



**Prepared For:** Pierre and Mary Dube

**Property Address:** 6 White Tail Ln, Monterey, CA 93940

**Inspector:** Robert Vierra  
**Company:** RLV Inspection Services  
dba WIN Home Inspection Monterey  
(831) 637-2194  
rvierra@wini.com

**Services Included in this Report:**

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Pre-Listing Inspection

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## NOT A WARRANTY

THE SERVICES PERFORMED, THE AGREEMENT, AND THE REPORT DO NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND, NOR DO THEY SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW.

There are no warranties made against roof leaks, wet basements, or mechanical breakdowns. The report is NOT a listing of repairs that need to be made. Therefore, you agree NOT to hold us responsible for future failure and repair, or for the non-discovery of any patent or latent defects in material, workmanship, or other conditions of the property which may occur or become evident after the date the services were performed; nor for any alleged non-disclosure of condition that are the express responsibility of the seller of the property. You agree to assume all the risk for conditions which are concealed from view or inaccessible to us at the time that the services were performed.

**THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.**

THIS REPORT IS FOR THE EXCLUSIVE USE OF OUR CLIENT AS NAMED IN THE INSPECTION AGREEMENT. It may not be used or relied upon by any other person unless that person is specifically named by us in the Inspection Agreement as a recipient of this report. Distribution of this report to any third party without the written consent of the inspector and WIN Home Inspection is prohibited. As the client, you agree to maintain the confidentiality of this report and to reasonably protect the report from distribution to any third party. You agree to indemnify, defend and hold us harmless if any third party brings a claim against us relating to the inspection or to this report.

## EXPLANATION OF TERMS

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

**FUNCTIONAL:** Items marked Functional appear to be in serviceable condition using normal operating controls. There were no visible indication 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.

**PRESENT:** Items marked Present were visible at the time the services were performed and were not tested or inspected due to either the type of device or access limitations.

**NOT INSPECTED:** Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, weather condition or the inspection of the item is not within the scope of the services performed.

**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

## Pre-Listing Inspection

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

**RLV Inspection Services dba WIN Home Inspection Monterey**  
**880 Victory Drive, Hollister, California 95023**  
**(831) 637-2194 monterey.wini.com**

<b>Work Order Number:</b> 14901297	<b>Service Date:</b> 2/28/2024	<b>Time:</b> 1:00 PM
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<p><b><u>Site Address:</u></b>          6 White Tail Ln, Monterey, CA 93940</p> <p><b>For the purpose of this inspection, the Main Entry Door faces: East</b></p>
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<p><b><u>Site Information:</u></b>  <b>Weather:</b> 62 °F - Sunny  <b>Approximate Year Built:</b> 2005  <b>Structure:</b> Single Family - wood frame  <b>Foundation:</b> Concrete Perimeter  <b>Bedrooms:</b> 4  <b>Bathrooms:</b> 2.5  <b>Floors:</b> 2  <b>Occupied:</b> Yes  <b>Approximate Square Footage:</b> 3326</p>	<p><b><u>Client:</u></b>  <b>Name:</b> Pierre and Mary Dube  <b>Address:</b>  <b>Work Phone:</b>  <b>Home Phone:</b>  <b>Mobile Phone:</b>  <b>Email Address:</b></p> <p><b>Client Present at Inspection: No</b></p>
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<p><b><u>Buyer's Agent:</u></b>  <b>Name:</b>  <b>Company:</b>  <b>Address:</b>          ,  <b>Phone:</b>  <b>Email:</b></p> <p><b>Buyer's Agent Present at Inspection: No</b></p>	<p><b><u>Seller's Agent:</u></b>  <b>Name:</b> Brian Butler  <b>Company:</b> Monterey Coast Realty  <b>Address:</b> PO Drawer C          Carmel, CA 93921  <b>Phone:</b> (831) 241-4259  <b>Email:</b> brianb115@gmail.com</p> <p><b>Seller's Agent Present at Inspection: Yes</b></p>
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<p><b>Inspector:</b> <i>Robert Vierra</i>          Robert Vierra</p> <p><b>License / Certification:</b> ASHI #250145</p> <p><b>Email:</b> rvierra@wini.com</p>	<p>RLV Inspection Services          dba WIN Home Inspection Monterey</p>
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**Notes:**

**INSPECTION NOTICE**

Your inspection was performed by RLV Inspection Services dba WIN Home Inspection Monterey. The inspector is a certified inspector by American Society of Home Inspectors (ASHI) and/or a member of InterNACHI. WIN Monterey has performed approximately 11,000+ inspections since 1998.

