



**Prepared For:** Eric Flanagan

**Property Address:** 15500 Bodega Hwy  
Mountain View, CA 94922

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**Services Included in this Report:**

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Extended Home Inspection

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## NOT A WARRANTY

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## EXPLANATION OF TERMS

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

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

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

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

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

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

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

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



# WIN Home Inspection Extended Home Inspection

This report contains confidential information and is supplied  
solely for use by the client(s) of:

RPA2, LLC dba WIN Home Inspection Santa Rosa  
1275 Fourth St. #232  
Santa Rosa, CA 95404

(707) 526-6300 www.winhomeinspectionsantarosa.com

**Work Order Number:** 10004145      **Service date:** 08/17/2017      **Time:** 10:00 AM

**Site Address:**  
15500 Bodega Hwy  
Mountain View, CA 94922

<p><b>Site Information:</b></p> <p>Occupied: Yes  Structure: SF wood frame  Foundation: Poured concrete  Weather: Cloudy  Temp: 60  Approx. Year Built: Unknown  Bedrooms: 3      Bathrooms: 4      Floors: 2</p>	<p><b>Client:</b></p> <p>Name: Eric Flanagan  Address:  C/S/Z: CA  Work Ph:  Home Ph:  Mobile Ph:  Other Ph:  Email:</p>
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<p><b>Selling/Buyers Agent:</b></p> <p>Name:  Company:  Phone:      Ext.  Email:</p>	<p><b>Listing Agent/Other:</b></p> <p>Name: Mark Stevens  Company: Sotheby's  Phone: (707) 695-2055      Ext.  Email: mstevens47@gmail.com</p>
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**Inspector:** Dan McPhee  
**License/certification:** FCA1102160      RPA2, LLC  
**Email:** dmcphée@wini.com      dba WIN Home Inspection Santa Rosa

**Notes:**

# Summary Section

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

The main entry door is considered to face: East

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

Maintenance - loose fixture

The faucet for the instant hot was loose. Contact a plumber to tighten the faucet.

## 2. Living Room / Main Hall - Interior Stairway(s):

Attention

**See Figure 1**

For child safety, new building code requires that guardrails be constructed so that a four-inch ball will not pass through the railing. Consideration should be given to modifying the guardrail at the stairway as a preventive safety measure.

## 3. Fire Place/Wood Stove - Flue Dampers:

Attention

The dampers in gas fireplaces should be bolted open for safety considerations. These dampers do not meet these standards. Consult a chimney professional for repair.

## 4. Heating System - Filter Condition:

Maintenance

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

## 5. Attached Garage - Door(s), Garage - Building:

Maintenance - self closing

The inspector noted a door leading to the garage which does not have a self closing mechanism or the mechanism is not working to insure separation between the living space and the garage. Installation and/or repair of a spring loaded hinge is recommended for safety reasons.

## 6. Structure Perimeter Exterior - Vent Screens:

Attention

**See Figure 2**

We noted damaged vent screens at the vents for the crawl space. Consult a tradesperson for further evaluation and repair.

## 7. Structure Perimeter Exterior - Vegetation Clear from Structure:

No

**See Figure 3**

There is vegetation growing up against the exterior surface material. All vegetation should be trimmed at least 6-12 inches away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material.

## 8. Patios/Decking/Porches - Railings:

Attention

**See Figure 4**

Consideration should be given for installing a railing at the landing off of the garage for safety.

## 9. Utility Services - Carbon Monoxide:

Not Tested

We did not locate a carbon monoxide detector in the building. This building has fossil fuel and/or solid fuel burning systems that have the potential to generate carbon monoxide. Carbon Monoxide is a colorless, odorless gas that can cause serious injury or death. We recommend installing a carbon monoxide (CO) detector(s) for safety considerations.

## 10. Roof - Moss/Mildew:

Attention

**See Figure 5**

It is suggested that any moss or fungi growth on a roof be removed. The roof should be treated to prevent regrowth.

