



Prepared For: Daniel Fu and Lyn Jing

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Saratoga, CA 95070

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Services Included in this Report:

Extended Home Inspection

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NOT A WARRANTY

THE SERVICES PERFORMED, THE AGREEMENT, AND THE REPORT DO NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND; NOR DO THEY SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW.

There are no warranties made against roof leaks, wet basements, or mechanical breakdowns. The report is NOT a listing of repairs that need to be made. Therefore, you agree NOT to hold us responsible for future failure and repair, or for the non-discovery of any patent or latent defects in material, workmanship, or other conditions of the property which may occur or become evident after the date the services were performed; nor for any alleged non-disclosure of conditions that are the express responsibility of the seller of the property. You agree to assume all the risk for conditions which are concealed from view or inaccessible to us at the time that the services were performed.

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EXPLANATION OF TERMS

This report was prepared and written with the age of the structure and the comparable condition of neighborhood structures taken into consideration. Below is an explanation of the terms used in the report.

GOOD: Items marked Good appear to be new or nearly new. There are no visible indications of failure at the time the services were performed. The inspector recommends checking with the seller concerning any installation information that may pertain to this item.

FUNCTIONAL: Items marked Functional appear to be in serviceable condition using normal operating controls. There were no visible indications of failure at the time the services were performed.

SATISFACTORY: Items marked Satisfactory appear to be in serviceable condition using normal operating controls. There were no visible indications of failure at the time the services were performed. Items that need minor service that do not significantly affect an item's use may be classified as satisfactory.

ATTENTION: Items marked Attention appear to be in need of preventive maintenance or service. Attention may also indicate an item that the inspector would recommend gaining further information from a third party immediately in order to provide additional clarification and/or insight into the item's condition.

MAINTENANCE: Items marked Maintenance are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

ACTION REQUIRED: Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, other related items, or present a potential health and/or safety hazard.

N/A: Items marked N/A are not included in the report. The item may not be present, not included, not accessible, not available, not addressed, not applicable, not appropriate, and/or not examined.



WIN Home Inspection Extended Home Inspection

This report contains confidential information and is supplied
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Dan McPhee dba WIN Home Inspection San Mateo
63 Bovet RD, #327
San Mateo, CA 94402
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Work Order Number: 10002817 Service date: 07/03/2013 Time: 02:00 PM

Site Address:
13792 Pierce Rd
Saratoga, CA 95070

Site Information:

Occupied: Yes
Structure: SF wood frame
Foundation: Poured concrete
Weather: Sunny
Temp: 94
Approx. Year Built: 1969
Bedrooms: 6 Bathrooms: 3.50 Floors: 1

Client:

Name: Daniel Fu and Lyn Jing
Address:
C/S/Z:
Work Ph:
Home Ph:
Mobile Ph:
Other Ph:
Email:

Selling/Buyers Agent:

Name:
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Notes:

Summary Section

Extended Home Summary Report

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

1. Kitchen(s) - Sink/Faucet Leak:

Attention

The inspector noted that the water filter system under the sink was not operational and rusting. Consult a tradesperson for repair or replacement.

2. Bathroom(s)/Washroom(s) - Tub Fixtures:

Maintenance

We were unable to get the water to turn on at the tub in the master bathroom. Consult a plumber for further evaluation and repair.

3. Bathroom(s)/Washroom(s) - Toilet(s):

Maintenance - loose

The inspector noted a toilet in the master bathroom which is loose and in need of repair. The inspector recommends re-seating the toilet with a new wax seal and caulking around exposed areas. Consult a qualified plumber for repair.

4. Laundry Area - Dryer Ventilation System:

Attention

The vent system for the dryer exhaust needs repair. The vent system is currently venting into the crawl space and should be routed to the exterior of the structure.

5. Air Conditioning

See Figure 1

The condensers for the AC system were not properly secured to the ground. Consult an HVAC professional.

6. Air Conditioning - Condensing Coil Condition:

Attention

The condensate line for the furnace in the hall closet is lying on the ground in the crawl space. Consult a tradesperson to secure the condensate line to the floor joists.

7. Water Heater - Evidence of Encrustation:

Yes

See Figure 2

There is visible encrustations along the water connection at the top of the water heater. Consult a plumber for repair.

