

Gage Inspection Services

Property Inspection Report



1827 Pamela Dr, Santa Rosa, CA 95404
Inspection prepared for: Jan Volk
Real Estate Agent: Mary Haufler - Sothebys

Date of Inspection: 4/6/2018 Time: 9:00 AM
Order ID: 71

Inspector: Scott Gage
465 Stony Point Road, Santa Rosa, CA 95401
Phone: 707-843-1137
Email: scott@gageinspectionservices.com




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.

Site concrete and paving

Page 19 Item: 1	Driveway/Parking	Attention There is cracking at the concrete driveway. Though still functional the concrete areas should be monitored for further distortion and repaired or replaces as necessary to eliminate tripping hazards
		
Cracking at driveway.		
Page 19 Item: 2	Walkways	Maintenance There is cracking/settling noted at the concrete walkways causing a potential tripping hazard. As a safety consideration patching/repairs are advised as needed. Contact a qualified concrete specialist for repairs.



Lifted sidewalks around the home.

Exterior Structure

Page 20 Item: 3

Painted Surfaces

Attention

Some of the paint at the exterior of the home is showing wear. Touchup painting is recommended to provide long term protecting to the exterior of the home.



Repaint exterior wood members as needed.

Page 20 Item: 5

Caulking/Structure

Attention

Touching up the structure caulking around the tops and sides of the windows, door trim and siding should be performed yearly as a part of routine maintenance. The caulking keeps rain water from penetrating behind the siding material and causing premature deterioration of the material.



Caulk/seal gaps at siding as needed

Structure Perimeter Exterior

Page 22 Item: 2

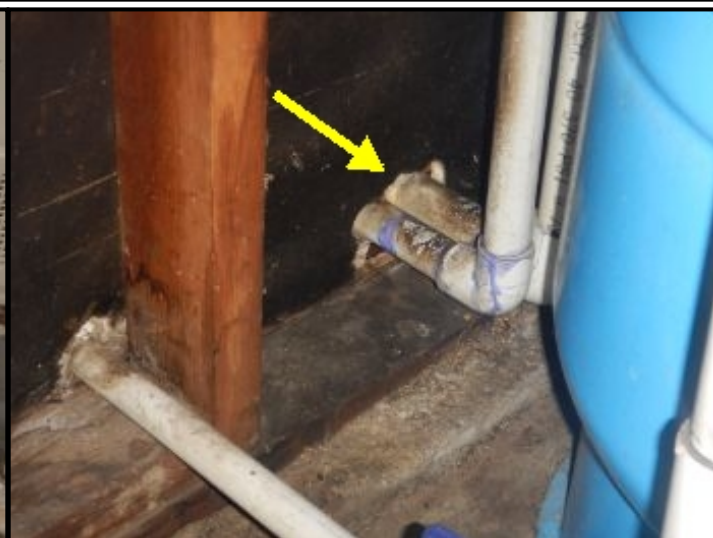
Vent Screens

Maintenance

A side under-house vent screen is in need of repair/replacement at the rear of the garage. A tight screen should be maintained to allow for proper ventilation and to keep animals out of the sub area.



Seal vent screen at rear of garage.



Seal around pipes at back of garage.

Page 22 Item: 6

Site Drainage

Attention

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



Standing water at side of home.

Standing water at rear patio.

Page 23 Item: 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.



Cut vegetation away from structure.

Fence/Gates

Page 25 Item: 1

Fences

Maintenance

Though upright at the time of the inspection there are sections of the fence that are in a deteriorated condition. Future repair/replacement may will be needed. Contact the appropriate specialist for evaluation/repairs.



Deterioration to sections of fencing.

Garage

Page 26 Item: 9	Firewall	Maintenance There are gaps around pipes/cables/ducting/seams at the wall between the garage and living space. It is advised to use a fire rated caulking to seal around any gaps in the wall and properly tape and seal all the joints as a health and safety consideration. Contact a qualified contractor for repairs.
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Seal firewall as needed.

