



PO Box 2645 Petaluma, CA. 94953 * 707 486-5133

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**Building Inspection Report:
417 Mills Court Benicia, CA.**

Prepared For: Ms. Allison Conner
Inspection Date: December 28, 2023
Report Number: 20231228

This report is CONFIDENTIAL and was prepared for the above-named only and is not intended or authorized for use by any other third party. If you are not named above and wish to benefit from the information in this report, we urge you to retain us for a one hour "walk through" review of this report. We do not re-enter attics, crawl spaces, open electrical panels, access the roof or "re-inspect" the building; we comment only on what is included in our written report.



Inspector, Bret E. Butler:

Independent Building Inspector since 1995 (6,500 + Inspections performed)
American Society of Home Inspectors (ASHI.org)
ICC Certified: Residential Combination Inspector (1087596-R5)
General Contractor License 754407 (Expired)



CERTIFIED INSPECTOR

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Inspection & Report Overview

This inspection and report should not be considered a code compliant inspection of any kind. Only the local building official can provide code compliant inspections and enforce building codes; which in most cases represent the minimum building standard. Our inspection report may make recommendations that differ from the local building department; our recommendations are based on our 28 years of experience, education and training as independent building inspectors.

General Overview

This report is a general overview of the structural components and major systems. It is not intended to be technically exhaustive in any one field. The purpose of this inspection is to identify and communicate those areas, systems or components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are at the end of their expected service life. If further information is desired, specialists in the relevant field should be retained to perform additional inspections.

This inspection is in accordance with the Standards of Practice of the American Society of Home Inspectors or ASHI® (Available at www.ashi.org).

No oral agreements shall change, modify or amend any part of this report.

This report will list the apparent condition of items subject to wear from normal use. We typically use five terms to report these conditions: A new or “**relatively new**” item usually shows no signs of wear. An item reported as showing “**moderate wear**” appears to be in the mid-range of its expected service life. The term “**poor condition**” indicates a system or component at the end of its useful service life. Between these three basic levels we add two intermediate conditions: “**minor wear**”, which is not quite new; and “**generally worn**”, indicating a component is near the end of its expected service life and budgeting for replacement is recommended.

This report includes only those areas that are visually accessible and not areas that are made inaccessible by walls, concrete, earth, or any other obstacle to physical access or visual inspection, such as furniture or stored items. Defects in mechanical equipment that are intermittent in nature or not apparent through functional operation of the equipment or by visual inspection are not included in this inspection. Items or conditions not mentioned in this report are not within the scope of this inspection. An examination of every window, door, light switch, receptacle, water valve, etc., was not made.

The report may refer to a system or component as “*serviceable*”; we define serviceable as:

“Systems or component conditions which, at the time of the inspection, displayed no significant deficiencies or excessive wear. Additional service life may be expected with proper maintenance.”

Our recommendations for repair or evaluation by contractors, design professionals or engineers, refer only to qualified persons, meaning those holding a valid license of the proper category, issued by the California Contractors State License Board or other competent agency, and having the skills and experience necessary to perform the work according to the applicable regulations and trade practices.

We recommend you obtain, and review, references of any contractor or other professional with whom you are considering doing business.

We do not inspect window screens, shutters, awnings, seasonal accessories or recreational facilities.

Inspection for the presence of molds is not included in this report. If the user of this report is concerned about molds being present in the building, we strongly recommend that you engage the services of a qualified expert that specializes in the identification and remediation of these organisms.

This is not an engineering inspection and we do not measure the slope of the floors or the vertical plane of walls. Engineering services such as calculation of structural capacities, adequacy, or integrity are not part of this inspection. No geotechnical or soils inspection is made and no opinion regarding soil stability is offered. A credible opinion regarding soil stability can only be made by a qualified soils or geotechnical engineer.

We do not inspect for the presence of environmental hazards including, but not limited to, allergens, asbestos, radon gas, carbon monoxide or carbon dioxide gas, methane, propane, butane or any other flammable gases, lead based paint, Urea Formaldehyde Foam Insulation (UFFI) and petroleum products either from above or below ground storage tanks. An analysis of indoor air quality is not part of this inspection.

Excluded from this report is inspection of swimming pool, sauna, spa, whirlpool or hot tub, septic waste systems, private water systems, well water and well equipment, ponds, fountains, water quality, water conditioning systems, audio and video systems, remote control devices, low voltage wiring, central vacuum systems, landscape irrigation systems, solar water systems, photovoltaic systems and security systems.

This inspection is not a warranty or guarantee against any future condition or defect that was intermittent or was not present during our site inspection. Our limit of liability for errors or omissions made is limited to twice the inspection fee.

We do not identify equipment recalled for safety or operational defects. For recall information, you should note the brand and model number of each item and check for recall listings by the U.S. Consumer Product Safety Commission at www.cpsc.gov.

The photos included in this report are for illustrative purposes only. Not every condition or observation will have an associated photo. There is absolutely no relationship between the presence or absence of a photograph and the relative importance of each condition represented. Significant findings may or may not include an accompanying photo. We will not provide photographs or images taken during our site inspection that were not included in the report. These photographs or images are for office use only and considered our personal property.

