

Home Inspection Report

Inspection Date:
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Client Advisory

Please note: This Advisory is **not** a “summary” of the inspection report. That is why we urge you to **read** the *entire* inspection report *before* you review this section. As an additional service to our Clients and their Real Estate Professionals, we have provided this listing of the items which, in the professional opinion of your Inspector, merit further attention, investigation, or improvement at this time. Some of these conditions may be of such a nature as to require repair or modification by a skilled craftsman, technician or other specialist. A homeowner such as you can easily handle others. In listing these items, your Inspector is not offering any opinion as to who, among the parties to your transaction, should take responsibility for addressing any of these concerns. As with most other facets of your transaction, we recommend consultation with your Real Estate Professional, Attorney or Home Builder for further advice with regards to the items listed below.

Finally, we remind you that following the Inspector’s advice will often result in enhanced safety for the occupants of the home or improved performance and/or extended life for the component in question.

PLUMBING SYSTEM

1. **One of the water heater supply hoses was kinked. This can reduce fixture water flow and eventually lead to leakage. The kinked hose should be repaired or replaced. (See Photo 1 in the Inspection Photos section)**
2. **The water heater strap system does not meet the California Division of the State Architect’s published standards, with which all gas fired water heater installations in the state must comply when dwellings are sold or transferred. These standards require at least two restraints on every tank provided by either approved metal strap or electrical conduit. According to these standards, the upper strap shall be located 9” down from the top and the lower strap approximately 4” above the gas control valve. We recommend installation of proper restraint in accordance with current industry standards, local trade practice and the requirements stated above. (See Photo 2 in the Inspection Photos section)**
3. **The installation of the temperature and pressure relief valve for the water heater included a discharge pipe smaller than the opening of the valve, a condition that could prove to be dangerous. A discharge pipe conforming to the relief valve manufacturer’s specifications and local requirements should be installed so as to exit at an approved location. For safety, the temperature and pressure relief valve discharge pipe should be a rigid copper or steel pipe, not threaded on the outlet end, of the same diameter as the outlet port of the valve. (See Photo 3 in the Inspection Photos section)**
4. **The drain stop for the washbasin in the hall bath was defective. The defective drain stop should be repaired to restore full function to the washbasin.**
5. **The drain stop for the tub in the hall bath was not operational. The drain stop for the bathtub should be repaired or replaced.**
6. **The showerhead was leaking in the hall bath. The leak may put water behind finished surfaces or outside the tub. All leaks from the showerhead that might put water behind finished surfaces should be repaired. (See Photo 4 in the Inspection Photos section)**
7. **The dishwasher drain lacked an adequate mechanical separation, as required by present standards and necessary to prevent mixture of supply and wastewater. An approved standpipe, high loop or air-gap device should be installed.**

ELECTRICAL SYSTEM

8. **Improper wiring techniques and methods were observed in the garage and in the laundry area. Improperly installed wiring should be removed and replaced with new wiring installed in conformance with standard trade practices by a competent, licensed electrician. (See Photos 5 and 6 in the Inspection Photos section)**

9. A receptacle cover in the master bedroom did not fit properly, resulting in gaps and creating a potential shock hazard. We recommend replacement with a properly sized cover. (See Photo 7 in the Inspection Photos section)
10. The light fixture in the middle bedroom was loose. The fixture should be resecured or replaced. (See Photo 8 in the Inspection Photos section)

INTERIOR COMPONENTS

11. There were gaps in the fireplace walls creating a fire hazard. We recommend consulting a licensed fireplace contractor for further evaluation and repair as necessary. (See Photo 9 in the Inspection Photos section)
12. Smoke detectors were not located inside one or more bedrooms as required by current industry standards. We recommend installation of smoke detectors in all sleeping rooms.
13. The range was not securely attached to the floor to help prevent tip-over should a child climb on the open door. It should be attached according to the manufacturer's installation instructions.
14. The kitchen exhaust vent pipe had no cover. We recommend that a cover be installed to keep combustible materials away from the pipe and to protect any electrical wiring which may be inside the enclosure. (See Photo 10 in the Inspection Photos section)
15. The garage door was damaged, exposing it to accelerated weathering and affecting its performance. The damaged door should be repaired, or a replacement door should be installed in conformance with standard trade practices. (See Photo 11 in the Inspection Photos section)
16. Although the areas normally considered common areas (the exterior, roof, attic, crawlspace and grounds) are not included in this report, there were obvious symptoms of wood destroying pest and/or organism activity in the eaves at the left front corner. We recommend consultation with a licensed pest control operator. (See Photo 12 in the Inspection Photos section)

Inspection Photos

The following photos represent an example of the reported conditions. More instances of the reported conditions may exist.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