## 11. Roof - Gutters / Down Spouts:

Maintenance - Debris build up

**See Figure 6**

There is debris build up in the gutters that should be removed. Debris can clog the gutters, down spouts, and/or drain system if not cleaned out. Cleaning the gutters on an annual basis is recommended for proper care.

## 12. Raised Foundation - Insulation:

Batten Insulation

**See Figure 7**

There are fiberglass insulation battens in the crawl space area that have fallen. We recommend re-installing them.

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

## Extended Home Inspection

Figure 1



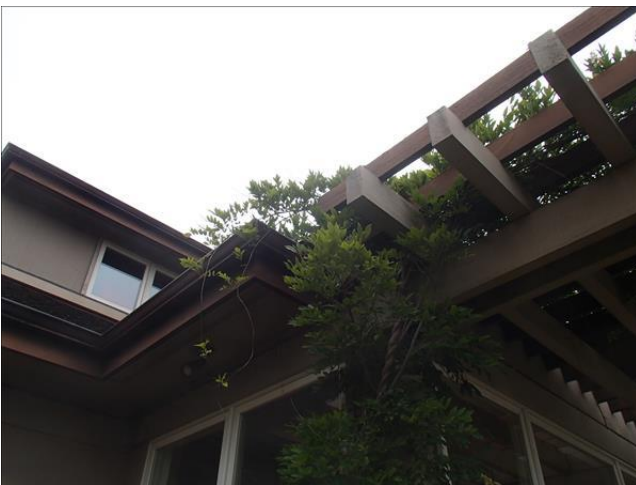
Living Room / Main Hall  
Interior Stairway(s)  
Attention

Figure 2



Structure Perimeter Exterior  
Vent Screens  
Attention

Figure 3



Structure Perimeter Exterior  
Vegetation Clear from Structure  
No

Figure 4



Patios/Decking/Porches  
Railings  
Attention



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

## Extended Home Inspection

Figure 5



Roof  
Moss/Mildew  
Attention

Figure 6



Roof  
Gutters / Down Spouts  
Maintenance - Debris build up

Figure 7



Raised Foundation  
Insulation  
Batten Insulation

# Full Report

The main entry door is considered to face: East

**Kitchen(s)**

**1. Floor Cover Material:**

Satisfactory

**2. Under Sink Inspection:**

Satisfactory

**3. Ceiling/Walls/Doors:**

Satisfactory

**4. Sink/Faucet Leak:**

Maintenance - loose fixture

*The faucet for the instant hot was loose. Contact a plumber to tighten the faucet.*

**5. Drains Appear Clear:**

Yes

**6. Stove Exhaust Fan:**

Functional

**7. Stove Exhaust Filter:**

Functional

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

**8. Kitchen Windows:**

Satisfactory

**9. Water For Refrigerator:**

Unknown

**10. Stove/Cook Top:**

Gas

**11. Cook top, Burners/Elements:**

Functional

**12. Controls:**

Functional

**13. Built-in Microwave Operational:**

Yes

**14. Built-in Microwave Door Appearance:**

Functional

**15. Oven:**

Electric

**16. Oven Operational:**

Yes

**17. Oven Appearance/Condition:**

Functional

**18. Counter Tops:**

Satisfactory

**19. Garbage Disposal:**

Functional

**20. Lighting:**

Functional

**21. Woodwork Finishes:**

Satisfactory

**22. Drawers/Doors:**

Functional

**23. Dishwasher:**

Functional

The dishwasher appears to be working. An on/off check of the dishwasher was performed to determine if it is operational. A full cycle check is often not possible in the time of this inspection; therefore, we cannot comment on the full extent of its functions or its ability to clean.

**24. Trash Compactor:**

Yes

There is a trash compactor. Evaluation of the operation was not performed.

