Your Inspection Report

Sample Report
My Village, CA

PREPARED FOR:
JOHN DOE

INSPECTION DATE:
Saturday, March 29, 2025

PREPARED BY:
Don Ramesbottom

Bottomline Inspections LLC
PO Box 64
Penryn, CA 95663

916-879-5014
bottomlineinsp.com
BottomLineinsp@gmail.com

March 30, 2025

Dear John Doe,

RE: Report No. 1002, v.0
Sample Report
My Village, CA

Thank you for choosing Bottomline Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Internation Association of Certified Home Inspectors (InterNACHI) Standards of Practice. https://www.nachi.org/sop.htm

This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

Again, thank you for choosing Bottomline Inspections to perform your home inspection.

Sincerely,

Don Ramesbottom
on behalf of
Bottomline Inspections LLC

Bottomline Inspections LLC
PO Box 64
Penryn, CA 95663
916-879-5014
bottomlineinsp.com
BottomLineinsp@gmail.com

Please read the complete document

This summary highlights potentially significant issues from a financial cost or safety standpoint. This section is provided as a courtesy and cannot substitute reading the entire report.
- It is recommended that for any repairs, upgrades, or future equipment installations (due to old or outdated equipment), the client or interested party should obtain estimates of financial costs from the appropriate trade professional(s).

Priority Maintenance Items

Roofing

RECOMMENDATIONS \ General

Condition: • We conduct inspections of the roof from multiple vantage points to identify any visible defects. However, we do not provide certifications (which act as a form of leak insurance) nor do we offer guarantees against leaks. For a roof certification and guarantee, an inspection by a licensed roofing contractor or a Certified Roof Inspector is necessary, followed by the issuance of a roof certification.
Location: Roof

SLOPED ROOFING \ Asphalt shingles

Condition: • Noted areas vulnerable to moisture intrusion and potential leak points are listed below:
- Exposed / unsealed fasteners noted.
- Cracked hip shingle noted.
- Cracked rubber boot collars noted at the roof plumbing penetrations.
- Loose valley shingles noted.
- Lifted roof to wall flashing details noted.
- Granule loss noted throughout the roof covering.
- The roof covering appears to be near or at the end of its life expectancy.

Implication(s): Chance of water damage to structure, finishes and contents
Location: Roof
Task: Corrective service recommended | Review repair or replacement estimates by a qualified trade professional
Time: Before purchase of the residence

Exterior

RECOMMENDATIONS \ General

Condition: • We advise our clients to attend the inspection or be available shortly thereafter to address any complex or technical matters that might be difficult for a non-expert to understand. As you were absent, we strongly recommend that you read the full report, not solely the summary, and contact us if you need any clarification. Furthermore, we request that you verify any statements that have been ascribed to us.

ROOF DRAINAGE \ Gutters and Downspouts

Condition: • Signs of leaking at the gutter and/or downspout seams have been observed.
Implication(s): Deterioration of finished materials | Chance of water damage to structure, contents and finishes
Location: Gutters / Downspouts
Task: Seal gutter and downspout seams with an approved waterproof sealant | Regular maintenance

Condition: • Debris was observed in the gutter system during the inspection.
Implication(s): Poor drainage | Chance of water damage to structure, contents and finishes
Location: Gutters
Task: Corrective service recommended | Regular maintenance

ROOF DRAINAGE \ Downspouts
Condition: • Discharge onto roofs
Implication(s): Chance of water damage to structure, finishes and contents
Location: Downspout(s)
Task: Corrective service recommended

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)
Condition: • Moisture damage noted at the roof eave wood members.
Implication(s): Deterioration of finished materials / Weaken structure
Location: Front / side yard eaves
Task: Corrective service recommended | Review repair or replacement estimates by a qualified trade professional

WALLS \ Wood siding
Condition: • Water damage
- Moisture damage noted at the wood siding and/or trim boards and chimney trim boards.
- Moisture damage noted at the base of the vehicle door frame.
Implication(s): Chance of water damage to structure, finishes and contents | Rot
Location: Front and side yard exterior walls / Chimney
Task: Corrective service recommended | Review repair or replacement estimates by a qualified trade professional

WALLS \ EIFS (Exterior Insulation and Finishing System) and Stucco
Condition: • Stress fractures in stucco siding are a common occurrence resulting from structural movement. Many are unaware that buildings do move, often continuously to varying degrees. Consequently, stress fractures may recur even after repair, especially if not done professionally. It is advisable to inspect these minor cracks annually for any enlargement and have them assessed by a stucco specialist if changes are observed. While hidden water damage is improbable, it cannot be ruled out entirely. This report does not indicate any apparent water damage in the areas surrounding the fractures unless specified otherwise.
Implication(s): Moisture intrusion | Chance of water damage to structure, contents and finishes
Location: Exterior walls / Various locations
Task: Seal with an approved waterproof sealant | Regular maintenance

DOORS \ General notes
Condition: • The pedestrian door rubs the ground during operation.
Implication(s): Equipment difficult to operate / Damage to equipment
Location: Garage side yard pedestrian door
Task: Corrective service recommended

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes
Condition: • Rot
- Moisture damaged deck boards and framing noted.
Implication(s): Weakened structure

Location: Backyard deck
Task: Corrective service recommended | Review repair or replacement estimates by a qualified trade professional

LANDSCAPING \ Retaining wall
Condition: • Rot or insect damage

Condition: • Leaning
Implication(s): Weakened structure | Chance of movement
Location: Backyard retaining wall
Task: Corrective service recommended | Review repair or replacement estimates by a qualified trade professional

Electrical

RECOMMENDATIONS \ General
Condition: • All recommendations regarding electrical issues should be treated as high-priority due to the inherent safety risks involved.

Condition: • This home is equipped with a solar electric generation system which is beyond the scope of work for this inspection. You should obtain all documents concerning this equipment from the seller prior to final purchase
Location: Solar electric system

DISTRIBUTION SYSTEM \ Junction boxes
Condition: • Missing
- Capped wire ends not contained in a junction box.
Implication(s): Electric shock | Fire hazard
Location: Patio area
Task: Electrical repair recommended | Safety Upgrade Recommended

DISTRIBUTION SYSTEM \ Outlets (receptacles)
Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)
Implication(s): Electric shock
Location: 1/2 bathroom outlet / Kitchen outlets / 2nd floor hallway bathroom outlets
Task: Electrical repair recommended | Review repair or replacement estimates by a licensed electrician | Safety upgrade

Condition: • The electrical system lacks arc-fault circuit interrupter (AFCI) breakers in the distribution panel, which have been required in new constructions since January 1st, 2002. They are designed to protect 15-amp and 20-amp bedroom wall circuits from overloads that could cause fires or from electrical shocks. As this panel predates the mandate, it is recommended to upgrade the breakers to enhance safety. AFCI breakers are cost-effective and straightforward to install and opting not to modernize with this technology may compromise safety due to the older design.
Implication(s): Fire hazard
Location: Service panel
Task: Electrical repair recommended | Safety upgrade

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)
Condition: • None observed

Implication(s): Health hazard
Location: 2nd floor hallway leading to the bedrooms
Task: Corrective service recommended | Safety Upgrade

Heating

RECOMMENDATIONS \ General
Condition: • Annual HVAC Equipment Service / Heating & Air Conditioning - Examination of the HVAC system(s) is mechanically limited since the units are not dismantled to examine interior components. The HVAC system(s) should be serviced on an annual basis.
Location: HVAC System(s)
Task: Request HVAC Maintenance Records
Time: Before purchase of the residence

ELECTRIC FURNACE \ Life expectancy
Condition: • The heating system is approaching or has exceeded its anticipated lifespan. It was functioning according to industry standards at the time of the inspection.
Implication(s): Equipment failure | No heat for building
Location: Electric furnace
Task: Budget for HVAC repair or replacement costs

CHIMNEY AND VENT \ Inspect/sweep chimney
Condition: • A complete inspection of the chimney flue(s) / venting system(s) was not possible due to inaccessible areas.
Implication(s): Possible hidden defects | Fire hazard | Hazardous gases entering residence
Location: Chimney Flue
Task: Recommend having the chimney flue(s) / venting system(s) inspected and cleaned (if) necessary by an industry specialist
Time: Before purchase of the residence

FIREPLACE \ Gas fireplace or gas logs
Condition: • Gas fireplaces with automatic ignition systems are subject to functionality tests but are not operated for extended periods. Inspectors do not manually ignite gas fireplaces or starters; instead, it is recommended that the homeowner or a certified professional demonstrate the operation of the manual ignition. Bottomline Inspections does not dismantle gas fireplaces as part of their inspection process. If there is no record of service for the gas log fireplace(s) in the past year, it is advisable to have a service check and system assessment conducted by a licensed contractor or industry expert.
Location: Gas log fireplace
Task: Request gas log fireplace maintenance records
Time: Before purchase of the residence

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy
Condition: • Past life expectancy
Implication(s): Equipment failure | Reduced comfort
Location: Air conditioner
Task: Budget for HVAC repair or replacement costs

Plumbing

GAS SUPPLY \ Gas meter and shut off valve
Condition: • The gas meter is not equipped with a shut-off wrench.
Implication(s): Delayed response to an emergency gas shut off
Location: Gas meter
Task: Have a gas wrench or appropriate tool within site of the gas meter to facilitate an emergency gas shut off | Safety upgrade

WATER HEATER \ Life expectancy
Condition: • Past life expectancy
Implication(s): Chance of water damage to structure, finishes and contents | No hot water
Location: Water heater tank
Task: Budget for water heater tank repair or replacement costs

WATER HEATER \ Tank
Condition: • At the time of installation, a pressure expansion tank may not have been required on the cold-water supply line to the water heater tank. However, it is recommended. A water heater expansion tank is designed to help prevent fluctuations in water pressure, which can potentially damage the water heater and the homes supply lines.
Implication(s): Shorten life expectancy of equipment
Location: Water heater tank
Task: Plumbing Repair Recommended | Review expansion tank installation estimates by a qualified trade professional

Condition: • At the time of installation, a drip pan may or may not have required under the water heater tank. However, since the tank is in an interior space or adjacent to an interior wall, a drip pan is recommended. Any drip pan requires a drain line that is properly terminated to an exterior location.
Implication(s): Chance of water damage to structure, finishes and contents
Location: Water heater tank
Task: Plumbing Repair Recommended | Review drip pan installation estimates by a qualified trade professional

WASTE PLUMBING \ Drain piping - performance
Condition: • **Main Waste Line Video Inspection Recommended**
We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains. This is not a conclusive test, and this method may not provide evidence of a nascent or intermittent drainage problem. The interior condition of the waste line is unknown. Blockages / slow drain conditions may occur, usually relative in severity to the age of the system and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line.

