

PROPERTY INSPECTION REPORT

Clients: Suzanne & Quan Nguyen

Property Address: 2 Paseo De Vaqueros
Salinas, CA

Real Estate Agent: Christine Handel
Carmel Realty Company

Age of Property: Approx. 66 years with upgrades
made in the ensuing years

Date of Inspection: May 10, 2019

Inspector: Michael Rachel



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Scope of Inspection

This report provides a summary of the visual inspection of the property to describe the physical condition of its readily accessible, visually observable, installed systems and components at the time of the inspection. The purpose of this report is to identify the systems and components that are not functioning properly, significantly deficient, unsafe or are at the end of their expected service lives, and provide recommendations and suggestions to correct or monitor those systems and components. This inspection is made of visually accessible areas only and is not an in-depth, technical inspection of any aspect of the structure or property, nor will it identify concealed conditions or latent defects. This is not a warranty for any deficiencies or conditions that may exist with or without identification in this report. The inspection process and report guidelines are per the American Society of Home Inspectors (ASHI) Standards of Practice effective March 1, 2014, of which a copy can be made available to the Client upon request or on the ASHI website at www.homeinspector.org.

The following items are specifically **NOT** included in the limited visual inspection: Permit(s) and lack of permits, permit research and permit history; Building code violations, California Energy code violations, zoning violations; Structural issues, geologic issues, soil stability, hydrological stability, survey and boundary line issues; Termites, beetles and other wood destroying organisms; rodents and other pests; dry-rot and fungus; Latent defects, concealed defects; Asbestos, radon gas, lead paint, urea formaldehyde, toxic and flammable chemicals, water contamination, water quality, air contamination and air quality, PCB's and other toxins, electro-magnetic fields, mold, mildew, fungi and other environmental hazards; Private water or sewage systems; Swimming pools, swimming pool barriers, spas, hot tubs, saunas, steam baths, fountains, sprinklers, irrigation systems and other types of related systems and components; Underground plumbing; Vacuum systems; Low voltage electrical systems such as landscape lighting; Security and fire/alarm systems; Automatic gates, electric gates, elevators, dumbwaiters, time-clock controls and associated components; Water softeners, water purifier systems and solar heating systems; Furnace heat exchangers, free standing appliances and personal property; Detached buildings, tennis courts and playground equipment; Repair cost estimates, building value appraisals, the adequacy or efficiency of any system or component, system or component life expectancy or unique or technically complex systems or components; Cable, satellite and other communications, entertainment and computer systems or components. This inspector does not purport to be qualified to detect the presence of "Chinese Drywall" (i.e., sheetrock, gypsum board, gyp board and similar materials manufactured in China). Accordingly, the issue of Chinese drywall (and its potential problems) is beyond the scope of this inspection. The parties agree that INSPECTOR assumes no liability for the cost of repairing or replacing unreported defects or deficiencies, either current or in the future, or for any property damage, bodily injury or consequential damage of any type or description. CLIENT agrees that the inspection and report are not a guarantee or warranty, express or implied, *of any kind* for any deficiencies or conditions; whether or not they are identified in the inspection report. This report is valid only for the day on which the inspection was conducted, is confidential, and was prepared only for the exclusive use of the client whose name appears on the cover page. This report is not intended for any other buyer, lender or third party. Peninsula Home Inspections LLC disclaims any liability for the use of this report by anyone other than the client whose name appears on the cover page.



Please read the complete Property Inspection Report. Notes are advisory information and if applicable are summarized at the end of each section of the report. Home Safety Tips from the National Fire Protection Association (NFPA), if applicable are listed after the Notes sections of this **Property Inspection Report**. If you have any questions, please contact Michael Rachel at 831.241.0948 or inspectormike1021@gmail.com. Thank you for this opportunity to be of service.