The inspection is to be considered **preliminary in nature** and the inspector may make recommendations for further evaluation by an individual who is an expert or specialist in one or more specific building components or systems. Testing, measuring, or preparing calculations for any system or component to determine adequacy, capacity, or compliance with any standard is outside the scope of this inspection. Not all improvements or deficiencies will be identified during this inspection. **NO INSPECTION CAN WHOLLY ELIMINATE THE UNCERTAINTY REGARDING THE PRESENCE OF PHYSICAL DEFICIENCIES AND THE PERFORMANCE OF THE BUILDING'S SYSTEMS.** The inspection and report are intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed.

All repairs, further evaluations or suggestions noted in this home inspection report should be performed prior to the close of an escrow to minimize any unforeseen issues. **UNEXPECTED REPAIRS SHOULD BE ANTICIPATED.**

Acceptance of this report constitutes agreement to the terms of the Inspection Agreement, whether or not signatures or initials have been obtained. A copy of the Inspection Agreement is provided and attached to your PDF copy of the report. The findings in the report **are solely intended for our direct client listed on this report. We are not liable for the findings to any other party relying on this report**, except for the client listed. If this report is to be used in the sale/purchase of the property by someone not named as the client, we recommend you contact our office to schedule a re-inspection or new inspection of the property in case findings have changed and/or to validate the report. You may also consider contacting another home inspection company for their opinions of the property.

**Excluded from this inspection** is any system, structure or component of the building that is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of the inspector. **Also excluded but not limited to:** Engineering analysis of any kind including structural integrity, system/component design problems, functional adequacy, operational capacity, cosmetic issues, quality, or suitability for a particular use; building codes, code violations, clearances, etc.; operation of shut-offs, breakers, valves, etc.; cracked heat exchangers in furnaces/boilers; water testing for roof, wall or window leaks due to adverse weather conditions; concealed roofing membrane integrity; concealed floor cracks and all underground components; product recalls or other such notices; detection or identification of pests, Chinese drywall, molds, asbestos, lead, or other hazardous materials; component/system cost estimates or remaining useful life (RUL) estimates; specific components noted in the inspection report as being beyond the scope of the inspection; effects of adjoining/adjacent properties; installation guidelines and manufacturer's specifications.

This inspection will be performed in accordance with the scope and standards of practice of **ASHI** and/or **InterNACHI**, both nationally recognized home inspection associations. A copy of these standards is available through the association websites at [www.ashi.org](http://www.ashi.org) or [www.nachi.org](http://www.nachi.org).

#### **MOLD DISCLAIMER**

The home inspector is not conducting a mold inspection or test, and is not an expert in bio organic growth. We are not inspecting, identifying or giving opinions regarding molds or airborne agents. Specialized testing and/or air samples are typically needed to determine the type of airborne agents at the property. Many times, the presence of mold is not readily visible and can appear in a short time span. If the residence is vacant, leaks have occurred, past or present evidence of sub area moisture/dampness, and/or heat has been turned off to the home, molds may be present. This inspection is limited to visible and accessible areas at the time of the inspection. In order to determine what types of bio organic agents may be located at the property, you can hire an environmental testing company for further evaluations and/or to conduct a thorough inspection prior to closing. **A separate mold test can be done by WIN Home Inspection Monterey for a separate fee and by signing a separate inspection agreement, explaining this type of additional testing and report.**

## SUMMARY SECTION

# Pre-Listing Inspection Summary Report

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.

## 1. Structure Perimeter Exterior - Site Drainage

Attention - location

Due to the fact the property is on a sloped grade, water intrusion under and/or against the structure is common without proper grading and drainage. Further investigations may be needed into the prevention of water penetration under the structure. We suggest you monitor the areas around the home for ponding water under or near the structure. We recommend investigation into any current drainage systems or areas of past moisture intrusion or ponding. For modifications or evaluation, contact an appropriate trade.

## 2. Roof - Cover Material Condition

Attention

There are at least two slipped tile(s) visible on the rear of the roof surface, which may allow moisture intrusion without proper repair. These type of roof covers can be expensive to repair if issues exist or due to lack of preventative maintenance. It is advised a qualified and experienced roofing contractor provide a detailed inspection of the roof surface, and provide bids of repairs.