Implication(s): Possible hidden defects
Location: Main waste line
Task: Plumber / Certified industry specialists to video scan the lateral waste line to the city connection | Recommended Inspection
Time: Before purchase of the residence

FIXTURES AND FAUCETS \ Basin, sink and laundry tub
Condition: • Leak
- Leak noted at the sink drain line.
Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building
Location: 2nd floor hallway bathroom sink (left sink)
Task: Plumbing Repair Recommended | Review repair estimates by a qualified trade professional

FIXTURES AND FAUCETS \ Shower stall enclosure
Condition: • The shower head assembly leaks.
Implication(s): Reduced Operability | Moisture intrusion | Chance of water damage to structure, contents and finishes
Location: Master bathroom
Task: Plumbing Repair Recommended | Review repair estimates by a qualified trade professional

FIXTURES AND FAUCETS \ Toilet
Condition: • Loose
Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage
Location: 1/2 bathroom
Task: Plumbing repair recommended | Review repair or replacement estimates by a qualified trade professional

Interior

CEILINGS \ General notes
Condition: • Damaged attic access cover noted.
Implication(s): Increased heating and cooling costs / Physical injury due to falling materials
Location: Attic access
Task: Corrective service recommended | Safety Upgrade

CEILINGS \ Fan
Condition: • The ceiling fan is out of balance. - Ceiling fans are operated at high speed to determine proper balancing.
Implication(s): Damage to equipment / Physical injury due to falling materials
Location: 2nd floor bedrooms
Task: Corrective service recommended | Safety Upgrade

WINDOWS \ Glass (glazing)
Condition: • Evidence of what appears to be failed window seal(s) and/or Low-E failure noted at one or more windows. A failed window seal is what happens when moisture enters between the glass layers of double or triple-glazed window panes. Low Emissivity, (Low-E) is recognizable by a silver, gold, blue-ish or brown metallic sheen which appears randomly on the window pane. Possible other window failures may be present but not obvious at the time of inspection due to conditions.

Implication(s): Reduced efficiency | Shortened life expectancy of material | Increased heating and cooling costs
Location: 2nd floor hallway bathroom tub/shower window
Task: Corrective service recommended | Review repair or replacement estimates by a qualified trade professional

STAIRS \ Guardrails
Condition: • Too low
- The guardrails are lower than current building standards.
Implication(s): Fall hazard
Location: 2nd floor guardrails / Staircase landing guardrails
Task: Corrective service recommended | Safety Upgrade

GARAGE \ Door between garage and living space
Condition: • The pedestrian door from the garage to the interior is not self-closing.
Implication(s): Hazardous combustion products entering home
Location: Garage pedestrian door
Task: Corrective service recommended | Safety upgrade

APPLIANCES \ Dishwasher
Condition: • The dishwasher is not equipped with an air gap at the kitchen sink. If the drain line from the dishwasher to the waste disposal clogs, waste water will back-up into the dishwasher and potentially leak into the interior of the residence.

Condition: • Backflow prevention high loop missing
Implication(s): Back-flow of water into the dishwasher, possibly contaminating dishes
Location: Dishwasher
Task: Corrective service recommended | Review repair estimates by a qualified trade professional

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

Home Improvement - ballpark costs

Description

General: • **IMPORTANT**: PLEASE READ FIRST. This report is web-based and presented in PDF format. The initial step is to save this file to the desktop of your computer or device. The report consists of 9 to 11 sections, each divided into three parts. The Description Section outlines the components or materials of the home. The Limitation Section details areas that are beyond the service scope or inaccessible. The Recommendation Section follows, presenting each suggestion in this order: Subject, Notes on the item(s), Location, Action Recommended, and the Timeframe for the required action. Accompanying each recommendation, you may find corresponding illustrations and photos. Recommendations and photos are individually numbered, following separate sequences; they do not correspond to one another. For instance, Item #3 might be paired with Photo #1. The report also includes blue hyperlinks; clicking on these will direct you to additional information, web pages, or videos. Please call Bottomline Inspections at 916-879-5014 if you have any questions. • .

*Roof Inspection: There are numerous roof types, and we assess them by walking on their surfaces. If for any reason we are unable or choose not to do this, we will specify the alternative method used for evaluation. Each roof wears uniquely based on its age, number of layers, material quality, application technique, exposure to sunlight or other weather conditions, and maintenance frequency. Regardless of its intended lifespan, a roof's effectiveness is dependent on the waterproof membrane underneath, which is hidden and cannot be inspected without removing the roof material. This is true for nearly all roofs. Notably, most pitched roof materials are designed to be water-resistant, not waterproof. Nevertheless, while the condition of a roof can be assessed, detecting a leak is nearly impossible unless it is actively occurring or identified through specific water tests, which are not included in our services. Even water stains on ceilings or attic framing may be old and do not necessarily indicate a current leak without corroborative evidence, which can be intentionally hidden. Thus, only the installers can credibly assure that a roof is leak-free. We diligently evaluate each roof and may estimate its age, but we do not forecast its remaining lifespan or assure it will remain leak-free. Typically, the sellers or residents have the most detailed knowledge of the roof's history. We advise you to inquire with the sellers, and either secure comprehensive roof coverage in your home insurance or acquire a roof certification from a reputable local roofing company. Per our standards, we avoid entering attics with less than thirty-six inches of headroom, are restricted

Roofing material: • Composition shingles

Flashing material: • Metal

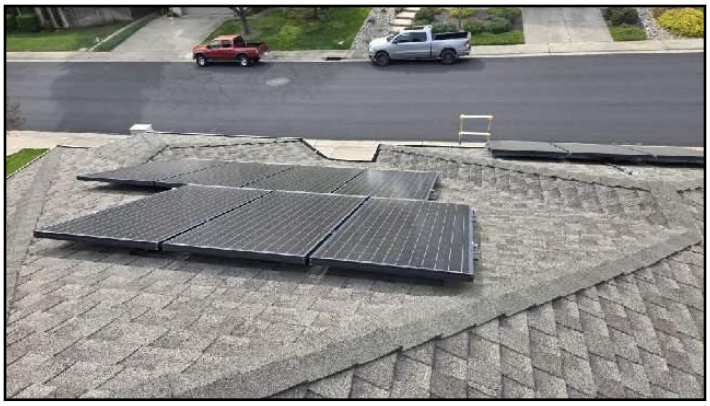
Approximate age: • 28 years

Typical life expectancy:

• 25-30 years

1.

2.



3.

4.

Inspection Methods and Limitations

General: • The Limitations section details items that prevented a complete roof inspection. When portions of the roof cannot be visually inspected it is prudent to have those areas reviewed, when possible, by other means so that you are fully aware of the roof condition to avoid unnecessary surprises. This section also describes the manner in which this roof was inspected.

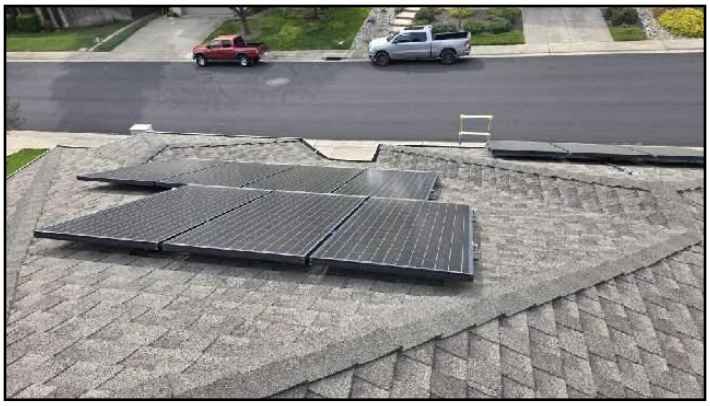
Inspection limited/prevented by:

• Solar panels covering roof

5.

6.

7.



8.

Inspection performed: • By walking on roof • Attic space

Observations and Recommendations

RECOMMENDATIONS \ General

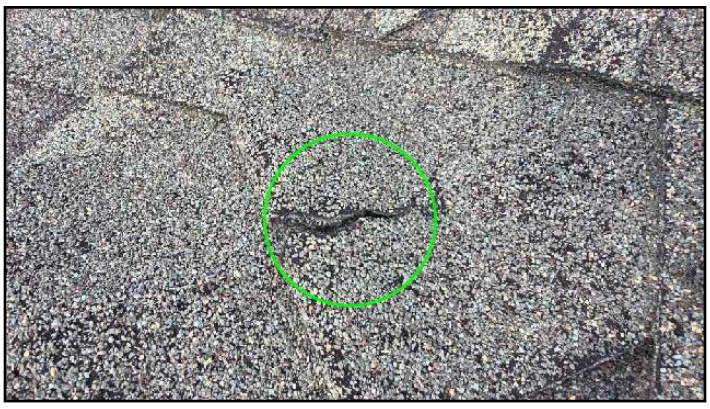
1. Condition: • We conduct inspections of the roof from multiple vantage points to identify any visible defects. However, we do not provide certifications (which act as a form of leak insurance) nor do we offer guarantees against leaks. For a roof certification and guarantee, an inspection by a licensed roofing contractor or a Certified Roof Inspector is necessary, followed by the issuance of a roof certification.
Location: Roof

2. Condition: • Roofs can leak unexpectedly. Such leaks frequently occur around roof penetrations, flashings, or where there are changes in direction or materials. In the event of a leak, it is crucial to address it immediately to prevent damage to the structure, as well as to interior finishes and furnishings. An annual inspection and tune-up are advised to reduce the likelihood of leaks and to extend the lifespan of the roof covering.

SLOPED ROOFING \ Asphalt shingles

3. Condition: • Noted areas vulnerable to moisture intrusion and potential leak points are listed below:
- Exposed / unsealed fasteners noted.
- Cracked hip shingle noted.
- Cracked rubber boot collars noted at the roof plumbing penetrations.
- Loose valley shingles noted.
- Lifted roof to wall flashing details noted.
- Granule loss noted throughout the roof covering.
- The roof covering appears to be near or at the end of its life expectancy.

Implication(s): Chance of water damage to structure, finishes and contents
Location: Roof
Task: Corrective service recommended | Review repair or replacement estimates by a qualified trade professional
Time: Before purchase of the residence