Michael Rachel



ASHI Certified Inspector #245166



General Property Description

This residence was constructed in approximately 1953 and had upgrades made in the ensuing years, with a major remodel in 2015. The residence is located on a level site in the San Benancio area near Salinas, California. The structure is one level with a concrete slab foundation and wood framed construction. The exterior wall coverings consist of wood siding and wood trim, most of the windows are vinyl clad with dual pane, insulated glass, and the roofing membrane is tar-and-gravel. The interior of the residence consists of a kitchen, dining area, living room, office or fourth bedroom, laundry/utility room, bonus room, three bedrooms and two bathrooms. There is a patio at the rear side of the residence.

The **Summary of Inspection Results** is on pages 6 – 7.

Definitions of Recommendation and Suggestion Items, and Notes

Recommendation Items

These are items to be corrected for reasons of apparent safety concern, system or individual component operation/function, or cost. Most Electrical System items and new construction items are also included as Recommendations. These items are recommended for evaluation by an appropriate, qualified, and licensed contractor, engineer, or specialist prior to the removal of contingencies and transfer of sale of this property.

Suggestion Items

These are items to be corrected for reasons of potential safety concern, maintenance and repair, or are items required by current construction standards but may not have been required when this residence was constructed. Construction standards are typically updated every three years. These items are suggested for evaluation by an appropriate, qualified, and licensed contractor, engineer or specialist prior to the removal of contingencies and transfer of sale of this property.

I am not implying whose responsibility it is to take action on any of the Recommendation and Suggestion Items in this report. **Please read the complete Property Inspection Report.**

Notes

This is advisory information.

The expected service lives of home components used in this report are from the National Association of Home Builders / Bank of America Home Equity Study of Life Expectancy of Home Components dated February 2007. Additional information is available at www.nahb.org

This inspector is not qualified to detect the presence of drywall (a.k.a. sheetrock, gypsum board, gyp board, etc.) manufactured in China. Accordingly, the issue of Chinese drywall (and its potential problems) is beyond the scope of this inspection.

For purposes of this report directions are established by facing the front of the residence as shown on the cover page (i.e., front, left, right, and rear locations of the residence).



Summary of Inspection Results

General:

1. Please refer to the **Definitions of Recommendation and Suggestion Items** on page 5.
2. Please refer to the pest and termite inspection report for the condition of all wood components.

The following items are identified for evaluation by an appropriate, qualified and licensed contractor, engineer or specialist prior to the removal of contingencies and transfer of sale of this property. **Please read the complete Property Inspection Report.**

Drainage and Site Improvements

Recommendation and Suggestion Items: None

Exterior

Recommendation and Suggestion Items: None

Roof

Recommendation Items:

There is exposed and cracked tar on various areas of the roof.

The roof jack flashing for the electric service mast is not sealed.

Suggestion Items: None

Plumbing System

Recommendation Items:

I am not able to inspect the condition of the galvanized steel and cast iron plumbing lines that are in the walls and under the ground, including the sewer lateral (galvanized steel and cast iron plumbing lines are affected by a chemical process which causes the material to corrode, and eventually these plumbing lines will need to be replaced).

Suggestion Items:

The drain line for the water heater temperature-pressure relief valve terminates less than 6 inches above the pan installed under the water heater.

Electrical System

Recommendation Items:

The clearance of the service drop conductors (the wires from the utility to the residence) above the ground is less than the minimum allowed per current construction standards (12 feet above pedestrian areas).

The insulator for the main neutral conductor attached to the service mast is not secured.

I am not able to verify the adequacy of the electrical service capacity. The largest circuit breaker in the main service panel is rated at 60 amperes (a minimum 100 ampere service is required for a single family residence per current construction standards).

The circuit breakers in the main service panel are not completely labeled for the circuits served.

There is no main disconnect breaker installed in the main service panel.

The three-prong receptacle in the front wall of the front right side bedroom is not grounded.

This report does not analyze the hazard or potential damage caused by these conditions.

Suggestion Items: None



Heating and Air Conditioning System and Insulation

Recommendation and Suggestion Items: None

Fireplace and Chimney

Recommendation Items:

The flue damper is not operable, and the handle is also bent.