Clay-type soils, also known as “Adobe” or “expansive” soil are found throughout the San Francisco Bay area. Clay-type soils tend to expand and contract with changing moisture conditions. This condition may cause seasonal movement of the foundation and structure, resulting in exterior and interior wall cracking, doors and windows that do not open and close properly during different times of the year and other similar conditions.

A determination as to the presence of rodents or other animal pests within the structure is beyond the scope of this inspection. A separate inspection could be performed by an animal or pest extermination company if desired.

Our observations regarding wood-destroying insects or organisms are not a substitute inspection by a structural pest control operator; we are forbidden by State statute to render opinions regarding wood destroying insect and organism activity. We recommend a structural pest control inspection be performed by a qualified pest control operator to identify the presence, nature and extent of any wood-destroying insect or organisms that may be present in this building.

We do not inspect or confirm property lines, easements, municipal code compliance or research zoning ordinances. We do not research any public record information.

Introduction

We recommend that you obtain cost estimates to repair the conditions listed in this report from qualified professionals prior to the close of escrow. Our inspection is not technically exhaustive and the contractors you retain may find additional defects which we have not reported on because they were either intermittent or concealed during our inspection.

Generally dry and overcast weather prevailed at the time of the inspection. Drizzling rain was observed at the end of the inspection. The temperature range was about 55-60 degrees F during the inspection. The home appears to be about 45 years in age.

When we call out a location, right or left, front or rear we assume we are standing on the driveway or street providing access and looking toward the front access door of the structure.

We were joined at the property during the inspection by the client, Ms. Allison Conner and her real estate representative, Mr. Steve Ridge.

CLIENT ADVISORY

The following is a synopsis of the potentially significant conditions that should be attended to in the near term. Other conditions in need of attention can be found throughout the report. All recommendations and observations in this report are important and should be carefully read and considered.

We recommend the client establish their own priority for repairs and upgrading based on the entire report and not put focus solely on the conditions listed below.

1. Evidence of rodent activity (droppings) was observed in the attic, garage and in the kitchen. All potential rodent entry points in the home should be sealed to reduce risk of pest activity and damage. Steel wool is particularly effective sealing around drain and water pipes and small openings. We were informed a pest extermination service has been engaged and recommend contacting that company for more information regarding the rodent presence in this home. We are not specifically inspecting for the presence of rodents in or around the home, we are only reporting on what was an obvious infestation.
2. The building has composition shingle roofing. We observed some shingles to be damaged above the garage where we suspect tree limbs had dragged across the surface in the past; we also observed unusual cracking that has been associated in the past with a manufacturer's defect (See image in Roofing Section). We recommend further inspection of the cracked shingles by a qualified roofing contractor.
3. The roof surface had accumulated debris (See image in roofing Section) which can block drainage and cause damage to building trim. The roofing should be cleaned and all debris. Removal of debris may be necessary a couple of times each year. Tree limbs near or overhanging the roof should be trimmed as needed.
4. Downspouts discharge near the foundation walls. Substantial water will flow from a roof and enter under the home or collect at the foundation unless it is directed away from the building perimeter. We recommend the downspout discharge directed away from the foundation. Upgrading and installing buried, subsurface drain piping may be needed to achieve adequate drainage. Discharging roof run off well away from a foundation is the best, and most cost-effective method for extending the service life of any foundation.
5. A couple of wood trim boards, an exposed beam and a rafter tail showed moisture related damage. We recommend having a pest control inspection specifically identify the locations of the damaged materials and provide cost estimates for repair or replacement. A qualified contractor should replace all damaged material. In the future the trim should be kept painted and the joints caulked and sealed to help prevent the return of damage.
6. The rear patio surface has heaved and is draining towards the house (See image in Exterior Section). This condition can cause the foundation to shift or settle over time. It is difficult to improve this situation without replacing the patio. We recommend the advice and services of a qualified drainage contractor followed by repair or replacement of the patio to correct the drainage at the rear of the home.
7. Sections of the driveway have cracked and heaved creating tripping hazards. At the rear patio we observed similar heaving of concrete that has created tripping hazards. These conditions should be altered for improved safety.
8. The motorized garage door opener cannot lift the door without assistance and the stop and reverse mechanism does not operate properly, both of which could be a safety concern. We recommend an overhead door specialist examine the motorized opener and make repairs to improve operation and ensure the safety mechanism will operate as intended.

- 9. The panel body has an opening inside (See image in Electrical Section). Panels must be closed to contain fire. A twist out was removed to accommodate a breaker, yet no breaker is installed within the opening. An electrician should install suitable filler plates where needed.
- 10. The date code of the furnace serial number suggests the furnace is approximately 24 years old. However, we cannot be sure of its age. We recommend obtaining the age of the furnace from a heating contractor which would help estimate its remaining service life (See image below of the serial number).
- 11. The drain trap under the kitchen sink is deeper than is recommended and will be prone to accumulation of debris, which could eventually block the drain. We recommend the trap replaced by a qualified plumbing contractor.

Toilet was tightened by A1 Maintenance

- 12. The toilet in the primary bathroom is loose in its attachment to the drain flange at the floor. We did not observe evidence of leaks and therefore recommend the toilet flange nuts tightened and the toilet secured evenly to the drain flange. If leakage should occur when the nuts are tightened or subsequently, the toilet will need to be removed, a new wax ring seal installed and the toilet reset.