9. *Cracked hip shingle*

10. *Moss growth*

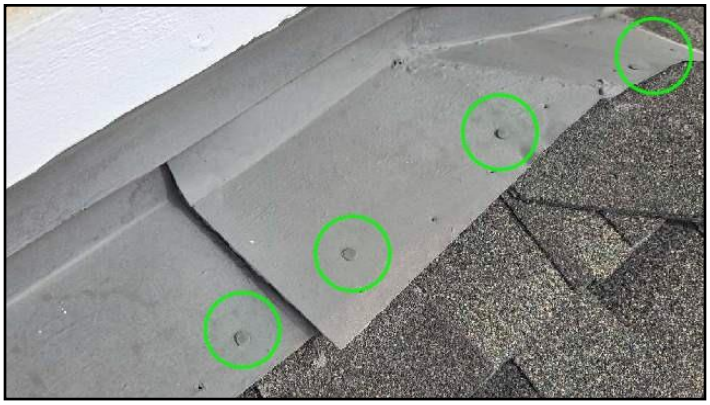
11. *Exposed / unsealed fastener*

12. *Cracked rubber boot collar*

13. *Cracked rubber boot collars*

14. *Loose valley shingles*

15. *Lifted roof to wall flashing detail*



16. *Exposed / unsealed fasteners*

17. *Exposed / unsealed fasteners*

18. *Lifted roof to wall flashing detail*

19. *Moss growth*

20. *Moss growth*

21. *Granule loss*

22. *Granule loss*

23. *Granule loss*

24. *Granule loss*

25. *Granule loss*

26. *Exposed / unsealed fasteners*

27. *Moss growth*

28. *Moss growth*

29. *Moss growth*

Description

General: • Our evaluation encompasses the following exterior elements: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia, trim, balconies, doors, windows, lights, and outlets. We do not assess detached structures like storage sheds and stables, nor do we water test or assess subterranean drainage systems or mechanical or remotely controlled components, including driveway gates. Landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting are also outside our scope of evaluation. Furthermore, we do not remark on coatings, cosmetic flaws, or the natural wear and tear that time brings, which is typically noticeable to the average person. While cracks in hard surfaces may suggest the existence of expansive soils that could lead to ongoing movement, a geological evaluation of the soil would be necessary to confirm this. • Water's destructive potential can create conditions that threaten homes, compromise building materials, and promote the growth of hazardous molds, endangering occupants' health. Therefore, we do not endorse sites lacking ideal grading and drainage. Grading and drainage are seldom ideal, especially in older properties. An ideal site would have surfaces sloping away from the residence at a half-inch per foot for at least six feet, with interior floors above the exterior grade. Additionally, the residence should have gutters and downspouts that lead to area drains, which in turn channel water to streets or storm drains. However, we cannot assure the condition of concealed pipes and area drains, as testing them is time-consuming and water-intensive. Thus, if any part of a home is below exterior grade, consulting a grading and drainage contractor is advisable, even without signs of moisture intrusion. Our site visits are brief, and sellers or occupants possess more detailed property knowledge than we can acquire, leaving moisture intrusion as a risk in any structure, particularly older ones with slab-on-grade foundations. Unless an inspection occurs during or after heavy rain, or if moisture damage is evident at inspection time, predicting a residence's future performance or dismissing moisture intrusion is not feasible. • Maintaining a property is crucial, which includes painting or sealing walkways, decks, and other solid surfaces. It is especially vital to ensure that house walls are sealed, as they offer the sole protection against deterioration. Unsealed cracks near windows, doors, and thresholds may allow moisture to enter, leading to the primary cause of surface deterioration. Unfortunately, evidence of such intrusion may only be noticeable when it is raining.

Gutter & downspout material: • Metal

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Above and/or below grade

Lot slope: • Flat / Away from building

Soffit (underside of eaves) and fascia (front edge of eaves): • Wood

Wall surfaces and trim: • Stucco • Wood

Retaining wall: • Wood

Driveway: • Asphalt

Walkway: • Concrete

Deck: • Ground level • Wood

Porch: • Concrete

Patio: • Wood

Fence: • Wood

Garage: • Attached

Garage vehicle doors: • Present

Garage vehicle door operator (opener):

• Present

30.

31.

32.

33.

34.

35.

36.

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage in garage

No or limited access to:

• Area below steps, deck, porches

37.

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Geological and soil conditions • Erosion control, earth stabilization measures

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Observations and Recommendations

RECOMMENDATIONS \ General

4. Condition: • We advise our clients to attend the inspection or be available shortly thereafter to address any complex or technical matters that might be difficult for a non-expert to understand. As you were absent, we strongly recommend that you read the full report, not solely the summary, and contact us if you need any clarification. Furthermore, we request that you verify any statements that have been ascribed to us.

ROOF DRAINAGE \ Gutters and Downspouts

5. Condition: • Signs of leaking at the gutter and/or downspout seams have been observed.
Implication(s): Deterioration of finished materials | Chance of water damage to structure, contents and finishes
Location: Gutters / Downspouts
Task: Seal gutter and downspout seams with an approved waterproof sealant | Regular maintenance

38. *Evidence of gutter leak*

39. *Evidence of gutter leak*

6. Condition: • Debris was observed in the gutter system during the inspection.
Implication(s): Poor drainage | Chance of water damage to structure, contents and finishes
Location: Gutters
Task: Corrective service recommended | Regular maintenance

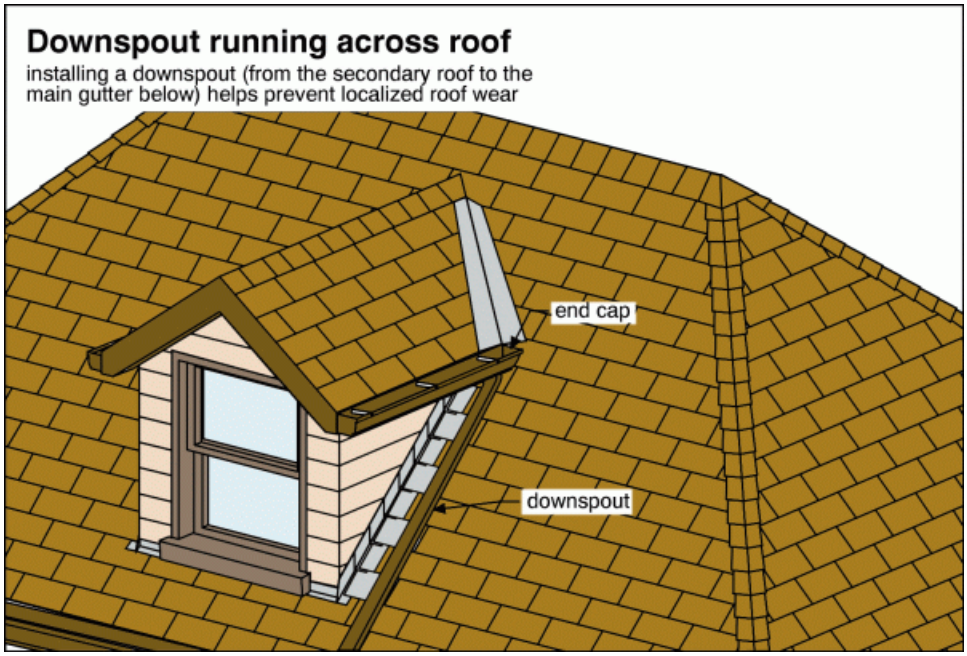
40. *Debris in gutter*

41. *Debris in gutter*

ROOF DRAINAGE \ Downspouts

7. Condition: • Discharge onto roofs

Implication(s): Chance of water damage to structure, finishes and contents
Location: Downspout(s)
Task: Corrective service recommended



42. *Downspout discharges onto roof*

WALLS \ General notes

8. Condition: • For exterior home maintenance, it's essential to seal all wall penetrations, including but not limited to light fixtures, plumbing clean-outs, condensation lines, window and door frames, trim boards, and any visible gaps that could allow moisture entry, using an approved waterproof sealant. It is advisable to incorporate this task into your regular home maintenance schedule.
Implication(s): Moisture intrusion | Chance of water damage to structure, contents and finishes
Location: Exterior / Various Locations
Task: Corrective service recommended | Regular maintenance

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

9. Condition: • Moisture damage noted at the roof eave wood members.

Implication(s): Deterioration of finished materials / Weaken structure
Location: Front / side yard eaves
Task: Corrective service recommended | Review repair or replacement estimates by a qualified trade professional

43. *Upper level side yard eave*

44. *Front upper level eave*

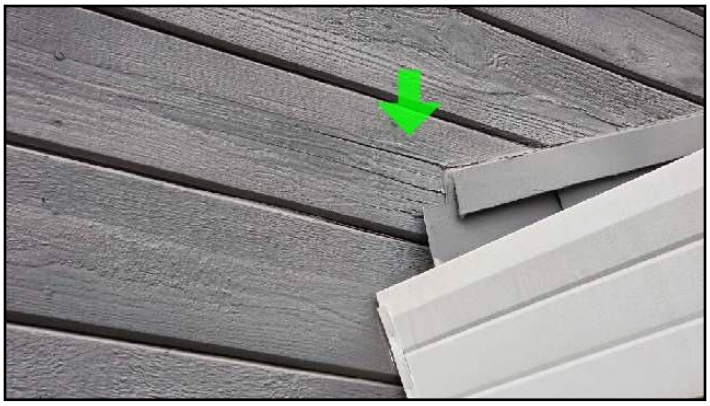
WALLS \ Wood siding

10. Condition: • Water damage
- Moisture damage noted at the wood siding and/or trim boards and chimney trim boards.
- Moisture damage noted at the base of the vehicle door frame.

Implication(s): Chance of water damage to structure, finishes and contents | Rot
Location: Front and side yard exterior walls / Chimney
Task: Corrective service recommended | Review repair or replacement estimates by a qualified trade professional

45. *Moisture damaged chimney trim boards*

46. *Moisture damaged vehicle door frame*



47. *Moisture damaged wood siding*

48. *Moisture damaged wood siding*

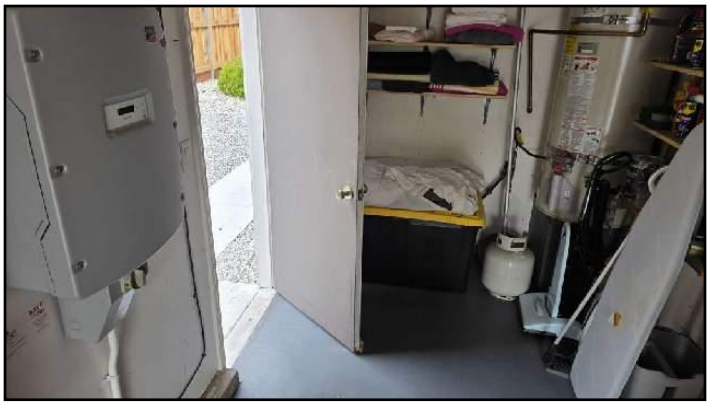
49. *Moisture damaged wood siding / trim*

WALLS \ EIFS (Exterior Insulation and Finishing System) and Stucco

11. Condition: • Stress fractures in stucco siding are a common occurrence resulting from structural movement. Many are unaware that buildings do move, often continuously to varying degrees. Consequently, stress fractures may recur even after repair, especially if not done professionally. It is advisable to inspect these minor cracks annually for any enlargement and have them assessed by a stucco specialist if changes are observed. While hidden water damage is improbable, it cannot be ruled out entirely. This report does not indicate any apparent water damage in the areas surrounding the fractures unless specified otherwise.
Implication(s): Moisture intrusion | Chance of water damage to structure, contents and finishes
Location: Exterior walls / Various locations
Task: Seal with an approved waterproof sealant | Regular maintenance

DOORS \ General notes

12. Condition: • The pedestrian door rubs the ground during operation.
Implication(s): Equipment difficult to operate / Damage to equipment
Location: Garage side yard pedestrian door
Task: Corrective service recommended



50. *Pedestrian door rubs the ground*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

13. Condition: • Rot

- Moisture damaged deck boards and framing noted.