There is insulation installed at the top of the fireplace firebox which will need to be removed if the fireplace is operated.

Suggestion Items: None

Interior

Recommendation Items:

There is no smoke alarm installed in the office (or fourth bedroom).

There is no carbon monoxide alarm installed in the left side hallway.

Suggestion Items:

The door for the front left side bedroom doesn't latch.

The step-down height from the rear right side bathroom to the laundry/utility room floor exceeds the 7 ¾ inch maximum allowed per current construction standards.

Foundation

Recommendation Items: None

Suggestion Items:

There are openings in the foundation facing at the front and rear sides of the residence.



Residential Earthquake Hazards Report

Address: 2 Paseo De Vaqueros, Salinas, CA

Year Built: Approx. 1953 with upgrades made in the ensuing years.

This information is provided to the buyers to inform them about the earthquake conditions of the residence as suggested by the State of California

	Yes	No	Doesn't Apply	Don't Know
1. Is the water heater braced, strapped, or anchored in accordance with local building codes? Note: State law requires that this be done before the house is sold, regardless of the year in which the home was built or the date the water heater was installed. SB304 (Chapter 98, Statutes 1995).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the house anchored or bolted to the foundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. If the house has cripple walls, are the exterior walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If the exterior foundations consist of unconnected concrete piers and posts, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. If the house is built on a hillside, answer the following:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are the exterior tall foundation walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Was the tall post or columns either built to resist earthquakes or have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. If the exterior walls of the house or part of them are made of unreinforced masonry, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Drainage and Site Improvements

Drainage

The vegetation and grading that are likely to affect the building were inspected. The roof and surface drainage systems that were accessible were also inspected. The foundation does not appear to be adversely impacted by drainage.

Site Improvements

The adjacent walkways, patio, driveway and parking area were inspected.

Notes:

1. There are trees on and adjacent to the property. The condition of the trees is beyond the scope of this inspection. Please contact a certified Arborist for additional information.

Exterior

Exterior Surfaces

The residence has wood framed construction. The exterior wall coverings on the residence consist of wood siding and wood trim. The wall coverings, flashings and trim were inspected.

Windows and Doors

Most windows are vinyl clad and have dual pane, insulated glass. I did not observe any condensation/fogging between the dual panes of any of the insulated windows. The operation of several windows and the exterior doors was tested. I was not able to operate some of the windows because of personal items or furniture that prevented access.

Roof and Attic

Roof

The roof was inspected by walking on the roof surface. Pertinent roof information is as follows:

Design: Gable

Pitch: Approx. two to three inches in 12

Membrane: Tar-and-gravel

Est. Service Life: 20 or more years depending upon the material, installation, location, environment and foot traffic.

Est. Age: 15 to 20 years.

Roof Photos



Notes:

1. Have all roof surfaces, including penetrations and flashings, inspected annually.
2. It is important to maintain a uniform depth of gravel on all areas of the roof to protect the tar from exposure to direct sunlight and UV damage.

Plumbing System

Water Service

Main Shut-Off Valve Location: At the front of the residence.

Water Pressure: 56 PSI

Natural Gas Service

Meter and Main Shut-Off Valve Location: At the left front side of the residence.

The shut-off valve, gas pressure regulator, gas meter and piping appear to be in serviceable condition. The natural gas lines (including the connectors to the furnace, water heater, etc.), were not tested for leaks. No natural gas leaks were identified during the inspection.

Water Heater

Hot water for the residence is provided by a natural gas-fired water heater. Pertinent water heater data is as follows:

Location: In the laundry/utility room.

Manufacturer: Rheem

Date of Manufacture: December 2015, and installed in 2016.

Expected Service Life: 10 years

Storage Capacity: 40 gallons

Earthquake Straps: Yes

The water heater provided hot water to the appropriate plumbing fixtures when tested.