Inspection Overview

DESCRIPTIVE INFORMATION

| | |
|-------------------------------------|--|
| Weather Conditions: | • Clear Sky |
| Temperature Range: | • 60 - 70 Degrees F |
| Orientation of the Dwelling: | • The front entrance faced the street |
| Age of the Dwelling: | • 45 years, as reported by the Owner |
| Main Water Shutoff Location: | • On the exterior in the front |
| Electrical Panel Location: | • At the left-front corner of the exterior |
| Main Gas Shut-Off Location: | • At the left-front corner of the exterior |
| Persons in Attendance: | • The clients |

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE INSPECTION

Location/Direction Conventions Used In This Report

Over the years, our clients have told us time and again how much they appreciate the information which we include in every report on the location of thermostats, furnace/air conditioner filters, electrical panels, ground fault circuit interrupt devices, and the main water, electricity and gas shutoffs - particularly when they are normally hidden or hard to get to.

Specifying these critical locations becomes even more valuable for those of our clients who are not able to accompany the inspector on the inspection. Not only does this information aid you in operating and maintaining your home, but the abundance of information contained in our Report is further reassurance that your inspector did, in fact, crawl into all those nasty places and examine all those “nitty-gritty” details.

Here is how you will find we have called out locations and directions in your report:

On the exterior, when we talk about the “right side” or “left side” of the house, we are assigning direction as we would if we were standing at the street and were looking towards the front door.

For features inside the home, they will be located by imagining that you are standing in the doorway of the main entrance (front door) looking towards the center of the house. Then locations will be described as “left” or “right”, and “front” or “rear”. (For example, “the left rear corner of the right front bedroom”).

Important Information on the Scope of this Inspection

Not Inspecting for Building Code Violations

The presence or extent of building code violations was not the subject of this inspection, nor was it included in the report. No warranty is offered on the legal use, or uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency.

Important Information May be Found in the Public Records

Important information about this property may be a matter of public record. However, search of public records is not within the scope of a home inspection. We recommend review of all appropriate public records by the buyer, or a representative of the buyer, should this information be desired.

A Home Inspection, Not a Pest Inspection

Any observations, which the inspector might make in this report regarding evidence of pests or wood destroying organisms, are not a substitute for inspection by a licensed pest control operator or exterminator. Your inspector may only report on a *portion* of the currently visible conditions and cannot render an opinion regarding their cause or remediation.

We Suggest Review of a Recent Pest Control Inspection Report

We recommend review of a current Pest Control Report for further information concerning pest activity or wood destroying organisms on this property. If such a report is not available, we recommend arranging for a pest control inspection, before close of escrow, to confirm the presence and extent of pest or wood destroying organism activity.

Environmental Issues Are Excluded

Comments on environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible or corrosive contaminants, wildfire, geologic or flood hazards, electro mechanical fields (EMF's) from powerlines or other sources are specifically excluded from this inspection and report.

We Evaluate for Function, Operability and Condition

The purpose of a home inspection is to evaluate the home for function, operability and condition of systems and components. Its purpose is not to list or attempt to address cosmetic flaws. It is assumed that the client will be the final judge of aesthetic issues and not the home inspector, as the inspector's tastes and values will always be different from those of the client.

Wall and Window Coverings Are Not Included in a Standard Home Inspection

Wallpaper and other types of wall coverings, as well as window coverings, are not considered a part of a standard home inspection and, in most cases; no comment on their condition will be made.

Floor Coverings Are Not Included in a Standard Home Inspection

Floor coverings are not considered a part of a standard home inspection and, in most cases; no comment on their condition will be made. Floor coverings are not lifted for inspection of the underlying finishes, and hidden conditions may be present. We do not represent that cleaning, in and of itself, will remove any or all stains or odors. We suggest that if any of these conditions are present, one should consult with the appropriate floor or covering specialist.

Important Information Concerning Mold and Mildew

We hope that the following facts and considerations regarding mold and mildew, the scope of this home inspection and your family's health, will aid in your understanding of this important and timely topic:

- ◆ Mold spores are present in the outside air everywhere, even in the driest of the so-called desert climates. Thus, every home contains mold both inside and on all surfaces. But the mold will remain dormant until the right conditions of moisture and food become present. Accurately identifying those conditions often takes specialized skill and experience.
- ◆ Mold generates a number of mold byproducts. Particles include the mold organism, spores and fragments. Chemical byproducts include enzymes, mycotoxins and gasses. Many of these byproducts can affect susceptible people in a variety of ways, and from a health point of view it often makes no difference if the mold is dead or alive.
- ◆ Mold spores are present on the surfaces and in the cracks and pores of building materials as they are incorporated into new construction, no matter where in the world a new home is being built. While it is true that molds usually do not propagate if removed from a source of moisture, nevertheless they can remain in a dormant state for years waiting for the right conditions to spring into life and fill the atmosphere both inside and outside of a building with their progeny.
- ◆ Some molds give off toxic gases as an offensive "weapon". These toxic gases aid them in killing competing molds and expanding their "territory". These same gases can be dangerous to humans as well.
- ◆ Human reaction to, and the possible effects of, exposure to specific molds and other fungi can vary widely, *even between members of the same family exposed to the same conditions.*
- ◆ Many experts consider all molds to be potential allergens and irritants, including some toxins. Health concerns from exposure to mold in humans varies with each individual and can range from simple allergy symptoms to asthma, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, blurry vision, sore throat, dry cough, aches and pains, fever, skin irritation, bleeding of the lungs, headaches, and memory loss.

- ◆ Searching for environmental hazards of *any* kind, including molds and/or mildew is not a part of this home inspection, or *any* standard home inspection and report. (See your Property Inspection Contract)
- ◆ Many times, mold infestations occur inside wall cavities or in an underbuilding space or attic where they cannot be seen without the destructive disassembly of the building, an activity specifically prohibited by all nationally recognized Standards of Practice governing the Home Inspection profession. Remember, also, that *you* as the Client would be financially responsible for the repair of any damage resulting from any invasive methods used to find hidden mold growth in a building that you do not yet own!
- ◆ Unfortunately, there have been many documented cases of significant and harmful mold growths that were totally concealed and which left absolutely *no* outwardly visible symptoms of their presence.
- ◆ During your inspection, if we did come across conditions that, in our opinion, could cause or suggest the presence of these organisms, we have made every effort to note them in the report.
- ◆ **No matter whether or not we have mentioned any visible evidence or even suspicious symptoms in your report, and whether or not you or any member of your family have been known to have ever had an adverse reaction to possible mold exposure, or if you are concerned at all about these organisms being present in this home, we strongly recommend that you engage the services of a qualified expert that specializes in the identification of these organisms and follow their recommendations.**

Furnishings and Storage Limited Our Access

The presence of furnishings, personal items and decorations necessarily limited our view, and thus, the scope of the inspection. For instance, the placement of furniture prevented access to every electrical receptacle. We recommend that the purchaser conduct a thorough pre-closing walkthrough inspection immediately before the close of escrow at which time the dwelling will, hopefully, be empty. Instructions and a checklist for conducting this pre-closing walkthrough have been supplied with this Report.

Valuable Advice for Our Clients

Environmental Topics Can be Found in California Guide

For additional information concerning environmental topics, we suggest obtaining a copy of the State of California publication, "Environmental Hazards: Guide for Homeowners and Buyers", available from your real estate professional.

Additional Notes for Condominium Owners

The Common Areas Were Not Inspected

Areas usually considered "common-areas," including the foundation, crawlspace, roof, attic, and exterior of the building were excluded from this report at the request of the client or the client's agent, unless specifically noted in the report.

Check The Condominium Association Reserve Study

Funds for maintenance or replacement should be on hand in the accounts of the Homeowner's Association based on the annualized costs of each common area item. Information in this regard is contained in a "reserve study" which should be available from the Homeowner's Association.

The Fire Resistance of The Common Walls Was Not Evaluated

Confirmation of the adequacy of the existing fire separation walls between the units is beyond the scope of a home inspection and is not addressed in this report. The original plans and specifications for the building might be available for review, and/or the homeowner's association could be consulted to determine if adequate firewalls are in place.

Plumbing System

DESCRIPTIVE INFORMATION

| | |
|-----------------------------------|---|
| Domestic Water Source: | • Municipal/Community supply |
| Main Supply Line Material: | • Copper, where visible |
| Supply Piping Material: | • Copper, where visible |
| Water Pressure: | • At the mid-range of normal |
| Waste Disposal: | • Municipal/Community collection system |
| D,W,V Pipe Material: | • ABS Plastic |

OBSERVATIONS & RECOMMENDATIONS

Water Shut Off Valve Condition

The main water supply shut-off valve was located, but testing the operation of this valve is not within the scope of a home inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

Main Water Supply Piping

No surface corrosion or leakage was visible at the exposed and accessible portions of the main water supply piping.

Interior Water Supply Piping

The visible portions of the exposed and accessible supply piping generally were in acceptable condition.

Some of the interior supply and/or waste piping may be installed below the concrete foundation slab, rendering it inaccessible for inspection. No adverse conditions were observed, however we recommend periodic inspection and leak testing. Symptoms of leakage may not be visible, but may include high water or gas bills, warm spots in the floor, or a 'running water' noise when all visible water fixtures are turned off.