Page 27 Item: 10	Door(s) Garage-Building	Maintenance The door from the interior of the home to the garage is not a fire rated door. Recommend replacing with a 20 minute self closing fire rated door as a health and safety consideration. There are gaps under the side service garage door which may allow in moisture or an access point for rodents. It is recommended to install a door sweep to keep this area properly sealed. The glass at the door from the garage to the exterior yard is not labeled as tempered safety glass.
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Garage door is not a fire rated door.

Gaps below garage door.

Page 27 Item: 12	Walls	Attention There is what appears to be termite activity at the wall in the garage. Gage Inspection Services is not a licensed pest inspector in the state of California. We recommend referring to the current pest report for further comment/recommendations.
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Apparent termite activity in the garage.

Roof		
Page 29 Item: 4	Debris on Roof	Yes There is debris on the roof. Leaves, branches, and other material should be removed at some time in the near future. The debris can clog valley s, gutters, down spouts and or drains and cause roof leaks. Debris can hold moisture that can cause damage to the roof system if large accumulations develop. Debris should lbe cleaned off the roof surface on an annual basis as a proper care and maintenance recommendation.

Page 30 Item: 11	Gutters/Downspouts	<p>Attention</p> <p>There is debris build up in the gutters that should be removed. 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.</p> <p>There are downspout that are draining at the foundation perimeter which can allow for water penetration into the crawl space. Recommend installing drain pipe extender or splash blocks to help divert water away from the structure.</p>
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Direct downspouts away from home as needed.



Debris in gutters.

Page 30 Item: 12	Indications of leaking	<p>Yes</p> <p>There is moisture staining at the ceiling of the hallway furnace closet and to framing in the attic indicating past moisture intrusion. These areas were dry at the time of the inspection and no major adverse conditions were noted. These appear to be older roof issues. Recommend monitoring these areas and taking corrective measures if needed.</p>
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Moisture stains around furnace vent pipe.



Moisture staining around chimney in attic.

Electrical

Page 32 Item: 9	Receptacle Ground Verify	Attention There are two prong receptacles in the home. Two prong receptacles are not grounded due to a two wire circuit: some three prong receptacles are not grounded as well. This is a common condition to homes of this age. For more information about grounding receptacles contact a qualified electrician for evaluation.
Page 33 Item: 10	GFCI Protection	No Current electrical standards require that ground fault interrupters (GFCI) be located in areas where there is a potential danger of electrical shock. Areas such as kitchens, bathrooms, garages and exterior outlets. The inspector recommend installing GFCI outlets at the kitchen, master bathroom and exterior as a preventative health and safety consideration.
Page 33 Item: 12	Outlets, Switches, Junction Boxes, Lighting	Maintenance All damaged or missing cover plates should be replaced with new cover plates to restore proper function and reduce the risk of electrical shorts and hazardous shocks. There is a missing cover plates in the garage. 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 attic. We suggest adding the appropriate sized junction boxes with covers as needed. There is a missing junction box cover in the garage.



Missing cover plate in garage.



Exposed romex in the garage.



Missing junction box cover in the garage.

Plumbing

Page 35 Item: 8	Evidence Of Leaks	Yes The inspector has found evidence of plumbing leaks at the half bathroom sink drain line, half bathroom toilet and master bathroom shower pan as seen from the sub area. We advise the use of a qualified plumbing contractor to make final determination of the cause and to provide estimates for repairs.
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Leaking at half bathorom sink.



Leaking from toilet seal at half bathroom.



Leaking shower pan.

Other Ext. Entry Doors

Page 38 Item: 8	Sliding Glass Door/Safety	Attention The sliding glass door is not labeled as tempered safety glass.
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Kitchen

Page 42 Item: 17	Counter Tops	Attention There are some cracked tiles noted at kitchen counter top. Recommend keeping these areas properly sealed as part of preventative maintenance.
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Cracked tiles noted at counter tops.