Holes were patched

- 13. The fiberglass shower enclosure has holes where a glass door assembly was once secured. A glass door assembly should be replaced or the holes caulked and sealed to prevent moisture intrusion.

Holes were patched

- 14. The fiberglass tub has a large opening where a safety grab bar was removed (See image in Plumbing Section). We recommend the safety grab bar replaced and the hole sealed to prevent moisture intrusion that can damage the building.

- 15. Natural gas fired water heaters have a typical service life of about 7 to 10 years. This water heater is about 24 years in age, based on information found on its data plate. We cannot predict when replacement will become necessary; however, due to its advanced age we recommend budgeting for its replacement, should that become necessary in the near term.

- 16. We observed mold activity in the garage on sections of drywall. We recommend the moldy drywall be removed and these areas reviewed periodically for future indications of mold activity.

Smoke and Carbon were installed

- 17. Smoke alarms were not installed in this home. This is a life safety concern. We recommend smoke alarms installed in all locations in this home where present building standards require. These areas include, but may not be limited to, all sleeping rooms, hallways adjacent to sleeping rooms and the garage.

- 18. We could not locate a carbon monoxide (C.O.) alarm installed in the home. This is a life safety concern. We recommend carbon monoxide alarms installed in accordance with the State of California mandate and local building department ordinances. For more information, please visit: <http://osfm.fire.ca.gov/>.

Kitchen Sink Base was replaced and cabinet repaired

- 19. The kitchen sink base cabinet and rear wall are damaged and we recommend repair to prevent future rodent access under the sink and in the cabinet.

Foundation

The buildings wooden structural frame is supported by a cast in place, concrete “slab” foundation. The majority of the foundation was concealed by finished surfaces. A determination as to the presence or condition of steel reinforcement inside the foundation is beyond the scope of this inspection. We observed no indications of foundation settlement, unusual foundation cracking or movement of the buildings wooden structural frame.

Seismic Considerations

Injuries during earthquakes are often caused by broken glass, falling furnishings or furniture and other contents rather than by the structure itself. To reduce the chance of injury, a contractor could secure tall shelves and cabinets, appliances and heavy mirrors and pictures hung on walls. Shelves can be fitted with stops to prevent property from sliding off. Information on seismic hazards is available from the Association of Bay Area Governments on their web site at <http://www.abag.ca.gov/>.

The wall framing was inaccessible to our inspection and we were unable to determine the kind or extent of seismic hardware and wall bracing. Based on the age of construction, anchor hardware would be present attaching the buildings wooden frame to the slab foundation. Future performance of seismic hardware or of the building itself, in the event of seismic movement cannot be estimated or predicted.

Wall Structure

The walls appear to be conventional wood stud construction. The wall structure is concealed behind finished surfaces. The presence or condition of any wall insulation cannot be confirmed.

Roof Structure

The attic space was accessed for inspection through a hatch in the ceiling of the hallway. Our inspection of the attic is limited due to the inherent low clearances inside the attic, particularly near exterior walls, and the presence of insulation installed above the ceiling.

Portions of the roof structure are a vaulted or cathedral style and by design do not feature an accessible “attic” space. We cannot confirm the space between the interior ceiling and roof sheathing is properly ventilated or insulated. No outward indications of poor ventilation, leaks or other concerns related to poor ventilation were observed on the interior of the vaulted ceiling. We recommend monitoring the interior ceiling for changing conditions that might suggest the need for further review and possible repair.

The roof structure consists of 1x plank wood sheathing fastened to the top cord of pre-manufactured wood trusses. The trusses are supported by the exterior and interior walls.

We could not inspect the portions of the roof trusses that are covered by insulation. Verification the trusses are correctly installed would require removal of insulation, review of the truss manufactures installation instructions and review of the approved building plans; all of which are well beyond the scope of this inspection.

We noted moisture stains on the roof sheathing and trusses, as viewed from inside the attic (See image below of one of the stained areas). These stains may be historic however we cannot be sure. During future rain events we recommend the attic monitored for additional staining and leakage and a qualified roofing contractor retained if active leaks are observed or suspected.



The ventilation of the attic space is provided by eave, gable, and ridge air ventilation openings. We did not observe any conditions suggesting poor or inadequate ventilation of the accessible attic space.

A couple of attic vent screens were damaged or missing. We recommend repair to prevent animal, insect, and bird pests from entering the attic.

We observed fiberglass “batt” (blanket type) insulation, a few inches in thickness, inside the attic.

Any estimates of insulation depths or thickness are rough average values only. Insulation in attics limits our inspection of roof joists and framing connections as well as electrical wiring, HVAC ducting and bathroom ventilation fans and ducts. Insulation is not moved or disturbed and therefore reportable conditions may be present, but remain undetected.

The attic access hatch should be insulated to improve energy efficiency.

Some of the fiberglass batt insulation has been moved around the attic, likely to allow for the installation of the recessed ‘can’ lights, and areas of the ceiling lack insulation (See image below of one area). We recommend redistributing the batt insulation for complete coverage of the ceiling. Upgrading and adding additional insulation on top of the existing insulation will help to further reduce energy consumption and is recommended.



The interior walls of the living room vaulted ceiling have insulation that has fallen out of place (See image below). We recommend replacing the loose insulation and resecuring it to the wall for improved energy efficiency of the home.