## 3. Roof - Drains/Splash Blocks

Maintenance - damaged downspout

There is a damaged downspout drain at the rear SW corner of the home. Appropriate repairs or modifications are recommended to help move water away from the home.



# Pre-Listing Inspection Summary Report

## 4. Electrical Service - Outlets, Switches, Junction Boxes, Lighting

### Attention

-There are worn outlets noted at the structure. As with any other mechanical device in your home, over time, the device will get worn from years of service and require replacement at some point. If a plug-in device, switch or plug feels loose or slides out of the outlet easily, replacement is needed. We recommend further evaluations and repairs as necessary as a preventative safety measure.

## 5. Other Ext. Entry Doors - Locks

### Attention

The right side French door from the kitchen is hard to lock/latch. The door pins do not appear to engage in the door frame. The door lock system may need to be properly adjusted and/or will require maintenance or repairs. Contact a qualified trade for further evaluations and repairs.



## 6. Other Room(s) - Window(s)

### Attention - dual pane(s)

The inspector has at least two windows at the family room area, which have lost the seal or have a defect between the panes of glass. The two left side upper windows display a visible defect. Repairing or replacing the window glass should be considered. We recommend contacting a qualified glass company for an estimate of repairs.



## 7. Kitchen(s) - Garbage Disposal

### Maintenance - not functional

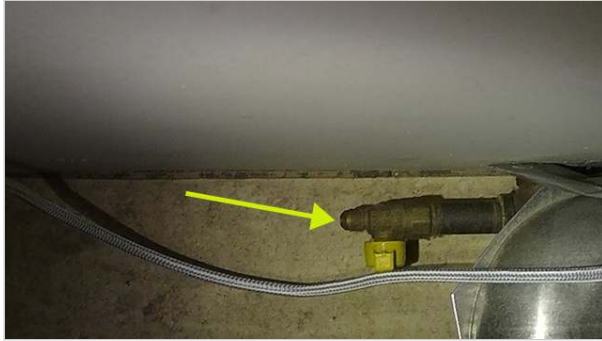
The garbage disposal unit at the center island did not function at the time of the inspection. The unit appears to need repair or replacement. We recommend you contact an appropriate trade for evaluation/repairs.

## 8. Laundry Area - Gas Service

### Attention - cap open line

There is a gas line in the laundry area. The gas valve was turned off to the line; however, the end of the gas line was not capped. Installing a proper cap is recommended to prevent a potential leak when not in use.





## 9. Bathroom(s)/Washroom(s) - Shower Fixtures

### Maintenance

The steam system in the master shower was tested and did not function. The unit is in the process of being repaired, according to the listing agent. Further investigations will be necessary for continued use. We recommend testing the system prior to closing.

## 10. Bathroom(s)/Washroom(s) - Toilet(s)

### Attention - 1 Toilet not Low Flow

This property did not appear to have a 1.28 gpf or less low flow toilet in the master bath at the time of the inspection. The toilet may need to be changed to a 1.28 gpf or less toilet due to current requirements. We suggest you consult with your real estate professional for further information.

## 11. 1/2 Bathroom - Toilet(s)

### Attention- Not Low Flow (1.6)

The 1/2 bathroom did not appear to have a low flush toilet at the time of the inspection. Most areas require a maximum of 1.6 gpf or less to be installed as part of a real estate transaction. The toilet may need to be changed due to local ordinances. We suggest you consult with your real estate agent for further information.

# FULL REPORT

## Structure

### 1. Description

Wood Framed

### 2. Approximate Year Built

Approximate Year Built 2005

### 3. Bedroom(s)

Bedroom(s) 4

### 4. Bathroom(s)

Bathroom(s) 2.5

### 5. Other Room(s)

Living Room, Dining Room, Kitchen, Family Room, Laundry Room

### 6. Remodel/Modernization Evident

Yes - items listed

It appears some updates and modifications have been made to the original structure at some time during the life of the structure. Some of the items include: **tankless water heater, hot tub, hardscape pavers**

The inspector recommends investigating if any of the updates have been performed, whether any permits were needed and if so obtained, as well as who performed the updates. In addition, requesting any warranty information on a system, materials or workmanship is recommended.