Water Pressure

Functional flow of water at the fixtures was judged to be adequate. Several fixtures were operated simultaneously. Minor changes in flow, when other fixtures are turned on or turned off, are considered normal.

Sewer Cleanout Locations

A cleanout for the dwelling sewer system was located under the kitchen sink.

Drain & Waste Lines

The visible drain & waste piping was in acceptable condition.

Vent Lines

The visible portions of the vent piping for the dwelling were in acceptable condition.

Gas Piping

The gas piping was in acceptable condition. No evidence of leakage was detected at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure would be considered beyond the scope of a home inspection.

Gas Meter Installation

A meter wrench could not be located in the vicinity of the gas meter as recommended in areas subject to seismic activity. A proper wrench should be chained to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.

Gas Meter Seismic Valve

The meter was not equipped with an automatic seismic shutoff valve. As an upgrade, we recommend contacting a plumbing contractor or a technician familiar with these valves to install a seismic shutoff valve to help prevent gas leakage in the event of an earthquake.

General Comments About The Plumbing System

The plumbing system was generally in acceptable condition, with only a few instances of needed repair or correction observed. See notes above, or in other sections of this report, for specific comments. A competent, licensed plumber should examine those portions of the system specified as deficient in this Report, and repair, augment or modify them to insure that the entire system is safe and dependable.

Because of the possibility that operating angle stops that have not been exercised for some time may cause them to leak, home inspectors do not operate them during a standard home inspection. We recommend that before anyone operates angle stops that have not been operated within the past six months, adequate preparations be made to deal with water leaks of any magnitude.

Water Heater

DESCRIPTIVE INFORMATION

| | |
|------------------------------------|--|
| Water Heater Location: | <ul style="list-style-type: none">• In a closet off the hallway |
| Energy Source: | <ul style="list-style-type: none">• Natural Gas |
| Storage Capacity: | <ul style="list-style-type: none">• 40 Gallons |
| Water Heater Age: | <ul style="list-style-type: none">• 14 years, from Serial Number |
| Water Heater Configuration: | <ul style="list-style-type: none">• Free standing tank |
| Vessel Insulation: | <ul style="list-style-type: none">• Manufactured with insulation |

OBSERVATIONS & RECOMMENDATIONS

Water Connections

One of the water heater supply hoses was kinked. This can reduce fixture water flow and eventually lead to leakage. The kinked hose should be repaired or replaced.

This item will be found in the Client Advisory.

Seismic Restraint For The Water Heater

The water heater strap system does not meet the California Division of the State Architect's published standards, with which all gas fired water heater installations in the state must comply when dwellings are sold or transferred. These standards require at least two restraints on every tank provided by either approved metal strap or electrical conduit. According to these standards, the upper strap shall be located 9" down from the top and the lower strap approximately 4" above the gas control valve. We recommend installation of proper restraint in accordance with current industry standards, local trade practice and the requirements stated above.

This item will be found in the Client Advisory.

Temperature and Pressure Relief Valve

The installation of the temperature and pressure relief valve for the water heater included a discharge pipe smaller than the opening of the valve, a condition that could prove to be dangerous. A discharge pipe conforming to the relief valve manufacturer's specifications and local requirements should be installed so as to exit at an approved location. For safety, the temperature and pressure relief valve discharge pipe should be a rigid copper or steel pipe, not threaded on the outlet end, of the same diameter as the outlet port of the valve.

This item will be found in the Client Advisory.

Water Heater Gas Supply

The gas supply piping included a 90-degree shutoff valve in the vicinity of the heater for service personnel and emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and generally trouble free.

The gas connector was an approved flexible type in acceptable condition.

No "drip leg" was located at the water heater gas piping. The function of a drip leg is to collect condensation and debris that might otherwise make its way through the piping and into sensitive gas control equipment, possibly causing malfunction. A "drip leg" should be added to the gas piping just after of the flex connector.

Water Heater Combustion Air Supply

Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation.

The combustion air supply for the water heater was adequate.

Water Heater Ignition System

The pilot light was controlled by a thermocouple, which ensures that the pilot gas valve will close, if the pilot light is extinguished. This system was in acceptable condition.

The Water Heater Venting System

The water heater vent was properly installed and was in acceptable condition.

General Comments About The Water Heater

The water heater was generally in acceptable condition, with the item(s) of needed repair or correction mentioned above. A competent, licensed plumber should examine those portions of the installation specified as deficient in this Report and repair, or modify them to insure that the entire installation is safe and dependable.