General Comments

Identification and reporting on the many different materials in a building that are commonly associated with asbestos is well beyond the scope of this building inspection. Asbestos was used in dozens of building materials for decades and may be present in any building constructed prior to the mid 1980's. We may identify materials that would typically test positive for asbestos content; however, we are not asbestos abatement trained or licensed and, therefore, do not represent the building is asbestos free. If the user of this report is concerned about asbestos in this home, we would recommend consultation with a qualified asbestos abatement contractor. Please visit <https://www.asbestosnetwork.com/Is-Asbestos-Lurking-In-Your-Home.shtml> for more information.

Evidence of rodent activity (droppings) was observed in the attic, garage and in the kitchen. All potential rodent entry points in the home should be sealed to reduce risk of pest activity and damage. Steel wool is particularly effective sealing around drain and water pipes and small openings. We were informed a pest extermination service has been engaged and recommend contacting that company for more information regarding the rodent presence in this home. We are not specifically inspecting for the presence of rodents in or around the home, we are only reporting on what was an obvious infestation.

Roofing

Roof Surface

This inspection addresses only the apparent visual condition of the roofing material and does not include invasive testing and is not a guarantee the roof is free of leaks or will remain so in the future. An inspection by a qualified roofing contractor may include additional pertinent information not included in our limited inspection. We recommend keeping the roof surface, flashings, gutters and downspouts clear of debris that could otherwise block roof drainage and create an opportunity for leaks.

The roof was accessed for inspection using a ladder and inspected from the roof surface.

The building has composition shingle roofing. We observed some shingles to be damaged above the garage where we suspect tree limbs had dragged across the surface in the past; we also observed unusual cracking that has been associated in the past with a manufacturer's defect (See image below). We recommend further inspection of the cracked shingles by a qualified roofing contractor.



The roof surface had accumulated debris (See image below) which can block drainage and cause damage to building trim. The roofing should be cleaned and all debris. Removal of debris may be necessary a couple of times each year. Tree limbs near or overhanging the roof should be trimmed as needed.



Flashings

Sheet metal, roofing membrane materials and sealing compounds such as mastic are the typical flashing materials used to prevent water penetration at roof surface connections and penetrations. Flashings are, by their nature, largely concealed under roofing and building surfaces and thus their condition, proper installation cannot be confirmed without destructive testing. All flashings need periodic maintenance and inspection.

The accessible flashings show moderate wear.

Chimney

The flue of the chimney was open. A rain cap/spark screen combination, available at most home improvement stores, should be installed over the flue to prevent hot embers from escaping the flue and rain water from entering the flue and deteriorated the brick and mortar.

Roof Drainage

Roof surfaces, rain gutter, downspouts, and any subsurface drain lines should be checked regularly and leaves and other debris should be removed as needed. Screens should be installed at all downspout and gutter connections to prevent debris from entering and blocking the downspout and for proper roof and lot drainage downspouts should empty several feet from the building. Observing roof and foundation areas during or shortly after heavy rains is a good method to identify deficiencies in the roof and area drainage systems.

The gutters require cleaning to ensure adequate roof drainage and to avoid spillage of storm water that can damage the building. The condition of the gutter interiors and their proper drainage can be assessed at that time.

Downspouts discharge near the foundation walls. Substantial water will flow from a roof and enter under the home or collect at the foundation unless it is directed away from the building perimeter. We recommend the downspout discharge directed away from the foundation. Upgrading and installing buried, subsurface drain piping may be needed to achieve adequate drainage. Discharging roof run off well away from a foundation is the best, and most cost-effective method for extending the service life of any foundation.

Exterior & Building Site

Siding, Trim & Eaves

The building is sided or clad with a combination of plywood and stucco. The presence and condition of any water resistive barrier or membrane under the siding cannot be confirmed.

The plywood siding was weathered. We recommend keeping the joints in the siding and between the siding and trim sealed to prevent moisture related damage. Annual power washing will extend the service life of newly applied paint, but can damage old worn paint.

A couple of wood trim boards, an exposed beam and a rafter tail showed moisture related damage. We recommend having a pest control inspection specifically identify the locations of the damaged materials and provide cost estimates for repair or replacement. A qualified contractor should replace all damaged material. In the future the trim should be kept painted and the joints caulked and sealed to help prevent the return of damage.

Windows and Exterior Doors

Many, if not all, of the doors and windows appear to have been replaced since the building was constructed. We recommend confirmation made that all appropriate permits regarding the door and window replacement were obtained. It should be noted door and window flashing are concealed behind finished surfaces and their proper installation cannot be verified without destructive testing; which is beyond the scope of this inspection. We do not represent the doors or windows are leak free or will remain so in the future.

Window screens are missing from some windows. We recommend windows screens installed to help provide interior ventilation of the home without allowing insect into the home.

Drainage and Grading

We recommend monitoring the drainage at the building perimeter and under the building. The need for improving the lot grading and drainage may become more apparent, depending on future rain fall intensity and duration.

The rear patio surface has heaved and is draining towards the house (See image below). This condition can cause the foundation to shift or settle over time. It is difficult to improve this situation without replacing the patio. We recommend the advice and services of a qualified drainage contractor followed by repair or replacement of the patio to correct the drainage at the rear of the home.