8. Water Heater - Safety Tie Down(s):

Attention

See Figure 3

Safety Upgrade: As of 1/1/1996, all residential water heaters, new or replacement, must be strapped or braced. Both water heaters do not appear to meet the state standards for strapping and/or bracing requirements for earthquake safety. These standards may or may not be different than local codes. We suggest the strapping meet local and/or the state standards. If unsure of local requirements, we recommend you contact your local building

department for consultation. State approved seismic strapping kits are available at most hardware and home repair stores.

9. Water Heater - Installation:

Maintenance - Flue

See Figure 4

The inspector noted that the flue for the water heater in the garage appeared to be transite. We recommend replacing the transite flue with a metal flue.

10. Structure Perimeter Exterior - Vegetation Clear from Structure:

No

See Figure 5

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 infestation and damage to the exterior structure material.

11. Exterior Structure - Window Glass:

Maintenance

The inspector noted window glass in the structure that did not appear to be safety glass. Consideration should be given for replacing the window glass for safety considerations. Consult a window company for repair.

12. Exterior Structure - Fascia Boards / Trim:

Maintenance

See Figure 6

Wood deterioration was observed at the areas of the trim, eaves and fascia. Consult the most current pest report for recommended repair.

13. Patios/Decking/Porches - Concrete Slab:

Attention

See Figure 7

We observed uneven concrete around the perimeter of the structure. Consideration should be given for patching these areas to prevent tripping.

14. Electrical Service - Plugs, Switches, Junction Boxes, Lighting:

Maintenance

See Figure 8

The inspector noted miscellaneous electrical issues that are in need of repair by a qualified electrical expert for safety considerations:

1. COVER PLATES - Cover plate(s) in the garage were missing and should be replaced for safety reasons.
2. EXPOSED ROMEX - Exposed romex in the garage should be in a metal conduit to provide proper protection to the wiring system.

15. Utility Services - Carbon Monoxide:

Not Tested

We did not locate a carbon monoxide detector in the building. 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. We recommend installing a carbon monoxide (CO) detector(s) for safety considerations.

Digital photographs are provided in this section to assist the client in understanding certain specific issues and comments contained in the written report. Photographs alone without adequate written commentary are not sufficient for understanding the details of an issue. Photographs taken during the actual inspection are included or excluded from this section at the discretion of the inspector.

Extended Home Inspection

Figure 1



Air Conditioning

Figure 2



Water Heater
Evidence of Encrustation
Yes

Figure 3



Water Heater
Safety Tie Down(s)
Attention

Figure 4



Water Heater
Installation
Maintenance - Flue

Digital photographs are provided in this section to assist the client in understanding certain specific issues and comments contained in the written report. Photographs alone without adequate written commentary are not sufficient for understanding the details of an issue. Photographs taken during the actual inspection are included or excluded from this section at the discretion of the inspector.

Extended Home Inspection

Figure 5



Structure Perimeter Exterior
Vegetation Clear from Structure
No

Figure 6



Exterior Structure
Fascia Boards / Trim
Maintenance

Figure 7



Patios/Decking/Porches
Concrete Slab
Attention

Figure 8



Electrical Service
Plugs, Switches, Junction Boxes, Lighting
Maintenance

Full Report

Kitchen(s)

1. Floor Cover Material:

Satisfactory

2. Under Sink Inspection:

Satisfactory

3. Ceiling/Walls/Doors:

Satisfactory

4. Sink/Faucet Leak:

Attention

The inspector noted that the water filter system under the sink was not operational and rusting. Consult a tradesperson for repair or replacement.

5. Drains Appear Clear:

Yes

6. Stove Exhaust Fan:

Functional

7. Stove Exhaust Filter:

Functional

The cook top grease filter can be cleaned in the dishwasher periodically.

8. Kitchen Windows:

Satisfactory

9. Water For Refrigerator:

Yes

There is a water connection in the area of the refrigerator. This water supply is used and required for automatic ice machines.

10. Stove/Cook Top:

Gas

11. Cook top, Burners/Elements:

Functional

12. Controls:

Functional

13. Built-in Microwave Operational:

N/A

14. Built-in Microwave Door Appearance:

N/A

15. Oven:

Gas

16. Oven Operational:

Yes

17. Oven Appearance/Condition:

Functional

18. Counter Tops:

Satisfactory

19. Garbage Disposal:

Functional

20. Lighting:

Functional

21. Woodwork Finishes:

Satisfactory

22. Drawers/Doors:

Functional

23. Dishwasher:

Functional

The dishwasher appears to be working. An on/off check of the dishwasher was performed to determine if it is operational. 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.