Laundry

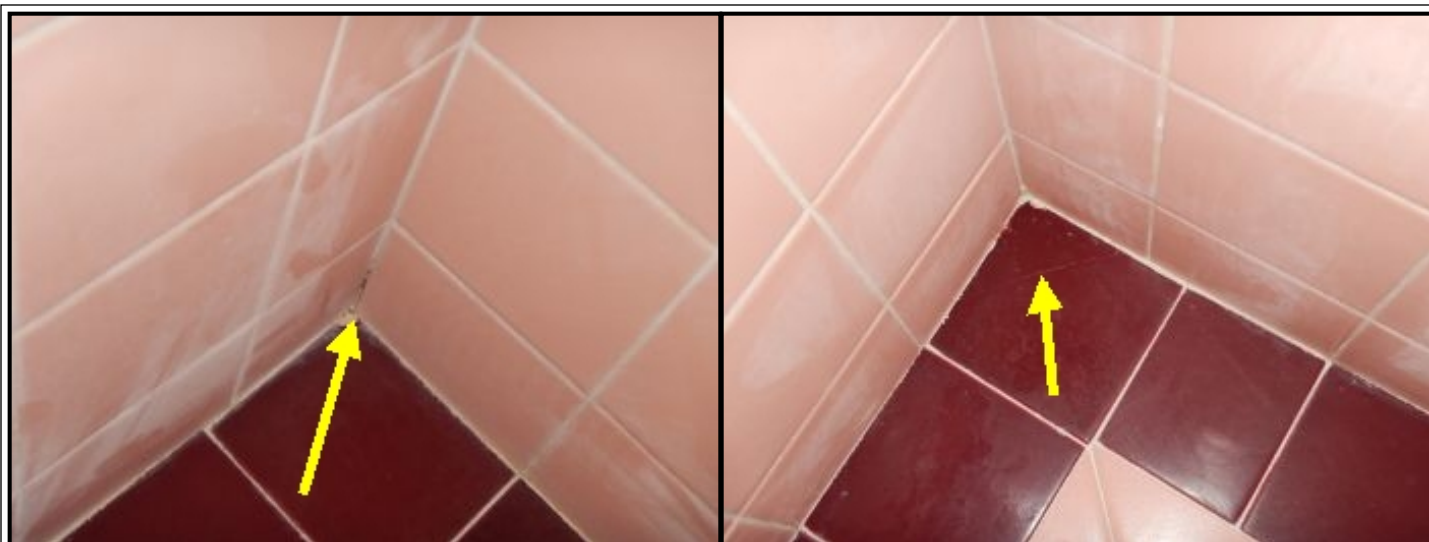
Page 43 Item: 7	Wash Basin	Maintenance There is a sub standard installation for the water supply lines from the laundry room to the sink in the garage. When the water at the garage sink was turned on the water supply in the garage was running onto the floor. Contact a qualified plumbing contractor.
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Hose installed from water supply into garage for sink.

Bathrooms

Page 46 Item: 9	Water Resistant Wall Cover	Attention Minor grout voids and a cracked tile were noted around the master bathroom shower surround tile wall. 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
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Grout voids at master shower.

Cracked tile at master bathroom shower.

Page 47 Item: 10	Caulking Water Exposed Areas	Attention Minor caulking touchups are recommended around the bathroom sink at the half bathroom to prevent potential moisture intrusion.
Page 47 Item: 14	Toilet	Maintenance The toilet is loose in the hallway and half 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
Water Heater		
Page 50 Item: 12	Installation	Attention There are no screws securing the water heater flue to the flue hood. Industry standard require three screws on the water heater flue to secure the flue hood correctly. Contact a qualified plumbing contractor for evaluation. Recommend future installation of a drain pan with a drain line discharging to the exterior to prevent damage from a leak.



Install screws at flue/flue hood.

Heating System

Page 51 Item: 8	Filter Condition	Attention The furnace filter is in need of cleaning. This can restrict proper airflow and reduce the efficiency of the system. The inspector recommends changing or cleaning the filter on a regular basis as needed.
Page 51 Item: 9	Vents/Flues	Attention The furnace vent pipe is an older transite pipe which may contain asbestos. This type of pipe is not longer approved for uses as a gas vent pipe. It is recommended to replace with a double walled metal b-vent. 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.