**Main Entry Door**

**1. Correct Application:**

Yes

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

**2. Door Fit:**

Functional

**3. Weather Strip:**

Functional

**4. Finish:**

Functional

**5. Dead Bolts:**

Yes

**6. Security/Caller Visibility:**

Yes

**7. Storm/Screen/Doors:**

None

**8. Door Chime:**

Functional

**9. Intercom:**

Yes

There is an intercom communication system for entry to the structure. This system should provide an added element of security and safety. Verification of the systems operation is not within the scope of this inspection.

**10. Lighting:**

Satisfactory

**Living Room / Main Hall**

**1. Floor:**

Satisfactory

**2. Window(s):**

Satisfactory

**3. Ceiling/Walls/Doors:**

Satisfactory

**4. Doors/Closet Doors:**

Satisfactory

**5. Interior Stairway(s):**

Attention

**See Figure 1**

*For child safety, new building code requires that guardrails be constructed so that a four-inch ball will not pass through the railing. Consideration should be given to modifying the guardrail at the stairway as a preventive safety measure.*

**Fire Place/Wood Stove**

**1. Solid Fuel/Gas Logs/Gas Appliance:**

Satisfactory

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

**2. Exterior Chimney(s) Condition:**

Satisfactory

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

**3. Flue Dampers:**

Attention

*The dampers in gas fireplaces should be bolted open for safety considerations. These dampers do not meet these standards. Consult a chimney professional for repair.*

