

# *Gage Inspection Services*

## Property Inspection Report



121 Mary Paige Ln, Santa Rosa, CA 95404  
Inspection prepared for: David Phillips  
Real Estate Agent: Mary Haufler - Sothebys

Date of Inspection: 3/27/2018 Time: 9:00 AM  
Order ID: 66

Inspector: Scott Gage  
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Gage Inspection Services

# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Inspection Details		
Page 26 Item: 10	Smoke Detectors	<b>Maintenance</b> There is a missing smoke detector in the main hallway and a missing battery for a detector in the first bedroom. It is advised to installed smoke detectors in the hallway outside of the sleeping areas as well as each bedroom.



Missing smoke detector at hallway.

Missing battery at smoke detector.

Site concrete and paving		
Page 27 Item: 1	Driveway/Parking	<b>Maintenance</b> There is cracking/settling noted at the driveway. Repairs are advised to prevent any potential tripping hazards and maintain proper drainage away from the home.  The driveway slopes to the home and evidence of ponding water was noted. Inquire with owner disclosures for any past moisture intrusion or ponding water.



Cracking/settling to driveway.

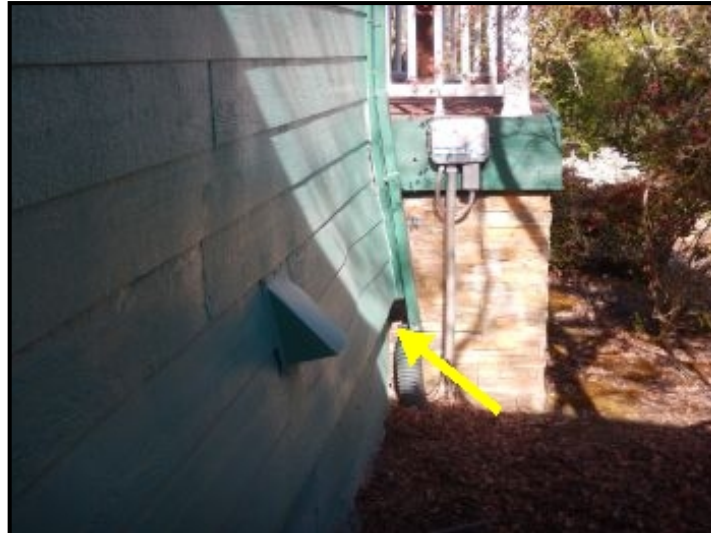
#### Exterior Structure

Page 28 Item: 2	Siding Condition	<p><b>Maintenance</b></p> <p>Siding damage was noted to areas at the exterior of the home. We recommend referring to the pictures and contacting a qualified contractor to review the current pest report and make needed repairs.</p> <p>There is warped/bulging siding at the right side of the home. This appears to be caused by a structural issue. Recommend contacting a qualified contractor for evaluation/recommendations.</p>
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Siding damage to right of garage door.

Bulging siding at right side of home.



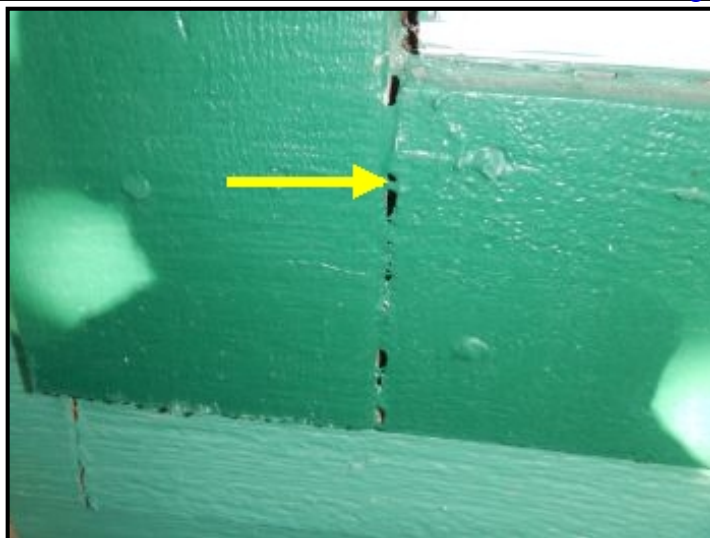
Bulging siding at the right side of the home.

Page 29 Item: 3	Painted Surfaces	<b>Attention</b> The paint on some of the exterior fascia boards are showing wear. Touch up painting is recommended to prevent potential damage and deterioration.
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Repaint exterior fascia boards as needed.

Page 29 Item: 5	Caulking/Structure	<b>Maintenance</b> The exterior caulking is in need of touch ups to various areas at the exterior of the home. As part of preventative maintenance it is recommended to maintain the caulking around the windows, trim and siding material as needed.
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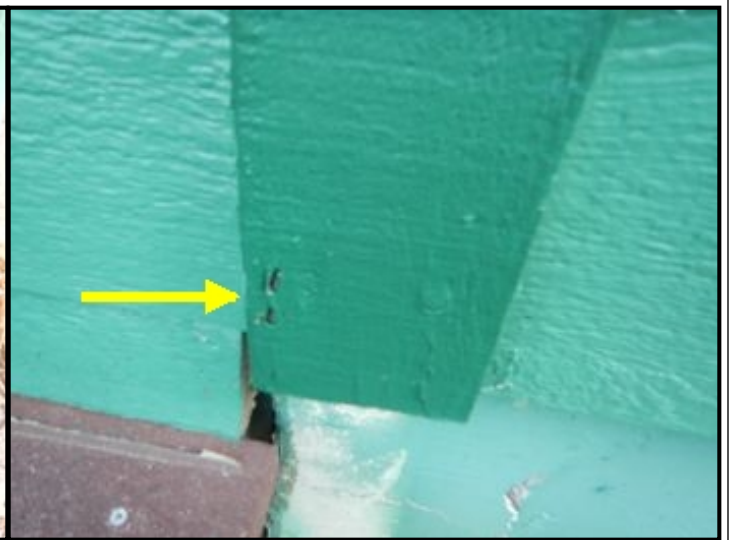
Recaulk exterior trim as needed.

Page 30 Item: 7	Fascia Boards/Trim	<b>Maintenance</b> Trim damage has been noted at the exterior of the home. We recommend referring to the pictures and contacting a qualified contractor to review the current pest report and make needed repairs.
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Trim damage at left of garage.



Trim damage at the left side of the home.



Fascia damage at right side of home.



Fascia damage to areas at rear decks.

**Structure Perimeter Exterior**

Page 32 Item: 2

Vent Screens


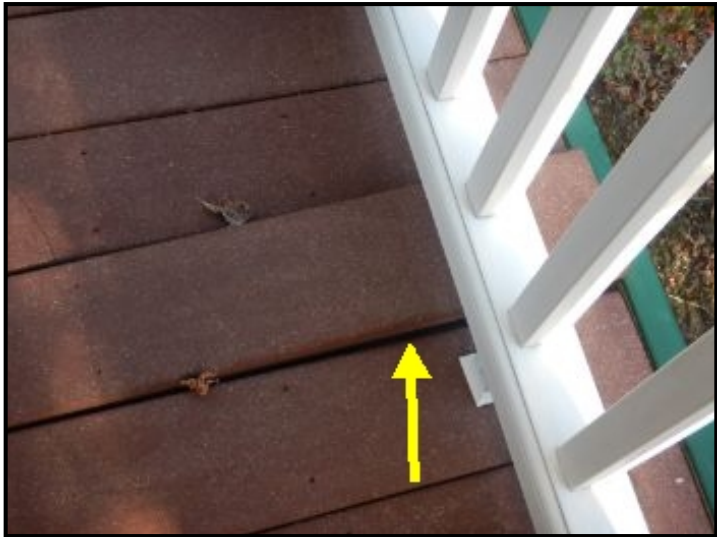
**Maintenance**

There are gaps noted to some of the under house vents under the rear deck noted from the sub area. Measures should be taken to keep the vent screens properly sealed to maintain intended drainage and prevent rodent access into the sub area.



