

# *Gage Inspection Services*

## Property Inspection Report



546 Aslan Lair Ct, Santa Rosa, CA 95404  
Inspection prepared for: Dauksts Valdis  
Real Estate Agent: Mary Hauffer - Sothebys

Date of Inspection: 9/27/2018 Time: 9:00 AM  
Order ID: 196

Inspector: Scott Gage  
465 Stony Point Road, Santa Rosa, CA 95401  
Phone: 707-843-1137  
Email: [scott@gageinspectionsservices.com](mailto:scott@gageinspectionsservices.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.

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.

Site concrete and paving

Page 10 Item: 3	Steps	<p><b>Attention</b>                  Typically the maximum difference in riser height or tread depth for any stairway is 3/8". Current construction standards require that risers not exceed 7/34 inches in height and that tread depth be no less than 10". The current steps could cause a potential tripping hazard at the left side of the home. Repairs are advised as a safety consideration.</p>
-----------------	-------	---



Inconsistent riser height at steps.

Exterior Structure

Page 11 Item: 5	Caulking/Structure	<p><b>Attention</b>                  There are some gaps around the exterior window trims. Touching up the structure caulking around the tops and sides of the windows and door trim 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.</p>
-----------------	--------------------	--



Caulk/seal gaps at exterior trim.

Structure Perimeter Exterior

Page 13 Item: 9	Vegetation Clear From Structure	<p><b>No</b>                  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.</p>
-----------------	---------------------------------	--

Roof

Page 18 Item: 11	Gutters/Downspouts	<p><b>Attention</b>                  There is minor 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>
------------------	--------------------	---



Minor debris in gutters.

Plumbing

Page 23 Item: 8	Evidence Of Leaks	<p><b>Yes</b>                  The inspector has found evidence of a plumbing leak. We advise the use of a qualified plumbing contractor to make final determination of the cause and to provide estimates for repairs. Location of the leak was an exterior irrigation line.</p>
-----------------	-------------------	---



Leaking at exterior irrigation line.

Kitchen

Page 29 Item: 10	Stove Exhaust Filter	<p><b>Attention</b>                  The grease filter(s) on the exhaust fan needs to be replaced or cleaned. This should be done on a regular basis as part of preventative home maintenance.</p>
------------------	----------------------	--





Clean stove top exhaust filters.

Heating System

Page 36 Item: 2

Location

There is moisture staining at the interior of the furnace cabinet as well as the drip pan indicating a past moisture issue. The furnace was tested at the time of the inspection and no current active leak was noted. Recommend monitoring this area.



Moisture staining at furnace drip pan.



Moisture staining/rust at interior of furnace cabinet.

Page 37 Item: 8

Filter Condition

Attention

The furnace filter is in need of changing. 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.



Replace air return filter.

**Raised Foundation**

Page 40 Item: 5	Debris/Trash	<p><b>Yes</b>                  There is <b>cellulose</b> debris in sub the area which can attract wood destroying organisms that should be removed. Recommend referring to the current pest report for further comment/recommendations.</p>
-----------------	--------------	---



Debris in sub area.

Page 41 Item: 7	Vapor Barrier	<p><b>Recommended</b>                  There is no vapor barrier installed in the sub area, in the opinion of the inspector there should be one installed. A layer of 4mil or 6 mil plastic covering the soil will help reduce the moisture in this area.</p>
-----------------	---------------	---

Page 41 Item: 15	Insulation	<p><b>Batten Insulation.</b>                  There are fiberglass battens in the crawl through area that have fallen. We recommend reinstalling them as needed. If they have become wet or damaged they should be replaced.</p>
------------------	------------	--



Fallen insulation in sub area.



# Inspection Details

## 1. Weather

Overcast

## 2. Attendance

Client Present

## 3. Occupancy

Occupied-Furnished

Access to some itmes such as: electrical outlets/receptacles, windows, wall/floor surface, and cabinet interios may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

## 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 therby, 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 funtion, 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 qualifty 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 insepction 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**

3.5

**9. Other Rooms**LR  
DR**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**

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

Functional

The driveway slopes to the home. It is recommended to monitor the driveway drain during the winter months to determine proper function. Inquire with owner disclosures for any past moisture intrusion or ponding water.

## 2. Walkways

Functional

Stepping stones may cause tripping hazards.

## 3. Steps

Attention

Typically the maximum difference in riser height or tread depth for any stairway is  $\frac{3}{8}$ ". Current construction standards require that risers not exceed  $\frac{7}{32}$  inches in height and that tread depth be no less than 10". The current steps could cause a potential tripping hazard at the left side of the home. Repairs are advised as a safety consideration.



Inconsistent riser height at steps.

# 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

Cement Fiber

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

## 3. Painted Surfaces

Satisfactory

It is recommended to maintain the exterior pain on the siding material to prevent damage and maintain a pleasing look.

## 4. Window Glass

Functional

## 5. Caulking/Structure

**Attention**

There are some gaps around the exterior window trims. Touching up the structure caulking around the tops and sides of the windows and door trim 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 exterior trim.