Older transite pipes in attic.

Page 52 Item: 10	Ducts/Returns	Maintenance There are areas of the ducting that the insulation wrap is in either a deteriorated condition or missing in the sub area. Keeping the ducting insulated is recommended to help with the heating/cooling efficiency of the home. Contact a qualified HVAC contractor for evaluation/repairs.
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Deteriorated/missing insulation to ducting.

Attic

Page 54 Item: 10	Insulation	Blown in fiberglass There are low levels of insulation in the home. Adding additional insulation in the attic is recommended to help with the heating/cooling efficiency of the home. Contact the appropriate specialist for evaluation.
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Low insulation in the attic.

Page 55 Item: 12	Rodent Activity	Yes There is evidence of rodent activity in the attic. It could not be determined if this is a current active issue or not. Recommend contacting the appropriate pest control company for evaluation/recommendations.
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Rodent activity in the attic.

Raised Foundation

Page 57 Item: 10 Wood Members

Maintenance

Damage was noted to the sub floor material at the master bathroom shower as observed from the sub area. Damaged wood should be removed and supported with new lumber and corrective measures to prevent this from recurring. We recommend referring to the current pest report for further comment/recommendations.



Wood damage to sub floor of master bathroom.

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

Raining

2. Attendance

No other parties 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.

5. Approx. Year Built

Refer to disclosures.

6. Floors

1

7. Bedrooms

3

8. Bathrooms

2.5

9. Other Rooms

LR/FR

10. Smoke Detectors

Yes

There are smoke detectors installed. Recommend testing the system prior to occupying the home and every month to identify functional operation of the detectors. If applicable, tall ceiling height installation may not be accessible for testing. The national fire protection 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.

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

Vacant

13. Floor Structure

Floor joists

14. Ceiling Structure

Wood framing

15. Roof Structure

Roof rafters

16. Interior Stairway Structure

NA

Site concrete and paving

1. Driveway/Parking

Attention

There is cracking at the concrete driveway. Though still functional the concrete areas should be monitored for further distortion and repaired or replaced as necessary to eliminate tripping hazards



Cracking at driveway.

2. Walkways

Maintenance

There is cracking/settling noted at the concrete walkways causing a potential tripping hazard. As a safety consideration patching/repairs are advised as needed. Contact a qualified concrete specialist for repairs.



Lifted sidewalks around the home.

3. Steps

Functional

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

Satisfactory

It is advised sealing all cracks/voids between siding and trim as well as at plumbing penetrations to prevent potential moisture intrusion. Review the current pest report for any related issues, if any

3. Painted Surfaces

Attention

Some of the paint at the exterior of the home is showing wear. Touchup painting is recommended to provide long term protecting to the exterior of the home.



Repaint exterior wood members as needed.

4. Window Glass

Functional

5. Caulking/Structure

Attention

Touching up the structure caulking around the tops and sides of the windows, door trim and siding should be performed yearly as a part of routine maintenance. The caulking keeps rain water from penetrating behind the siding material and causing premature deterioration of the material.



Caulk/seal gaps at siding as needed

6. Eave/Soffit Areas

Satisfactory

The eaves and soffit areas of the structure are most susceptible to finish deterioration. Touchup painting is recommended to help prevent potential deterioration. Review the current pest report for related conditions, if any.

7. Fascia Boards/Trim

Satisfactory

8. Window Screens

Functional

9. Double Pane Seals/Insulating Windows

None

There are older single pane windows in the home.

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.

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

A side under-house vent screen is in need of repair/replacement at the rear of the garage. A tight screen should be maintained to allow for proper ventilation and to keep animals out of the sub area.



Seal vent screen at rear of garage.



Seal around pipes at back of garage.

3. Visible Cracks

Yes

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

No

6. Site Drainage

Attention

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



Standing water at side of home.



Standing water at rear patio.