Gaps around vent screens under rear decks.

Page 32 Item: 3	Visible Cracks	<b>Yes</b> There is excessive cracking in the foundation system. Recommend contacting a qualified foundation specialist for evaluation/recommendations.
Cracking in foundation.		
Page 33 Item: 5	Evidence of movement	<b>Yes</b> Interior wall board cracking, uneven sloping floors, cracking floor tiles at the interior of the home as well as leaning supports in the sub area is an indication of excessvie structure/earth settlement. We recommend contacting the appropriate specialist for evaluation.
Page 33 Item: 6	Site Drainage	<b>Attention</b> Areas of negative grade is noted around the structure. This is a condition that can lead to ponding water and moisture intrusion into the sub areas of the home. It is recommended to maintain proper drain slope away from the home.

Page 33 Item: 8	Proper earth/wood clearance	<p>No</p> <p>The inspection has revealed earth to wood contact to the steps at the rear deck. There should be no contact between the earth and the exterior wood members. Recommend providing at least 4-6 inches of clearance between the earth and wood material as a preventative maintenance measure</p>
		
Earth/wood contact at rear deck steps.		
Decks		
Page 34 Item: 1	Surface	<p>Composite</p> <p>There are a couple of deck surface boards that are backing out. Recommend refastening to the deck framing to prevent potential tripping hazards.</p>
		
Lifted deck surface board,		
Page 34 Item: 4	Foundation/Framing	<p>Maintenance</p> <p>There was damage noted to the ends of girders at the rear deck. We recommend referring to the current pest report for further comment/recommendations.</p>





Damage to ends of girders at rear decks.



Damage to ends of girders at rear deck.

Page 35 Item: 7

Cover

**Maintenance**

There was wood damage noted to multiple areas to the exterior trellis. Recommend referring to the current pest report for further comment/recommendations.



Damage noted to various areas of trellis.



Deterioration of front trellis.

Page 35 Item: 9

Weather Protective  
Cover**Maintenance**

There is a damaged weather protective cover at the rear deck. Replacement of the cover is recommended as a health and safety consideration.




Replace weather protective cover at rear deck.

#### Garage

Page 36 Item: 2	Garage Door	<b>Maintenance</b> The single car garage door would not completely close and the track is bent/warped. Contact the appropriate specialist for evaluation.
Page 36 Item: 4	Automatic Opener	<b>Maintenance</b> The automatic garage door opener for the single car garage would not close. It appears due to past settlement of the concrete floor and the track that is bent/warped the automatic reversing eyes are not lining up properly. Contact a qualified garage door specialist for evaluation/recommendations.
Page 36 Item: 5	Springs/Mounts	<b>Maintenance</b> One of the tracks for the single car garage door is bent/warped causing the door to malfunction. Contact a qualified garage door specialist for evaluation/repairs. Installation specifications is not within the scope of this inspection.



Bent/warped track at garage door.

Page 36 Item: 7	Floor Foundation	<b>Maintenance</b> There is excessive cracking noted to the concrete garage slab. We recommend contacting the appropriate specialist for evaluation/recommendations for repairs.
		
Cracking at garage.		
Page 37 Item: 9	Firewall	<b>Maintenance</b> There is no firewall installed between the garage and interior living space. Recommend installing a proper 5/8" fire rated wall properly taped and sealed as a health and safety consideration. Contact a qualified contractor for evaluation/repairs.
Page 37 Item: 10	Door(s) Garage-Building	<b>Maintenance</b> The door from the garage to the interior of the home is not a fire rated door. Recommend installing a proper self closing fire rated door between the garage and living space.
Roof		
Page 38 Item: 3	Moss/Mildew	<b>Attention</b> There is a small amount of moss growth at the roof top. The amount of moss growth does not warrant immediate attention at this time. The inspector recommends removing the moss growth at some time in the future and treating the roof to prevent growth. Chemicals for preventing moss growth can be purchased at a local home improvement store. There are companies who will clean the roof and apply a material that will prevent moss growth for a number of years.
Page 38 Item: 6	Cover Material Condition	<b>Attention</b> The roof cover for the main structure appears to be newer and in serviceable condition. The roof cover material over the sun room and garage is older showing wear indicating it is nearing the end of its useful life. Contact a qualified roofing contractor for evaluation/recommendations.





Older roof cover material over addition.

Page 39 Item: 9

Flashings/Caulking

**Attention**

There are some exposed fasteners at the roof top flashings. It is recommended to keep these areas properly caulked and sealed to prevent potential leaking points. Contact a qualified roofing contractor for evaluation/repairs.



Seal exposed fasteners at roof top flashings.

Page 39 Item: 11

Gutters/Downspouts

**Maintenance**

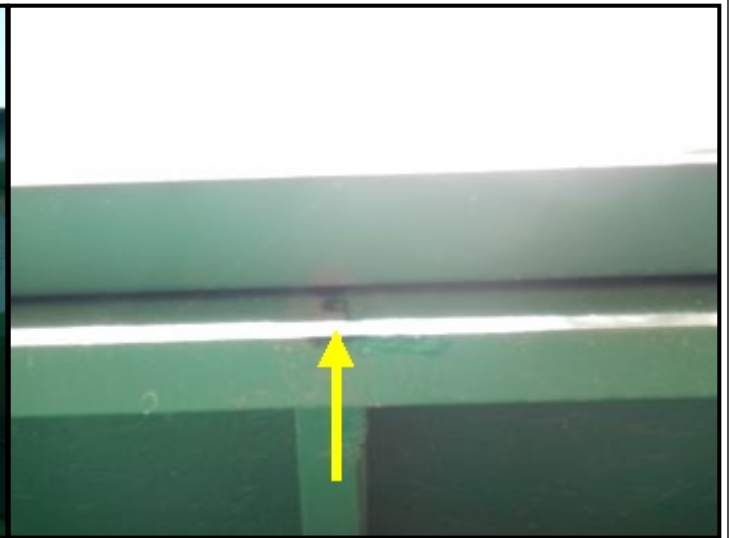
There is debris build up in the gutters that should be removed as well as standing water at the right side of the home. Debris can clog the gutters, down spouts and drain system if not cleaned out. cleaning the gutters on an annual basis is recommended for proper care and maintenance of the gutter system.

The gutters over the garage door are leaking. Contact the appropriate trades person for evaluation and recommendations for repairs.

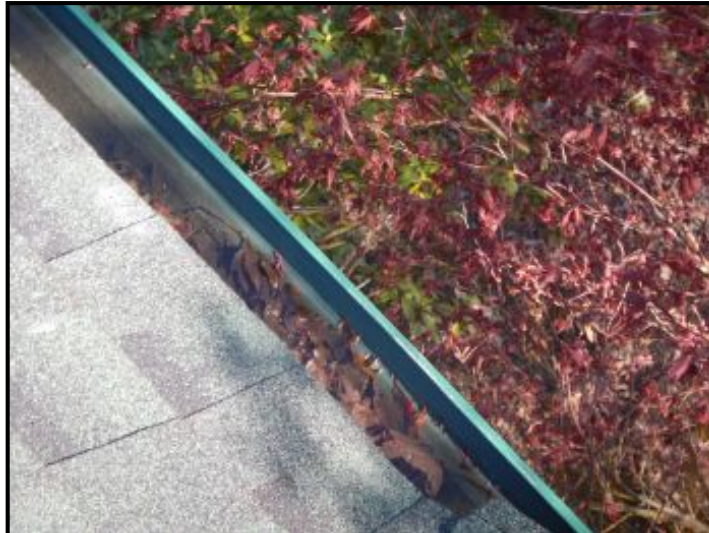




Leaking gutter over garage.