Electrical System

DESCRIPTIVE INFORMATION

| | |
|----------------------------------|--|
| Service Entry Type: | • Underground lateral |
| Service Voltage Supplied: | • 120-240 |
| System Amperage Capacity: | • 100 |
| Based Upon: | • The rated capacity of the main circuit breaker |
| System Grounding Source: | • Water supply piping |
| Circuit Protection: | • Circuit breakers |
| Conductor Material: | • A combination of copper and aluminum |
| Wiring Type: | • Non-metallic sheathed cable (“Romex”) |

OBSERVATIONS & RECOMMENDATIONS

Electrical Service Lateral – The Underground Electrical Supply

The visible portions of the service lateral were in acceptable condition.

Electrical Service Capacity – How Much Power Can We Draw?

The service capacity was normal for a dwelling of this size and age, and was adequate for the existing demand and small additional loads.

The Main Distribution Panel

The main distribution panel was in acceptable condition with circuitry generally installed and protected in an acceptable manner.

Service Grounding

Some of the visible elements of the grounding system are the older, original system components. Upgrading to present standards, especially for receptacles serving sensitive electronic equipment, should be considered.

Subpanel

An additional Distribution Panel, or subpanel, was located in the garage.

Inspected circuitry in this subpanel was in acceptable condition.

Circuits in the subpanel were labeled. The accuracy of the labeling was not verified. When the opportunity arises, we recommend verifying the accuracy of the labeling by actually operating the breakers.

Branch Circuitry

Accessible branch circuitry was examined and was in acceptable condition, with exceptions noted.

Improper wiring techniques and methods were observed in the garage and in the laundry area. Improperly installed wiring should be removed and replaced with new wiring installed in conformance with standard trade practices by a competent, licensed electrician.

This item will be found in the Client Advisory.

Electrical Conductor Material – The “Wire”

The conductor material in the 120 volt circuits was copper. The 240 volt circuits rated above 30 Amps were installed utilizing aluminum conductors. The use of stranded aluminum conductors in sizes #8 and larger is still standard accepted trade practice in residential electrical systems.

Observation of a random sampling of accessible aluminum connections confirmed that they were in acceptable condition and installed in conformance with the standard trade practices, but no anti-oxidant coating was used where connections were made.

Receptacles; Overall

Based upon the inspection of a representative number, the receptacles were generally properly grounded and in acceptable condition, with exceptions noted.

The energized spring contacts whose function it is to grip the blades of an inserted plug and transfer electricity to the cord-attached appliance were excessively worn and would not adequately grip the blades of our tester in several receptacles. This was a condition which could be potentially hazardous. We recommend further investigation and replacement, as appropriate, by a competent, licensed electrician.

A receptacle cover in the master bedroom did not fit properly, resulting in gaps and creating a potential shock hazard. We recommend replacement with a properly sized cover.

This item will be found in the Client Advisory.

Ground Fault Circuit Protection

GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to help prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists. GFCI protection is inexpensive and can provide a substantially increased margin of safety.

No GFCI (Ground Fault circuit Interrupter) protection was installed.

We recommend upgrading of unprotected receptacles where GFCI protection is presently required. The work should be done by a competent, licensed electrician in compliance with local trade practice and current industry standards.

Switches; Overall

A representative number of switches were operated and were in acceptable condition.

Lights: Overall

The light fixtures in this dwelling were generally operational and in acceptable condition, with exceptions noted.

Testing of motion-sensing lighting fixtures and switches is beyond the scope of this inspection. We recommend testing at night, when the light(s) should be active.

The light fixture in the middle bedroom was loose. The fixture should be resecured or replaced.

This item will be found in the Client Advisory.

General Comments On The Electrical System

The electrical system was generally in acceptable condition, with only a few instances of needed repair or correction observed. See notes above for specific comments. A competent, licensed electrician should examine those portions of the system specified as deficient in this Report, and repair, augment or modify them to insure that the entire system is safe and dependable.

Review of any low voltage electrical devices and their associated wiring, including, telephone, TV antenna, stereo systems, fire and burglar alarm, intercom, yard lighting, landscape water (sprinkler) timers or other water features, is not within the scope of a home inspection. We recommend consultation with the appropriate service technician for full evaluation of the operating condition of these devices. Loose low voltage wiring is not normally considered a safety hazard, but is subject to damage during routine maintenance, inspections and repairs. We exercise great care not to disturb loose wiring during our inspections. As an upgrade, securing all loose wiring to framing will minimize future problems.

Heating Systems

DESCRIPTIVE INFORMATION

| | |
|-------------------------------|---|
| Wall Heater Locations: | • In the living room and in the hallway |
| Heating Fuel: | • Natural Gas for each unit |
| BTU Input Ratings: | • Not identified for the hallway unit • 25,000 for the living room unit |
| Heating Plant Ages: | • Estimated age was 28 years for the hallway unit • Age from Data Plate 28 years for the living room unit |

OBSERVATIONS & RECOMMENDATIONS

Wall Heaters

Wall heaters operate by heating a stream of air moving through the unit by “gravity” or convection. There usually is no blower. Important elements include the heat exchanger, exhaust venting, controls, and clearances from combustible materials.