**4. Flue Condition:**

Not visible

**5. Rain Cap/Spark Arrestor:**

Satisfactory

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

**6. Location:**

Living Room  
Family Room

**Other Room(s)**

**1. Location/Type:**

Dining room

**2. Floors:**

Satisfactory

**3. Ceiling/Walls/Doors:**

Satisfactory

**4. Window(s):**

Satisfactory

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

Satisfactory

**Other Room(s)**

**1. Location/Type:**

Family

**2. Floors:**

Satisfactory

**3. Ceiling/Walls/Doors:**

Satisfactory

**4. Window(s):**

Satisfactory

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

Satisfactory

**Other Room(s)**

**1. Location/Type:**

Sun room

**2. Floors:**

Satisfactory

**3. Ceiling/Walls/Doors:**

Satisfactory

**4. Window(s):**

Satisfactory

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

Satisfactory

**Other Room(s)**

**1. Location/Type:**

Den/library

**2. Floors:**

Satisfactory

**3. Ceiling/Walls/Doors:**

Satisfactory

**4. Window(s):**

Satisfactory

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

Satisfactory

**Other Room(s)**

**1. Location/Type:**

Other

Billiards

**2. Floors:**

Satisfactory

**3. Ceiling/Walls/Doors:**

Satisfactory

**4. Window(s):**

Satisfactory

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

Satisfactory

**Other Ext. Entry Doors**

**1. Locations:**

Living room

Family Room

Bedroom

Dining Room

Laundry

Other

**2. Correct Applications:**

Yes

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

**3. Finishes:**

Satisfactory

**4. Door Fit:**

Functional

**5. Weather Stripping:**

Functional

**6. Storm/Screen Door(s):**

None

**7. Locks:**

Functional

**Bathroom(s)/Washroom(s)**

**1. Location(s):**

Master

North Upper

South Upper

**2. Floor Cover:**

Satisfactory

**3. Mildew Noted:**

No

**4. Basin(s)/Fixtures:**

Satisfactory

**5. Basin Drain:**

Functional

**6. Shower Fixtures:**

Functional

**7. Shower Head(s):**

Functional

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

**8. Shower/Tub Enclosure(s):**

Satisfactory

**9. Water Resist Cover Wall Cover:**

Satisfactory

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

**10. Caulking - Water Exposed Area:**

Satisfactory

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

**11. Tub(s):**

Functional



**12. Tub Fixtures:**

Functional

**13. Tub/Shower Drain(s):**

Functional

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

**14. Toilet(s):**

Functional

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

**15. Ventilation:**

Functional

**16. Heat:**

Functional

**17. Window(s):**

Satisfactory

**18. Medicine Cabinet/Vanity:**

Functional

**19. Ceiling/Walls/Doors:**

Functional

**1/2 Bathroom**

**1. Location(s):**

Main floor - hallway  
Laundry

**2. Floor Cover:**

Satisfactory

**3. Mildew Noted:**

No

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

Satisfactory

**5. Basin Drain:**

Functional

**6. Water Resist Cover Wall Cover:**

Satisfactory

**7. Caulking - Water Exposed Area:**

Satisfactory

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

### 8. Toilet(s):

Functional

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

### 9. Ventilation:

Functional

### 10. Heat:

Functional

### 11. Window(s):

Satisfactory

## Bed Room

### 1. Location(s):

All levels

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

Satisfactory

### 3. Ceiling/Walls/Doors:

Satisfactory

### 4. Window(s):

Satisfactory

### 5. Floor:

Satisfactory

## Attic

### 1. Access Location / Type:

Bedroom closet

### 2. Access:

Satisfactory

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

### 3. Ventilation:

Satisfactory

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

### 4. Insulation:

Fiberglass batts

### 5. Inaccessible Areas:

No

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

**6. Duct Work Piping:**

Satisfactory

**7. Attic Evaluated By:**

Head-Shoulder

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

**8. Roof Inspect from Underside:**

Yes

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

**9. Exposed Rafters/Sheathing:**

Yes

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

**10. Light Thru:**

No

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

**11. Framing condition:**

Functional

**Laundry Area**

**1. Location:**

Adjacent to kitchen

**2. Washer Hookup(s):**

Yes

**3. Dryer Hookup(s):**

Yes

**4. Gas Service:**

No

**5. Dryer Electrical Service 240V:**

Yes

**6. Drain(s):**

Not tested

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

**7. Laundry Basin:**

Functional

**8. Dryer Ventilation System:**

Not Verifiable

**9. Floor Condition:**

Satisfactory

**10. Lighting:**

Satisfactory

**11. Area Ventilation:**

None

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

**12. Shelving/Storage:**

Satisfactory

**Heating System**

**1. System Type(s)/Info:**

Electric heat pump

Electric Radiant

**2. Location(s):**

Attic

**3. Thermostat Locations:**

Hallway

**4. Energy Saving Unit:**

Yes

The heating system is controlled by an energy saving thermostat that should provide a higher degree of efficiency to the furnace.

**5. Thermostat Condition:**

Functional

**6. On/Off Check:**

Satisfactory

**7. Operation Noise:**

Satisfactory

**8. Filter Condition:**

Maintenance

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

**9. Electronic Filter System:**

No

**10. Vents/Flues:**

Satisfactory

**11. Ducts>Returns/Radiators:**

Satisfactory

**12. Thermostat Type:**

Electronic Programmable

**13. Non-Heated Area(s):**

None

**14. Service Notes/Filter Size:**

None visible

No service records were visible on the heating system unit(s) at the time of the inspection.

Recommendations are made to have the unit(s) serviced by a HVAC professional.

**Air Conditioning**

**1. Type of Units:**

Electric heat pump

**2. Location of Units:**

Exterior

**3. Systems Operation:**

Functional

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

**4. Service Records/Last Service:**

not visible

**5. Ambient Temperature at Time of Inspection:**

65° F

**6. Air Temperature at Outlet(s):**

52° F

**7. Energy Source:**

Electric 240 volts

**8. Condensing Coil Condition:**

Cleaning needed

**9. Power Disconnect Location:**

At or near the unit

**Water Heater**

**1. Location(s):**

Other

Attic

Garage

**2. Type:**

On demand

**3. Evidence of Leaks:**

No

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

**4. Evidence of Encrustation:**

No

**5. Safety Valve:**

Functional

There are temperature/pressure relief valves installed on the water heaters that lets water escape if the temperature or pressure is too high.