Leaking gutter over garage.



Standing water/debris in right side gutter.

Page 40 Item: 12	Indications of leaking	<b>Yes</b> There is moisture staining at the ceiling over the family room window indicating past moisture intrusion. The area was dry at the time of the inspection and no major adverse conditions were noted. Recommend monitoring this area and taking corrective measures if needed.
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Moisture stain at living room ceiling.

#### Electrical

Page 43 Item: 12

Outlets, Switches,  
Junction Boxes,  
Lighting

#### Maintenance

Unprotected non metallic sheathed cable was noted at the garage. Electrical cable is subject to physical damage and is typically installed in attics and inside walls. Repairs should be made to properly protect the wiring system inside conduit. Contact a qualified electrician for repairs.

All spliced wires should do so inside of an appropriate covered junction box. There are spliced wires that do not meet this requirement in the garage. We suggest adding the appropriate sized junction boxes with covers as needed.



Unprotected electrical at the garage.



Missing junction box cover in garage cabinet.



Missing junction box cover in garage.

## Living Room

Page 48 Item: 1

Floor

**Maintenance**

There are cracked tiles at the main hallway of the home. Recommend contacting a qualified tile specialist for evaluation/repairs.



Cracking grout at hallway tile.

Cracked tile at hallway.

## Kitchen

Page 50 Item: 1	Floor Cover Material	<b>Attention</b> Cracked tiles were noted at the kitchen. Contact a qualified tile specialist for evaluation/repairs
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Cracking tiles at kitchen floor.

Page 50 Item: 7	Sink/Faucet Leak	<b>Yes</b> The kitchen sink fixture is currently leaking into the under cabinet at the main sink due to a lack of caulking around the lip of the sink. Contact a qualified plumbing contractor for repairs.
Page 51 Item: 9	Stove exhaust Fan	<b>Maintenance</b> The stove top exhaust fan was not functioning when tested.
Page 51 Item: 17	Counter Tops	<b>Attention</b> There are caulking voids around the kitchen sinks. Touch up caulking is recommended to keep these areas properly sealed to prevent potential moisture intrusion.





Recaulk and seal around kitchen sink.

### Bathrooms

Page 55 Item: 2

Floors

#### Maintenance

There are cracked floor tiles and grout at both bathrooms. Repairs are advised to maintain a proper water proof seal. Contact a qualified tile specialist for evaluation.



Cracked tiles at bathroom floor.



Cracked tiles at master bathroom.

Page 55 Item: 6

Shower Fixtures

#### Attention

The hot water fixture at the hall bathroom shower is leaking during operation. Contact a qualified plumbing contractor for evaluation/repairs.



Leaking shower fixture at hall bathroom.

Page 56 Item: 9	Water Resistant Wall Cover	<p><b>Maintenance</b></p> <p>Grout voids were noted around the hallway bathroom shower tile wall as well as the tile floors at the base of the master bathroom tub and shower. This is a condition that can lead to moisture intrusion and deterioration. Regrouting is recommended. These areas should be inspected and touched up on a regular basis as part of preventative home maintenance</p>
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Grout voids at tub/wall in hall bathroom.

Grout voids around tub at hallway bathroom.



Grout voids at base of master bathroom tub.

Page 57 Item: 14	Toilet	<b>Maintenance</b> The toilet is loose in the hallway bathroom. We suggest resetting the toilet on a new wax ring to help prevent any type of leaks. Home maintenance should include periodic tightening of the toilet to prevent damage from a potential leak. Recommend resetting toilet on a new wax ring every five years
<b>Water Heater</b>		
Page 59 Item: 5	Evidence of leaks	<b>Yes</b> There is moisture staining at the ceiling of the master bedroom directly below the water heater in the attic. The area was dry at the time of the inspection and no current active leak was noted. Recommend monitoring and taking corrective measures if needed.



Stain at master bedroom ceiling.

Page 60 Item: 8	Safety Tie Down	<b>Maintenance</b> The water heater tie down system is not up to current standard that is required as per The California Office of the State Architect when solder or transferred. There should be a strap installed at both the upper and lower 1/3 of the tank. Contact a qualified plumbing contractor for repairs.
<b>Heating System</b>		
Page 61 Item: 8	Filter Condition	<b>None</b> There are no filters installed at the furnace. Installation is recommended before use.
Page 62 Item: 10	Ducts/Returns	<b>Maintenance</b> The floor heat register in the dining area is rusted/corroded. Future repair/replacement is recommended to maintain intended service. Contact a qualified HVAC contractor for repairs. There are gaps around the floor heat registers. It is recommended to seal around the registers with an HVAC foil tape to help with the heating/cooling efficiency of the home. There is debris build up noted in most of the floor heat registers. Recommend ducting cleaning. Contact a qualified HVAC contractor for evaluation. There are heating ducts that are sitting on the ground in the sub area. It is advised to strap the ducting to the floor area framing if possible to prevent contact with the ground and potential damage.





Debris build up in heat registers.



Rust/corrosion to heat register in dining room.



Seal floor heat registers as needed.



Heating duct sitting on the ground in the sub area.

## Attic

Page 66 Item: 12

Rodent Activity

Yes

There is evidence of rodent activity in the attic and garage. It could not be determined if this is a current active issue or not. Recommend contacting the appropriate pest control company for evaluation/recommendations.



Rodent droppings in the attic.

#### Raised Foundation

Page 67 Item: 6	Moisture/Dampness	<b>Maintenance</b> There are damp soils at the rear of the home indicating additional drainage may be needed. Recommend contacting the appropriate specialist for evaluation/recommendations.
Page 68 Item: 10	Wood Members	<b>Maintenance</b> There is an excessive amount of movement noted to wood supports in the rear right section of the sub area of the home. There are leaning support blocks, a twisted girder, leaning wall studs and lifted sill plates. We recommend contacting a qualified structural engineer for further evaluation and recommendations for repairs.



Leaning wood blocks in sub area.



Leaning support blocks in sub area.



Leaning wood members in sub area.



Leaning wood members in sub area.



Leaning wood members in sub area.



Page 69 Item: 12	Separation Over 1/4"	<b>Yes</b> There are cracks in the foundation that are in excess of 1/4 inch in separation or displacement. This indicates a condition in excess of normal expansion/movement. Contact a qualified foundation specialist for evaluation/recommendations.
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Excessive cracking at foundation wall.



Excessive cracking at foundation wall.



# Inspection Details

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We 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.

## 1. Weather

Sunny

## 2. Attendance

Selling Agent Present

## 3. Occupancy

Vacant

#### 4. Description

Wood framed

1)The inspector as a part of the inspection, is NOT required to determine installation guidelines, structural calculations, unstable geological conditions, presence of any hazardous material such as lead and asbestos, manufacturers specifications (or recalls) and building codes, or detect the presence of Chinese Drywall or its potential problems, outbuildings, septic systems and or sewer pumps, well systems/alternative water systems or water quality testing, solariums, the presence of wood destroying organisms or fungal rot, condition of floor coverings, conditions relating to animals, rodents, or other household pets or the damage caused thereby, cosmetic items, including without limitation, paint, scratches, scrapes, dents, cracks, stains or faded surface, remove appliances, remove insulation, operation of window coverings, operation of free standing appliances, automatic window coverings, inspect furnace heat exchangers, radiant/hydronic heating systems or specialized heating systems, sauna/steam bathroom function, music systems, central vacuum function, structural engineering calculations or deficiencies, unstable geological conditions or soil contamination, solar system function and or alternative power source. This is a visual non-invasive inspection as per industry standards. We cannot assume responsibility for hidden latent defects or quality of workmanship. Please carefully read all transfer disclosures as the inspector does not have or is required to have access to transfer disclosures, current or past litigation issues and any previous inspection reports. Gage Inspection Services reserves the right to review any visual defect not disclosed in this inspection withing the standard of practice prior to repair. If repairs are performed on alleged items not included in this report prior without notifying this inspection company for evaluation

2)Some bio-organic organisms (molds) are known to produce toxins that produce toxic responses with sufficient exposure. Structure toxic bio-organic detection and testing is NOT within the scope of this home inspection as Gage Inspection Services is not a certified professional bio-organic expert and or industrial hygienist. If parties of interest desire information contact a qualified industrial hygienist prior to the end of the contingency/inspection period.