### 7. Repairs Evident

No

**Note:** There may have been items or areas which have been previously repaired, which were not apparent to the inspector. We recommend you further investigate and/or ask the owner to disclose any and all known repairs to this property.

### 8. Smoke Detector(s)

Yes - hardwired, not tested

Some of the smoke alarms/detectors are hardwired and do not contain a test button on the units. Therefore, the units were not properly tested. The inspector recommends testing the system prior to occupying the structure and every month to identify functional operation. We recommend any new or replaced detectors be 10 year battery life units to meet upcoming or current standards. Any detectors in excess of 10 years old are suggested to be replaced.

**Note: Presently, current building standards require a smoke alarm in 1) each bedroom, 2) centrally located outside each sleeping area, and 3) on every floor including the basement regardless of whether there is a sleeping area on the floor, including the basement.**

**Note:** Any smoke alarms newly installed or replaced must be with a 10 year battery life unit to meet upcoming or current standards. Any smoke alarm that was approved at the time of installation may remain, but any newly installed smoke alarm will have to comply with the Local Authority having Jurisdiction stricter requirements. Additionally, where any alterations, repairs, or additions exceeding \$1000 for which a permit is required, the smoke alarms must meet the Local Authority having Jurisdiction standards for the type of smoke alarm. The State Fire Marshall will require battery operated smoke alarms to 1) display the date of manufacture on the device 2) provide a place on the device to insert the date of installation and 3) incorporate a hush feature.

### 9. Carbon Monoxide Detector(s)

Present - 2 or more

# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

The inspector noted the presence of carbon monoxide (CO) detectors in the hallway areas. The inspector recommends replacing the batteries in all the units when the buyer takes possession of the property, and replacing any units which are more than 10 years old. Testing the units according to the manufacturers recommendations to identify functional operation is also recommended.

**Note:** As of January 1, 2013 all residential homes and multi-unit housing now require installation of CO detectors. CO alarms/detectors must be installed "**outside each separate sleeping area in the immediate vicinity and on every level of the home including basements.**" The inspector recommends an appropriate amount of CO detectors be installed in the structure according to Local Authority having Jurisdiction and manufacturer recommendations. Replacing a CO detector unit every 10 years is recommended.

## 10. Alarm/Security System

Yes

The structure appeared to be equipped with a security system which should provide for added safety. The system was not tested/inspected under the scope of the inspection. The inspector recommends questioning the current owner if the system is operational, and on how to operate the system.

## 11. Insulation

Battens - attic & crawl space

**Note:** Insulation in the walls and/or other cavities cannot always be determined by this visual examination. Further actions would be necessary in order to determine the existence of any insulation in the enclosed cavities.

## 12. Insulating Rating Evident

N/A - R-value of insulation not visible

Current recommendations for insulation include R-30 value in the attic space, R-19 value in the sub-structure , and R-13 value in the walls. These are minimum recommendations to provide energy efficiency to the structure. Check with your Local Authority having Jurisdiction for your local requirements. Note: Insulation in the walls cannot be determined by this visual examination. Further invasive actions would be necessary in order to determine the existence of any insulation in the wall cavities.

## 13. Interior Walls

Thinwall Plaster

## 14. Interior Stairway Structure

Functional

## 15. Interior Ventilation Method

Kitchen and Bathrooms

## 16. Windows, Latches/Locks

Functional

**Note:** At the time of the inspection the latches and locks appeared to be functional, except if noted. Most window latches will need periodic adjustment or cleaning of debris in the track areas in order to close properly. This is only a random test and in no way a guarantee that all windows are functional. The inspector recommends testing all windows prior to closing, to identify any issues which may be of concern to the buyer. Most windows will need periodic adjustments or maintenance.

**Note:** The scope of a home inspection does not include testing or identifying window coverings, unless stated in the report. However, some older window coverings may employ cords for operation. There have been instances of injury or strangulation when pets or children become entangled in window covering cords. If present, we recommend eliminating the cord operated window coverings or installing cord cleats to secure the cords at least 60" above the floor surface as a preventative safety measure.

## 17. Furniture/Storage

Average

Furnishings and storage items in this structure are in the opinion of the inspector average for an occupied residence.

# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

**Note:** Notation is made that furniture, storage and personal items are not moved by the inspector to perform the inspection. We recommend you inspect all areas when vacant, as part of the final walk-through process.

