet was made of vitreous china, with a porcelain finish. The toilet was flushed and functioned properly.

Water Supplies, Faucets and Drains

The faucet was operated and allowed to run for a short period of time. It produced functional flow and was in acceptable condition.

Bathroom Ventilation

A ceiling vent fan provided ventilation for this bathroom. The fan was operated and was in acceptable condition.

Cabinets & Countertops

The cabinets and countertops were in acceptable condition.

General Comments on This Area

The finished surfaces, hardware, windows, and doors associated with this area were found to be generally in acceptable condition at the time of the inspection. **The receptacles were not grounded however were GFCI protected.**

The window hand crank was difficult to operate and should be adjusted for smoother operation.

Laundry Area

Clothes Washer and Dryer

The utility connections for both the clothes washer and clothes dryer were properly installed and in acceptable condition. However, these appliances were not tested, as testing these appliances was not within the scope of the inspection.

A drain trap had not been installed for the clothes washer standpipe drain. This is considered a significant defect and poses a potential risk to the health of the occupants. An approved drain trap should be installed by a competent, licensed plumber.

240-volt electricity was the only heat source provided for a dryer installed in this location.

Dryer Vent

Those portions of the vent for the clothes dryer which were visible were properly installed and in acceptable condition.

Kitchen

Descriptive Information about the Kitchen

The heat source used for cooking was electric.

The Sink

When the sink was operated, it was fully functional and in acceptable condition.

The Dishwasher Drain Separation

The air-gap device intended to provide the requisite drain separation for the dishwasher had been bypassed. We recommend restoring the proper drain separation to prevent cross-contamination of the potable water supply.

Cabinets & Countertops

The cabinets were in acceptable condition.

The countertop was surfaced with Laminate.

The countertop showed typical wear and tear, normal for this heavily used component. We considered any flaws cosmetic in nature with no action indicated.

Cooktop

The cooktop was turned on with the normal operating controls and was in satisfactory working condition.

Oven

The oven was turned on with the normal operating controls and was in satisfactory working condition.

Garbage Disposer

The disposer was turned on with normal user controls and was in satisfactory working condition.

Dishwasher

The dishwasher responded to normal user controls and was operational.

Refrigerator

The refrigerator was operating during the inspection and was functioning as intended.

Kitchen Exhaust

A range hood installed over the cooking surface and venting to the exterior, provided kitchen exhaust. The system was functioning as intended and was in satisfactory condition.

General Comments on This Area

The finished surfaces, hardware, windows, and doors associated with this area were found to be generally in acceptable condition at the time of the inspection. **The receptacles were both 2 prongs and 3 prongs, they were not grounded or GFCI protected, upgrading the receptacles to grounded 3 prongs with GFCI protection is recommended.**

The light over the sink did not respond the bulb is suspect and should be replaced.

General Comments about the Interior

Wear and tear was evident throughout the house, of the type generally resulting from age and heavy use. We have made no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by routine maintenance upgrading.



Pictures 1 thru 3... The hall bath walk in jetted tub was operated and in acceptable working condition, the motor compartment was in acceptable condition with no signs of leaks, the GFCI protection resets are located in the hall bath closet.



Pictures 1 & 2... The carbon monoxide and smoke detectors did respond when the test buttons were pushed.

We May Not Have Spotted All Breached Seals

While we thoroughly inspect all accessible double pane window and door glass for evidence of failed double pane window seals (fogged lenses) we cannot warrant that our inspection identified *all* failed double pane window seals in the home. The symptoms of some failed thermal seals may be visible under certain weather conditions but probably will not be visible under others. Since, during this inspection we could not possibly have experienced all possible weather conditions; we may not have been able to detect *all* failed thermal seals.

Requirements for Receptacle Placement

For reference, current standards for typical room plugs require grounded, three-prong receptacles within six feet of any point on all walls. Upgrading to this standard is only required in specific areas of existing buildings during remodeling. During this inspection, a representative number of receptacles were checked for proper polarity and operating condition only. The number of receptacles and their locations may be mentioned, but only in terms of convenience and personal safety.

Flush Whirlpool Tub Piping Frequently

Failure to follow proper cleaning and maintenance procedures for the whirlpool bath circulation system can result in the growth and transmission of infectious bacteria. The circulation system should be sanitized and flushed regularly.

Cover Jets In Whirlpool Tub At Least 4”

If any of the jets in a “whirlpool” tub are left pointing in an upward direction, and they are not adequately covered with water, the force imparted to the water jets by the circulating pump will almost surely cause them to spray *out* of the tub itself. Such phenomenon has been known to wash the surrounding walls and floors, much to the operator’s surprise. The best procedure for keeping *all* of the water *within* the bath tub is to make sure that at least 4 to 6 inches of water covers the highest jet nozzle before turning on the circulating pump.

Water Testing of Shower Pans

A water test of the shower pan was beyond the scope of a home inspection. However, this test may be performed as a part of a standard inspection for the presence of wood destroying organisms.

Caution Regarding Operating Dormant Angle Stops

Because of the possibility that operating angle stops that have not been exercised for some time may cause them to leak, experienced home inspectors do not operate them during a standard home inspection. We recommend that before anyone operates angle stops that have not been operated within the past six months, adequate preparations be made to deal with water leaks of any magnitude.

Clocks, Timers And Thermostats Were Not Checked

Ascertaining the accuracy and function of clocks, timers, temperature controls and the self-cleaning function of ovens are all beyond the scope of a home inspection.

Wall and Window Coverings Are Not Included in a Standard Home Inspection

Wallpaper and other types of wall coverings, as well as window coverings, are not considered a part of a standard home inspection and, in most cases; no comment on their condition will be made.