3) All conditions in this inspection report are as of the time and day of the inspection. The home inspection is performed withing the scope of the ASHI standards of practice. Please review the Standards of practice at [www.ASHI.org](http://www.ASHI.org).

#### 5. Approx. Year Built

Refer to disclosures.

#### 6. Floors

1

#### 7. Bedrooms

3

#### 8. Bathrooms

2

#### 9. Other Rooms

LR  
DR

## 10. Smoke Detectors

### Maintenance

There is a missing smoke detector in the main hallway and a missing battery for a detector in the first bedroom. It is advised to install smoke detectors in the hallway outside of the sleeping areas as well as each bedroom.



Missing smoke detector at hallway.



Missing battery at smoke detector.

## 11. Carbon Monoxide

### Present

The inspector noted the presence of one or more carbon monoxide (CO) detectors inside the structure. The detectors were tested, and found to be functional at the time of the inspection. The detectors are battery operated and the inspector recommends replacing the batteries in all the units when the buyer takes possession of the property. Testing the units routinely and/or every month to identify functional operation is also recommended.

## 12. Furniture Storage

### Average

The inspector is not required to move furniture, personal, or stored items; lift floor coverings, or panels; or perform any test or procedures which could damage or destroy the item being evaluated. The determination of or damage caused by termites, any wood damage insects or organism is excluded. Gage Inspection Services is not a state licensed pest control company.

## 13. Floor Structure

Floor joists

## 14. Ceiling Structure

Wood framing

## 15. Roof Structure

Wood trusses

## 16. Interior Stairway Structure

NA

# Site concrete and paving

## 1. Driveway/Parking

### Maintenance

There is cracking/settling noted at the driveway. Repairs are advised to prevent any potential tripping hazards and maintain proper drainage away from the home.

The driveway slopes to the home and evidence of ponding water was noted. Inquire with owner disclosures for any past moisture intrusion or ponding water.



Cracking/settling to driveway.

## 2. Walkways

Functional

## 3. Steps

NA



# Exterior Structure

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

## 1. Siding Material

### Wood

Under-lying flashings to prevent moisture intrusion cannot be observed. Water testing and invasive inspection is not within the scope of this inspection. Refer to owner or disclosures for any issue with moisture intrusion if any.

## 2. Siding Condition

### Maintenance

Siding damage was noted to areas at the exterior of the home. We recommend referring to the pictures and contacting a qualified contractor to review the current pest report and make needed repairs.

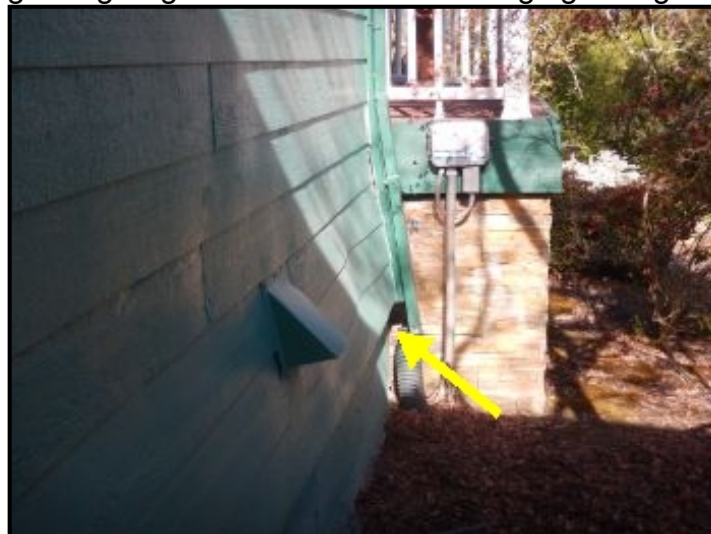
There is warped/bulging siding at the right side of the home. This appears to be caused by a structural issue. Recommend contacting a qualified contractor for evaluation/recommendations.



Siding damage to right of garage door.



Bulging siding at right side of home.



Bulging siding at the right side of the home.

### 3. Painted Surfaces

#### Attention

The paint on some of the exterior fascia boards are showing wear. Touch up painting is recommended to prevent potential damage and deterioration.



Repaint exterior fascia boards as needed.

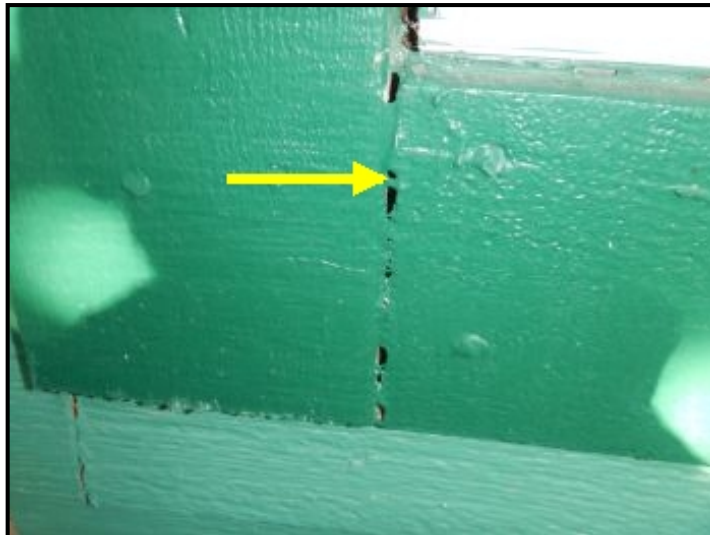
### 4. Window Glass

Functional

### 5. Caulking/Structure

#### Maintenance

The exterior caulking is in need of touch ups to various areas at the exterior of the home. As part of preventative maintenance it is recommended to maintain the caulking around the windows, trim and siding material as needed.



Recaulk exterior trim as needed.

### 6. Eave/Soffit Areas

Satisfactory

Review the current pest report for related conditions, if any.

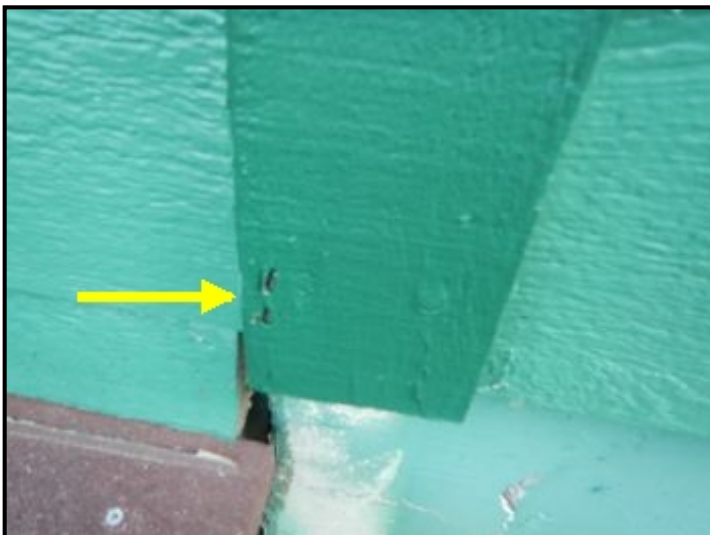
## 7. Fascia Boards/Trim

### Maintenance

Trim damage has been noted at the exterior of the home. We recommend referring to the pictures and contacting a qualified contractor to review the current pest report and make needed repairs.