The grade of the soil at the right side of the home encourages storm water to drain toward the structure. Moisture saturation around the foundation could impact the stability of the foundation over time and encourage moisture to enter the garage. The grade should be modified to promote the flow of storm water away from the structure;

installing buried drains may be necessary to control and direct storm water. We recommend contacting a qualified drainage contractor for further review of the drainage needs around the structure.

Driveway and Patio

Sections of the driveway have cracked and heaved creating tripping hazards. At the rear patio we observed similar heaving of concrete that has created tripping hazards. These conditions should be altered for improved safety.

Fencing

The wood fencing was worn. Some fence posts and fence boards were deteriorated. A qualified contractor should review the fencing and make repairs as necessary to extend its useful service life.

Garage

The garage was full of stored personal possessions preventing inspection of some walls and floor slab. When the storage is removed reportable conditions in need of attention may be found.

The motorized garage door opener cannot lift the door without assistance and the stop and reverse mechanism does not operate properly, both of which could be a safety concern. We recommend an overhead door specialist examine the motorized opener and make repairs to improve operation and ensure the safety mechanism will operate as intended.

General Information

This building may be in an area considered by the State of California to be prone to wildfire. As such special building requirements may be mandated. For more information regarding wild fire, we suggest visiting the web site of the State Fire Marshal at <https://osfm.fire.ca.gov/divisions/code-development-and-analysis/wildfire-protection/>. More information can also be found on line by searching for "Wildland Urban Interface." We recommend, for increased fire protection, removing vegetation closer than 3 feet from exterior walls.

Electrical**Main Service Amperage and Wiring**

The available electrical “power” to the home is 120/240 Volts, supplying 100 amperes or amps. The amperes are determined by the rating of the main breaker (or disconnect), located in the main panel at the right side of the home.

The structure is wired with non-metallic sheathed cable (often referred to by the trade name “Romex”).

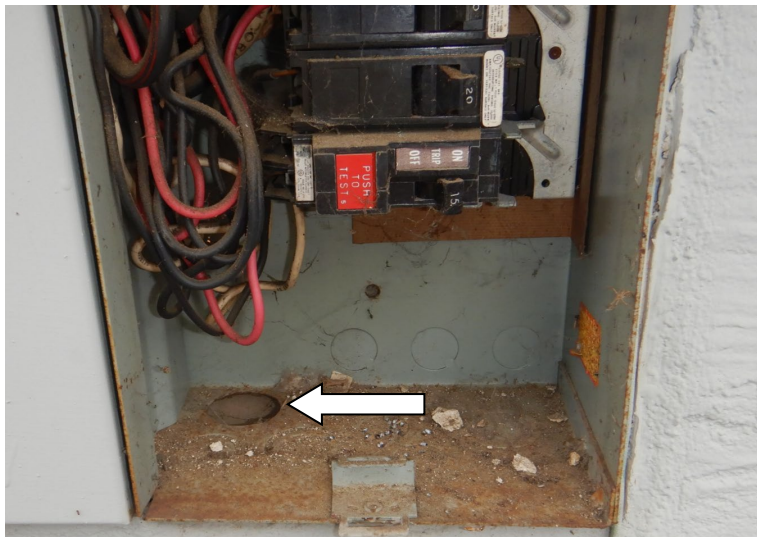
The service entrance conductors are installed below grade to this home and could not be visually inspected.

Main Panel

The main panel protective cover was removed to inspect interior components of the panel.

Circuits were labeled. We do not verify the labeling is correct and suggest that be done by operating the breakers.

The panel body has an opening inside (See image below). Panels must be closed to contain fire. A twist out was removed to accommodate a breaker, yet no breaker is installed within the opening. An electrician should install suitable filler plates where needed.

**System Grounding**

Modern electrical services are typically grounded by attachment to a copper rod driven into the earth or by steel and copper embedded in the foundation (AKA "Ufer" ground). While a grounding electrode conductor (bare copper wire) is visible inside the main panel, it then appears to be connected to water pipe only. When the home was constructed, it is likely the only grounding electrode required was the homes water pipe. Today, water pipe cannot be used as the grounding electrode, although, it must be connected to the grounding electrode system for safety. Electrical systems must be properly grounded for electrical safety and to provide protection for sensitive electronic equipment. We recommend the grounding system upgraded to the current standard for electrical safety.

Distribution Wiring

A representative sampling of receptacles, light fixtures and switches were tested. Any deficiencies found will be noted below. If a switch is found without a purpose it is not necessarily a deficiency that requires attention. Furniture and storage prevented visual and physical access to some receptacles and possibly switches.

Receptacles

A receptacle at the right-side interior garage wall is wired with reversed polarity (i.e. Hot & Neutral is wired backwards). The receptacle and circuit should be further investigated and rewired or repaired as necessary.

Luminaires

Light fixtures are now known as “Luminaires” in the construction world.

In the attic we observed recessed luminaires (a.k.a. ceiling Can lights). These are installed through the ceiling and protrude into the attic. The luminaries observed were not suitable for contact with insulation. If the luminaires are covered with insulation, they could over heat. When insulation is added or redistributed, we recommend maintaining a suitable air space around the luminaries (Replacing the luminaires with modern LED luminaires would allow the luminaires to be covered by insulation). The proper wattage and type of bulb, according to the manufacturer, should always be used to prevent overheating.