7. Evidence of erosion

No

8. Proper earth/wood clearance

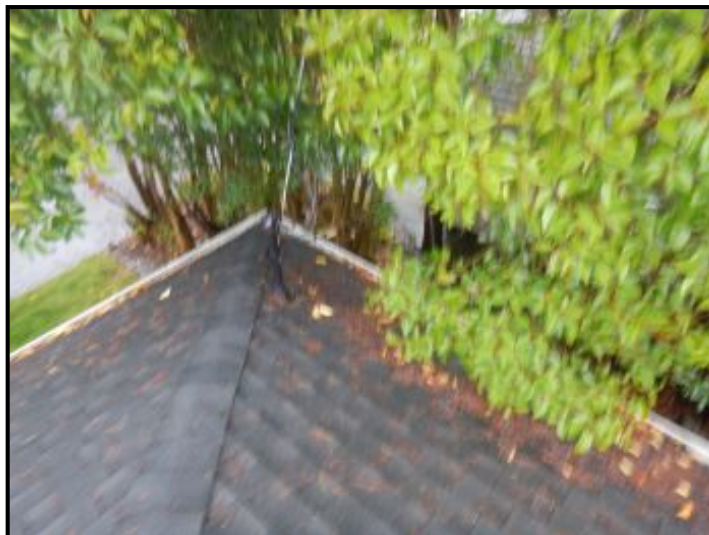
Yes

It is recommended providing at least 4-6 inches of clearance between the earth and wood siding material as a preventative maintenance measure.

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.



Cut vegetation away from structure.

Patios/Decking/Porches

1. Surface

Concrete patio

There is some cracking noted to the rear patio. Future repairs are advised if a tripping hazard is present.

2. Railings

NA

3. Steps/Handrails

Functional

4. Electrical Service

Yes

5. Weather Protective Covers

Yes

6. Lights

Functional

7. Cover/Enclosure

NA

Fence/Gates

1. Fences

Maintenance

Though upright at the time of the inspection there are sections of the fence that are in a deteriorated condition. Future repair/replacement may will be needed. Contact the appropriate specialist for evaluation/repairs.



Deterioration to sections of fencing.

2. Gates

Functional

3. Locks/Latches

Functional

Garage

1. Size

2 Car

2. Garage Door

Functional

The garage door was tested and appears functional. Installation specifications are unknown and verification is not within the scope of this inspection.

3. Garage Door Seal

Functional

4. Automatic Opener

Functional

5. Springs/Mounts

Functional

Installation specifications is not within the scope of this inspection.

6. Safety Operation

NA

Due to the age of the garage door there are no modern safety features installed.

7. Floor Foundation

Functional

Common cracking has been observed

8. Lighting

Functional

9. Firewall

Maintenance

There are gaps around pipes/cables/ducting/seams at the wall between the garage and living space. It is advised to use a fire rated caulking to seal around any gaps in the wall and properly tape and seal all the joints as a health and safety consideration. Contact a qualified contractor for repairs.



Seal firewall as needed.

10. Door(s) Garage-Building

Maintenance

The door from the interior of the home to the garage is not a fire rated door. Recommend replacing with a 20 minute self closing fire rated door as a health and safety consideration.

There are gaps under the side service garage door which may allow in moisture or an access point for rodents. It is recommended to install a door sweep to keep this area properly sealed.

The glass at the door from the garage to the exterior yard is not labeled as tempered safety glass.



Garage door is not a fire rated door.



Gaps below garage door.

11. Moisture Penetration

No

12. Walls

Attention

There is what appears to be termite activity at the wall in the garage. Gage Inspection Services is not a licensed pest inspector in the state of California. We recommend referring to the current pest report for further comment/recommendations.



Apparent termite activity in the garage.

Roof

1. Roof Cover Material

Combination

2. Roof Type

Pitched

3. Moss/Mildew

No

Any moss growth on the roof top should be treated and removed.

4. Debris on Roof

Yes

There is debris on the roof. Leaves, branches, and other material should be removed at some time in the near future. The debris can clog valleys, gutters, down spouts and or drains and cause roof leaks. Debris can hold moisture that can cause damage to the roof system if large accumulations develop. Debris should be cleaned off the roof surface on an annual basis as a proper care and maintenance recommendation.