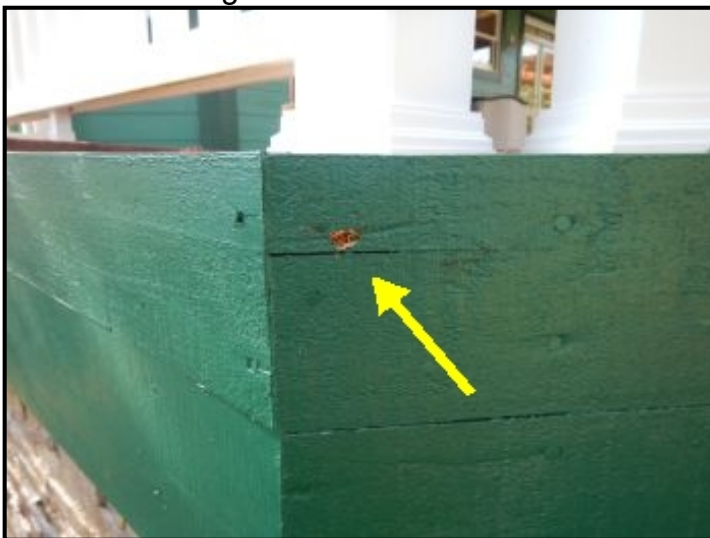
Trim damage at left of garage.



Trim damage at the left side of the home.



Fascia damage at right side of home.



Fascia damage to areas at rear decks.

## 8. Window Screens

### Attention

Window screens are not installed throughout the home.

## 9. Double Pane Seals/Insulating Windows

### Satisfactory

At the time of the inspection the double pane insulating window seals were inspected and appeared to be in functional condition. The visual inspection of the windows may not disclose seals that have lost their vacuum seal in between the panes of glass. The deficiency is sometimes only visible under certain climatic conditions. The inspector may not be able to determine dirty or water stained windows as evidence of failed vacuum seals. This inspection company does not warranty double pane windows. Under-lying flashings and proper installation cannot be observed and or determined. Water testing is not within the scope of this inspection.

**10. Address Identification**

Satisfactory

**11. Watering System**

Not tested

If installed, sprinkler and related irrigation systems are not within the scope of a home inspection.  
The irrigation control box was located at the right side of the home.

**12. Retaining Walls**

NA



# Structure Perimeter Exterior

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

## 1. Foundation Material

Concrete

## 2. Vent Screens

### Maintenance

There are gaps noted to some of the under house vents under the rear deck noted from the sub area. Measures should be taken to keep the vent screens properly sealed to maintain intended drainage and prevent rodent access into the sub area.



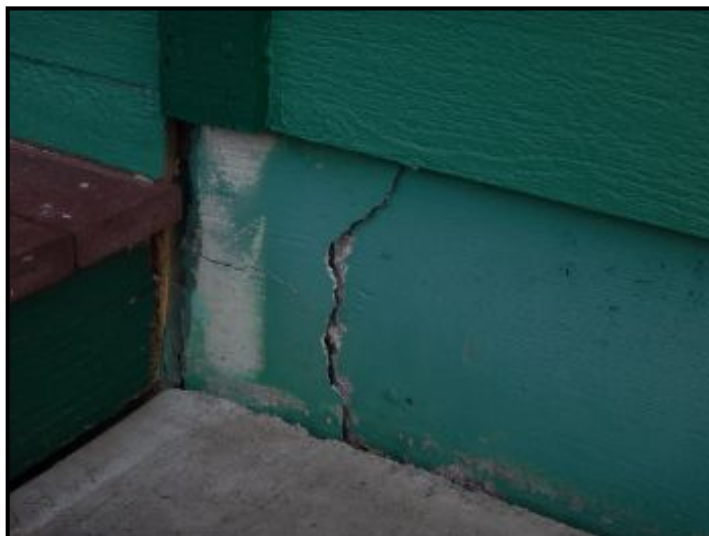
Gaps around vent screens under rear decks.

## 3. Visible Cracks

Yes

Yes

There is excessive cracking in the foundation system. Recommend contacting a qualified foundation specialist for evaluation/recommendations.



Cracking in foundation.

#### 4. Evidence of separation over 1/4"

No

The visual inspection of the exterior of the foundation did not reveal cracking in the foundation system with openings in excess of 1/4" in separation

#### 5. Evidence of movement

Yes

Interior wall board cracking, uneven sloping floors, cracking floor tiles at the interior of the home as well as leaning supports in the sub area is an indication of excessive structure/earth settlement. We recommend contacting the appropriate specialist for evaluation.

#### 6. Site Drainage

Attention

Areas of negative grade is noted around the structure. This is a condition that can lead to ponding water and moisture intrusion into the sub areas of the home. It is recommended to maintain proper drain slope away from the home.

#### 7. Evidence of erosion

No

#### 8. Proper earth/wood clearance

No

The inspection has revealed earth to wood contact to the steps at the rear deck. There should be no contact between the earth and the exterior wood members. Recommend providing at least 4-6 inches of clearance between the earth and wood material as a preventative maintenance measure



Earth/wood contact at rear deck steps.

#### 9. Vegetation Clear From Structure

No

There is vegetation growing up against the exterior surface material. All vegetation should be trimmed at least 6-12 inches away from the structure to eliminate a common avenue for pest infestations or any damage to the exterior structure material.

# Decks

## 1. Surface

### Composite

There are a couple of deck surface boards that are backing out. Recommend refastening to the deck framing to prevent potential tripping hazards.



Lifted deck surface board,

## 2. Railings

Functional

## 3. Steps/Handrails

Functional

## 4. Foundation/Framing

### Maintenance

There was damage noted to the ends of girders at the rear deck. We recommend referring to the current pest report for further comment/recommendations.



Damage to ends of girders at rear decks.



Damage to ends of girders at rear deck.



**5. Attachment Method**

Not visible.

**6. Flashing**

Not visible

**7. Cover****Maintenance**

There was wood damage noted to multiple areas to the exterior trellis. Recommend referring to the current pest report for further comment/recommendations.



Damage noted to various areas of trellis.



Deterioration of front trellis.

**8. Electrical Service**

Yes

**9. Weather Protective Cover****Maintenance**

There is a damaged weather protective cover at the rear deck. Replacement of the cover is recommended as a health and safety consideration.



Replace weather protective cover at rear deck.



# Garage

## 1. Size

3 Car

## 2. Garage Door

### Maintenance

The single car garage door would not completely close and the track is bent/warped. Contact the appropriate specialist for evaluation.

## 3. Garage Door Seal

Functional

## 4. Automatic Opener

### Maintenance

The automatic garage door opener for the single car garage would not close. It appears due to past settlement of the concrete floor and the track that is bent/warped the automatic reversing eyes are not lining up properly. Contact a qualified garage door specialist for evaluation/recommendations.

## 5. Springs/Mounts

### Maintenance

One of the tracks for the single car garage door is bent/warped causing the door to malfunction. Contact a qualified garage door specialist for evaluation/repairs. Installation specifications is not within the scope of this inspection.



Bent/warped track at garage door.

## 6. Safety Operation

Not tested

## 7. Floor Foundation

### Maintenance

There is excessive cracking noted to the concrete garage slab. We recommend contacting the appropriate specialist for evaluation/recommendations for repairs.



Cracking at garage.

#### 8. Lighting

Functional

#### 9. Firewall

##### Maintenance

There is no firewall installed between the garage and interior living space. Recommend installing a proper 5/8" fire rated wall properly taped and sealed as a health and safety consideration. Contact a qualified contractor for evaluation/repairs.

#### 10. Door(s) Garage-Building

##### Maintenance

The door from the garage to the interior of the home is not a fire rated door. Recommend installing a proper self closing fire rated door between the garage and living space.