One or more wall heaters provided heat in this dwelling. The interior doors should be kept open to facilitate heat distribution.

Most of the interior and exterior of the heat exchangers was not accessible for inspection. However, based on limited visual observations, including the flame characteristics during operation, and other indicators, it was our opinion that the heat exchangers were in acceptable condition.

Fuel Supply

The gas supply piping installations included a 90-degree shutoff valve in the vicinity of each heating plant for service personnel and emergency use. These valves were not operated, but this age and style of valve is normally found to be operable by hand and generally trouble free.

The gas connectors were flexible brass. Flexible brass connectors are no longer acceptable for use in a natural gas supply. As an upgrade, and for increased safety, connectors meeting present standards could be installed. A competent, licensed plumber could replace the present inappropriate gas connectors with approved connectors, in accordance with accepted trade practice.

Combustion Air

Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside, only. The combustion air supply for each furnace was adequate.

Ignition and Controls

The standing pilots were controlled by thermocouples, which ensured that the pilot gas valves would close if the pilot light was extinguished. These systems were in acceptable condition.

Exhaust Venting System

The heating system vent systems were not visible and were not inspected.

System Controls

Activation of the user controls on the thermostat caused the unit to respond.

This was a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all of the functions of this thermostat.

General Comments About The Heating System

The heating systems were near the end of their expected service lives. Although they responded to normal operating controls, the need for replacement should be expected within the next few years.

Energy Conservation Features

All of the glass in the doors in this dwelling was double-pane or insulated glass.

All of the windows in this dwelling were glazed with double-pane or insulated glass units.

The thermostat in this dwelling was a programmable set-back type device.

Attic Insulation Conditions

The attic insulation was not visible, thus it could not be inspected.

Wall Insulation Conditions

No insulation was apparent in representative samples of exterior walls. Upgrading with the installation of blown-in insulation in the wall cavities should be considered.

Floor Insulation Conditions

It is likely that there was no insulation installed below the foundation slab in this home. This is a common condition in houses built on slab foundations.

Interior Components

DESCRIPTIVE INFORMATION

- Number of Bedrooms:** • Three
Number of Bathrooms: • Two
Window Glazing: • Double pane (“Insulated”)
Wall Finish: • Gypsum wallboard, commonly called “Drywall”
Ceiling Finishes: • A combination of gypsum wallboard, commonly called “Drywall”, and sprayed acoustic texture
Floor Coverings: • Floor Tile • Wood • Laminate flooring

OBSERVATIONS & RECOMMENDATIONS

Floors

The floors had a good appearance and were in acceptable condition, with exceptions noted below.

Cosmetic floor blemishes, which can be eliminated in the course of routine maintenance, were evident in several locations within the dwelling.

Sections of the wood flooring were worn in several locations within the dwelling. We recommend refinishing of all worn or deteriorated floors to protect the wood and for a better appearance.

Interior Walls

The interior walls were generally in acceptable condition.

Ceilings

The ceilings were generally in acceptable condition.

Doors

The doors were properly installed and in acceptable condition, with exceptions noted below.

The rear garage door appeared to be intended for interior use, but this door was fairly well protected and in acceptable condition. Keeping the exterior face of the door well sealed will prolong its service life. Upgrading to an exterior-rated door would provide greater security and better weather resistance.

Windows

All of the windows were functional and in acceptable condition.

While we thoroughly inspect all accessible double pane window and door glass for evidence of failed double pane window seals (fogged lenses) we can not warrant that our inspection identified *all* failed double pane window seals in the home. The symptoms of some failed thermal seals may be visible under certain weather conditions but probably will not be visible under others. Since, during this inspection we could not possibly have experienced all possible weather conditions, we may not have been able to detect *all* failed thermal seals.

Some or all of the windows on this dwelling were “retrofit” double-glazed windows. This type of window relies on a caulking or stucco seal at the edge to prevent water from entering the wall cavity. We recommend monitoring the condition of this seal frequently and resealing the edges when appropriate.

The Fireplace

Components shared by most types of fireplaces include the interior, exterior and a fire burning area. Individual fireplaces may have a foundation, flue, firebox, mantel, hearth, and damper, smoke shelf, lintel, cap, wash, gas log and/or gas log lighter. Accessible fireplace components are visually inspected for signs of significant malfunction, excessive or unusual wear and general state of repair. However, portions of a standard fireplace configuration are always, by their nature and location, inaccessible for a home inspection.

The fireplace was not operated during the inspection (lighting fires is not a recognized part of a standard home inspection). However, it appeared to be capable of functioning as designed and intended. Thus, it was judged to be in acceptable condition, with exceptions noted.