Plumbing Lines

The plumbing supply, drain, waste lines were inspected.

Hot and Cold-Water Supply Line Materials: Copper pipe and galvanized steel pipe.

Drain, Waste and Vent Materials: ABS plastic, galvanized steel pipe and cast iron pipe.

Portions of the plumbing lines are not visible for inspection (installed in the building framing and underground).

Plumbing Fixtures

The plumbing fixtures in the kitchen and bathrooms were operated and inspected.

Monterey County Toilet GPF Capacity Report for 2 Paseo De Vaqueros, Salinas, CA

Location	GPF
Left side bathroom	1.28
Rear right side bathroom	1.1/1.6 dual flush

Verified by Michael Rachel, Peninsula Home Inspections LLC, ASHI Certified Inspector #245166 on May 10, 2019.

Notes:

1. The natural gas shut-off valve is not typically operated on a regular basis and may be difficult



to close if necessary. Have this valve partially closed and then returned to the full open position to assure it can be properly operated and shut off if necessary in an emergency situation.

2. Attach a wrench near the gas meter to shut off the gas in case of an emergency. To shut off the gas, turn the shut-off valve so it is perpendicular to the vertical main gas line.
3. The natural gas lines (including the connectors to the gas-fired systems such as the furnace, water heater, etc.) were not tested for leaks. No gas leaks were identified during the inspection. PG&E (800-743-5000) can provide a free, comprehensive safety check of the natural gas lines with appropriate leak testing instruments at your request. Please be advised that required repairs are typically the responsibility of the requestor and natural gas service to the residence may be shut off by PG&E until repairs are completed.

Electrical System

Service and Panel Information

Service: Overhead provided by PG&E

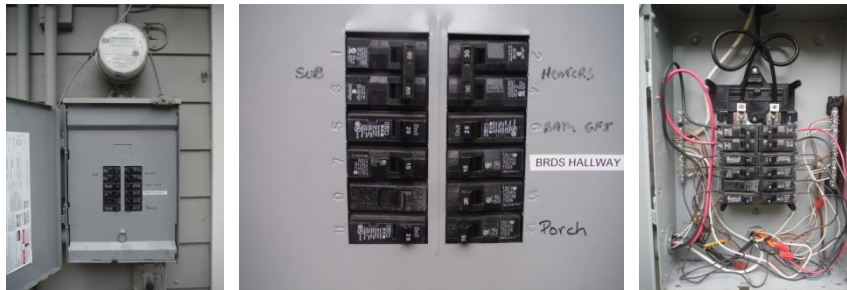
System Ratings: 120/240 volt, three-wire, single phase

Main Service Panel Location: At the left front side of the residence as shown in the photos below.

Electrical System Capacity: 60 amperes

Type of Grounding Electrode System: Ground rod.

Sub Panel Location: Right side hallway.



Receptacles and Switches

Receptacle Type: Three-prong grounded

Three-prong receptacles must be on a grounded circuit to meet current construction standards.

Several receptacles and switches were randomly tested. The ground fault circuit interrupter (GFCI) receptacles were also tested.

General Wiring

Most electrical wiring is concealed in the walls, unavailable for inspection.

Wiring Type: Grounded NM cable (brand name Romex), and ungrounded 2-wire NM cable.

Notes:

1. Verifying the accuracy of the circuit breaker labeling is beyond the scope of this inspection.
2. A Ground Fault Circuit Interrupter (GFCI) is a safety device which protects people from shock hazards when operating appliances or tools. In event a person is being shocked, the GFCI is designed to trip or shut off the electricity in less than one second. GFCI protected receptacles are required by current construction standards in locations subject to moisture



such as over all kitchen and wet bar countertops, all bathroom receptacles, laundry room (within six feet of a sink), garage (convenience outlets), crawl space (convenience outlets), unfinished basement, swimming pool area, exterior and the hydro massage tub.