5. Cover

1 Layer

6. Cover Material Condition

Functional

The roof cover material appears in serviceable condition showing the typical signs of wear for the age of the roof.

7. Ridges

Functional

8. Valleys

Functional

9. Flashings/Caulking

Functional

Proper care and maintenance recommendations:

The inspector recommends that the caulking around the chimneys, roof vents and flashing material be inspected and touched up on an annual basis. Rain water leaking into the main structure from the roof is a common and avoidable condition of deteriorated flashing and caulking. The cost and time involved in upkeep is minimal as long as it is maintained on an annual basis.

10. Vents/Chimneys/Covers

Functional

11. Gutters/Downspouts

Attention

There is debris build up in the gutters that should be removed. 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.

There are downspout that are draining at the foundation perimeter which can allow for water penetration into the crawl space. Recommend installing drain pipe extender or splash blocks to help divert water away from the structure.



Direct downspouts away from home as needed.



Debris in gutters.

12. Indications of leaking

Yes

There is moisture staining at the ceiling of the hallway furnace closet and to framing in the attic indicating past moisture intrusion. These areas were dry at the time of the inspection and no major adverse conditions were noted. These appear to be older roof issues. Recommend monitoring these areas and taking corrective measures if needed.



Moisture stains around furnace vent pipe.



Moisture staining around chimney in attic.

13. Soft Spots

No

14. Separate Certification Recommended

No

15. Roof Evaluated From

Walked roof surface

16. Skylights

No

Utility Services

1. Electrical Services

Overhead

2. Water Source

City

3. Water Meter Location

Sidewalk

4. Water Shutoff

Front of home

5. Sewer

City

Underground conditions are not within the scope of this inspection.

6. Sewer Clean Out Location

Not located. Refer to seller

7. Gas Service

Natural

No bonding wire was visible at the gas line near the meter. Ideally a bonding wire should be present, as it provides additional electrical safety should the pipes become energized.

There are no drip legs installed adjacent to the gas fire appliances. These are typically required to be installed immediately adjacent to specific gas fired appliances (generally water heaters and furnaces) and are intended to prevent debris within the pipe from entering and obstructing the orifice or control valve of the appliance. Installation is advised.

8. Gas Odors Noted

No

9. Service Shutoff

At the meter. Home owner is advised to have a gas meter wrench nearby to shut the gas off in the event of an earthquake and gas odors are evident.

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

2. Service Size (Amps)

100 Amp

3. Over Current Devices

Breakers

Overload protections 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, than 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

Attention

There are two prong receptacles in the home. Two prong receptacles are not grounded due to a two wire circuit: some three prong receptacles are not grounded as well. This is a common condition to homes of this age. For more information about grounding receptacles contact a qualified electrician for evaluation.

10. GFCI Protection

No

Current electrical standards require that ground fault interrupters (**GFCI**) be located in areas where there is a potential danger of electrical shock. Areas such as kitchens, bathrooms, garages and exterior outlets. The inspector recommend installing GFCI outlets at the kitchen, master bathroom and exterior as a preventative health and 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

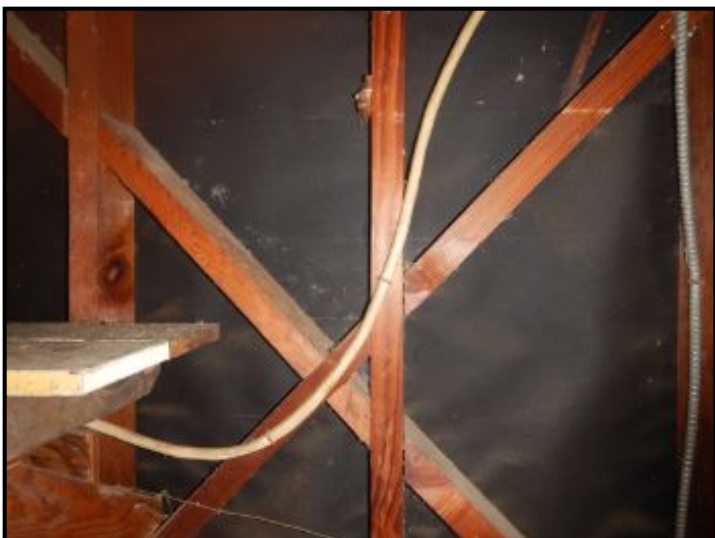
All damaged or missing cover plates should be replaced with new cover plates to restore proper function and reduce the risk of electrical shorts and hazardous shocks. There is a missing cover plates in the garage.