Implication(s): Weakened structure

Location: Backyard deck

Task: Corrective service recommended | Review repair or replacement estimates by a qualified trade professional

51. *Moisture damaged deck boards and framing*

52. *Moisture damaged deck boards and framing*

53. *Moisture damaged deck boards and framing*

LANDSCAPING \ Retaining wall

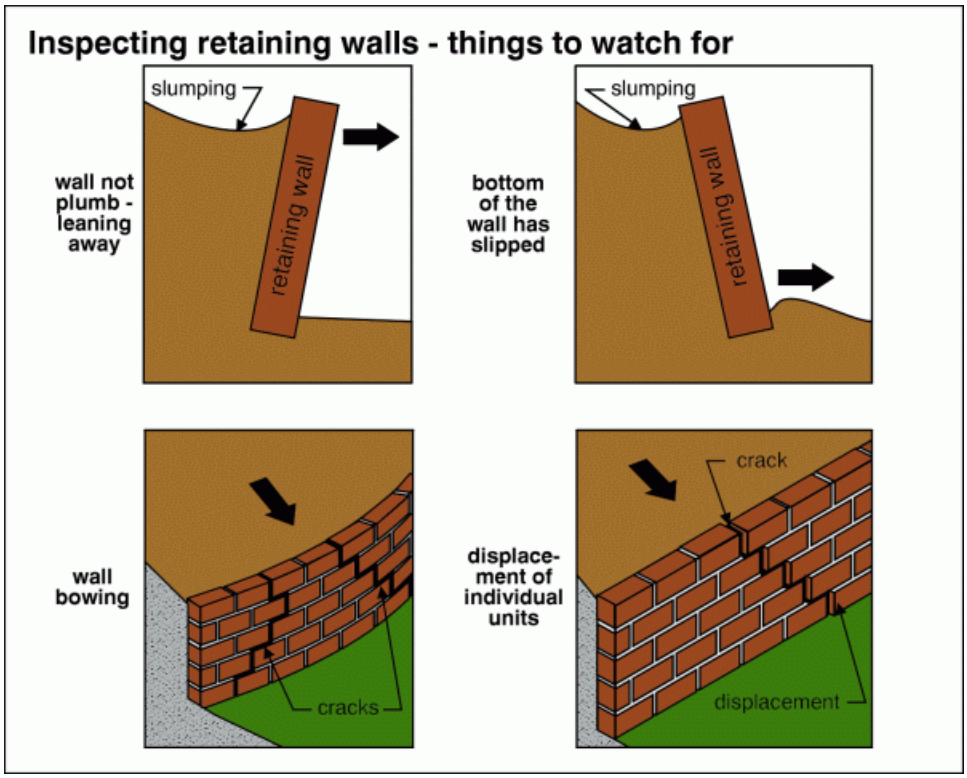
14. Condition: • Rot or insect damage

15. Condition: • Leaning

Implication(s): Weakened structure | Chance of movement

Location: Backyard retaining wall

Task: Corrective service recommended | Review repair or replacement estimates by a qualified trade professional



54. *Moisture damaged / Leaning retaining wall*

55. *Moisture damaged / Leaning retaining wall*

56. *Moisture damaged / Leaning retaining wall*

57. *Moisture damaged / Leaning retaining wall*

Description

General: • Structures vary and adhere to the standards of the year they were constructed. We detail and categorize various foundation types, as well as the structures of floors, walls, ceilings, and roofs, following state and industry standards. For slab foundations, we inspect the stem walls protruding from the footings. For raised foundations, we either examine the crawlspace for structural elements or describe how it was assessed. We also determine the construction of walls and roof framing. As generalists, not specialists, we recognize that all structures rely on the underlying soil for support, yet soils are diverse. Some soils can double in volume when wet, easily shifting structures, causing them to rise, fall, and crack hard surfaces. Expansive soils are known to cause more structural damage than many natural disasters. Nevertheless, foundations are not standardized and match the structural norms of their construction year. In line with our practice standards, we identify foundation types and search for signs of structural flaws. While cracks or wear in foundations are common, we will notify you of any notable cracks that are visible. Although we are not specialists, the lack of significant issues does not necessarily mean we will suggest consulting a foundation contractor, structural engineer, or geologist. However, this should not discourage you from seeking an expert's opinion.

Configuration: • This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab.

Foundation material: • Poured concrete

Floor construction: • Concrete

Floor construction: • Wood frame

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Wood frame

Inspection Methods and Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Insulation • HVAC Ducting

Attic/roof space: • Following industry standards, we will not attempt to enter an attic with less than thirty-six inches of headroom, obstructed by ducts, or where insulation hides the joists and poses a mobility hazard. In such cases, we will conduct the inspection from the access point as thoroughly as possible. Limited access may conceal defects; therefore, we strongly advise you to request that the sellers provide all details regarding any past attic maintenance, repairs, or roof leaks.

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report • An opinion about the adequacy of structural components • Attic load bearing components concealed by insulation cannot be traversed

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Description

General: • There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by a licensed electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the following locations since- bathrooms in 1975 - garages in 1978- spas and hot tubs in 1981 - hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987- crawlspaces in 1990 - wet bars in 1993, - all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. Since 2013, requirements for new homes or homes which may had an upgrade requirement(s) through renovations, require AFCI protection to all wall branch circuits to living rooms, dining rooms, family rooms, parlors, libraries, dens, sunrooms, recreation rooms, closets, hallways, or similar rooms. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature. Please keep in mind that AFCI breakers are "new technology" and these breakers may not be available for older panels which are no longer in production or have antiquated designs. If this is the case a new panel may be required to install these safety features.

Service entrance cable and location: • Underground - cable material not visible

Service size:

• 200 Amps (240 Volts)

58.

Main disconnect/service box rating: • 200 Amps

Main disconnect/service box type and location:

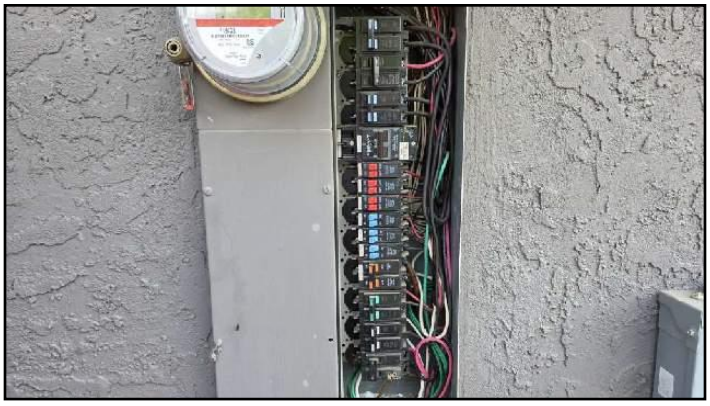
• Breakers - exterior wall

59.

System grounding material and type: • Not visible

Distribution panel type and location:

• Breakers - exterior wall



60.

61.

Distribution panel rating: • 200 Amps

Electrical panel manufacturers: • Bryant

Distribution wire (conductor) material and type: • Copper wiring • Aluminum to major appliances

Type of outlets (receptacles): • Industry standards mandate testing only a representative sample of accessible switches, receptacles, and light fixtures. Nevertheless, we strive to test each one that is unobstructed. In furnished residences, it is understood that not every single outlet can be tested. • Grounded - typical

Smoke alarms (detectors):

• Present

62.

Carbon monoxide (CO) alarms (detectors):
• Present
1st floor

63.

Fire Extinguishers: • None

Inspection Methods and Limitations

Inspection limited/prevented by: • Restricted access • Insulation • AFCIs (Arc Fault Circuit Interrupters) are not tested in a home that is occupied or where testing may cause damage. These should be tested monthly by the homeowner.

Panel covers: • Disconnect covers are not removed by the building inspector

Fuse block: • Not pulled

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Not included as part of a building inspection: • Remote control devices • Low voltage wiring systems and components • Solar, wind, and other renewable energy systems • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms • Electric vehicle charging systems • Backup generators and their associated components

Observations and Recommendations

RECOMMENDATIONS \ General

16. Condition: • All recommendations regarding electrical issues should be treated as high-priority due to the inherent safety risks involved.

17. Condition: • This home is equipped with a solar electric generation system which is beyond the scope of work for this inspection. You should obtain all documents concerning this equipment from the seller prior to final purchase

Location: Solar electric system

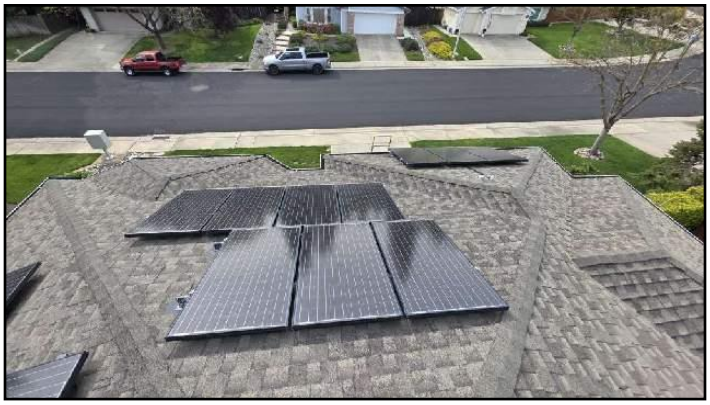
64.

65.

66.

67.

68.



69.

DISTRIBUTION SYSTEM \ Junction boxes

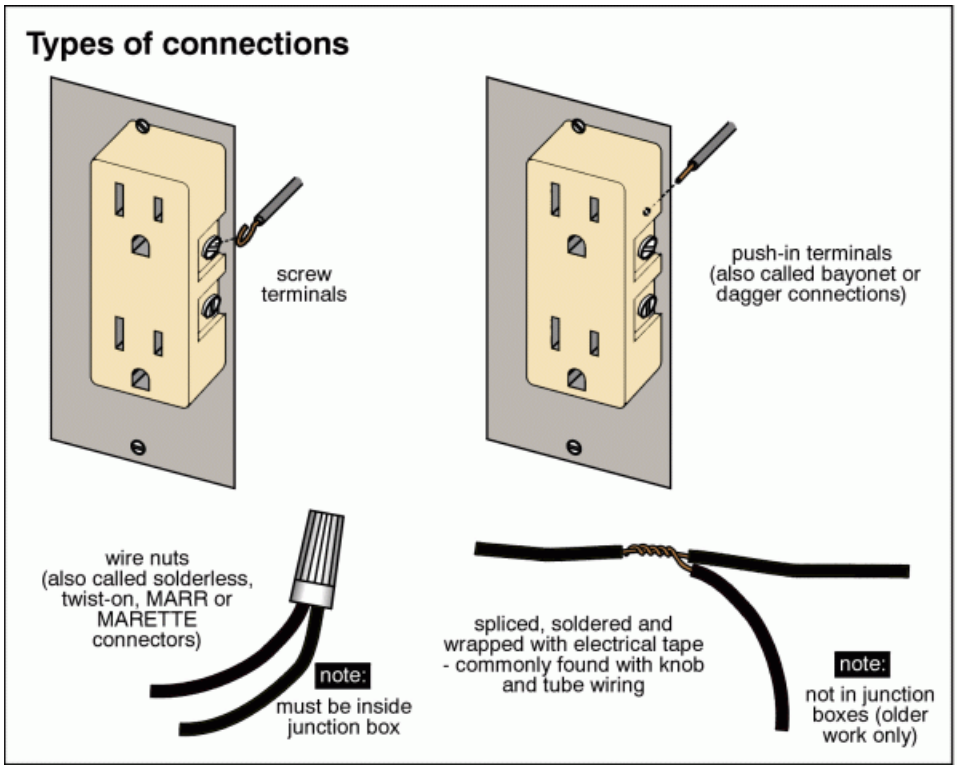
18. Condition: • Missing

- Capped wire ends not contained in a junction box.