There were gaps in the fireplace walls creating a fire hazard. We recommend consulting a licensed fireplace contractor for further evaluation and repair as necessary.

This item will be found in the Client Advisory.

Carbon Monoxide Detectors

The existing carbon monoxide detector(s) were in operating condition.

We strongly recommend monthly testing of all carbon monoxide detectors, replacing batteries according to the manufacturer's recommendations, and replacing the detectors themselves according to the manufacturer's replacement recommendations (usually every 5 to 7 years), or immediately if the detectors are not known to be within their recommended age range.

Smoke Detectors

Three smoke detectors were appropriately located and were in operating condition.

Smoke detectors were not located inside one or more bedrooms as required by current industry standards. We recommend installation of smoke detectors in all sleeping rooms.

This item will be found in the Client Advisory.

We strongly recommend monthly testing of all Smoke Detectors, replacing batteries according to the manufacturer's recommendations, and replacing the detectors themselves according to the manufacturer's replacement recommendations (usually every 5 to 7 years), or immediately if the detectors are not known to be within their recommended age range.

Master Bedroom Bath

Washbasin

The washbasin was properly installed. When operated, it was fully functional and in acceptable condition.

Shower and Shower Surround

The shower walls were functioning as intended and were in acceptable condition.

Glass Shower Enclosure

The glass shower enclosure was safety labeled and was in acceptable condition.

Toilet

The toilet was made of vitreous china, with a porcelain finish. The toilet was flushed and functioned properly. Inspection of the retrofit bidet-style fixture is beyond the scope of this inspection.

Bathroom Ventilation

A ceiling vent fan provided ventilation for this bathroom. The fan was operated and was in acceptable condition.

Cabinets & Countertops

Personal belongings in the cabinet(s) limited access for inspection. We recommend examining the interior of the cabinet(s) when full access is available.

General Comments On This Area

The finished surfaces, hardware, windows, and doors associated with this area were found to be generally in acceptable condition at the time of the inspection.

Hall Bath

Washbasin

When operated, the washbasin was fully functional and in acceptable condition, with exceptions noted.

The drain stop for the washbasin in the hall bath was defective. The defective drain stop should be repaired to restore full function to the washbasin.

This item will be found in the Client Advisory.

Bathtub

The bathtub was in acceptable condition, except as noted.

The drain stop for the tub in the hall bath was not operational. The drain stop for the bathtub should be repaired or replaced.

This item will be found in the Client Advisory.

The surface of the bathtub and/or tub walls was chipped or cracked. The flaw(s) were cosmetic and did not affect the performance of the tub, but we recommend monitoring the area for signs of water penetration, and repair if necessary.

Shower and Shower Surround

The shower walls were functioning as intended and were in acceptable condition.

Glass Shower Enclosure

The glass shower enclosure was safety labeled and was in acceptable condition.

Toilet

The toilet was made of vitreous china, with a porcelain finish. The toilet was flushed and functioned properly with exceptions noted below.

The fill valve in the toilet in the left hall bath was noisy and/or abnormally slow filling. The toilet should be adjusted or repaired as necessary for proper operation.

Water Supplies, Faucets and Drains

The showerhead was leaking in the hall bath. The leak may put water behind finished surfaces or outside the tub. All leaks from the showerhead that might put water behind finished surfaces should be repaired.

This item will be found in the Client Advisory.

Bathroom Ventilation

A ceiling vent fan provided ventilation for this bathroom. The fan was operated and was in acceptable condition.

General Comments On This Area

Features associated with this area were in need of repair as noted above.

Laundry Area

Clothes Washer and Dryer

The utility connections for both the clothes washer and clothes dryer were properly installed and in acceptable condition. However, these appliances were not tested, as testing these appliances was not within the scope of the inspection.

240-volt electricity was the only heat source provided for a dryer installed in this location.

The receptacle intended to supply 240-volt electricity for the clothes dryer was an older configuration 3-prong type. **The Client should be aware** that all clothes dryers manufactured since the year 2003 have been equipped with 4-wire cords terminated in a modern 4-prong connector. This means that when appliance companies eventually stop offering the old-style plugs as an option on new appliances, **the present receptacle will have to be replaced with a new 4-prong device before a newer clothes dryer can be operated in this location. Upgrading to current standards is recommended as the 4-wire plug will provide a higher level of electrical safety.**

Because this laundry area was located in a finished area, serious consideration should be given to installation of a drained catch pan under the washing machine. This could be an upgrade and preventive measure, to avoid leakage into the flooring and damage to surrounding areas in the event of a leak or overflow.

Dryer Vent

The concealed sections of the dryer vent system were not accessible for inspection and are not included in this report.