#### 11. Moisture Penetration

No

# Roof

## 1. Roof Cover Material

Composition shingles

## 2. Roof Type

Pitched

## 3. Moss/Mildew

### Attention

There is a small amount of moss growth at the roof top. The amount of moss growth does not warrant immediate attention at this time. The inspector recommends removing the moss growth at some time in the future and treating the roof to prevent growth. Chemicals for preventing moss growth can be purchased at a local home improvement store. There are companies who will clean the roof and apply a material that will prevent moss growth for a number of years.

## 4. Debris on Roof

No

There was no debris build up on the roof at the time of the inspection. Debris build up should be cleaned off the roof surface on an annual basis as a proper care and maintenance recommendation.

## 5. Cover

Materials: 1 Layer

## 6. Cover Material Condition

### Attention

The roof cover for the main structure appears to be newer and in serviceable condition. The roof cover material over the sun room and garage is older showing wear indicating it is nearing the end of its useful life. Contact a qualified roofing contractor for evaluation/recommendations.



Older roof cover material over addition.

## 7. Ridges

Functional

## 8. Valleys

Functional

## 9. Flashings/Caulking

### Attention

There are some exposed fasteners at the roof top flashings. It is recommended to keep these areas properly caulked and sealed to prevent potential leaking points. Contact a qualified roofing contractor for evaluation/repairs.



Seal exposed fasteners at roof top flashings.

## 10. Vents/Chimneys/Covers

Functional

## 11. Gutters/Downspouts

### Maintenance

There is debris build up in the gutters that should be removed as well as standing water at the right side of the home. Debris can clog the gutters, down spouts and drain system if not cleaned out. cleaning the gutters on an annual basis is recommended for proper care and maintenance of the gutter system.

The gutters over the garage door are leaking. Contact the appropriate trades person for evaluation and recommendations for repairs.



Leaking gutter over garage.



Leaking gutter over garage.





Standing water/debris in right side gutter.

#### 12. Indications of leaking

Yes

There is moisture staining at the ceiling over the family room window indicating past moisture intrusion. The area was dry at the time of the inspection and no major adverse conditions were noted. Recommend monitoring this area and taking corrective measures if needed.



Moisture stain at living room ceiling.

#### 13. Soft Spots

No

#### 14. Separate Certification Recommended

Recommended

#### 15. Roof Evaluated From

Walked roof surface

#### 16. Skylights

Functional

# Utility Services

## 1. Electrical Services

Underground

## 2. Water Source

Well

Well testing is outside the scope of this inspection. Contact the appropriate specialist for evaluation.

## 3. Water Meter Location

NA

## 4. Water Shutoff

Not located. Refer to seller

## 5. Sewer

Septic

The septic system is outside the scope of this home inspection. We recommend contacting the appropriate specialist for evaluation.

## 6. Sewer Clean Out Location

Side of home

## 7. Gas Service

Propane

## 8. Gas Odors Noted

No

Natural gas odors/leaks can occur at any time after the home inspection. If natural gas leaks occur contact P.G.&E for service. Carbon monoxide can occur any time after the home inspection. Gage Inspection Services is not liable for any issues arising after the home inspection from gas leaks or high levels of carbon monoxide not present at the time of the inspection. It is highly recommended to install carbon monoxide detectors in every living area of the home prior to occupancy.

## 9. Service Shutoff

Side of home

## 10. Vents/Exhaust

Satisfactory

## 11. Carbon Monoxide

Not tested

This building has fossil fuel and or solid fuel burning systems that have the potential to generate carbon monoxide. Carbon monoxide is a colorless, odorless gas that can cause serious injury or death. Testing for carbon monoxide (CO) is not within the scope of this home inspection. We recommend CO detectors be installed in the hallway, every bedroom/living area of the structure, according to manufacturers instructions prior to occupancy and that fossil fuel-fire/gas appliance be serviced prior to occupancy as per manufacturers instructions.

# Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

## 1. Panel/Sub Panel Locations

Exterior  
Dining room  
Laundry room

## 2. Service Size (Amps)

200 Amp

## 3. Over Current Devices

Breakers

Overload protection is provided by breakers for this structure. Know how to reset a circuit breaker. After turning off or unplugging appliances on the circuit, push the switch firmly to the off position, then back on. If the overload is cleared, the electricity will come back. If your circuit breakers trip off repeatedly, there could be a problem with the appliance on that circuit. If the appliances are unplugged but the circuit breaker trips off again, call an electrician. The inspector is not required to operate overload devices.

## 4. Panel To Structure

Copper/Aluminum

## 5. Panel Cover Removed

Yes

## 6. Open Breaker Slots At Panel

No

## 7. Breaker Configuration

Satisfactory

## 8. Wire-Over Current Compatibility

Satisfactory

## 9. Receptacle Ground Verify

Satisfactory

The inspector has SPOT CHECKED the three prong 110 volt outlets throughout the home, and has not found any there were not correctly grounded. This is not a warranty and an undiscovered condition may exist.

## 10. GFCI Protection

Yes

It is recommended that ground fault interrupters (**GFCI**) be located in areas where there is a potential danger of electrical shock. This property has GFCI receptacles. Recommend testing monthly as these devices are susceptible to mechanical failure. It is not recommended to plug in refrigerators or freezers to any GFCI receptacle as food loss may occur in the event the receptacle trips or mechanically fails. Recommend testing monthly as a safety consideration.

## 11. Service Ground Verify

NA

The inspector is not required to verify continuity of connected service grounds.

## 12. Outlets, Switches, Junction Boxes, Lighting

### Maintenance

Unprotected non metallic sheathed cable was noted at the garage. Electrical cable is subject to physical damage and is typically installed in attics and inside walls. Repairs should be made to properly protect the wiring system inside conduit. Contact a qualified electrician for repairs.

All spliced wires should do so inside of an appropriate covered junction box. There are spliced wires that do not meet this requirement in the garage. We suggest adding the appropriate sized junction boxes with covers as needed.



Unprotected electrical at the garage.



Missing junction box cover in garage cabinet.





Missing junction box cover in garage.

### 13. Wire Method

Romex

### 14. Arc Fault Breakers

Not installed

Arc fault breakers are protected receptacles installed in bedrooms designed to trip in the event of an arcing crimped plug cord due to a bed or dresser. Industry standards since 2004 require this installation. Consult with a qualified electrician for evaluation.

# Plumbing

## 1. Service Size To Structure

3/4"

## 2. Structure Pipe Material

Copper

## 3. Waste Pipe Material

Plastic

## 4. Pipe Rumble Noise

No

## 5. Surge Bangs

No

## 6. Encrustations Evident

No

Encrustations (readily visible deposits at the pipe connections) are an early indications of a developing leak. There were no encrustaitons visible that would indicate a developing leak.

## 7. Water Pipe Insulation

No

## 8. Evidence Of Leaks

No

An inspection of the readily accessible sections of the plumbing water supply, waste lines, faucets and fixtures identified no visible leaks that require repair at this time. A program of regular inspection by the homeowner should be considered in order to identify and visible leaks prior to causing any substantial damage.

## 9. Interior Water Flow

Functional

The inspector opened and closed both hot and cold water at multiple faucets, basins and fixtures simultaneously. Little or no pressure drop resulted indicating water pressure is functional at the time of the inspection. Preferred water pressure can be subjective.

## 10. Exterior Water Flow

Functional

# Main Entry

## 1. Correct Application

Functional

It is recommended to change locks after occupying the home.

## 2. Door Fit

Functional

## 3. Finish

Functional

## 4. Weather Stripping

Functional

## 5. Dead Bolts

Yes

## 6. Door Bell

Functional

## 7. Lighting

Functional

## Other Ext. Entry Doors

### 1. Location

Throughout

### 2. Correct Applications

Yes

### 3. Finishes

Functional

### 4. Door Fit

Functional

### 5. Weather Stripping

Functional

### 6. Screen Door

NA

### 7. Locks

Functional

### 8. Sliding Glass Door/Safety

NA



# Living Room

## 1. Floor

### Maintenance

There are cracked tiles at the main hallway of the home. Recommend contacting a qualified tile specialist for evaluation/repairs.