Implication(s): Electric shock | Fire hazard

Location: Patio area

Task: Electrical repair recommended | Safety Upgrade Recommended



70. *Wire ends not contained in a junction box*

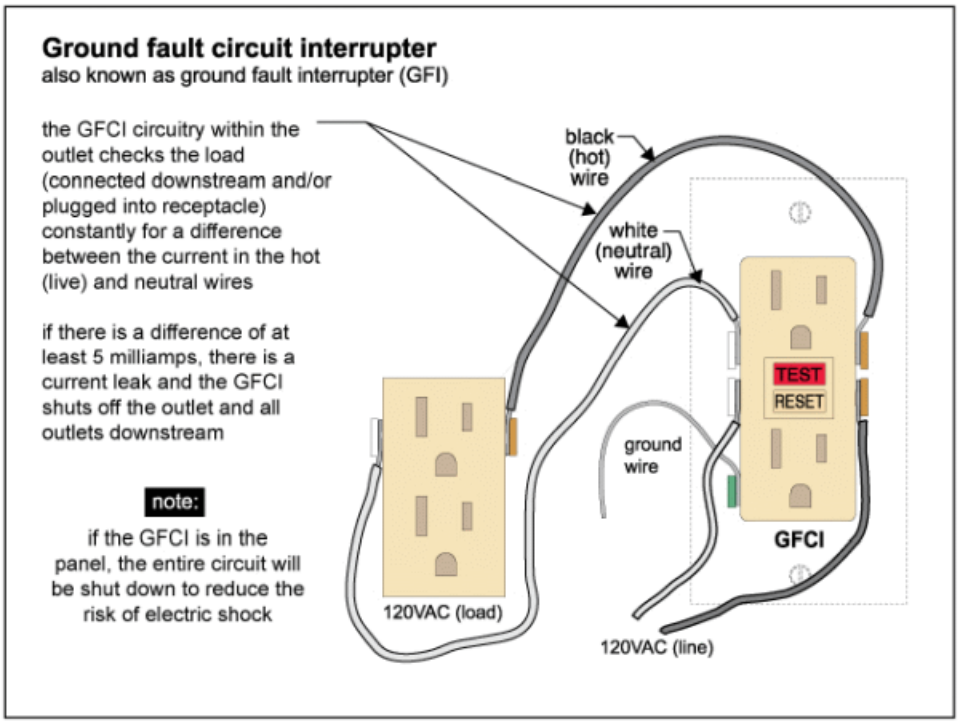
DISTRIBUTION SYSTEM \ Outlets (receptacles)

19. Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)

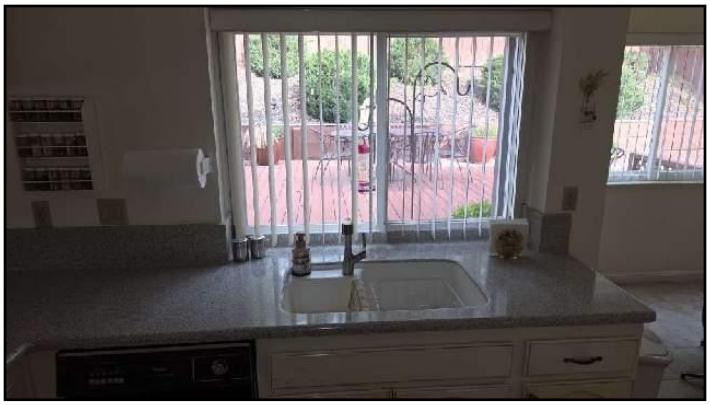
Implication(s): Electric shock

Location: 1/2 bathroom outlet / Kitchen outlets / 2nd floor hallway bathroom outlets

Task: Electrical repair recommended | Review repair or replacement estimates by a licensed electrician | Safety upgrade



71. *Outlet not GFCI protected*



72. *Outlets not GFCI protected*

73. *Outlets not GFCI protected*

74. *Outlet not GFCI protected*

75. *Outlet not GFCI protected*

20. Condition: • The electrical system lacks arc-fault circuit interrupter (AFCI) breakers in the distribution panel, which have been required in new constructions since January 1st, 2002. They are designed to protect 15-amp and 20-amp bedroom wall circuits from overloads that could cause fires or from electrical shocks. As this panel predates the mandate, it is recommended to upgrade the breakers to enhance safety. AFCI breakers are cost-effective and straightforward to install and opting not to modernize with this technology may compromise safety due to the older design.
Implication(s): Fire hazard
Location: Service panel
Task: Electrical repair recommended | Safety upgrade

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)
21. Condition: • Smoke and Carbon Monoxide (CO) detectors are crucial for each level of a home. Current regulations require a hardwired smoke detector in every bedroom and in the common area outside the bedrooms. It's recommended that older homes be retrofitted to meet these standards. The California Carbon Monoxide Poisoning Prevention Act, SB-183, mandates CO detectors outside each sleeping area and in all basements, with a suggestion to install additional units in each bedroom for enhanced safety. Homeowners should test detectors regularly and replace them every ten years. If the age of a smoke detector is uncertain, such as in a home purchase, it should be replaced without delay. Additionally, it's important to change smoke detector batteries annually.
Implication(s): Health hazard | Life safety hazard

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)
22. Condition: • None observed
Implication(s): Health hazard
Location: 2nd floor hallway leading to the bedrooms
Task: Corrective service recommended | Safety Upgrade

Description

General: • Most heating and air-conditioning system components are designed to last between ten and twenty years. However, they may fail prematurely without proper maintenance, which is why we inform you of their age when possible. Our testing and evaluation adhere to standard practices, meaning we do not disassemble or inspect hidden parts of the evaporator and condensing coils, heat exchanger (also known as the firebox), electronic air cleaners, humidifiers, ducts, and in-line duct motors or dampers. We conduct a thorough evaluation of both systems, but we are not experts. Notably, even advanced heating systems can emit carbon monoxide, which can cause illness, severe injury, or death in a sealed or inadequately ventilated space. Thus, in line with our contract terms, it's crucial to arrange any service recommendations or seek a second opinion before escrow closes, as a specialist might uncover further issues or suggest additional improvements that could influence your assessment of the property. Please note, our service does not extend any warranty or guarantee.

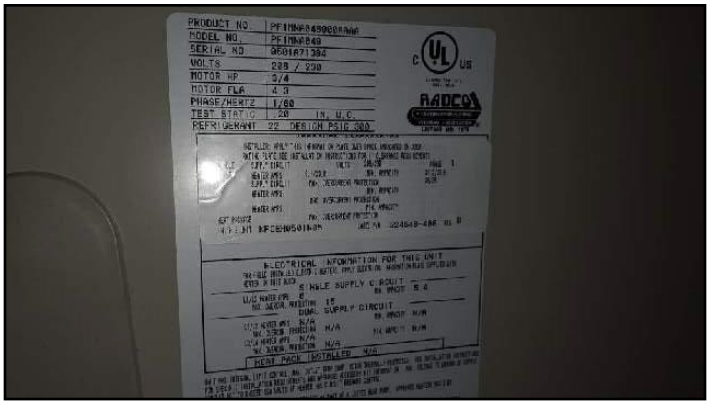
Heating system type: • Furnace

Fuel/energy source: • Electricity

Heat pump manufacturer:

• Payne

76.



77.

Heat distribution:

• Ducts and registers

78.

79.

Approximate age: • 24 years • Near end of life expectancy

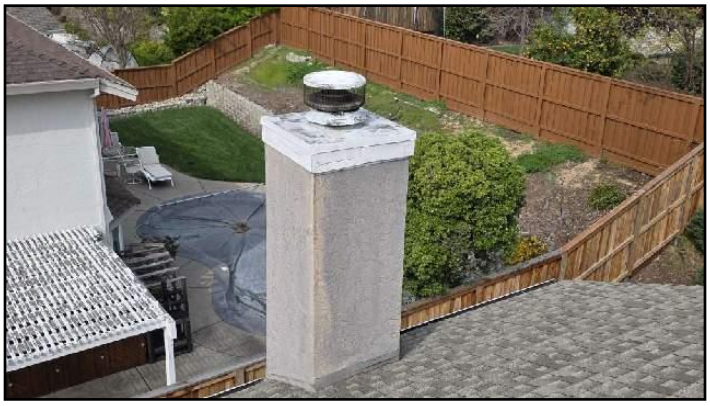
Typical life expectancy: • Heating System Life Expectancy - 15 to 25 Years

Fireplace/stove: • Gas logs

Chimney/vent: • Chimneys come in a diverse array of styles, reflecting the various components that make them up. There are three primary types: single-walled metal, masonry, and what are commonly known as "factory-built" prefabricated metal chimneys. It's important not to confuse single-walled metal chimneys with factory-built ones; the former are seldom used in residential settings, whereas masonry and factory-built chimneys are quite common. Our inspections adhere to industry standards and are conducted from a generalist's perspective, not a specialist's. Significant sections of chimney flues are not fully visible during a standard field inspection. The Chimney Safety Institute of America noted in 1992 that "The inner reaches of a flue are relatively inaccessible, and a distant oblique view from the top or bottom is not sufficient to thoroughly document damage, even with a strong light." As such, our chimney inspections are confined to areas that can be seen without disassembling any part of the chimney and do not involve specialized equipment, so we cannot guarantee their structural integrity or the efficiency of their drafting. • Stucco over metal

Chimney liner:

• Not visible



80.

81.

Inspection Methods and Limitations

Inspection prevented/limited by: • Vent connectors, chimney interiors and flues are not inspected • Restricted access

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Heat loss calculations are not included in a home inspection. Typically, these calculations are carried out by designers to ascertain the appropriate size for heating systems before they are installed.

Fireplace/wood stove: • Quality of chimney draw cannot be determined • Connection to chimney not inspected

Not included as part of a building inspection: • Heat exchangers • Electronic air cleaners • Heating systems using ground source, water source, solar, and renewable energy technology

Observations and Recommendations

RECOMMENDATIONS \ General

23. Condition: • Annual HVAC Equipment Service / Heating & Air Conditioning - Examination of the HVAC system(s) is mechanically limited since the units are not dismantled to examine interior components. The HVAC system(s) should be serviced on an annual basis.
Location: HVAC System(s)
Task: Request HVAC Maintenance Records
Time: Before purchase of the residence

24. Condition: • The heating systems functioned as expected when activated through standard controls, unless specified otherwise below.

82.