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 attic. We suggest adding the appropriate sized junction boxes with covers as needed. There is a missing junction box cover in the garage.



Missing cover plate in garage.



Exposed romex in the garage.



Missing junction box cover in the 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

Galvanized
Cast Iron

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

Yes

The inspector has found evidence of plumbing leaks at the half bathroom sink drain line, half bathroom toilet and master bathroom shower pan as seen from the sub area. We advise the use of a qualified plumbing contractor to make final determination of the cause and to provide estimates for repairs.



Leaking at half bathorom sink.



Leaking from toilet seal at half bathroom.



Leaking shower pan.

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

Average city water pressure is 40-75 psi. If the water pressure exceeds 80psi. the inspector recommends to install an exterior pressure reducer or adjust the existing pressure reducer if installed.

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

FR

2. Correct Applications

Yes

3. Finishes

Functional

4. Door Fit

Functional

5. Weather Stripping

Functional

6. Screen Door

Functional

7. Locks

Functional

8. Sliding Glass Door/Safety

Attention

The sliding glass door is not labeled as tempered safety glass.

Living Room

1. Floor

Functional

Carpets and floor covering condition is out side the scope of this inspection.

2. Windows

Functional

3. Ceiling/Walls/Doors

Functional

Fireplace

1. Solid Fuel/Gas Logs/Gas Appliances

Functional

There is a solid-fuel heating system/fireplace in this home that appears to be in need of some service. This inspection does not cover code clearances and improper installation. If additional information and certification is desired, contact a qualified chimney sweep company.

2. Location

LR
FR

3. Exterior Chimney Condition

Satisfactory

Inspection did not reveal any problems with the chimney system that would require service at this time. However, a program of regular inspections and periodical maintenance is necessary for the continued safe operation of the system.

4. Flue condition

Not inspected

5. Flue Damper

Functional

6. Rain Cap/Spark Arrestor

Functional

There is a spark arrestor installed at the chimney top.

Kitchen

1. Floor Cover Material

Satisfactory

2. Ceilings/Walls/Doors

Satisfactory

3. Window

Functional

4. Lighting

Functional

5. Drawers/Doors

Functional

Cabinets/doors are typically in need of periodic adjustments.

6. Under Sink

Satisfactory

7. Sink/Faucet Leak

No

At the time of the inspection there was no sink or faucet leaks observed.

8. Drains Appear Clear

Yes

9. Stove exhaust Fan

Functional

10. Stove Exhaust Filter

Functional

11. Stove/Cook Top

Electric

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 some cracked tiles noted at kitchen counter top. Recommend keeping these areas properly sealed as part of preventative maintenance.



Cracked tiles noted at counter tops.

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 of malfunction.

20. Refrigerator

None

21. Kitchen Fixtures

Attention

The instant hot water fixture was not functioning when tested.

22. Built In Microwave

NA

Laundry

1. Location

Adjacent to kitchen

2. Washer Hookup

Yes

3. Dryer Hookup

Yes

4. Gas Service

Yes

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

Maintenance

There is a sub standard installation for the water supply lines from the laundry room to the sink in the garage. When the water at the garage sink was turned on the water supply in the garage was running onto the floor. Contact a qualified plumbing contractor.



Hose isntalled from water supply into garage for sink.

8. Dryer Vent

Attention

The dryer vent ducting is flex ducting. Flex ducting is not permitted to pass through walls or floors. Recommend installing a proper metal adapter at the wall.