General Comments

Ground Fault Interrupter (G.F.I.) devices were found in this home protecting some, but not all, of the currently recommended circuits and receptacles. Ground Fault Interrupters provide protection from shock hazards and are relatively simple and inexpensive to install. Some of the devices found in the building were older technology and may not be as reliable as newer G.F.I. protection. We recommend upgrading and replacing the older G.F.I. receptacles and providing G.F.I. protection for all currently recommended locations in the building. If additional information is desired, we recommend consultation with a qualified electrician. All GFI receptacles should be tested with their test button monthly to ensure they continue to function as designed.

Door Bell

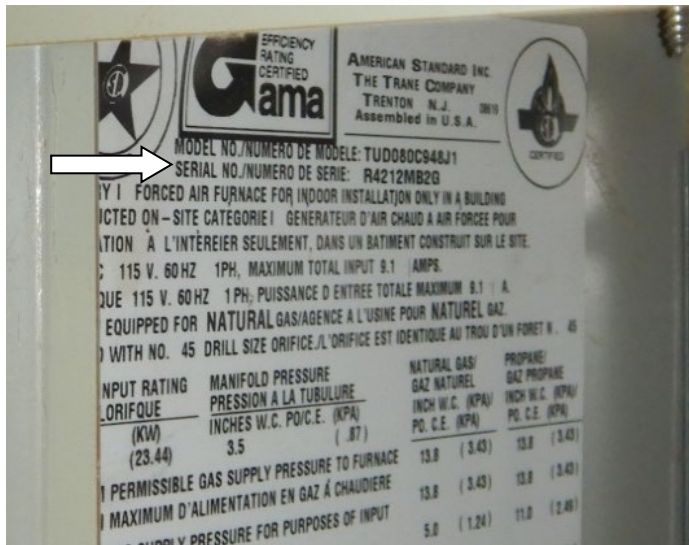
The door bell is inoperative. Repair is recommended.

Furnace

A furnace “heat exchanger” is a metal chamber that encloses the burner flame and transmits heat to the circulating air that passes around the heat exchanger. The heat exchanger is effectively inaccessible and cannot be directly inspected. However, as the heat exchanger ages, cracks or rust holes can develop in the heat exchanger which can allow dangerous byproducts of natural gas combustion, including carbon monoxide, to enter the ducting system and be distributed throughout the building. Therefore, it is critical to have carbon monoxide detection (alarms) installed to monitor indoor air.

There is a gas fired furnace in a hall closet. This type of heating system is commonly referred to as a “forced-air” system and features a blower motor to distribute conditioned air through a ducting system.

The date code of the furnace serial number suggests the furnace is approximately 24 years old. However, we cannot be sure of its age. We recommend obtaining the age of the furnace from a heating contractor which would help estimate its remaining service life (See image below of the serial number).



The furnace responded to user (thermostat) controls. The equipment should be serviced on a regular basis and if recent service records are unavailable, we recommend the system serviced, cleaned, and tuned by a qualified contractor. It should be noted that significant defects may be found in this equipment during proper servicing that was not visible during our limited, visual inspection.

HVAC Ducting

Our inspection of the furnace ductwork is limited as most of the ducting is concealed beneath insulation. Special testing may reveal duct air leakage but such testing is beyond the scope of this inspection. Professional measurement, balancing of air flow and duct sealing would improve energy efficiency and is recommended when the system is serviced next.

Water Supply

The accessible water delivery or supply pipe material, within the home, was copper. We observed plastic, A.K.A. “ABS” drain, waste, and vent pipe materials in use within the home. The main water delivery pipe from the municipal water source is buried and cannot be inspected.

The main water supply shut off valve is located at front of the home.

The “main” water supply shut off valve and all ancillary shut off valves, such as the valves found under sinks and behind toilets, should be tested occasionally to be sure they will fully close, when necessary, as they tend to “freeze” without use and begin to leak when “unfrozen.” Please be aware this may happen when the valves in this home are operated. Typically, when valves begin to leak, they require replacement. We do not operate or test any shut off valve for this reason.

We observed older, worn water supply connectors under some of the wash basins. Flexible supply connectors have been known to fail over time, which can lead to water related damage of the building. All flexible water supply connectors have a finite service life and at some point in time should be replaced as preventative maintenance. We recommend upgrading and systematically replacing the flexible connectors under the wash basins and at the toilets, as well as those for the washing machine.

A “saddle fitting” was observed installed through a water pipe under the kitchen sink. This type of fitting is not approved by building jurisdictions; often this type of fitting leak over time. In the future it may be necessary to remove the fitting and install a proper plumbing tee and valve.

Natural Gas Supply

The main natural gas shut off valve is located on the riser pipe next to the meter, located at ??? side of the home.

We recommend attaching a shut off valve wrench, if one is not present, to the gas pipe at the meter for use in an emergency. The valve is quite difficult to turn and a special wrench made for this purpose is essential. The valve direction is horizontal when the gas supply is “off” and in a vertical orientation when it is “on.”

Natural gas delivery pipe is never fully accessible, and an examination of each connection was not made. Pressure testing would be necessary to determine if the gas pipe leaks, however, such testing is beyond the scope of this inspection.

Landscape Watering

Landscape watering features are not inspected.