24. Trash Compactor:

No

Main Entry Door

1. Correct Application:

Yes

The main entry door appears to be of proper construction and application.

2. Door Fit:

Functional

3. Weather Strip:

Functional

4. Finish:

Functional

5. Dead Bolts:

Yes

6. Security/Caller Visibility:

Yes

7. Storm/Screen/Doors:

None

8. Door Chime:

Functional

9. Intercom:

No

10. Lighting:

Satisfactory

Living Room / Main Hall**1. Floor:**

Satisfactory

2. Window(s):

Satisfactory

3. Ceiling/Walls/Doors:

Satisfactory

4. Doors/Closet Doors:

Satisfactory

5. Interior Stairway(s):

Satisfactory

Fire Place/Wood Stove**1. Solid Fuel/Gas Logs/Gas Appliance:**

Satisfactory

The visible portions of the fireplace(s) appear to be in satisfactory condition.

2. Exterior Chimney(s) Condition:

Satisfactory

Inspection of the chimneys exterior did not reveal any conditions that would require immediate repair or service at this time. A program of regular inspection by a chimney professional is recommended for the continued safe operation of the system.

3. Flue Dampers:

Satisfactory

4. Flue Condition:

Not visible

5. Rain Cap/Spark Arrestor:

Satisfactory

The spark arrester on the top of the chimney appears to be in satisfactory condition. The spark arrester should be inspected and cleaned on an annual basis to remove soot build up.

6. Location:

Living Room

Family Room

Other Room(s)**1. Location/Type:**

Dining room

2. Floors:

Satisfactory

Extended Home Inspection Details

(Italicized comments also appear in summary reports)

3. Ceiling/Walls/Doors:

Satisfactory

4. Window(s):

Satisfactory

5. Door(s)/Closet(s):

Satisfactory

Other Room(s)

1. Location/Type:

Family

2. Floors:

Satisfactory

3. Ceiling/Walls/Doors:

Satisfactory

4. Window(s):

Satisfactory

5. Door(s)/Closet(s):

Satisfactory

Other Ext. Entry Doors

1. Locations:

Living room

Family Room

Kitchen

2. Correct Applications:

Yes

The secondary structure entry doors appear to be of proper construction and application.

3. Finishes:

Satisfactory

4. Door Fit:

Functional

5. Weather Stripping:

Functional

6. Storm/Screen Door(s):

Functional

7. Locks:

Functional

8. Sliding Door Glass/Safety:

Satisfactory

It appears that the door glass is properly identified as tempered safety glass.

Bathroom(s)/Washroom(s)**1. Location(s):**

master, hallway
Eastern Hall

2. Floor Cover:

Satisfactory

3. Mildew Noted:

No

4. Basin(s)/Fixtures:

Satisfactory

5. Basin Drain:

Functional

6. Shower Fixtures:

Functional

7. Shower Head(s):

Functional

Some local water districts provide low water flow, 2.5 gallons per minute(gpm) shower heads for reducing water usage during showering. Some of the low flow heads are of good quality and provide adequate and comfortable service. Call your local water company to inquire about a no fee low flow shower head.

8. Shower/Tub Enclosure(s):

Satisfactory

9. Water Resist Cover Wall Cover:

Satisfactory

The water resistant wall covering in the shower/bathtub area is in functional condition and appears to be providing adequate protection to the wall surface. The wall covering should be periodically inspected for cracks. Cracks may allow water to penetrate behind the surface material if left unattended.

10. Caulking - Water Exposed Area:

Satisfactory

The caulking along water exposed areas in the bathroom appears to provide adequate protection. Caulking around bathtub and shower fixtures, along the tub and the floor, and around sinks should be maintained periodically to continue protection.

11. Tub(s):

Functional

12. Tub Fixtures:

Maintenance

We were unable to get the water to turn on at the tub in the master bathroom. Consult a plumber for further evaluation and repair.

13. Tub/Shower Drain(s):

Functional

The bathtub/shower drains at an acceptable rate. The drain may need periodic attention to remove clogs or other debris to improve flow.

Extended Home Inspection Details

(Italicized comments also appear in summary reports)

14. Toilet(s):

Maintenance - loose

The inspector noted a toilet in the master bathroom which is loose and in need of repair. The inspector recommends re-seating the toilet with a new wax seal and caulking around exposed areas. Consult a qualified plumber for repair.