ELECTRIC FURNACE \ Life expectancy

25. Condition: • The heating system is approaching or has exceeded its anticipated lifespan. It was functioning according to industry standards at the time of the inspection.
Implication(s): Equipment failure | No heat for building
Location: Electric furnace
Task: Budget for HVAC repair or replacement costs

CHIMNEY AND VENT \ Inspect/sweep chimney

26. Condition: • A complete inspection of the chimney flue(s) / venting system(s) was not possible due to inaccessible areas.
Implication(s): Possible hidden defects | Fire hazard | Hazardous gases entering residence
Location: Chimney Flue
Task: Recommend having the chimney flue(s) / venting system(s) inspected and cleaned (if) necessary by an industry specialist
Time: Before purchase of the residence

FIREPLACE \ Gas fireplace or gas logs

27. Condition: • Gas fireplaces with automatic ignition systems are subject to functionality tests but are not operated for extended periods. Inspectors do not manually ignite gas fireplaces or starters; instead, it is recommended that the homeowner or a certified professional demonstrate the operation of the manual ignition. Bottomline Inspections does not dismantle gas fireplaces as part of their inspection process. If there is no record of service for the gas log fireplace(s) in the past year, it is advisable to have a service check and system assessment conducted by a licensed contractor or

industry expert.
Location: Gas log fireplace
Task: Request gas log fireplace maintenance records
Time: Before purchase of the residence

28. Condition: • Operated when tested
Location: Gas log fireplace

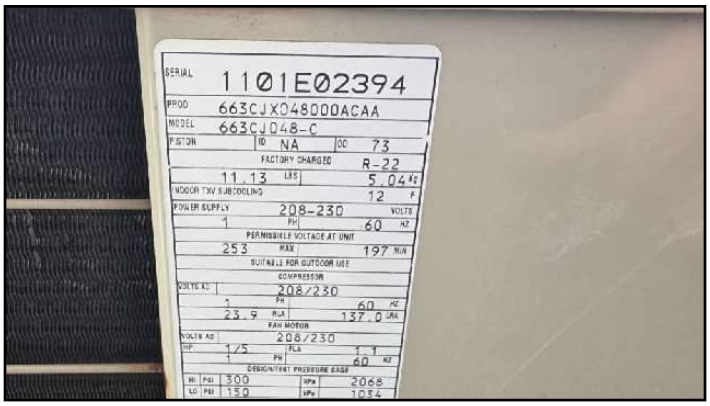
Description

Air conditioning type: • Air cooled

Manufacturer:

• Bryant

83.



84.

Cooling capacity: • 4 Tons

Compressor type: • Electric

Compressor approximate age: • 24 years

Typical life expectancy: • 10 to 15 years

Temperature difference across cooling coil: • Acceptable temperature difference: 14° to 22°

Refrigerant type: • R-22

Condensate system: • Discharges to exterior

Inspection Methods and Limitations

Heat gain calculations: • Not done as part of a building inspection

Not included as part of a building inspection: • Window / Through Wall Cooling Systems • Ground source, water source, solar, and renewable energy technology

Observations and Recommendations

RECOMMENDATIONS \ General

29. Condition: • The air conditioner(s) operated when tested by using normal controls, unless otherwise noted below.

85.

AIR CONDITIONING \ Life expectancy

30. Condition: • Past life expectancy

Implication(s): Equipment failure | Reduced comfort

Location: Air conditioner

Task: Budget for HVAC repair or replacement costs

Description

Attic/roof insulation material: • Glass fiber

Attic/roof insulation amount/value:

• Approximately 12" - 16"

86.

87.

Attic/roof ventilation: • Roof vent • Fascia vent

Wall insulation material: • Not visible

Wall air/vapor barrier: • Not determined

Inspection Methods and Limitations

Attic inspection performed: • In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. When access is restricted hidden defects may be present, and we strongly recommend you ask the sellers to disclose all information concerning any previous attic maintenance, repairs or roof leaks that may have occurred.

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • T24 HERS Not Verified HERS verifications are mandatory for nearly all new homes and existing homes(2007) where new or replacement HVAC systems or ductwork are installed. • Not verified

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Insulation cannot be disturbed

Observations and Recommendations

RECOMMENDATIONS \ Overview

31. Condition: • No insulation recommendations are offered as a result of this inspection.

Description

General: • Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves (which we do not test if they are not in daily use), pressure regulators, pressure relief valves, and water-heating devices. As your consultants we wish to provide guidance in light of the growing liability of certain plumbing products. A reasonable effort has been made to determine the plumbing supply and waste drain materials during this inspection process. In the course of a visual, non-destructive inspection, portions which are concealed or plumbing materials which have been recalled are beyond our scope of work. In the past there are materials which, over time have proven to fail. These failures have often resulted in class action lawsuits, many of which have expired and have left no financial recourse for any current or future homeowner. Materials such as KITEC plumbing (1995-2007), PEX fittings (1995-2007) DuraPex (2005-2015), Polybutylene plumbing (1978-1995), Galvanized Steel (Pre-1950s 1970s), ABS plastic drain lines of multiple manufacture i.e. Spartan, Apache, Centaur, Phoenix, and Polaris (1985-1988), and Orangeburg drainpipe (1860s-1970s). Your inspector will alert you to these and others when observed. If this home was built or modified in the time frames listed above, there is a risk that one or more of these materials may be undiscovered in this home. If present, this material(s) may require corrective action. If we are unable to determine the type of material, due to visual limitations in the home, we recommend you should first consult with the opposite party, or engage a plumber who, with the property owner's permission, may conduct an invasive investigation to determine what type(s) of materials are present. This is the only remaining way to ensure what type of plumbing system is in this home. In the event that these products are present, distressing as it may sound; re-plumbing an average home may be less than you may imagine, and is a fraction of the value of a home. We encourage you to review your options and not just judge a home due to the type or hype around the plumbing. Often there is a workable solution for a home you otherwise may love. Waste and drainpipes pipes are equally varied and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes and particularly in main drainpipes may not be readily visible without the benefit of conducting a video inspection of the main drain line which is always recommended. With any home, aged materials do not perform as well as new materials. Plumbing systems are not indestructible, and you can expect plumbing fixtures to leak, drain lines to clog and back up, aged materials to fail. Which is why we recommend routine maintenance checks and service as needed as a part of your routine home maintenance plan.

Water supply source (based on observed evidence): • Public

Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the: • Front yard

88.

89.

Water flow and pressure: • Functional / Average water pressure between 40 - 80 psi.

Water heater type: • Tank

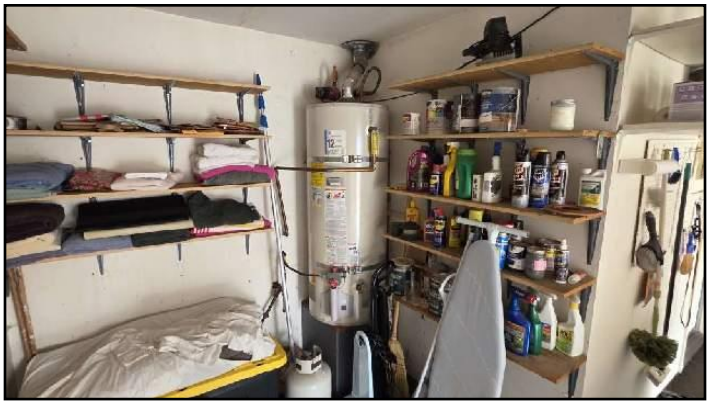
Water heater location: • Garage

Water heater fuel/energy source: • Gas

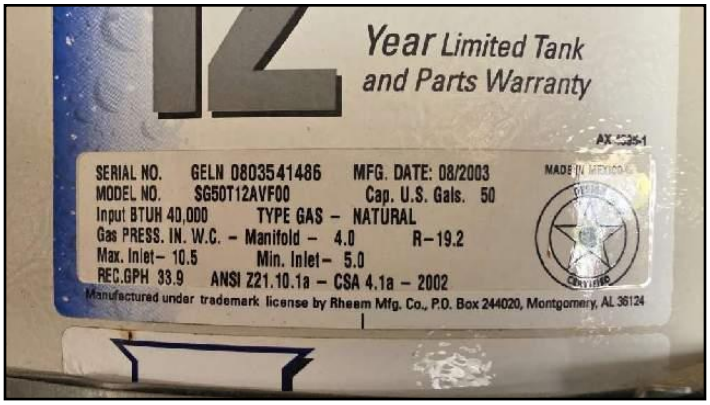
Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

• General Electric (GE)



90.



91.

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 22 years

Water heater approximate age: • Past life expectancy

Water heater typical life expectancy: • 10 to 15 years

Hot water circulating system: • Present

Waste disposal system: • Public

Waste and vent piping in building: • ABS plastic

Sewer cleanout location: • Driveway

92.

Pumps: • Recirculation pump

93.

Gas meter location:

• Exterior front

94.

95.

Gas piping material: • Steel

Main gas shut off valve location: • Gas meter

Inspection Methods and Limitations

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Water features • Solar panels (photovoltaic cells) / Solar water heating systems • Heated floor systems • Condensate pump(s) • Solid Waste Ejector Pump(s) • With regards to our Standard Operating Procedure when inspecting bathrooms, we test the functional flow of the water supply and drain systems of showers and bathtubs. However, on second floor shower pans (when present) the water is allowed to run from the shower head to the drains and the drains observed for normal water drainage. Unlike first floor shower pans, the second-floor shower pans are not filled with water to test for integrity. A leaking shower pan may result in unintended damage during the inspection. We look for visual defects to the pan, grout, caulking, glass, tile, fiberglass and note when present. We will also look for water stains at walls and ceiling below the shower which may indicate a leaking pan. • The following items are not evaluated as part of the home inspection: well(s) and related equipment, water treatment equipment, water quality, solar water heating systems, shut-off/isolating/relief valves, overflows for sinks/tubs/etc., septic systems, in-floor heating systems, fire suppression systems, fountains/ponds/water features, the performance of floor drains or clothes washing machine drains, washing machine hot/cold water faucets, pumps of any kind, and concealed plumbing. Hot tub(s)/spa(s)/pool(s) and their associated components are also not evaluated unless contracted to do so. • We do not evaluate sprinkler systems because many of their components are buried or concealed. We recommend that they be demonstrated and confirmed to be functional before the purchase of the residence. • Recirculation pumps • Fire sprinkler systems

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Washing machine connections • Wells, well pumps, and water storage related equipment • Geothermal water heating systems

Observations and Recommendations

RECOMMENDATIONS \ General

32. Condition: • Water heating system operated when tested

96.

33. Condition: • Pursuant to the 2017 California State mandate for low flow faucets, toilets, and shower heads, the home SELLER is required to disclose compliance regarding their plumbing fixtures. We advise you to review your disclosure document for this item. Our service does not include code compliance, and we do not calibrate or provide flow rates on plumbing fixtures.

GAS SUPPLY \ Gas meter and shut off valve

34. Condition: • The gas meter is not equipped with a shut-off wrench.
Implication(s): Delayed response to an emergency gas shut off
Location: Gas meter
Task: Have a gas wrench or appropriate tool within site of the gas meter to facilitate an emergency gas shut off | Safety upgrade

WATER HEATER \ Life expectancy

35. Condition: • Past life expectancy
Implication(s): Chance of water damage to structure, finishes and contents | No hot water
Location: Water heater tank
Task: Budget for water heater tank repair or replacement costs

WATER HEATER \ Tank

36. Condition: • At the time of installation, a pressure expansion tank may not have been required on the cold-water supply line to the water heater tank. However, it is recommended. A water heater expansion tank is designed to help prevent fluctuations in water pressure, which can potentially damage the water heater and the homes supply lines.
Implication(s): Shorten life expectancy of equipment
Location: Water heater tank
Task: Plumbing Repair Recommended | Review expansion tank installation estimates by a qualified trade professional

37. Condition: • At the time of installation, a drip pan may or may not have required under the water heater tank. However, since the tank is in an interior space or adjacent to an interior wall, a drip pan is recommended. Any drip pan requires a drain line that is properly terminated to an exterior location.
Implication(s): Chance of water damage to structure, finishes and contents
Location: Water heater tank
Task: Plumbing Repair Recommended | Review drip pan installation estimates by a qualified trade professional

WASTE PLUMBING \ Drain piping - performance

38. Condition: • **Main Waste Line Video Inspection Recommended**
We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains. This is not a conclusive test, and this method may not provide evidence of a nascent or intermittent drainage problem. The interior condition of the waste line is unknown. Blockages / slow drain conditions may occur, usually relative in severity to the age of the system and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line.
Implication(s): Possible hidden defects
Location: Main waste line
Task: Plumber / Certified industry specialists to video scan the lateral waste line to the city connection | Recommended Inspection
Time: Before purchase of the residence

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

39. Condition: • Leak

- Leak noted at the sink drain line.