## 18. Floor Structure

Joists/post & piers  
2x8 floor joists, girders, post and piers

## 19. Ceiling Structure

Wood Framing

## 20. Roof Structure

Roof Rafters  
2x8 rafters

## 21. Asbestos Noted

No - built after 1980

The scope of this inspection does not include an asbestos in materials sampling and/or identification inspection. Structures built prior to or near 1978 may contain this material in certain substrates. If this is a concern, we suggest you contact a certified asbestos inspector or lab for testing.

Note: It should be mentioned that asbestos was often used in structures prior to 1980, and is a health issue if it becomes friable and/or airborne. For more information, contact the EPA or your local health department for brochures.

## 22. Lead

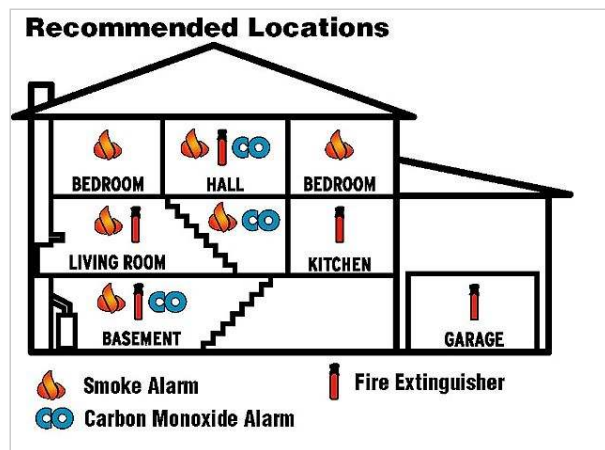
N/A

**Note:** The scope of this inspection does not include a lead in materials sampling and/or identification inspection. Houses built prior to or near 1978 may contain this material in certain substrates or building materials. If there is a concern, we recommend you contact an appropriate testing facility for further evaluation.

## 23. Life Safety Equipment

Recommendations

We recommend installing fire extinguishers in kitchens, laundry areas, basements, and garages, as well as one per level of the structure. Extinguishers would be a potential life saving device and aid in the reduction of a fire spread. Also, a ladder escape system is recommended for any upper story living area in order to escape in case of a fire. Extinguishers and ladder escape systems can be purchased at any home repair center or hardware store and would be a potential life saving device.



## 24. Wet Bar

Functional

## Exterior Structure

### 1. Flat Surface Material(s)

Stucco

### 2. Siding Condition

Functional - cracks

The siding is in functional condition; however, there are cracks at the stucco siding material at various areas of the structure. These type of cracks may be due to movement, curing at application, or other issues. We suggest the cracks be properly patched/sealed to prevent moisture intrusion, and to monitor for future movement. Proper care and maintenance such as painting and periodic pressure washing is also recommended.

### 3. Painted Surfaces

Functional

### 4. Caulking Structure

Satisfactory

**Note:** Touching up the structure caulking around the tops and sides of the window and door trim, and any openings/gaps is often needed in between paintings. Touching up of all voids is recommended in the fall, prior to the rainy season. The caulking keeps rain water from penetrating behind the siding material and causing premature deterioration of the material.

### 5. Window Glass

Satisfactory

### 6. Eave/Soffit Areas

Functional

### 7. Fascia Boards/Trim

Functional

### 8. Exterior Columns/Support structures

Functional

### 9. Double Pane Seals/Insulating Windows

Attention - dual pane window seals

The inspector has identified at least two windows which have lost the seal or have a defect between the panes of glass. The condition is identified by signs of fogging, discolorations or condensation build-up in between the glass panes. Repairing or replacing the window glass should be considered. We suggest contacting a qualified glass company for estimates of repair or replacement.

**Note:** The visual inspection of the windows may not disclose seals which have lost their seal in between the panes of glass, or other deficiencies with the windows or UV coatings or films. The deficiency is sometimes only visible under certain climatic conditions. It is not always possible to see all windows or seals during a home inspection due to furnishings, obstructions, film, or debris on the glass. If concerned, we suggest all windows be cleaned and/or re-inspected.

### 10. Window Screens

Attention - some missing

There are some window screens which were not in place at the perimeter of the structure. We suggest you ask the current owner if the screens are still available for installation.