Laundry Room Ventilation

There was no ventilation fan to serve the laundry area, however industry standards at the time this dwelling was built probably did not require that one be installed. Installation of a vent fan would be optional, although convenient.

General Comments On This Area

The finished surfaces, hardware, windows, and doors associated with this area were found to be generally in acceptable condition at the time of the inspection.

Kitchen

The heat source used for cooking was natural gas.

The Sink

When the sink was operated, it was fully functional and in acceptable condition.

The Dishwasher Drain Separation

The dishwasher drain lacked an adequate mechanical separation, as required by present standards and necessary to prevent mixture of supply and wastewater. An approved standpipe, high loop or air-gap device should be installed.

This item will be found in the Client Advisory.

Cabinets & Countertops

The countertop showed typical wear and tear, normal for this heavily used component. We considered any flaws cosmetic in nature with no action indicated.

Personal belongings in the cabinet(s) limited access for inspection. We recommend examining the interior of the cabinet(s) when full access is available.

Appliances in General

All standard appliances were tested using normal operating controls and were found to be in satisfactory working condition, with the following exception(s). Non-standard or non built-in appliances such as refrigerators, coffee makers, warming trays, wine storage units, food processors etc. are not included in this inspection report.

Ascertaining the accuracy and function of clocks, timers, temperature controls and the self-cleaning function of ovens are all beyond the scope of a home inspection and would best be done by a competent appliance repair technician.

Range

The range was not securely attached to the floor to help prevent tip-over should a child climb on the open door. It should be attached according to the manufacturer's installation instructions.

This item will be found in the Client Advisory.

Dishwasher

The dishwasher was full and this prevented testing of this appliance. We recommend testing when the items have been removed.

Kitchen Exhaust

A range hood installed over the cooking surface and venting to the exterior, provided kitchen exhaust. The system was functioning as intended and was in satisfactory condition, with the following exception(s).

The kitchen exhaust vent pipe had no cover. We recommend that a cover be installed to keep combustible materials away from the pipe and to protect any electrical wiring which may be inside the enclosure.

This item will be found in the Client Advisory.

General Comments On This Area

Features associated with this area were in need of repair as noted above.

Garage

Garage Structure

The garage framing was not visible. The area around the garage door opening is generally the most vulnerable to movement, but no adverse conditions were noted.

A storage loft has been added to the garage. The loft does not appear to be strong enough to support heavy loads. The loft should be removed or if not, care should be taken not to overload the loft.

Garage Floor

Portions of the floor slab were covered by flooring and/or stored materials and could not be inspected. The visible portions of the floor were in acceptable condition.

Garage Ceiling & Walls

The ceiling of the garage was noticeably water stained. However we believe that the stains were historic and were not evidence of any current leakage. Nevertheless, we recommend continued monitoring of the stains, and if moisture were found, we would recommend further investigation followed by repair as necessary.

Garage Vehicle Doors

The garage door was damaged, exposing it to accelerated weathering and affecting its performance. The damaged door should be repaired, or a replacement door should be installed in conformance with standard trade practices.

This item will be found in the Client Advisory.

Garage Door Openers

The garage door opener was fully functional including the automatic stop and reverse, which functioned both when meeting resistance and when the floor beam was interrupted.

Fire Separation between the House and the Garage

All of the walls separating the garage from the living quarters in this dwelling were not visible, however those portions which were visible appeared to be of fire-resistive construction.

Garage Ventilation

The ventilation in the garage was inadequate by commonly accepted standards. Upgrading the ventilation would be optional but should be considered.

General Comments On This Area

Features associated with this area were in need of repair as noted above.

Some parts of the garage were inaccessible because of the presence of stored materials, and could not be inspected. When access becomes available, the inaccessible areas should be carefully inspected.

Attic

Attic Access Entry Information

The low slope roof design of portions of this building did not provide any accessible attic or roof space. The roof structure and related components could not be inspected.

Portion of the building had a space between the ceiling and the roof, but no access opening. For future maintenance and inspection, we suggest installation of an access.

Common Area Repair Advisory

Although the areas normally considered common areas (the exterior, roof, attic, crawlspace and grounds) are not included in this report, there were obvious symptoms of wood destroying pest and/or organism activity in the eaves at the left front corner. We recommend consultation with a licensed pest control operator.

This item will be found in the Client Advisory.

General Comments About the Interior

In addition to any specific rooms noted, we inspected all rooms generally considered to be habitable space. These usually include the living room, dining room, family room, den, bedrooms, utility room, etc., in addition to the kitchen, bathroom, laundry area and garage, as applicable.

The interior surfaces, hardware, fixtures, doors and windows were properly installed and generally in acceptable condition with exceptions noted.