Drain - Waste – Vent Piping

We recommend waste piping be cleaned out periodically to remove any accumulation of grease, hair, or dirt, and to help prevent future debris blockage and subsequent drainage failure. We do not and cannot inspect buried or otherwise inaccessible waste piping.

An exterior sewer lateral cleanout was located at the front of the building. Examination of the cleanout interior and building sewer lateral is beyond the scope of this property inspection. Inquiries of the owner regarding past clearing of obstructions or past repairs is recommended.

Several plumbing fixtures were operated simultaneously and all drained in a timely manner.

The drain trap under the kitchen sink is deeper than is recommended and will be prone to accumulation of debris, which could eventually block the drain. We recommend the trap replaced by a qualified plumbing contractor.

Plumbing Fixtures

The majority of plumbing fixtures are advanced in age. As the fixtures age and wear they will need an increasing level of maintenance or repair. Depending on the anticipated length of ownership, replacement of the older fixtures over time would be a logical long-term improvement.

Toilets

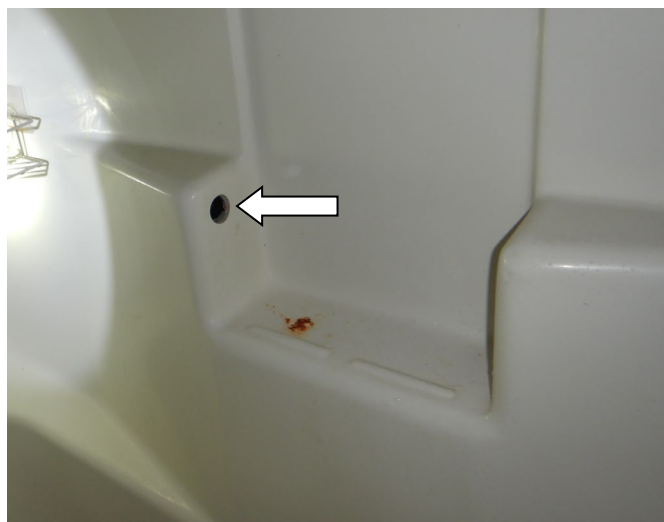
The toilets were inspected for proper installation, condition and to note any leaks. As the flushing mechanism in the toilet tank ages the operation can become impaired and, therefore, they should be replaced every few years as a part of routine property maintenance.

The toilet in the primary bathroom is loose in its attachment to the drain flange at the floor. We did not observe evidence of leaks and therefore recommend the toilet flange nuts tightened and the toilet secured evenly to the drain flange. If leakage should occur when the nuts are tightened or subsequently, the toilet will need to be removed, a new wax ring seal installed and the toilet reset.

Shower Enclosure

The fiberglass shower enclosure has holes where a glass door assembly was once secured. A glass door assembly should be replaced or the holes caulked and sealed to prevent moisture intrusion.

The fiberglass tub has a large opening where a safety grab bar was removed (See image below). We recommend the safety grab bar replaced and the hole sealed to prevent moisture intrusion that can damage the building.



Wash Basins, Tubs and Sinks

The drain from the hallway bathroom wash basin was slow. We recommend the drain and trap cleared. If this does not correct the drainage a plumbing contractor should be consulted.

The tub spout joint in the hallway bathroom is open at the tub enclosure wall and moisture could enter the wall. The area around the tub spout should be sealed to prevent moisture from entering the wall and causing damage.

Laundry

The dryer vent should be regularly cleaned to ensure it functions correctly; a blocked or partially blocked dryer vent is a fire hazard. We recommend cleaning the dryer vent, which will also help reduce energy consumption by improving the efficiency of the dryer.

Water Heating

Water heating is accomplished by a 40-gallon capacity, natural gas fired water heater, located in the garage.

Natural gas fired water heaters have a typical service life of about 7 to 10 years. This water heater is about 24 years in age, based on information found on its data plate. We cannot predict when replacement will become necessary; however, due to its advanced age we recommend budgeting for its replacement, should that become necessary in the near term.

Seismic strapping of the water heater was present.

Walls, Ceilings and Floors

Wall, ceiling, and floor blemishes are not usually pointed out, unless we suspect they are moisture related. Surface blemishes related to use and general wear are not uncommon even in a relatively newer building. We do not represent the floor in this building are in a level condition. Special testing is necessary to evaluate floor level and is beyond the scope of this inspection.

We observed mold activity in the garage on sections of drywall. We recommend the moldy drywall be removed and these areas reviewed periodically for future indications of mold activity.

Some people are sensitive to molds and can become ill or experience mold-related health problems when exposed to molds. More information can be obtained from the California Department of Health Services. The presence of mold activity typically indicates elevated moisture levels and insufficient ventilation. The first step in reducing mold activity is to eliminate the moisture source necessary for their growth; next is to improve ventilation and drying, which should prevent their return. Mold can be prevented by keeping buildings dry.

The walls and ceiling in the hallway bathroom are mildewed. Poor ventilation practices are suspected as the cause. The ventilation fan in the bathroom should be used more often and the walls regularly cleaned to prevent mildew accumulation.