15. Ventilation:

Functional

16. Heat:

Functional

17. Window(s):

Satisfactory

18. Medicine Cabinet/Vanity:

Functional

19. Ceiling/Walls/Doors:

Functional

1/2 Bathroom

1. Location(s):

Main floor - hallway

2. Floor Cover:

Satisfactory

3. Mildew Noted:

No

4. Basin(s)/Fixture(s):

Satisfactory

5. Basin Drain:

Functional

6. Water Resist Cover Wall Cover:

Satisfactory

7. Caulking - Water Exposed Area:

Satisfactory

The caulking around the sink appears to provide adequate protection. Caulking should be maintained periodically to continue protection.

8. Toilet(s):

Functional

The toilet was inspected for cracks and serviceability. The toilet should be inspected periodically for indications of cracking in the toilet box, tank or base. Cracks are an indication that the toilet has reached the end of its useful life and should be replaced before it leaks.

9. Ventilation:

Functional

10. Heat:

Functional

11. Window(s):

Satisfactory

Bed Room

1. Location(s):

Main floor

2. Entry Door(s)/Closet Door(s):

Satisfactory

3. Ceiling/Walls/Doors:

Satisfactory

4. Window(s):

Satisfactory

5. Floor:

Satisfactory

Attic

1. Access Location / Type:

Bedroom closet

2. Access:

Satisfactory

The attic access provided to gain entry to the attic area is adequate.

3. Ventilation:

Satisfactory

The inspector has been able to observe what appears to be satisfactory passive ventilation in the attic area.

4. Insulation:

Batts and Blown

5. Inaccessible Areas:

No

The inspector has determined there are no inaccessible areas and all areas of the attic were visible for inspection.

6. Duct Work Piping:

Satisfactory

7. Attic Evaluated By:

Head-Shoulder

The attic area was inspected from the attic entrance. The attic could not be entered and crawled due to limited clearance.

8. Roof Inspect from Underside:

Yes

The attic was entered and the underside of the accessible areas of the roof were inspected.

9. Exposed Rafters/Sheathing:

Yes

The roof rafters and sheathing in visible areas of the attic appear to be providing functional service at this time.

10. Light Thru:

No

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

11. Framing condition:

Functional

Laundry Area

1. Location:

Adjacent to hall

2. Washer Hookup(s):

Yes

3. Dryer Hookup(s):

Yes

4. Gas Service:

Yes

5. Dryer Electrical Service 240V:

Yes

There is a 220V plug in the area of the laundry. The plug did not appear to be equipped with a fourth grounding conductor. Consult an electrician for repair.

6. Drain(s):

Not tested

The inspector was unable to test the function of the washer drain.

7. Laundry Basin:

Functional

8. Dryer Ventilation System:

Attention

The vent system for the dryer exhaust needs repair. The vent system is currently venting into the crawl space and should be routed to the exterior of the structure.

9. Floor Condition:

Satisfactory

10. Lighting:

Satisfactory

11. Area Ventilation:

None

The addition of a vent exhaust fan in the laundry area limits moisture buildup and will help keep the area dry and free of mildew and insects.

12. Shelving/Storage:

Satisfactory

13. Window(s):

Satisfactory

Heating System

1. System Type(s)/Info:

Gas-fired furnace

2. Location(s):

Hall closet

Garage

3. Thermostat Locations:

Hallway

4. Energy Saving Unit:

Yes

The heating systems are controlled by energy saving thermostats that should provide a higher degree of efficiency to the furnaces.

5. Thermostat Condition:

Functional

6. On/Off Check:

Satisfactory

7. Operation Noise:

Satisfactory

8. Filter Condition:

Maintenance

The heating system filter(s) are in need of changing. The inspector recommends changing or cleaning the filter(s) on an annual basis.

9. Electronic Filter System:

No

10. Vents/Flues:

Satisfactory

11. Ducts/Returns/Radiators:

Satisfactory

12. Thermostat Type:

Electronic Programmable

13. Non-Heated Area(s):

None

14. Service Notes/Filter Size:

None visible

No service records were visible on the heating system unit(s) at the time of the inspection. Recommendations are made to have the unit(s) serviced by a HVAC professional.

Air Conditioning

See Figure 1

The condensers for the AC system were not properly secured the the ground. Consult an HVAC professional.

1. Type of Units:

Split AC

2. Manufacturer Specifications:

not verifiable

The inspector was not able to verify the manufacturer specifications on the air conditioning unit.