3. Ungrounded, two-prong receptacles and three-prong receptacles with open grounds can usually be replaced with three-prong GFCI receptacles. For additional information, consult with a qualified and licensed electrical contractor. Additional information is available on the internet with an example at www.ecmweb.com/content/replacing-2-wire-ungrounded-receptacles.

NFPA Safety Tips:

1. Have all electrical work done by a qualified and licensed electrical contractor.
2. Only plug one heat-producing appliance (such as a coffee maker, toaster, space heater, etc.) into a receptacle outlet at a time.
3. Major appliances (refrigerators, clothes dryers, clothes washers, stoves, air conditioners, etc.) should be plugged directly into a wall receptacle outlet. Extension cords and multi-outlet power strips or octopus outlets should not be used.
4. Test GFCI's and AFCI's once a month to make sure they are working properly.
5. Check the condition of electrical cords and make sure they are not running across doorways or under carpets. Extension cords are intended for temporary use. Replace electrical cords that are cracked, damaged, frayed, have broken plugs or have loose connections.
6. Use light bulbs that match the recommended wattage on the lamp or fixture. Do not use light bulbs that exceed the maximum recommended wattage.
7. Call a qualified and licensed electrical contractor if you have any of the following conditions in your home:
 - a. Frequent problems with tripping circuit breakers or blown fuses
 - b. A tingling feeling when you touch an electrical appliance
 - c. Discolored or warm wall receptacles
 - d. A burning or rubbery smell coming from an appliance
 - e. Flickering or dimming lights
 - f. Sparking receptacle outlet(s)

Heating and Air Conditioning System, and Insulation

Heating and air conditioning for most of the residence is provided by a mini-split, ductless system. There are three heating and air conditioning units installed in the residence (one in each left side bedroom, and one in the living room). An example is shown in the left side photo at the top of the next page. The air conditioning condensing unit used in conjunction with the three heating and air conditioning units inside the residence is installed at the left side of the residence as shown in the right side photo at the top of the next page. The mini-split, heating and air conditioning system was manufactured by Fujitsu in 2015. The expected service life of this system is a national average of 15 years. Because of our moderate climate, heating and air conditioning systems installed in our area often far exceed this national average. The heating and air conditioning system functioned when tested during the inspection.





There is a natural gas-fired wall furnace installed in the right side hallway. The wall furnace was manufactured by Williams Heating Products in approximately the early 1990's. The expected service life of a natural gas-fired wall furnace is a national average of 18 years. Because of our moderate climate, furnaces installed in our area often far exceed this national average. The wall furnace functioned when tested during the inspection.

Insulation

I am not able to verify the installation of insulation between the ceiling and roof sheathing.

Notes:

1. Have your heating and air conditioning system and wall furnace evaluated for service annually to assure proper, efficient and safe performance. PG&E (800-743-5000) will inspect and adjust your gas appliances at no charge to insure safe and efficient use per their website at www.pge.com as viewed in July 2012.
2. The wall furnace heat exchanger is not included in this inspection. A qualified and licensed heating contractor can dismantle and inspect the entire furnace, including the heat exchanger, for a fee.
3. I do not check all exterior walls for insulation. There was no insulation in the exterior walls where checked. Have insulation installed wherever practical for increased comfort and reduced energy usage. Rebates may be available from PG&E. Please refer to www.pge.com/myhome/saveenergymoney/rebates for additional information.

NFPA Safety Tips:

1. Have your heating equipment inspected every year by a qualified professional.
2. Keep anything that can burn at least three feet from the heating equipment.

Fireplace and Chimney

Fireplace

Location: Living room

Type: Wood burning

Firebox Material: Brick

Firebox Condition: Serviceable

Chimney

The exterior of the chimney was inspected from the roof and appears to be in serviceable condition as shown in the photo at the top of the next page. The chimney has a spark arrester as required per current construction standards. There is a rain cap installed over the chimney to prevent moisture from entering the flue.