## 6. Eave/Soffit Areas

Satisfactory

## 7. Fascia Boards/Trim

Satisfactory

**8. Window Screens**

Functional

**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 control panel is located in the garage.

**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

Functional

## 3. Visible Cracks

No

## 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

Nearly flat

The site property appears to be nearly flat. There may be areas of ponding water during the winter months. Home owner is advised to monitor the exterior and sub are if applicable during the winter months and perform any drainage maintenance necessary. It is recommended to provide and maintain positive fall/slope away from the perimeter foundation. Parties of interest should inquire with the owner and review the transfer disclosure as to any past or current drainage issues.

## 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.

# Patios/Decking/Porches

## 1. Surface

Concrete patio

## 2. Railings

NA

## 3. Steps/Handrails

Functional

## 4. Electrical Service

Yes

## 5. Weather Protective Covers

Yes

## 6. Lights

Functional

## 7. Cover/Enclosure

Functional

# Decks

1. Surface

Wood

2. Railings

Functional

3. Steps/Handrails

Functional

4. Foundation/Framing

Functional

5. Attachment Method

Lag bolts

6. Flashing

Not visible

7. Cover

NA

8. Electrical Service

Yes

9. Weather Protective Cover

Functional

# Fence/Gates

## 1. Fences

Functional

## 2. Gates

Functional

## 3. Locks/Latches

Functional

# Garage

## 1. Size

2 Car

## 2. Garage Door

Functional

Minor cosmetic dents are noted at the garage door.

## 3. Garage Door Seal

Functional

There is a garage door seal installed to help keep moisture and rodents out of the garage area.

## 4. Automatic Opener

Functional

The automatic garage door opener was identified to be in working order at the time of the inspection. Installation specifications are unknown and verification is not within the scope of the home inspection.

## 5. Springs/Mounts

Functional

Installation specifications is not within the scope of this inspection.

## 6. Safety Operation

Functional

The garage door pressure reverse safety feature and automatic reversing eyes have been checked and are operating as intended

## 7. Floor Foundation

Functional

## 8. Lighting

Functional

## 9. Firewall

Functional

## 10. Door(s) Garage-Building

Functional

The door from the building to the the garage is a fire rated self closing door. Self closing hinges will need periodic adjustments for proper function.

## 11. Moisture Penetration

No



# Roof

## 1. Roof Cover Material

Composition shingles

## 2. Roof Type

Pitched

There is a satellite installed on the roof top. This is not the preferred installation method. Each support bolt installed is a potential leaking point. As part of preventative home maintenance it is advised to inspect and touch up the sealant at the support bolts on a regular basis.

## 3. Moss/Mildew

No

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

## 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

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.

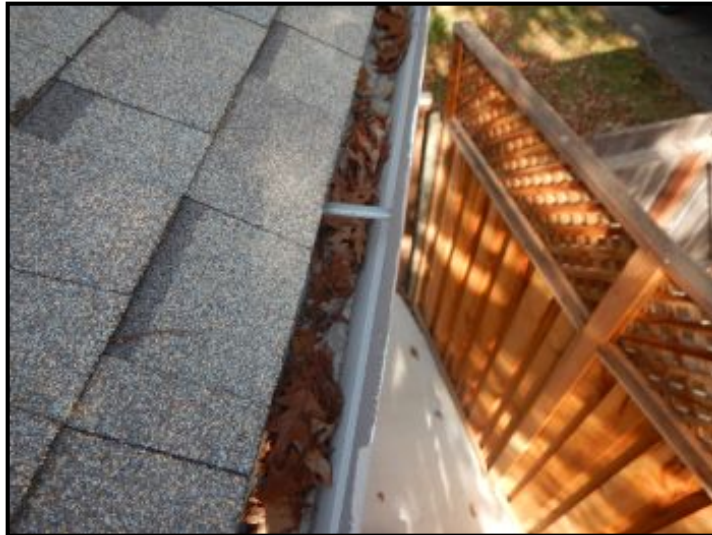
## 10. Vents/Chimneys/Covers

Functional

## 11. Gutters/Downspouts

**Attention**

There is minor 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.



Minor debris in gutters.

12. Indications of leaking

No

13. Soft Spots

No

14. Separate Certification Recommended

No

15. Roof Evaluated From

Walked roof surface

16. Skylights

Functional

# Utility Services

## 1. Electrical Services

Underground

## 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.

There is a pump installed as part of the sewer system. This type of pump is outside the scope of this inspection.

## 6. Sewer Clean Out Location

Front of home

## 7. Gas Service

Natural

## 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

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

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

## 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)

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

## 5. Panel Cover Removed

Yes

Any wiring entering the electrical panel should have a proper strain relief clamp installed. There is wiring at the interior of the panel that does not have the proper clamp installed.

## 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

Functional

The inspector was able to identify and report on the condition of those receptacles, switches and junction boxes that were visible and accessible at the time of the inspection. Occupied homes often have furniture and stored items covering electrical receptacles, switches and junction boxes which limit their accessibility for inspection. Receptacles may need tightening. The inspector is not required to remove any cover plates.