Cracking grout at hallway tile.



Cracked tile at hallway.

## 2. Windows

Functional

## 3. Ceiling/Walls/Doors

Functional

Minor cracking was noted at various areas.

# Fireplace

## 1. Solid Fuel/Gas Logs/Gas Appliances

Functional

There is a gas burning appliance in this home. This inspection does not cover flue draft, code clearances and improper installation. When turned on condensation may appear which is common.

## 2. Location

LR

## 3. Exterior Chimney Condition

Satisfactory

## 4. Flue condition

Not inspected

Flue evaluation is not within the scope of this inspection.

## 5. Flue Damper

NA

## 6. Rain Cap/Spark Arrestor

Functional

# Kitchen

## 1. Floor Cover Material

### Attention

Cracked tiles were noted at the kitchen. Contact a qualified tile specialist for evaluation/repairs



Cracking tiles at kitchen floor.

## 2. Ceilings/Walls/Doors

Satisfactory

Cracking was noted.

## 3. Window

Functional

## 4. Lighting

Attention

There is a light not working from the kitchen door to the front deck. Recommend replacing the bulb and testing for proper function.

## 5. Drawers/Doors

Functional

Cabinets/doors are typically in need of periodic adjustments.

## 6. Under Sink

Satisfactory

There is moisture staining under the island sink from what was a possible past leak. At the time of the inspection the area was water tested and no current active leak was noted. Recommend monitoring this area and taking corrective measures if needed.

## 7. Sink/Faucet Leak

Yes

The kitchen sink fixture is currently leaking into the under cabinet at the main sink due to a lack of caulking around the lip of the sink. Contact a qualified plumbing contractor for repairs.

## 8. Drains Appear Clear

Yes

**9. Stove exhaust Fan****Maintenance**

The stove top exhaust fan was not functioning when tested.

**10. Stove Exhaust Filter**

NA

**11. Stove/Cook Top**

Gas

**12. Cooktop/Burners**

Functional

**13. Controls**

Functional

**14. Oven**

Electric

The oven temperature accuracy is not within the scope of this inspection.

**15. Over Operation**

Functional

**16. Oven Appearance/Condition**

Satisfactory

**17. Counter Tops****Attention**

There are caulking voids around the kitchen sinks. Touch up caulking is recommended to keep these areas properly sealed to prevent potential moisture intrusion.



Recaulk and seal around kitchen sink.

**18. Garbage Disposal**

Functional

The garbage disposal appears to be operations at this tim. On/off tested was performed only. The grinding capability was not determined at the time of inspection.



**19. Dishwasher**

Functional

The dishwasher appears to be functioning. An on/off of the dishwasher was performed to determine if it is operation. A full cycle check is often not possible in the time of this inspection; therefore we cannot comment on the full extent of its functions or its ability to clean. it is recommended to inquire with the seller as to the function or run and observe a full cycle prior to occupying the home to determine any leaks or malfunction.

**20. Refrigerator**

Functional

**21. Kitchen Fixtures**

Functional

**22. Built In Microwave**

NA

# Laundry

## 1. Location

Hallway  
Garage

## 2. Washer Hookup

Yes

## 3. Dryer Hookup

Yes

## 4. Gas Service

No

## 5. 240V Electrical Service

Yes

There is a 220V installed. However the function was not determined.

## 6. Drains

Not tested

There was not test performed of the washing machine drain line. The inspector recommends testing the drain function prior to occupying the home to prevent any potential water damage and desired drainage.

## 7. Wash Basin

NA

## 8. Dryer Vent

Functional

## 9. Ventilation

Satisfactory

Ventilation is provided by a ceiling exhaust fan.

## 10. Counters

Satisfactory

## 11. Floors/Walls/Ceilings/Doors

Satisfactory

## 12. Windows

NA

# Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

## 1. Floors

Functional

Carpet and floor coverings are not in the scope of this inspection.

## 2. Doors

Attention

There are missing floor guides for the closet doors in the first bedroom.

## 3. Walls/Ceilings

Satisfactory

Cracking is noted.

## 4. Window

Functional

# Bathrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

## 1. Locations

Guest/Master

## 2. Floors

### Maintenance

There are cracked floor tiles and grout at both bathrooms. Repairs are advised to maintain a proper water proof seal. Contact a qualified tile specialist for evaluation.



Cracked tiles at bathroom floor.



Cracked tiles at master bathroom.

## 3. Ceiling/Walls/Doors

Satisfactory

## 4. Basin Fixtures

Functional

At the time of the inspection all bathroom water fixtures were tested and functioning.

## 5. Basin Drain

Functional

At the time of the inspection the basin drains were flowing freely.

## 6. Shower Fixtures

### Attention

The hot water fixture at the hall bathroom shower is leaking during operation. Contact a qualified plumbing contractor for evaluation/repairs.





Leaking shower fixture at hall bathroom.

#### 7. Shower Head

Functional

At the time of the inspection the shower heads were properly functioning.

#### 8. Shower Enclosures

Functional

The shower enclosure appears to be in serviceable condition.

#### 9. Water Resistant Wall Cover

##### Maintenance

Grout voids were noted around the hallway bathroom shower tile wall as well as the tile floors at the base of the master bathroom tub and shower. This is a condition that can lead to moisture intrusion and deterioration. Regrouting is recommended. These areas should be inspected and touched up on a regular basis as part of preventative home maintenance



Grout voids at tub/wall in hall bathroom.



Grout voids around tub at hallway bathroom.



Grout voids at base of master bathroom tub.

#### 10. Caulking Water Exposed Areas

Satisfactory

The caulking in the bathroom appears to be providing adequate protection to the structure. Water leaking through non sealed areas can cause structural damage. Caulking should be maintained to continue protection. Refer to the current pest report for comment.

#### 11. Tubs

Functional

Quantity/adequacy of the hot water supply to fill the tub and other multiple demand was not determined. Refer to the appropriate trades person or manufacturers specifications.

#### 12. Tub Fixtures

Functional

At the time of the inspection the tub fixtures were tested and functioning properly. Recommend touching up caulking around all tub fixtures on a yearly basis to prevent any type of potential moisture intrusion.

#### 13. Tub/Shower Drain

Functional

At the time of the inspection the tub/shower drain seemed to be draining freely.

#### 14. Toilet

Maintenance

The toilet is loose in the hallway bathroom. We suggest resetting the toilet on a new wax ring to help prevent any type of leaks. Home maintenance should include periodic tightening of the toilet to prevent damage from a potential leak. Recommend resetting toilet on a new wax ring every five years

#### 15. Ventilation

Satisfactory

Ventilation is provided by a ceiling exhaust fan and is in operable condition.

#### 16. Mildew Noted

No

**17. Heating**

Functional

**18. Windows**

Functional

**19. Cabinets**

Functional. As part of regular maintenance cabinets and doors will need periodic adjustments.

**20. Counters**

Satisfactory

# Water Heater

## 1. Location

Attic

## 2. Type

Gas

The typical lifespan of a water heater is 12-15 years. The marking dates the water heater to 1996. Future replacement may be needed.

## 3. Size

40 Gallon

## 4. Encrustations Noted

No

## 5. Evidence of leaks

Yes

There is moisture staining at the ceiling of the master bedroom directly below the water heater in the attic. The area was dry at the time of the inspection and no current active leak was noted. Recommend monitoring and taking corrective measures if needed.



Stain at master bedroom ceiling.

## 6. TPRV

Functional

A temperature pressure relief valve (TPRV) is present. This safety feature releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The **TPR valve** discharge pipe must be made of copper, iron, or CPVC (not regular **pvc**). It must terminate within 6" above the ground and the end cannot be threaded or have a fitting.