**6. Discharge Pipe:**

Functional

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

**7. Safety Tie Down(s):**

Satisfactory

**8. Insulation Blanket:**

N/A

**9. Insulation Rating(s):**

No visible rating

**10. Installation:**

Functional

**Attached Garage**

**1. Size:**

Three car

**2. Garage Door(s):**

Functional

**3. Automatic Opener(s):**

Functional

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

**4. Springs/Mount:**

Functional

**5. Safety Operation, Opener(s):**

Functional

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

**6. Door Seal:**

Functional

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

**7. Floor/Foundation:**

Satisfactory

**8. Heat:**

No

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

**9. Window(s):**

None

**10. Lighting:**

Functional

**11. Insulation:**

N/A

**12. Fire Wall/Ceiling Board:**

Satisfactory

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

**13. Door(s), Garage - Building:**

Maintenance - self closing

*The inspector noted a door leading to the garage which does not have a self closing mechanism or the mechanism is not working to insure separation between the living space and the garage. Installation and/or repair of a spring loaded hinge is recommended for safety reasons.*

**14. Cabinets/Shelving:**

Satisfactory

**15. Evidence of Moisture Penetration:**

No

**Structure Perimeter Exterior**

**1. Foundation Material(s):**

Concrete

**2. Vent Screens:**

Attention

**See Figure 2**

*We noted damaged vent screens at the vents for the crawl space. Consult a tradesperson for further evaluation and repair.*

**3. Vent Covers:**

N/A

**4. Visible Cracks:**

No

**5. Evidence of Separation over 1/4":**

No

The visual inspection of the exterior of the foundation did not reveal cracking in the foundation system with openings in excess of 1/4" in separation.

**6. Evidence of Movement:**

No

**7. Site Drainage:**

Satisfactory

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

**8. Evidence of Erosion:**

No

**9. Proper Earth-Wood Clearance:**

Yes

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

**10. Vegetation Clear from Structure:**

No

*There is vegetation growing up against the exterior surface material. All vegetation should be trimmed at least 6-12 inches away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material.*

**See Figure 3**

**11. Address Identification:**

Visible

**12. Mail Box:**

Functional

**13. Watering System:**

N/A

**14. Window Wells:**

N/A

**15. Retaining wall(s):**

None

**Exterior Structure**

**1. Flat Surface Material(s):**

Stucco

**2. Siding Condition:**

Functional

**3. Painted Surfaces:**

Satisfactory

**4. Glaze/Caulking Window Pane:**

Satisfactory

**5. Window Glass:**

Satisfactory

**6. Caulking Structure:**

Satisfactory

Touching up the structure caulking around the tops and sides of the window and door trim is often needed



in between paintings. The caulking keeps rain water from penetrating behind the siding material and causing premature deterioration of the material.

**7. Eave/Soffit Areas:**

Satisfactory

**8. Fascia Boards / Trim:**

Satisfactory

**9. Window Screens:**

Satisfactory

**10. Double Pane Seals/Insulating Windows:**

Satisfactory

At the time of the inspection the double pane insulating window seals were inspected and appeared to be in functional condition. The visual inspection of the windows may not disclose seals that have lost their vacuum seal in between the panes of glass. The deficiency is sometimes only visible under certain climatic conditions. You may notice failed seals that were unable to be identified during the inspection. Failed seals lose some of their insulating value but are primarily a cosmetic deficiency. If the possibility of failed seals is unacceptable to you, we recommend you have all windows further evaluated by a glass contractor prior to the expiration of your contingency period.

**11. Storm Windows:**

None

**12. Security Bar System:**

None

**13. Security Lights:**

No

**14. Display Lights:**

None

**15. Exterior Columns/Support structures:**

N/A

**Patios/Decking/Porches**

**1. Railings:**

Attention

**See Figure 4**

*Consideration should be given for installing a railing at the landing off of the garage for safety.*