9. Ventilation

Satisfactory

10. Counters

NA

11. Floors/Walls/Ceilings/Doors

Satisfactory

12. Windows

Satisfactory

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

Common wear noted to wood floors.

2. Doors

Functional

3. Walls/Ceilings

Satisfactory

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

Satisfactory

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

Functional

At the time of the inspection the shower fixtures were tested and functioning.

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

Attention

Minor grout voids and a cracked tile were noted around the master bathroom shower surround tile wall. 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 master shower.



Cracked tile at master bathroom shower.

10. Caulking Water Exposed Areas

Attention

Minor caulking touchups are recommended around the bathroom sink at the half bathroom to prevent potential moisture intrusion.

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 and half 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 at the hallway bathroom.

Ventilation is provided through the window at the master bathroom. Future installation of a ceiling exhaust fan is recommended.

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

Hall closet
Half bathroom

2. Type

Gas

The typical lifespan of a water heater is 12-15 years. The marking dates the water heater in the hallway to 2005 and the water heater in the half bathroom to 2006. Though functional future replacement may be needed.

3. Size

Both water heaters are 30 gallons.

4. Encrustations Noted

No

5. Evidence of leaks

No

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

Functional

The water heater is installed with a seismic tie-downs system that in the opinion of th inspector should prevent damage to the system in the event of an earthquake.

9. Venting

Functional

10. Combustion

Functional

11. Insulation Blanket

No

12. Installation

Attention

There are no screws securing the water heater flue to the flue hood. Industry standard require three screws on the water heater flue to secure the flue hood correctly. Contact a qualified plumbing contractor for evaluation.

Recommend future installation of a drain pan with a drain line discharging to the exterior to prevent damage form a leak.



Install screws at flue/flue hood.

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: Hallway closet

Brand: Lennox

Year: 1983

Input: 100,000 BTU

3. Thermostat Location

FR

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

Attention

The furnace filter is in need of cleaning. This can restrict proper airflow and reduce the efficiency of the system. The inspector recommends changing or cleaning the filter on a regular basis as needed.

9. Vents/Flues

Attention

The furnace vent pipe is an older transite pipe which may contain asbestos. This type of pipe is not longer approved for uses as a gas vent pipe. It is recommended to replace with a double walled metal b-vent.

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.



Older transite pipes in attic.

10. Ducts/Returns

Maintenance

There are areas of the ducting that the insulation wrap is in either a deteriorated condition or missing in the sub area. Keeping the ducting insulated is recommended to help with the heating/cooling efficiency of the home. Contact a qualified HVAC contractor for evaluation/repairs.



Deteriorated/missing insulation to ducting.

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

Not tested

Sever damage can occur to the air conditioning compressors if they are turned on when the outside temperature is below 60' F. The AC unit is an older unit and well beyond its expected life span. Verify function and service records with seller prior to taking occupancy.

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

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

Hallway

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

8. Visible Light

No

9. Ventilation

Satisfactory

10. Insulation

Blown in fiberglass

There are low levels of insulation in the home. Adding additional insulation in the attic is recommended to help with the heating/cooling efficiency of the home. Contact the appropriate specialist for evaluation.



Low insulation in the attic.

11. Ducting

Satisfactory

12. Rodent Activity

Yes

There is evidence of rodent activity in the attic. 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 activity 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

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

Refer to the current pest report

6. Moisture/Dampness

Satisfactory

There may be seasonal dampness

7. Vapor Barrier

None

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

8. Ventilation

Satisfactory

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

Damage was noted to the sub floor material at the master bathroom shower as observed from the sub area. Damaged wood should be removed and supported with new lumber and corrective measures to prevent this from recurring. We recommend referring to the current pest report for further comment/recommendations.



Wood damage to sub floor of master bathroom.

11. Cracks in Foundation

No
No significant horizontal, vertical cracks or deterioration is noted on the interior foundation walls. A visual evaluation of the raised concrete foundation walls was performed and appears to be in satisfactory condition.

12. Separation Over 1/4"

No

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

None

16. Pier Type And Condition

Concrete
Functional

17. Drainage/Sump Pumps

NA