#### 13. Wire Method

Romex

#### 14. Arc Fault Breakers

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"

Current building standards require all exterior hose bibbs have an anti-siphon device installed to prevent back flow into the water distribution system. The exterior hose bibbs have anti-siphon devices installed.

## 2. Structure Pipe Material

PEX

## 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 encrustations visible that would indicate a developing leak.

## 7. Water Pipe Insulation

No

## 8. Evidence Of Leaks

Yes

The inspector has found evidence of a plumbing leak. We advise the use of a qualified plumbing contractor to make final determination of the cause and to provide estimates for repairs. Location of the leak was an exterior irrigation line.



Leaking at exterior irrigation line.

## 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

Functional

# Living Room

1. Floor

Functional

2. Windows

Functional

3. Ceiling/Walls/Doors

Functional

# 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

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

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

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

Limited visibility due to storage of personal items.

## 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

### Attention

The grease filter(s) on the exhaust fan needs to be replaced or cleaned. This should be done on a regular basis as part of preventative home maintenance.



Clean stove top exhaust filters.

**11. Stove/Cook Top**

Gas

**12. Cooktop/Burners**

Functional

**13. Controls**

Functional

**14. Oven**

Gas

The oven temperature accuracy is not within the scope of this inspection.  
There is no anti-tip device installed. Installation is recommended as a health and safety consideration.

**15. Over Operation**

Functional

**16. Oven Appearance/Condition**

Satisfactory

**17. Counter Tops**

Satisfactory

Limited visibility due to storage of personal items.

**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**

Functional

The water features of the fridge are not a part of this inspection.

**21. Kitchen Fixtures**

Functional

**22. Built In Microwave**

Functional



# Laundry

## 1. Location

Hallway

## 2. Washer Hookup

Yes

There is no drain pan installed at the washing machine. Future installation with a drain line terminating to the exterior of the home is recommended.

## 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

Functional

## 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

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

## 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

Functional

There is a water resistant wall covering in the shower/tub area. However underlying water proof membranes cannot be determined. Routine grout/caulking maintenance is recommended as part of preventative home maintenance

## 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

**13. Tub/Shower Drain**

Functional

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

**14. Toilet**

Functional

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

There are low-flow toilets installed at the home. 1.28 gpf.

**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

Garage

## 2. Type

Gas

## 3. Size

Tankless

## 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 **TPRV 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

NA

## 9. Venting

Functional

## 10. Combustion

Functional

## 11. Insulation Blanket

NA

## 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

Attic

Brand: Bryant

The cover of the furnace in the attic was taped closed, therefore not removed.

There is moisture staining at the interior of the furnace cabinet as well as the drip pan indicating a past moisture issue. The furnace was tested at the time of the inspection and no current active leak was noted. Recommend monitoring this area.



Moisture staining at furnace drip pan.



Moisture staining/rust at interior of furnace cabinet.

## 3. Thermostat Location

Hallway

## 4. Thermostat Condition

Functional

## 5. On/Off Check

Functional

Since there are no service records on the furnace we recommend to contacting 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 are 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 changing. 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.



Replace air return filter.

#### 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

##### Functional

During diagnostic furnace evaluation, duct installation/adequacy/air loss evaluation is recommended. Air loss testing is not within the scope of this inspection. Recent changes in residential energy efficiency standards (Title 24) requires upgrading of some pre-existing heating and cooling components upon replacement, or in some cases, repair of existing systems. Additional costs may be incurred when these standards are met. Recommend consulting with a qualified HVAC contractor for further information.

#### 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

It is recommended to cut back the vegetation away from the exterior condensing unit.

## 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

Laundry room

## 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

## 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

## 9. Ventilation

Satisfactory

## 10. Insulation

Blown in fiberglass

The attic appears to have at least a minimum R-30 value.

## 11. Ducting

Satisfactory

## 12. Rodent Activity

No

# 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

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

Yes

There is **cellulose** debris in sub the area which can attract wood destroying organisms that should be removed. Recommend referring to the current pest report for further comment/recommendations.



Debris in sub area.

## 6. Moisture/Dampness

Attention

There may be seasonal dampness

## 7. Vapor Barrier

### Recommended

There is no vapor barrier installed in the sub area, in the opinion of the inspector there should be one installed. A layer of 4mil or 6 mil plastic covering the soil will help reduce the moisture in this area.

## 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

### Satisfactory

Wood destroying organisms and or decay/fungal rot at any location within the subject property is not within the scope of this home inspection. This company is not a state licensed pest control company. Review the current pest report for any related conditions.

## 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 th 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.

There are fiberglass battens in the crawl through area that have fallen. We recommend reinstalling them as needed. If they have become wet or damaged they should be replaced.



Fallen insulation in sub area.

16. Pier Type And Condition

Concrete

17. Drainage/Sump Pumps

None

18. Rodent Activity

No