3. Location of Units:

Exterior

4. Systems Operation:

Functional

The Inspector has determined that the air conditioner is operating and responding to the on/off command at the thermostat.

5. Service Records/Last Service:

not visible

6. Ambient Temperature at Time of Inspection:

90° F

7. Air Temperature at Outlet(s):

70° F

8. Energy Source:

Electric 240 volts

9. Condensing Coil Condition:

Attention

The condensate line for the furnace in the hall closet is lying on the ground in the crawl space. Consult a tradesperson to secure the condensate line to the floor joists.

10. Power Disconnect Location:

At or near the unit

11. Condensate Drain System:

Functional

The condensate drain sytem is installed and appears to be without any visible flaws. The system has both a primary and secondary drain line installed.

Water Heater

1. Location(s):

Hall closet

Garage

2. Type:

Gas

The date of manufacture of the water heaters was noted as 2009 (hall closet) and 2001 (garage) . The life expectancy of a water heater is typically 10-15 years from the date of installation, although there are exceptions on both sides. Gas water heaters must have a continuous source of air and fuel. Items should

not be stored against the water heater. Providing at least 2 feet of clearance around the water heater is recommended.

3. Solar Auxiliary:

None

4. Size Main/Aux (Gal):

50 Gallons approx US

5. Evidence of Leaks:

No

There were no visible leaks in the water heater that would indicate the water heater is in need of replacing. Inspecting the bottom of the water heater periodically for evidence of moisture is recommended.

6. Evidence of Encrustation:**See Figure 2**

Yes

There is visible encrustations along the water connection at the top of the water heater. Consult a plumber for repair.

7. Safety Valve:

Functional

There is a temperature/pressure relief valve installed on the water heater that lets water escape if the temperature or pressure is too high.

8. Discharge Pipe:

Functional

There is an approved discharge tube connected to the temperature/ pressure relief valve. The tube is installed to prevent someone from being sprayed with hot water in the event that the valve discharges. Discharging of the valves is uncommon and usually indicates that the water heater is in need of service or the relief valve is in need of replacing.

9. Safety Tie Down(s):**See Figure 3**

Attention

Safety Upgrade: As of 1/1/1996, all residential water heaters, new or replacement, must be strapped or braced. Both water heaters do not appear to meet the state standards for strapping and/or bracing requirements for earthquake safety. These standards may or may not be different than local codes. We suggest the strapping meet local and/or the state standards. If unsure of local requirements, we recommend you contact your local building department for consultation. State approved seismic strapping kits are available at most hardware and home repair stores.

10. Insulation Blanket:

N/A

11. Insulation Rating(s):

No visible rating

12. Installation:**See Figure 4**

Maintenance - Flue

The inspector noted that the flue for the water heater in the garage appeared to be transite. We recommend replacing the transite flue with a metal flue.

Attached Garage

1. Size:

Two car

2. Garage Door(s):

Functional

3. Automatic Opener(s):

Functional

The automatic garage door opener was identified to be in working order at the time of the inspection.

4. Springs/Mount:

Functional

5. Safety Operation, Opener(s):

Functional

The safety feature of the garage door when it encounters an obstacle in the closing position appeared to be functioning. Periodic adjustment is often needed as the unit ages.

6. Door Seal:

Functional

The seal on the bottom of the garage door appears to be in functional condition and should provide for intended service.

7. Floor/Foundation:

Satisfactory

8. Heat:

No

Garage areas are not normally heated. The garage area is not considered a living area.

9. Window(s):

None

10. Lighting:

Functional

11. Insulation:

N/A

12. Fire Wall/Ceiling Board:

Satisfactory

The common wall/ceiling between the house and the garage appears to provide required fire wall conditions.

13. Door(s), Garage - Building:

Functional

14. Work Benches:

Satisfactory

15. Cabinets/Shelving:

Satisfactory

16. Evidence of Moisture Penetration:

No

Structure Perimeter Exterior

1. Foundation Material(s):

Concrete

2. Vent Screens:

Functional

Debris and vegetation growth should be kept clear of the foundation vent openings to ensure proper ventilation of the raised crawl space area.

3. Vent Covers:

N/A

4. Visible Cracks:

No

5. 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.

6. Evidence of Movement:

No

7. Site Drainage:

Satisfactory

The grading around the exterior of the structure is either level or sloping away from the foundation which should prevent rain water from draining toward the foundation.