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building

Location: 2nd floor hallway bathroom sink (left sink)

Task: Plumbing Repair Recommended | Review repair estimates by a qualified trade professional

97. *Leak at sink drain line*

FIXTURES AND FAUCETS \ Bathtub

40. Condition: • Missing and/or deteriorated sealant noted at the tub spout / wall union.

Implication(s): Moisture intrusion / Chance of water damage to contents, finishes and structure

Location: 2nd floor hallway bathroom

Task: Seal with an approved waterproof sealant | Regular maintenance

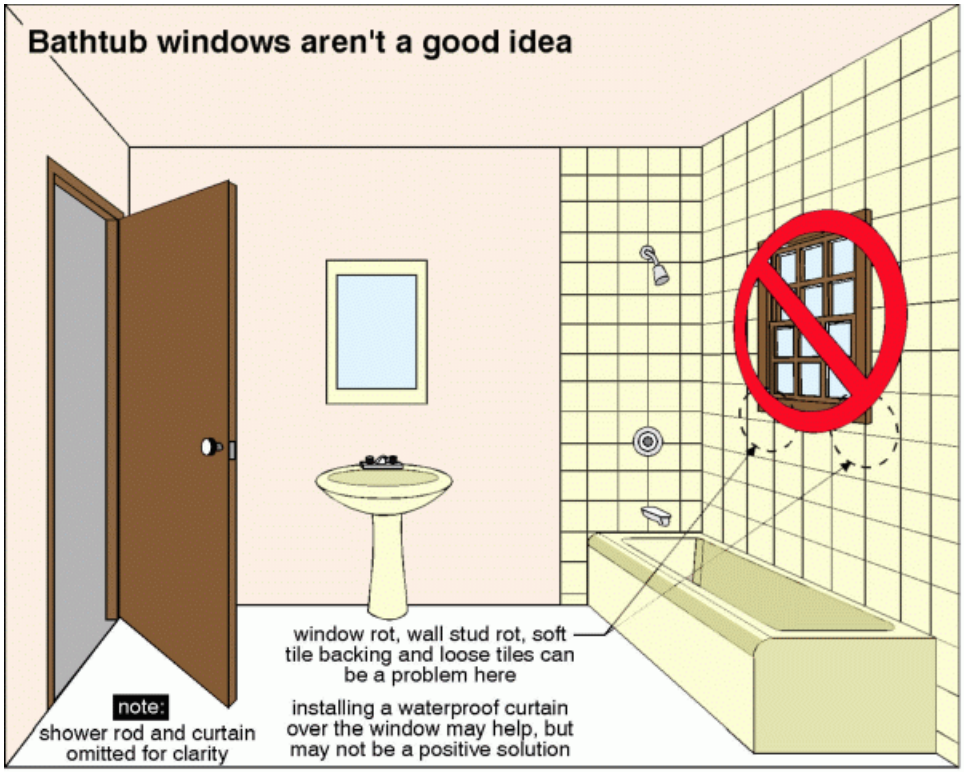
98. *Deteriorated tub spout sealant*

FIXTURES AND FAUCETS \ Bathtub enclosure

41. Condition: • The shower head is located above the window stool. The window and areas adjacent to the window should be kept well sealed to prevent moisture intrusion.

Implication(s): Moisture intrusion | Chance of water damage to structure, contents and finishes

Location: 2nd floor hallway bathroom



99.

FIXTURES AND FAUCETS \ Shower stall enclosure

42. Condition: • The shower head assembly leaks.

Implication(s): Reduced Operability | Moisture intrusion | Chance of water damage to structure, contents and finishes

Location: Master bathroom

Task: Plumbing Repair Recommended | Review repair estimates by a qualified trade professional

100. *Shower head assembly leaks*

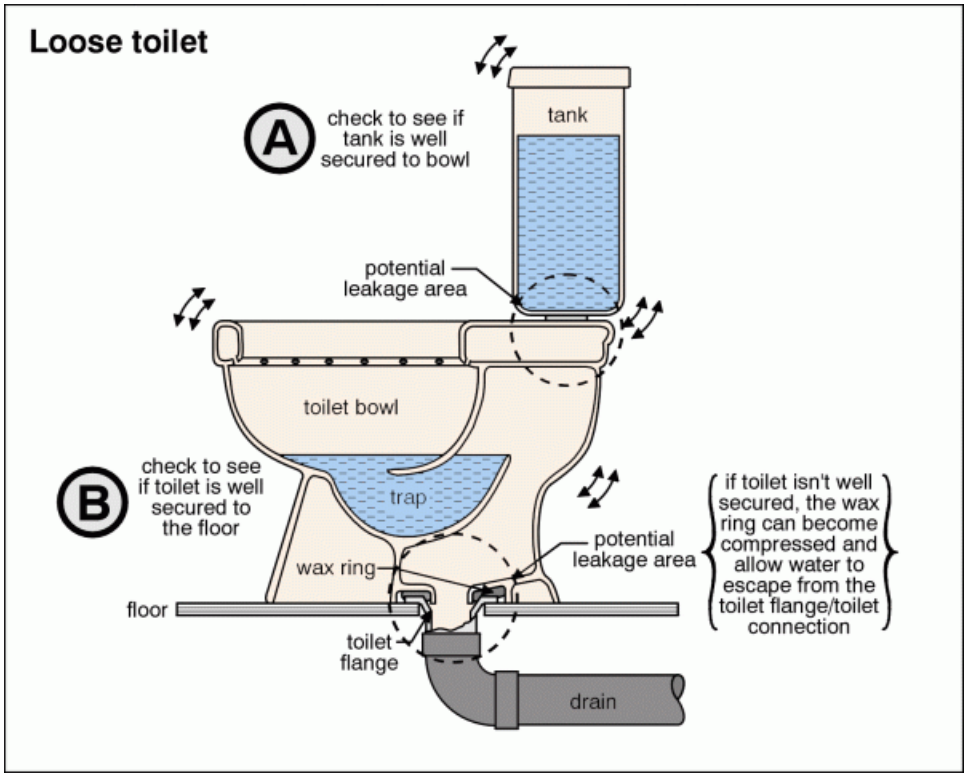
FIXTURES AND FAUCETS \ Toilet

43. Condition: • Loose

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: 1/2 bathroom

Task: Plumbing repair recommended | Review repair or replacement estimates by a qualified trade professional



101. *Loose toilet*

Description

General: • Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress. We do not comment on common cosmetic deficiencies. We do not evaluate:- window treatments - or move furniture - lift carpets or rugs - empty closets or cabinets - steam showers - steam saunas We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage or common settling, and will often reappear if they are not correctly repaired. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from pets or pests and cigarette smoke that can permeate porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, were commend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma and then schedule whatever remedial services may be deemed necessary before the close of escrow. Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors. • Low Emissivity (low-E) coatings were developed to fill the need for insulating glass products to have better thermal performance. These coatings have been successfully used in residential and commercial applications since 1983. The silver metallic layer(s) in the low-E coating stack provide beneficial summer daytime and winter nighttime performance by increasing the insulation value of the window. Over time, it has been a challenge for window manufacturers to develop ways to protect the exposed layer edges of the low-E coatings making them vulnerable to damage due to exposure of the environment, moisture and adverse chemicals. When damage occurs, the silver-based coating begins to corrode. This is recognizable by a silver, gold, blue-ish or brown metallic sheen which appears randomly on the windowpane. Often this starts in small areas and may eventually cover the entire windowpane. This is called low-E failure. It can occur as early as 6 months to 6 years after manufacture or installation. It is not a failure of the window, per se, since light is allowed in, and weather is kept out. However, many clients feel it is not an attractive feature to live with and often choose to have the window replaced, resulting in expensive replacement costs. In regard to our service to you, we will note windows which have obvious low-E failure, that is to say, the metallic sheen must be clearly obvious to the inspector in relation to the conditions of light, the cleanliness of the windows, and the accessibility to view the window(s) during the short time period we are inspecting the house. When low light levels are present, the windows are covered in grime, located on tall walls, or concealed by window coverings; a slightly faded millimeters thick coating may not be noted or reported. Therefore, it is incumbent on the client to closely view the windows during their pre-closing walk-through to ensure the windows meet their satisfaction. • Thermal pane or insulated glass windows have two or three panes of glass which are separated by layers of an inert gas argon, or krypton. During the manufacturing process the moisture laden air is removed, the inert gas is inserted, and the panes are sealed to prevent gas leakage. However, due to many factors such as, thermal expansion, exterior wall movement, stress, poor installation and age, cause these seals to break. Once broken, the inert gas leaks out, the moisture laden air seeps in and over time the window becomes cosmetically marred by condensation, foggy film or a smoky haze. It can occur as early as 6 months to 6 years after manufacture or installation. It is not a failure of the window, per se, since light is allowed in and weather is kept out. However, many clients feel it is not an attractive feature to live with and often choose to have the window replaced, resulting in expensive replacement costs. In regards to our service to you and in accordance with the Inter-NACHI SOP, we will note obvious indications of hermetic window seal failure. That is to say, the window must be clearly and obviously degraded in relation to the conditions of light, the cleanliness of the windows, and the accessibility to view the window(s) during the short time period we are inspecting the house. When low light levels are present, the windows are covered in grime, located on tall walls, or concealed by window coverings; a slightly faded or fogged window may not be noted or reported. Therefore, it is incumbent on the client to closely view the windows during their pre-closing

• In as much as we strive to collect, detail and describe the conditions present in this home in accordance with our SOP, conditions change, stored items are moved, systems fail after use. Our service as defined in the Inspection Contract which you have signed is not a guarantee or warranty for any portion of this home. We encourage you to read this report, review our contract and scope of work, and understand that there are limitations to any home inspection. Our inspectors are highly qualified, trained and experienced. They act with equal diligence and care for each and every client. However, we only act in the role of a consultant and the final purchase decision is yours. You will have an opportunity to walk through this home prior to signing your escrow closing and purchase documents. It is incumbent on you "the buyer" to decide if the condition of the property is satisfactory to you. If conditions have changed from the time our inspection was concluded, the time to address these changes is prior to signing any closing documents. If you have any questions or feel you do not have the information that you need concerning the condition of this home, or the function of its systems as it falls within our scope of work, please call us anytime prior to closing. • Please note in light of current issues on mold and fungi contamination in buildings, any comment in this report that indicates water damage, water stains or plumbing leaks should be considered as possible areas of mold growth. Mold testing is not included in this limited inspection process. • In accordance with state or industry standards, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

Major floor finishes: • Carpet

Major wall and ceiling finishes: • Plaster/drywall

Windows: • Vinyl

Glazing: • Double

Oven type: • Conventional

Oven fuel: • Electricity

Cooktop fuel: • Electricity

Appliances:

• We test appliances for their functionality and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Hidden defects may not be identified due to dirty appliances. Regardless, we do not inspect the following items: free-standing appliances, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, dishwashers that contain owners dishes, washers or dryers that contain clothing, the self-cleaning capability of ovens, and concealed or counter top lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

102.