Notes:

1. There is a light buildup of creosote in the chimney flue as viewed from the firebox. Creosote is a highly combustible material and the cause of most chimney fires. The United States Fire Administration advises an estimated 35% of household fires originate in the fireplace. An accumulation of 1/8 inch or more of creosote on the firebox, damper or flue liner should be removed for safety reasons. Monitor these areas on a regular basis for corrective action as necessary to assure safe operation of the fireplace.

NFPA Safety Tips:

1. Have fireplaces and chimneys cleaned and inspected every year by a qualified professional.
2. Keep anything that can burn at least three feet away from a fireplace.
3. Make sure the fireplace has a sturdy screen to stop sparks from flying into the room.

Interior

Kitchen

Since testing appliances under normal operating conditions was not possible, an on-off test of the built-in appliances was conducted. Clocks, timers, and automatic cleaning systems of ovens were not tested. The installed cabinets, a representative number of cabinet storage areas and drawers, countertops, floor, walls, and ceiling were inspected.

Bathrooms

The installed cabinets, a representative number of cabinet storage areas and drawers, the countertops, floors, walls, ceilings, and doors were inspected.

Laundry

The laundry facilities are in the laundry room. There is a natural gas line connection for the dryer and a drain line for the clothes washing machine. The laundry appliances were in operation during the inspection.

Room Interiors

The floors, walls, ceilings, and doors in the other rooms were inspected.

Smoke Alarms

There are smoke alarms installed in the hallway and left side and front right side bedrooms. The smoke alarms were not functionally tested with smoke.



Carbon Monoxide Alarms

There are carbon monoxide alarms installed in the office, bonus room and right side hallway.

Notes:

1. California law requires that every single-family dwelling and factory-built housing have operable smoke alarm that are approved and listed by the State Fire Marshal and installed with the State Fire Marshal's regulations. (Cal. Health & Safety Code §13113.8). The smoke alarms must be centrally located outside each sleeping area. Furthermore, for any construction after August 14, 1992 a smoke alarm must be installed in each bedroom in addition to being centrally located in the corridor or area outside each bedroom. For new construction only, the smoke alarm must be hardwired with a battery backup. For all other homes, the smoke alarm may be battery operated. (Cal. Health & Safety Code § 13113.7). Effective July 1, 2014, the State Fire Marshal required all battery-operated smoke alarms to contain a non-replaceable battery that lasts at least 10 years.
2. Effective July 1, 2011, the State of California requires the Owner of a "dwelling unit intended for human occupancy" must install an approved carbon monoxide device in each dwelling unit having a fossil fuel burning heater or appliance, fireplace, or an attached garage (Cal. Health & Safety Code § 17926 (a).) This new law requires the Owner "to install the devices in a manner consistent with building standards applicable to new construction for the relevant type of occupancy or with the manufacturer's instructions (Cal. Health & Safety Code § 17926 (b).) The following language comes packaged with Carbon Monoxide (CO) detectors: For minimum security, a CO Alarm should be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms. The Alarm should be located at least six inches (152mm) from all exterior walls and at least three feet (0.9 meters) from supply or return vents. For additional information, please refer to www.mcarconnect.com/?page_id=2616.

NFPA Safety Tips:

1. Keeping the dryer vent duct free of lint will prevent a fire hazard and improve dryer performance and efficiency. Check and clean the dryer vent duct on a regular basis. Please be advised there are over 16,800 dryer vent duct fires in the U.S. each year. Flexible dryer vent ducts constructed with plastic or foil are most susceptible to trapping lint and should be avoided.
2. Test smoke alarms and carbon monoxide alarms each month. Replace batteries as needed or at least each year.
3. Equip your kitchen with a fire extinguisher. Approximately 41% of home fires originate in the cooking area.

Foundation

The slab foundation is constructed with poured concrete and appears to be in serviceable condition. The interior floors were measured with a laser level and found to be satisfactory (with the exception of the laundry/utility room and bonus room which appear to have been converted from a garage). I did not detect any cracks, dips, uneven areas or crowning in the interior floors.