8. Evidence of Erosion:

No

9. Proper Earth-Wood Clearance:

Yes

Inspection around the perimeter of the structure does not show any contact of earth to wood. There should be no contact between the earth and the exterior surface material to prevent wood deterioration and a conducive condition for pest infestation. The inspector recommends always providing at least 4-6 inches of clearance between the earth and wood siding material as a preventive maintenance measure.

10. Vegetation Clear from Structure:

See Figure 5

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 infestation and damage to the exterior structure material.

11. Address Identification:

Visible

12. Mail Box:

Functional

13. Watering System:

N/A

14. Window Wells:

N/A

15. Retaining wall(s):

None

Exterior Structure

1. Flat Surface Material(s):

Stucco

2. Siding Condition:

Functional

3. Painted Surfaces:

Satisfactory

4. Glaze/Caulking Window Pane:

Satisfactory

5. Window Glass:

Maintenance

The inspector noted window glass in the structure that did not appear to be safety glass. Consideration should be given for replacing the window glass for safety considerations. Consult a window company for repair.

6. Caulking Structure:

Satisfactory

Touching up the structure caulking around the tops and sides of the window and door trim is often needed in between paintings. The caulking keeps rain water from penetrating behind the siding material and causing premature deterioration of the material.

7. Eave/Soffit Areas:

Satisfactory

8. Fascia Boards / Trim:

Maintenance

Wood deterioration was observed at the areas of the trim, eaves and fascia. Consult the most current pest report for recommended repair.

See Figure 6

9. Window Screens:

Satisfactory

10. 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. You may notice failed seals that were unable to be identified during the inspection. Failed seals lose some of their insulating value but are primarily a cosmetic deficiency. If the possibility of failed seals is unacceptable to you, we recommend you have all windows further evaluated by a glass contractor prior to the expiration of your contingency period.

11. Storm Windows:

None

12. Security Bar System:

None

13. Security Lights:

No

14. Display Lights:

None

15. Exterior Columns/Support structures:

N/A

Patios/Decking/Porches

1. Surface(s):

Satisfactory

2. Railings:

N/A

3. Steps/Handrails:

N/A

4. Foundation/Framing:

Satisfactory

5. Concrete Slab:

Attention

See Figure 7

We observed uneven concrete around the perimeter of the structure. Consideration should be given for patching these areas to prevent tripping.

6. Electrical Service:

Yes

7. Weather Protected Outlet(s):

Yes

8. Natural Gas Service/Equipment:

No

9. Lights:

Functional

10. Cover/Enclosure:

None

Fence/Gates

1. Fences:

Functional

The fences showed typical wear and tear, but appear to be in generally serviceable condition.

2. Gates:

Functional

3. Locks/Latches:

Functional

Structure

1. Description:

Wood framed

2. Approx. Year Built:

1969

3. Bedroom(s):

6

4. Bathroom(s):

3.5

5. Other Room(s):

LR,DR,FR

6. Remodel/Modernization Evident:

Yes

It appears that a number of updates and modifications have been made to the original structure at some time during the life of the structure. The inspector recommends questioning the seller to determine if any of the updates were performed during their ownership, whether any permits were needed and if so obtained, as well as who performed the updates. In addition, requesting any warranty information on materials or workmanship is recommended.

7. Repairs Evident:

Yes

The inspector recommends questioning the seller to determine if any of the repairs were performed during their ownership and whether any permits were needed and if so obtained. In addition, questioning the seller on who performed the repairs, if any warranty on the workmanship or materials have been provided and if so, are they transferrable.

8. Insulating Rating Evident:

No

9. Insulation:

Not visible in walls

10. Smoke Detector(s):

Satisfactory

The inspector noted the presence of one or more smoke/fire detectors inside the structure. The detector(s) alarm testing function was tested and found to be functional at the time of the inspection. The inspector recommends testing the units prior to occupying the structure and every month to identify functional operation of the battery powered detectors. Functional smoke/fire detectors on each level of the structure is recommended outside any sleeping areas for increased safety awareness.

11. Alarm/Security System:

Yes

The structure is equipped with a security system that should provide for added safety. The system was

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(Italicized comments also appear in summary reports)

not tested under the scope of the inspection. The inspector recommends questioning the current home owner on how to operate the system, if any manuals are available and codes necessary to activate/deactivate the alarm system.

12. Windows, Latches/Locks:

Functional

At the time of the inspection the latches and locks appeared to be functional. Most window latches will need periodic adjustment.