## 7. Discharge Pipe

Functional

The water heater pressure relief valve is equipped with a proper discharge pipe.



**8. Safety Tie Down****Maintenance**

The water heater tie down system is not up to current standard that is required as per The California Office of the State Architect when solder or transferred. There should be a strap installed at both the upper and lower 1/3 of the tank. Contact a qualified plumbing contractor for repairs.

**9. Venting**

Functional

**10. Combustion**

Functional

**11. Insulation Blanket**

No

**12. Installation**

Functional

# Heating System

## 1. System Type(s) info

Gas fired furnace

Force 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 ducts. Our evaluation is limited to inspection of the visible components and their basic function. Evaluation of efficiency and or adequacy of the system is not within the scope of this inspection. Such an evaluation requires more exhaustive testing and analysis.

## 2. Location

Observations: Attic

Brand: Carrier

Year: 1998

Input: 100,000 BTU

## 3. Thermostat Location

Hallway

## 4. Thermostat Condition

Functional

## 5. On/Off Check

Functional

Since there are no visible posted current service records on the furnace, contact a qualified HVAC contractor to perform a diagnostic/installation evaluation and service the furnace as a health and safety consideration. Home maintenance should include annual servicing of the furnace as a health and safety consideration. The national fire association recommends that a CO alarm should be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms. For added protection, install additional CO alarms in each separate bedroom prior to occupancy

## 6. Operation Noise

Satisfactory

## 7. TPR Valve

NA

## 8. Filter Condition

None

There are no filters installed at the furnace. Installation is recommended before use.

## 9. Vents/Flues

Functional

Review all gas appliances, intake and exhaust venting by PG&E or a qualified HVAC contractor prior to taking occupancy as a health and safety consideration.

## 10. Ducts/Returns

### Maintenance

The floor heat register in the dining area is rusted/corroded. Future repair/replacement is recommended to maintain intended service. Contact a qualified HVAC contractor for repairs. There are gaps around the floor heat registers. It is recommended to seal around the registers with an HVAC foil tape to help with the heating/cooling efficiency of the home. There is debris build up noted in most of the floor heat registers. Recommend ducting cleaning. Contact a qualified HVAC contractor for evaluation. There are heating ducts that are sitting on the ground in the sub area. It is advised to strap the ducting to the floor area framing if possible to prevent contact with the ground and potential damage.



Debris build up in heat registers.



Rust/corrosion to heat register in dining room.



Seal floor heat registers as needed.



Heating duct sitting on the ground in the sub area.

## 11. Non-Heated Areas

None

**12. Service Notes/Filter Size**

None visible

Refer to the owner for service records. If the unit has not been serviced on an annual basis, contact a qualified HVAC contractor for diagnostic/installation evaluation. The inspector is not required to inspect the heat exchanger. This is a technically exhaust procedure. This inspection company is not a certified heating technician company,



# Air Conditioning

## 1. Type Of Unit

Split AC

Inspection and evaluation of the condition of the cooling system was limited to the visible components and their basis functions. Evaluation of efficiency and or adequacy requires extensive diagnostic testing that is beyond the scope of this inspection.

## 2. Location Of Unit(s)

Exterior

## 3. System Operation

Functional

The AC is operating and responding to the on/off command at the thermostat. System adequacy/capacity is not within the scope of this inspection.

## 4. Service Records

NA

Refer to seller. If no servicing has been performed in the last year, contact a qualified HVAC contractor for service prior to the end of the contingency/inspection period.

## 5. Energy Source

Electric 240

## 6. Power Disconnect Location

At unit

Disconnect was properly installed and in acceptable condition. The equipment acts as a shut off switch for use in an emergency or for servicing.

## 7. Condensing Coil Condition

Functional

Interior components is not within the scope of this inspection.

## 8. Condensate Drain System

Functional

The condensate drain system is installed and appears to be without any visible flaws.

# Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

## 1. Attic Access

Bedroom closet

## 2. Access

Satisfactory

## 3. Attic Evaluated By

Entrance

## 4. Inaccessible Areas

Yes

There are inaccessible structure cavities evident from the attic and there are areas of the attic which are inaccessible due to reduce clearance, insulation, design, or obstruction by structural members and or mechanical apparatus.

## 5. Roof Inspect From Underside

Yes

The visual areas of the underside of the accessible areas of the roof were inspected.

## 6. Exposed Rafters Sheathing

Yes

## 7. Framing Condition

Functional

Not all areas are accessible. Structural design/integrity/weight load is not within the scope of this inspection.

## 8. Visible Light

No

The inspection of the attic space found no evidence of gaps in flashing or structure members that would allow rain water penetration into the attic.

## 9. Ventilation

Satisfactory

## 10. Insulation

Insulation Batts

## 11. Ducting

Satisfactory

The visible portions of the ducting in the attic were in satisfactory condition.

## 12. Rodent Activity

Yes

There is evidence of rodent activity in the attic and garage. It could not be determined if this is a current active issue or not. Recommend contacting the appropriate pest control company for evaluation/recommendations.



Rodent droppings in the attic.

# Raised Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

## 1. Access Location

Exterior  
Bedroom closet

## 2. Access Size

Satisfactory

## 3. Clearance

Satisfactory

## 4. Inaccessible Areas

Yes

There are areas under the structure that are no readily accessible to the inspector due to floor insulation and or mechanical components/structure design. There is no removal of insulation during this visual non-invasive inspection. Gage inspection services is not responsible for abnormal conditions existing under insulated flooring and or inaccessible areas.

## 5. Debris/Trash

No

## 6. Moisture/Dampness

### Maintenance

There are damp soils at the rear of the home indicating additional drainage may be needed. Recommend contacting the appropriate specialist for evaluation/recommendations.

## 7. Vapor Barrier

None

Review the current pest report for expanded comment/recommendations, if any

## 8. Ventilation

Restricted

Review the current pest report for further comment.

## 9. Proper Earth/Wood Clearance

Yes

The inspection of the crawlspace does not show any contact of earth to wood.

## 10. Wood Members

### Maintenance

There is an excessive amount of movement noted to wood supports in the rear right section of the sub area of the home. There are leaning support blocks, a twisted girder, leaning wall studs and lifted sill plates. We recommend contacting a qualified structural engineer for further evaluation and recommendations for repairs.



Leaning wood blocks in sub area.



Leaning support blocks in sub area.



Leaning wood members in sub area.



Leanign wood members in sub area.





Leaning wood members in sub area.

#### 11. Cracks in Foundation

Yes

Cracks and evidence of settling were found in the concrete foundation. This can often be caused by expansive soils along with a lack of reinforcing steel in the concrete and is not uncommon in older homes. Sealing any cracks/openings with caulking or epoxy is advised to prevent moisture from entering through the voids. Diverting drainage away from the foundation area can help control seasonal expansion/contraction of the soils which contributes to foundation movement and cracking.

#### 12. Separation Over 1/4"

Yes

There are cracks in the foundation that are in excess of 1/4 inch in separation or displacement. This indicates a condition in excess of normal expansion/movement. Contact a qualified foundation specialist for evaluation/recommendations.



Excessive cracking at foundation wall.



Excessive cracking at foundation wall.

**13. Sill Plate Anchors**

Verified

The sill plate anchors were located and verified to be in place at accessible areas only at the time of this inspection. Sill plate anchors are fasteners that connect the sill plate to the concrete foundation. These anchors limit the framings ability to move independently on the foundation in the event of an earthquake. The inspector does not measure layout of sill plate anchor bolts or determine structural adequacy strength. Rust on metal framing components, including anchor bolts, joist hangers and nails is common. For information regarding this condition, consult with the appropriate specialist.

**14. Method Of Inspection**

Entrance

**15. Insulation**

Batten Insulation.

**16. Pier Type And Condition**

Concrete  
Functional

**17. Drainage/Sump Pumps**

None