**2. Steps/Handrails:**

Satisfactory

**3. Foundation/Framing:**

Satisfactory

**4. Electrical Service:**

Yes

**5. Weather Protected Outlet(s):**

Yes

**6. Natural Gas Service/Equipment:**

No

**7. Lights:**

Functional

**8. Cover/Enclosure:**

None

**Fence/Gates**

**1. Gates:**

Functional

**2. Locks/Latches:**

Functional

**Structure**

**1. Description:**

Wood framed

**2. Approx. Year Built:**

Unknown

**3. Bedroom(s):**

3

**4. Bathroom(s):**

4

**5. Other Room(s):**

LR,DR,FR Den

Billiards

**6. Remodel/Modernization Evident:**

No

**7. Repairs Evident:**

No

**8. Insulating Rating Evident:**

No

**9. Insulation:**

Not visible in walls

**10. Smoke Detector(s):**

Satisfactory

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

**11. Alarm/Security System:**

None

No alarm system was noted by the inspector. Questioning the seller if one exists should be considered.

**12. Windows, Latches/Locks:**

Functional

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

**13. Asbestos Noted:**

N/A

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

**14. Lead:**

N/A

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

**15. Furn/Storage:**

Average

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

**16. Party or Lot Line Wall:**

No

**17. Floor Structure:**

Wood joists

**18. Ceiling Structure:**

Wood framing

**19. Roof Structure:**

Roof rafters

**20. Interior Walls:**

Drywall

**21. Interior Stairway Structure:**

Functional

**22. Interior Ventilation Method:**

HVAC

**Electrical Service**

**1. Panel/Sub Panel Location(s):**

Exterior

Closet

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

200 amps 240 volts

**3. Over Current Devices:**

Breakers

Overload protection is provided by breakers for this structure.

**4. Service to Panel:**

Aluminum

**5. Panel to Structure:**

Copper

**6. Panel Cover:**

Functional

**7. Panel Cover(s) Removed:**

Yes

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

**8. Breaker Configuration:**

Satisfactory

**9. Wire-Over Current Compatibility:**

Satisfactory

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

**10. Receptacle Ground Verify:**

Satisfactory

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

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

Test OK

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

**12. Service Ground Verified:**

Yes

The main ground to the service has been verified.

**13. Outlets, Switches, Junction Boxes, Lighting:**

Functional

The inspector was able to identify and report on the condition of those outlets, switches and junction boxes that were visible and accessible at the time of the inspection. Occupied homes often have furniture and stored items covering electrical outlets, switches and junction boxes which limit their accessibility for inspection.

**14. Wire Method:**

Romex

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

Not Present

AFCI breakers are protected receptacles installed in bedrooms designed to trip in the event of an arcing crimped plug cord due to a bed or dresser. Consideration should be given for installing AFCI breakers for the bedroom outlets.

**Utility Services**

**1. Electrical Services:**

Underground

**2. Overhead Service Lines:**

N/A

**3. Water Source:**

Well

**4. Water Meter Location:**

At street

**5. Water Shutoff:**

At meter

**6. Sewer:**

Septic

**7. Sewer Line Clean-out:**

Exterior

**8. Telephone:**

Underground

**9. Cable TV Service:**

Underground

**10. Gas Service:**

Propane

**11. Gas Odors:**

None Noted

**12. Vents/Exhaust:**

Satisfactory

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

**13. Service Shut Off(s):**

At main meters

**14. Carbon Monoxide:**

Not Tested

*We did not locate a carbon monoxide detector in the building. This building has fossil fuel and/or solid fuel burning systems that have the potential to generate carbon monoxide. Carbon Monoxide is a*

*colorless, odorless gas that can cause serious injury or death. We recommend installing a carbon monoxide (CO) detector(s) for safety considerations.*

### Plumbing

#### 1. Size Service to Structure:

1 inch

One inch-water service to this structure is a positive aspect; normal service is 3/4 inch. The increased size should prevent flow decreases when demand is high.

#### 2. Structure Pipe Material:

Copper

#### 3. Waste Pipe Material:

abs

#### 4. Pipe Rumble Noise:

No

#### 5. Surge Bangs:

No

#### 6. Encrustations Evident:

No

Encrustations (readily visible deposits at the pipe connections) are an early indication of a developing leak. There were no encrustations visible that would indicate a developing leak.