13. Asbestos Noted:

N/A

The scope of this inspection does not include an asbestos in materials sampling inspection. Houses built prior to 1978 may contain this material in certain substrates. If there is concern, we recommend you contact an appropriate testing facility for further evaluation.

14. Lead:

N/A

The scope of this inspection does not include a lead in materials sampling inspection.

15. Furn/Storage:

Average

Furnishings and storage items in this home are in the opinion of the inspector average for an occupied residence. Notation is made that furniture, storage and personal items are not moved by the inspector to perform the inspection.

16. Party or Lot Line Wall:

No

17. Floor Structure:

Wood joists

18. Ceiling Structure:

Wood framing

19. Roof Structure:

Roof rafters

20. Interior Walls:

Drywall

21. Interior Stairway Structure:

N/A

22. Interior Ventilation Method:

N/A

23. Fire Sprinkler System:

None Present

Electrical Service

1. Panel/Sub Panel Location(s):

Exterior

Garage

Laundry

2. Service Size (Amps) / (Volts):

Not verifiable

The inspector was not able to verify the amperage provided to the structure. Consideration should be made to having a qualified electrician evaluate the electrical system to insure proper service to the structure.

3. Over Current Devices:

Breakers

Overload protection is provided by breakers for this structure.

4. Service to Panel:

Copper

5. Panel to Structure:

Copper

6. Panel Cover:

Functional

7. Panel Cover(s) Removed:

Yes

The face plate of the electrical panel was removed at one or more of the electrical panels to provide the inspector visual access for verification.

8. Breaker Configuration:

Satisfactory

9. Wire-Over Current Compatibility:

Satisfactory

The visible wires appeared to be properly sized to the breaker overcurrent rating, however not all the wire ends were visible where they connected to the breakers. An overcurrent incompatibility condition may exist in the panel. The only way to find out is to turn off the breakers and remove the wires for inspection. This however is well outside the scope of the national home inspection standards of practice and is considered invasive.

10. Receptacle Ground Verify:

Satisfactory

The inspector has SPOT CHECKED the three-prong female 110 volt electrical outlets throughout the structure, and has not found any that were not correctly grounded. NOTE! This is not a warranty and an undiscovered condition may exist.

11. G.F.C.I. Protection:

Test OK

GFCI outlets were installed in the bathroom and kitchen outlets. Current electrical requirements require that Ground Fault Circuit Interrupters (GFCI) be located in areas where there is a higher potential danger of electrical shock (garage, bathroom, exterior and kitchen outlets). The age of the structure predates the adoption of this requirement in some of the areas noted above. Consideration may be given to installing GFCI circuits in those other areas of the house where there is a higher potential for electrical shock.

12. Service Ground Verified:

Yes

The main ground to the service has been verified.

13. Plugs, Switches, Junction Boxes, Lighting:**See Figure 8**

Maintenance

The inspector noted miscellaneous electrical issues that are in need of repair by a qualified electrical expert for safety considerations:

- 1. COVER PLATES - Cover plate(s) in the garage were missing and should be replaced for safety reasons.*
- 2. EXPO ROMEX - Exposed romex in the garage should be in a metal conduit to provide proper protection to the wiring system.*

14. Wire Method:

Romex

15. Arc Fault Breakers (A.F.C.I.):

Not Present

Consideration should be given for installing AFCI breakers for the bedroom outlets.

Utility Services**1. Electrical Services:**

Underground

2. Overhead Service Lines:

N/A

3. Water Source:

City

4. Water Meter Location:

At street

5. Water Shutoff:

At meter

6. Sewer:

City

The sewer main line appears to be Cast Iron where it enters the ground. Cast Iron piping typically has a serviceable life of 50 years and up. This inspection does not cover failure to sewer lines due to their inaccessibility to inspection. Periodic clearing of cast iron drain piping is often needed due to debris blockage caused from the rough inside of the piping. Spare use of garbage disposals is recommended on cast iron and galvanized steel waste piping due to the fact that they are prone to blockage.

7. Sewer Line Clean-out:

Exterior

8. Telephone:

Underground

9. Cable TV Service:

Underground

10. Gas Service:

Natural

The inspector recommends purchasing an emergency shut off tool for the gas meter. A crescent wrench or special shut off tool can be purchased at your local hardware or home improvement center. The inspector recommends attaching it with a piece of string to the meter for easy accessibility. The gas utility

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provider recommends shutting the gas off at the meter in the event a gas odor is identified in the structure. Once the gas has been shut off, the gas utility provider should be contacted to inspect the house for leaks in the gas piping or appliances.