103.

104.

105.

106.

107.

108.

109.

110.

111.

- Oven- Operated when tested
- Dishwasher- Operated when tested
- Disposal- Operated when tested
- Kitchen exhaust fan(s) operated when tested
- Microwave- Operated when tested
- Electric cooktop- Operated when tested
- Doorbell- Operated when tested

Laundry facilities:

- Located at the interior of the residence

112.

113.

- Hot/cold water supply
- Vented to outside
- Waste standpipe
- 120-Volt outlet
- 240-Volt outlet
- Washer
- Dryer

Kitchen ventilation: • Range hood discharges to the exterior

Bathroom ventilation: • Exhaust fan and/or windows

Laundry room ventilation: • Clothes dryer vented to exterior • Exhaust fan

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards

Restricted access to: • Appliances are not moved during an inspection

Not tested/not in service: • Trash compactor • Refrigerator

Not included as part of a building inspection: • Security systems and intercoms • Central vacuum systems • Cosmetic issues • Perimeter drainage tile around foundation, if any • Decorative items

Appliances: • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Observations and Recommendations

CEILINGS \ General notes

44. Condition: • Damaged attic access cover noted.
Implication(s): Increased heating and cooling costs / Physical injury due to falling materials
Location: Attic access
Task: Corrective service recommended | Safety Upgrade

114. *Damaged attic access cover*

CEILINGS \ Fan

45. Condition: • The ceiling fan is out of balance. - Ceiling fans are operated at high speed to determine proper balancing.

Implication(s): Damage to equipment / Physical injury due to falling materials

Location: 2nd floor bedrooms

Task: Corrective service recommended | Safety Upgrade

115. *Fan out of balance*

116. *Fan out of balance*

WINDOWS \ Glass (glazing)

46. Condition: • Evidence of what appears to be failed window seal(s) and/or Low-E failure noted at one or more windows. A failed window seal is what happens when moisture enters between the glass layers of double or triple-glazed window panes. Low Emissivity, (Low-E) is recognizable by a silver, gold, blue-ish or brown metallic sheen which appears randomly on the window pane. Possible other window failures may be present but not obvious at the time of inspection due to conditions.

Implication(s): Reduced efficiency | Shortened life expectancy of material | Increased heating and cooling costs

Location: 2nd floor hallway bathroom tub/shower window

Task: Corrective service recommended | Review repair or replacement estimates by a qualified trade professional

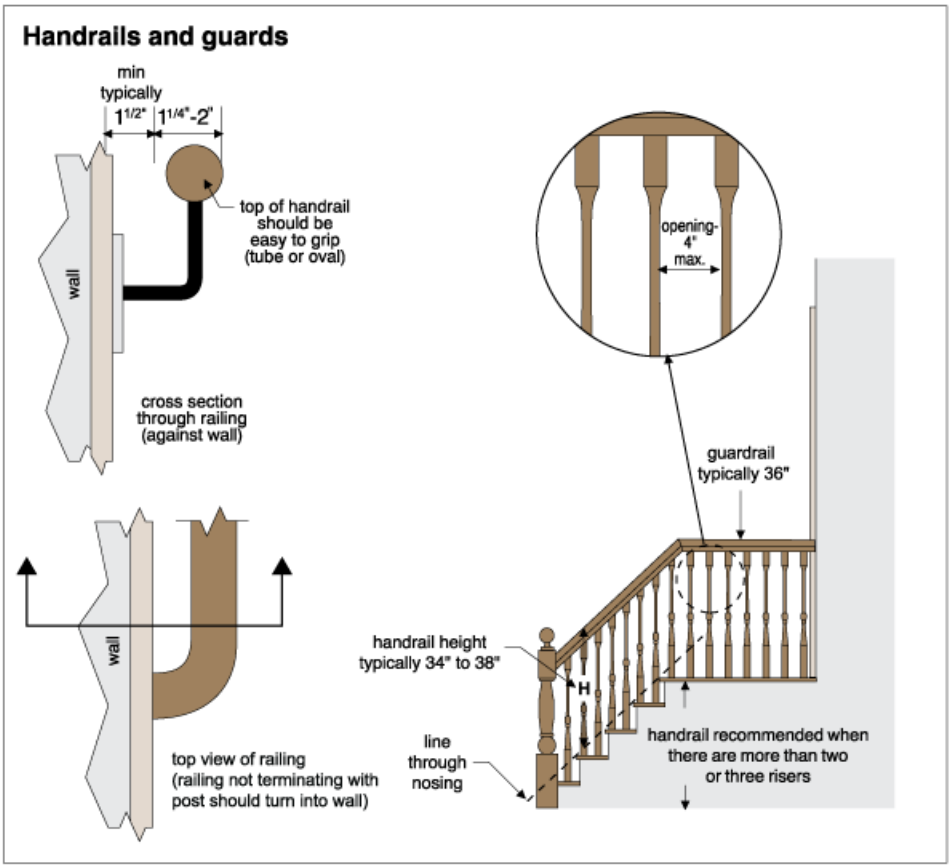
117. *Failed window seal*

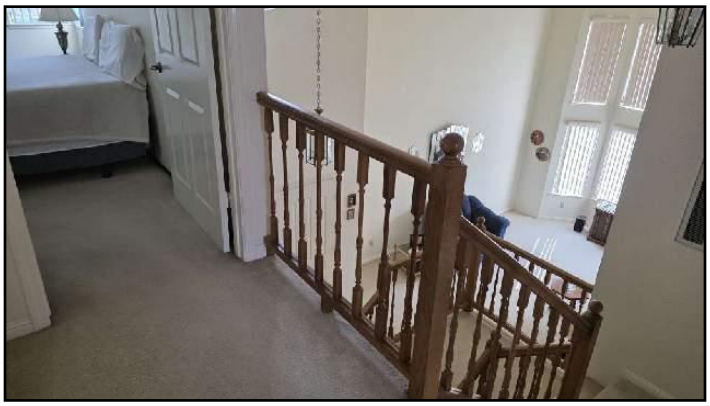
STAIRS \ Guardrails

47. Condition: • Too low

- The guardrails are lower than current building standards.

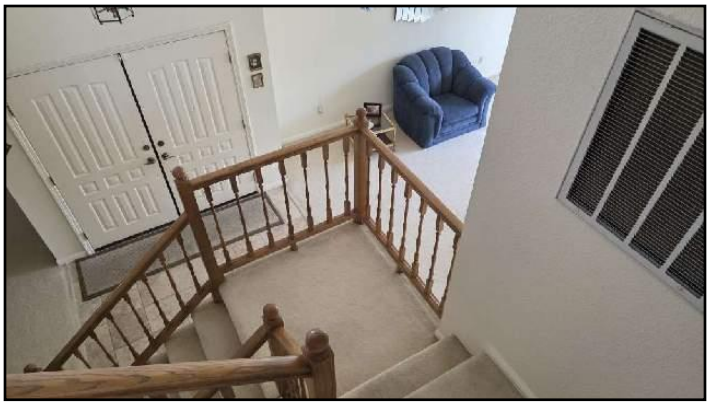
Implication(s): Fall hazard
Location: 2nd floor guardrails / Staircase landing guardrails
Task: Corrective service recommended | Safety Upgrade





118. *Guardrail lower than current standards*

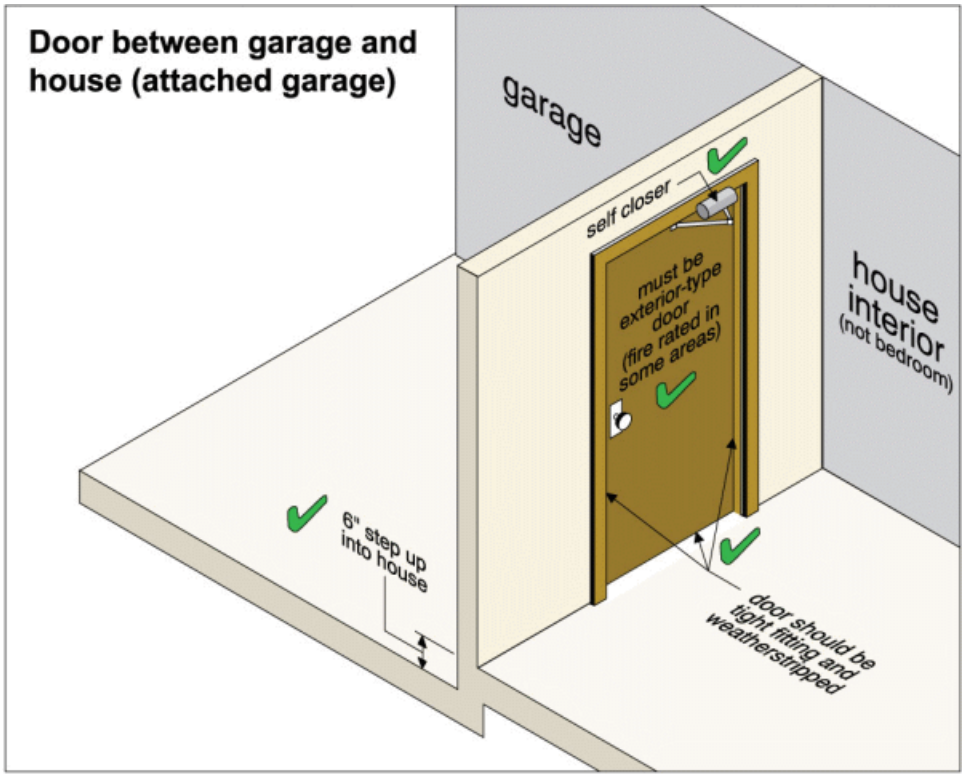
119. *Guardrail lower than current standards*



120. *Guardrail lower than current standards*

GARAGE \ Door between garage and living space

48. Condition: • The pedestrian door from the garage to the interior is not self-closing.
Implication(s): Hazardous combustion products entering home
Location: Garage pedestrian door
Task: Corrective service recommended | Safety upgrade



121. *Firedoor not self closing*

APPLIANCES \ Dishwasher

49. Condition: • The dishwasher is not equipped with an air gap at the kitchen sink. If the drain line from the dishwasher to the waste disposal clogs, waste water will back-up into the dishwasher and potentially leak into the interior of the residence.

50. Condition: • Backflow prevention high loop missing
Implication(s): Back-flow of water into the dishwasher, possibly contaminating dishes
Location: Dishwasher
Task: Corrective service recommended | Review repair estimates by a qualified trade professional

122. *Dishwasher missing air gap and high loop*

Description

Weather: • Partly cloudy

Approximate temperature: • 70°

Attendees: • Seller

Occupancy: • The home was occupied at the time of the inspection. • The home was furnished during the inspection.

Utilities: • All utilities were on during the inspection. • The water service is public. • The plumbing waste disposal system is public.

Approximate inspection Start time: • The inspection started at 3:30 p.m.

Approximate inspection End time: • The inspection ended at 5:30 p.m.

Approximate date of construction: • 1986

Approximate size of home: • 2,442 sq ft.

Building type: • Detached home

Number of dwelling units: • Single-family

Number of stories: • Two

Number of bedrooms: • Four

Number of bathrooms: • 2.5

Below grade area: • Slab-on-grade

Garage, carport and outbuildings: • Attached two-car garage

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.