#### 7. Mineral Deposits:

No

#### 8. Water Pipe Insulation:

No

#### 9. Evidence of Leaks:

No

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

#### 10. Interior Water Flow:

Functional

#### 11. Exterior Water Flow:

Functional

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

#### 12. Pressure Readings Interior/Exterior:

60-65 psi

#### 13. Soft Water System:

None

**14. Filter System:**

None

**15. Drainage and Sump Pumps:**

N/A

**Roof**

**1. Roof Cover Material(s):**

Composition shingle

Today, asphalt shingles are classified by the warranty offered by the manufacturer. Known as: 10 year, 15 year, 20 year, 25 year, 30 year, and 35 year shingles. Periodic inspections of the material and roof flashing/caulking will be necessary in order to prevent leaks and deterioration. This is a general condition report on the roof condition and material. For a detailed report, we recommend contacting a licensed roofing contractor.

**2. Roof Type:**

Pitched

**3. Moss/Mildew:**

Attention

**See Figure 5**

*It is suggested that any moss or fungi growth on a roof be removed. The roof should be treated to prevent regrowth.*

**4. Debris on Roof:**

None

There was no debris build up on the roof at the time of the inspection. Debris build up should be cleaned off the roof surface on an annual basis as a proper care and maintenance recommendation.

**5. Cover:**

1 Layer

**6. Cover Material Condition:**

Functional

The roof cover material is in functional condition. The inspector was unable to determine the number of years of serviceable life left in the roof. Contacting a qualified roofing expert to evaluate the existing condition of the shingles in order to provide an approx. number of years of serviceable life left is recommended.

**7. Ridges:**

Functional

The ridge shingles appear to be in functional condition. Ridge shingles are usually the first to show wear and often require replacement during the serviceable life of the roofing shingles. Annual inspection of ridge areas is recommended in order to identify any areas in need of preventive replacement.

**8. Valleys:**

Satisfactory

**9. Flashing/Caulking:**

Functional

Preventive Care and Maintenance Recommendation.

The inspector recommends that the caulking around the chimney(s), roof vents and flashing material be inspected and touched up on an annual basis. Rain water leaking into the main structure from the roof is a common and avoidable condition of deteriorated flashing and caulking. The cost and time involved in

upkeep is minimal as long as it is maintained on an annual basis. Caulking material can be purchased at a local home improvement center.

**10. Vents/Chimneys/Covers:**

Functional

**11. Gutters / Down Spouts:**

**See Figure 6**

Maintenance - Debris build up

*There is debris build up in the gutters that should be removed. Debris can clog the gutters, down spouts, and/or drain system if not cleaned out. Cleaning the gutters on an annual basis is recommended for proper care.*

**12. Drains/Splash Blocks:**

Functional

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

**13. Indications of Leaking:**

No

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

**14. Soft Spots:**

No

**15. Separate Certification Required:**

No

**16. Roof Evaluated From:**

Walk Surface

The roof cover was evaluated by walking the surface of the roof.

**Raised Foundation**

**1. Access Location:**

Main floor - closet

**2. Access Size:**

Satisfactory

**3. Clearance:**

Satisfactory

**4. Inaccessible Areas:**

None

**5. Debris/Trash:**

None

**6. Moisture/Dampness:**

Satisfactory



**7. Vapor Barrier:**

None

**8. Ventilation:**

Satisfactory

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

**9. Proper Earth-Wood Clearance:**

Yes

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

**10. Wood Members:**

Satisfactory

**11. Pipe/Ducts:**

Satisfactory

**12. Evidence of Cracks - Stem Walls:**

No

**13. Separation Over 1/4":**

No

**14. Sill Plate Anchors:**

Verified

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

**15. Method of Inspection:**

Entrance

**16. Insulation:**

Batten Insulation

**See Figure 7**

*There are fiberglass insulation battens in the crawl space area that have fallen. We recommend re-installing them.*

**17. Pier type and condition:**

Concrete

**18. Seismic Components Installed:**

None Visible