11. Gas Odors:

None Noted

12. Vents/Exhaust:

Satisfactory

The exhaust vent piping for the gas appliances were inspected and found to be free of defects that would require immediate action at this time. The vent piping should be inspected annually when the gas appliances are serviced.

13. Service Shut Off(s):

At main meters

14. Carbon Monoxide:

Not Tested

We did not locate a carbon monoxide detector in the building. 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. We recommend installing a carbon monoxide (CO) detector(s) for safety considerations.

Plumbing

1. Size Service to Structure:

3/4 inch

2. Structure Pipe Material:

Copper

3. Waste Pipe Material:

ABS/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 indication of a developing leak. There were no encrustations visible that would indicate a developing leak.

7. Mineral Deposits:

No

8. Water Pipe Insulation:

No

9. Evidence of Leaks:

No

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

damage.

10. Interior Water Flow:

Functional

11. Exterior Water Flow:

Functional

Installing insulated covers over the exterior faucets will help to prevent the exterior faucets from freezing during the winter.

12. Pressure Readings Interior/Exterior:

60-65 psi

13. Soft Water System:

None

14. Filter System:

None

15. Drainage and Sump Pumps:

N/A

Roof

1. Roof Cover Material(s):

Metal

2. Roof Type:

Pitched

3. Moss/Mildew:

None

The inspector recommends inspecting the roof system for moss growth on an annual basis.

4. Debris on Roof:

None

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 is in functional condition. With proper care, regular inspection and preventive maintenance, the roof cover material should provide a number of years of adequate protection before resurfacing is needed.

7. Ridges:

Functional

8. Valleys:

Satisfactory

9. Flashing/Caulking:

Functional

Preventive Care and Maintenance Recommendation.

The inspector recommends that the caulking around the chimney(s), 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. Caulking material can be purchased at a local home improvement center.

10. Vents/Chimneys/Covers:

Functional

11. Gutters / Down Spouts:

Functional

The inspector recommends inspecting and cleaning the gutter system and roof surface on an annual basis. There is gutter screen material that can be installed over the gutter system to help keep debris out of the gutters. The screen material can be purchased at a local home improvement center. The screen helps keep leaves and other debris out of the gutter system to prevent clogging of the gutters, down spouts, and drain system.

12. Drains/Splash Blocks:

Functional

The inspection of the down spout drains did not show visible evidence that they may be plugged with debris. It is important to keep the drains and/or splash blocks clear and functional so that they do not overflow next to the foundations perimeter. Down spouts that empty along the foundation wall are the most common cause of water penetration into basements and crawl space areas. The inspector recommends inspecting the drains and/or splash blocks after a heavy rain to identify if they are providing their intended service.

13. Indications of Leaking:

No

At the time of the inspection, the inspector found no evidence that the roof system is currently leaking.

14. Soft Spots:

No

15. Skylight(s):

None

16. Separate Certification Required:

No

17. Roof Evaluated From:

Roof Edge

The roof cover was evaluated at the roof edge.

Raised Foundation**1. Access Location:**

Main floor - closet

2. Access Size:

Satisfactory

3. Clearance:

Satisfactory

4. Inaccessible Areas:

Yes

5. Debris/Trash:

None

6. Moisture/Dampness:

Satisfactory

7. Vapor Barrier:

None

8. Ventilation:

Satisfactory

The vent openings appear to provide the intended ventilation of the crawl space area in order to keep moisture levels down.

9. Proper Earth-Wood Clearance:

Yes

Inspection of the crawl space area does not show any contact of earth to wood.

10. Wood Members:

Satisfactory

11. Pipe/Ducts:

Satisfactory

12. Evidence of Cracks - Stem Walls:

No

13. Separation Over 1/4":

No

14. Sill Plate Anchors:

Verified

The sill-plate anchors were located and verified to be in place at the time of this inspection.

15. Method of Inspection:

Entrance

16. Insulation:

None visible

There is no insulation installed between the crawl through area and the floor of the home. Insulation is recommended between a non-heated area and the heated space of the home to help provide added comfort and efficiency to the area. This home appears to pre-date the requirement for insulation in this area. We recommend thought be given to adding insulation to the area

17. Pier type and condition:

Concrete

18. Seismic Components Installed:

None Visible