We observed spray applied acoustic ceilings (a.k.a. “popcorn” ceiling) that, based on the age of the structure, may contain asbestos, a known health hazard; however, only a laboratory test can confirm the presence of asbestos. We recommend that you seek and follow the recommendations of a qualified asbestos Abatement contractor. Asbestos was banned in 1978 but existing stocks were allowed to be sold and thus asbestos could be present in buildings constructed after 1978.

Smoke Alarm

Smoke alarms were not installed in this home. This is a life safety concern. We recommend smoke alarms installed in all locations in this home where present building standards require. These areas include, but may not be limited to, all sleeping rooms, hallways adjacent to sleeping rooms and the garage.

Current research available on line at <http://www.sfgate.com/cgi-bin/article.cgi?f=/c/a/2010/08/14/MN101ETTCS.DTL> and <http://www.theworldfiresafetyfoundation.org/home.html> suggest that ionization-type smoke alarms are unreliable and the photoelectric-type substantially more reliable. Several American States, as well as New Zealand and Australia have outlawed ionization type smoke alarms. In the interest of life safety, we recommend that only photoelectric-type devices be installed.

Carbon Monoxide Alarm

We could not locate a carbon monoxide (C.O.) alarm installed in the home. This is a life safety concern. We recommend carbon monoxide alarms installed in accordance with the State of California mandate and local building department ordinances. For more information, please visit: <http://osfm.fire.ca.gov/>.

Carbon Monoxide (CO) alarms are required in single family residences to monitor indoor air and alert occupants to the presence of high levels of carbon monoxide, a deadly odorless and colorless gas produced during the burning of fuel. We recommend CO alarms installed where appropriate and according to the alarm manufacture specifications and local building standards. The International Association of Fire Chiefs recommend a carbon monoxide detector on every floor of the home, including a basement, within 10 feet of each bedroom door and one near or over any attached garage. Each alarm should be replaced according to the manufacture of the alarm.

Windows

We test or operate a representative sampling of windows; however, we do not open, close, and latch every window. Inspection of blinds, drapes or shutters is not included. Paint or past repairs may have concealed evidence of window leakage. Specific inquiries of the owner or occupant are recommended regarding any past leaks or repairs. We can only report symptoms of non-performance or damage visible during our inspection.

Double-glazed windows are sealed at the two panes of glass. It is not uncommon for the window seal between the panes to break down, which will allow moisture to enter the assembly and in turn can result in window staining on the interior glazing. When windows are dirty, it can be impossible to determine if a seal had failed and moisture had entered the glass assembly. We do not warrant the window seals are intact. Information in that regard should come from a glass specialist, after the windows are cleaned on each side.

Doors

Closet doors have been removed from some bedroom and the center hallway. Having closet doors installed is at the discretion of the homeowner and out the scope of our inspection.

Counter tops

The bathroom and kitchen counter tops show moderate wear. Minor blemishes to the counter surfaces are not listed. The joint around all sinks at the counter top should be kept sealed to prevent moisture related damage.

Cabinetry

The cabinetry throughout the home was inspected and representative sample of cabinet doors and drawers were opened and closed.

The kitchen sink base cabinet and rear wall are damaged and we recommend repair to prevent future rodent access under the sink and in the cabinet.

Inspection of drawer and cabinet door operation is naturally subjective; therefore, unless a drawer or door cannot be opened, it is in serviceable condition for the purposes of this inspection.

Fireplace

Regular cleaning and examination of the chimneys is an important part of property maintenance and is necessary to ensure the long-term safe operation of any solid fuel appliance. The National Fire Protection Agency recommends a "level 2" inspection by a qualified and certified chimney sweep whenever a building is sold. The "level 2" inspection should include examination of the flue interior, structural integrity of the masonry chimney (if present) and other aspect of solid fuel appliances.

We performed a visual inspection only of the exterior chimney; the interior of the flue was not visible for inspection nor was the firebox (due to the placement of furniture). We recommend a qualified chimney sweep retained to clean the flue as needed and inspect the chimney and firebox and complete a "level 2", National Fire Protection Association (NFPA) safety inspection. Masonry chimneys are susceptible to collapse during seismic events (earthquakes) and should be inspected after any indications of movement from settling or earthquake activity. Determinations as to whether a fireplace has adequate draw or is subject to smoking is beyond the scope of our inspection.

Kitchen Appliances

We inspect permanently installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, food waste grinders and if present, trash compactors and instant hot water devices, using normal operating controls to activate their primary function. No other appliances are inspected or are included in this report other than those listed below; our inspection does not consider the aesthetic condition of the appliance, only its serviceability. Worn and old appliances may be recommended for replacement, which is usually more cost effective than making future costly repairs.

We do not test or inspect appliance thermostats, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliances.

We do not make any representation regarding the future service life of any appliance. We encourage the client to obtain a home warranty from a reputable company that offers coverage of household appliances.

Refrigerators and laundry appliances (when present) are not tested or inspected.

Electric Range

The electric range was reported to be operational. We did not start the oven or the burners. The range is in worn condition. A test of the timers, clocks, convection functions if present, and temperature accuracy of the oven is beyond the scope of this home inspection.

Dishwasher

The older dishwasher is inoperative. We recommend replacement.

Waste Disposer

The waste disposer was started for a couple of seconds. The interior of the disposer is corroded and the appliance is in worn condition.

Kitchen Exhaust Fan

The kitchen exhaust fan was tested and responded to user controls.