### 11. Security Lights

Yes

This property is equipped with an exterior lighting system at the structure, adding to the safety and security of the residence. The lighting system was not tested, due to the fact that it has a light sensor and override of the system is not within the scope of this inspection. We recommend the system be tested prior to closing.

## Structure Perimeter Exterior

### 1. Foundation Material(s)

Concrete

### 2. Vent Screens

Functional

### 3. Visible Cracks

No

### 4. Evidence of Separation over 1/4"

No

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

### 5. Evidence of Movement

No

**Note:** The inspector is not a soils or structural engineer, but tries to detect any significant movement in the structure such as sloping floors, foundation cracks, etc. This is not an exhaustive inspection using laser levels or calculations to determine any movement with the structure. If concerned, we recommend you contact a qualified specialist to determine any past or present issues of the property and/or structure movement.

### 6. Site Drainage

Attention - location

*Due to the fact the property is on a sloped grade, water intrusion under and/or against the structure is common without proper grading and drainage. Further investigations may be needed into the prevention of water penetration under the structure. We suggest you monitor the areas around the home for ponding water under or near the structure. We recommend investigation into any current drainage systems or areas of past moisture intrusion or ponding. For modifications or evaluation, contact an appropriate trade.*

### 7. Evidence of Erosion

N/A

**Note:** The inspector is not a licensed soils or geo-technical engineer and is prohibited from rendering an opinion on soil stability or potential soil movement during seismic events, after heavy rains or other acts of nature. If desired, a qualified and licensed specialist in this area should be consulted in these matters.

### 8. Proper Earth-Wood Clearance

Functional

### 9. Vegetation Clear from Structure

No - Vegetation and Trees

There is vegetation growing up against the exterior surface material. Also, there are overhanging tree limbs above the roof line. Trees should be trimmed to prevent mechanical damage to the surface below, as well as root systems traveling toward the foundation. Vegetation prevents proper visibility of the foundation and siding materials. We recommend removal of the vegetation to help prevent any adverse conditions to the structure and in able to view the areas.

**Note:** All vegetation should be kept 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. Maintenance of overhanging trees and plants is recommended.

### 10. Watering System

Yes - rain emitter installed

The property is equipped with a watering system at the property. Testing the system is not within the scope of the inspection. **Also, the current system does have a rain emitter installed.**

# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

Note: The inspector recommends questioning the seller on the actual condition of the system, availability of operation manuals, and how to operate the system. We recommend the system be monitored, or if needed, adjusted to not spray water against the structure or produce excessive moisture around the foundation area.

## 11. Retaining wall(s)

Functional

There are retaining walls at the property which appear to be in functional condition. Determining the structural integrity of the wall is not within the scope of this inspection. We recommend you contact an appropriate trade for further evaluation if concerned.

## 12. Address Identification

Yes

## 13. Aquatic Safety Devices Installed

Attention - inadequate barriers

As of 10-11-17, new California law (SB442) requires all home inspectors to note if residential pools and/or hot tubs/spas at the inspected property have at least two of the seven safety barrier devices specified below. The inspector is not a licensed pool inspector and does not do any testing of the barriers to determine if they act or meet required ASTM standards. The list of suggested items are listed below:

(1) An enclosure which isolates the swimming pool or spa from the home: **NO**

(2) Removable mesh fencing with gate which is self-closing, self-latching and can accommodate a key lockable device: **NO**

(3) An approved safety pool and/or spa cover: **YES. An ASTM 1346 approved cover does exist, however, it was not latched/lock to prevent access.**

(4) Audible exit alarms on all of the home's doors which provide direct access to the swimming pool or spa area: **NO**

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on all of the home's doors providing direct access to the swimming pool or spa: **NO**

(6) An alarm which, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water: **NO**

(7) Other means of protection, if the degree of protection afforded is equal to or greater than afforded by any of the features set forth above: **NO**

**Conclusion: Were two or more of the above safety items noted:**

**NO. We recommend further evaluation and repair by a qualified pool technician prior to the close of escrow. We recommend you contact your local building authority to determine current requirements to provide adequate safety measures.**

For further information on the California Safety Pool Act, [CLICK HERE](#).



# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

**NOTE:** Pool/Spa Safety is very important to WIN Home Inspection. The information above is suggested by the State of California; however, it is not a requirement on pre-existing pools of hot tubs/spas. Every effort should be made to learn about your pool and pool safety prior to occupying the property. Use as many of the above mentioned safety features as possible at all times. Your pool should be assessed for safety and drowning prevention techniques on a regular and yearly basis. Recommend checking with the seller to find out which company built the pool/spa, as well as checking on any warranty information and maintenance records/instructions. We also recommend you contact the authority having jurisdiction, typically your local building department, for the most up-to-date requirements for residential pool safety. **This is not a "Pool/Spa Inspection" and we recommend you contact a qualified pool/spa inspector to evaluate the entire system.**

## Utility Services

### 1. Electrical Services

Underground

### 2. Telephone

Underground

### 3. Cable TV Service

Underground

### 4. Electrical Service Condition

None

Underground utility services improve the overall exterior appearance of the structure.

### 5. Water Source

City/Public

### 6. Water Meter Location

Front of Property

### 7. Water Shutoff

Front of House

### 8. Sewer

City/Public

### 9. Sewer Line Clean-out

Front Yard

**Note:** If not installed, it is recommended to install a one-way sewer check valve and clean-out, or back-flow valve. A back-flow valve (sometimes called a sewer backup valve) is a valve you can install on your sewer line and is designed to allow water or sewage to flow only one way—out of your house. Sudden heavy rainfall can overwhelm city sewer lines, causing water or sewage to flow back towards your home. A back-flow valve prevents sewage from flowing backwards into your house during such events.

They can be installed in the initial new construction for approximately \$500 to \$1,000, or retrofitted to existing lines, depending on access and conditions, for a range of \$2,000 to \$5,000.

Backwater valves are required by some municipalities and recommended by others. Some municipalities offer subsidies to assist with the installation of back-flow valves. Contact a qualified professional plumber for further questions and estimates of installation.

### 10. Gas Service

Natural gas

# Pre-Listing Inspection Details

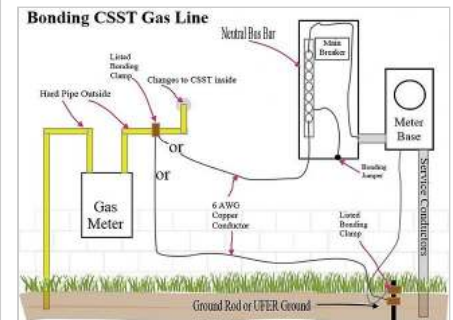
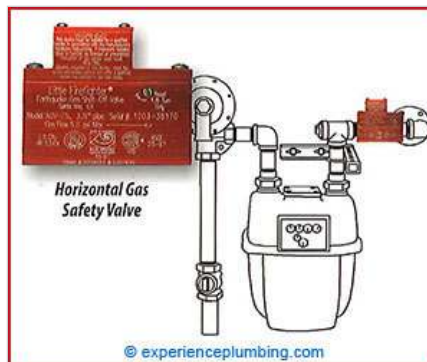
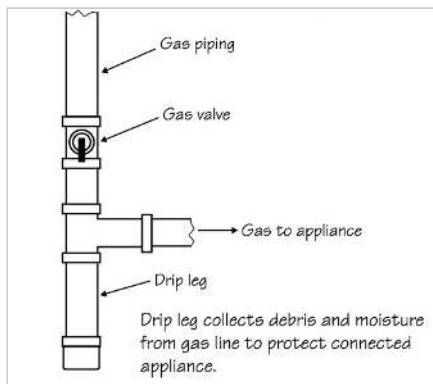
(Italicized comments also appear in the summary report)

The gas lines for the property are not tested for gas leaks, unless an adverse condition is detected by the inspector. If corrosion exists on the visible lines, or as part of an annual preventative inspection, we recommend contacting your utility supplier for a thorough inspection. Also, on older homes we recommend upgrading any older gas flex lines and/or shut off valves as a preventative safety measure.

Note 1: The gas appliances, such as the water heater and/or heating system, may be installed without the benefit of a "Sediment Trap". Sediment traps are installed in the natural gas service lines to catch and protect systems from debris and/or moisture. In addition to manufacturers installation guidelines, a sediment trap shall be installed downstream of the appliance shut off valve as close to the inlet of the appliance as practical at the time of appliance installation. Although the age of the structure may predate the requirement, installation of sediment traps is recommended by a qualified tradesperson in a timely manner or upon replacement of the appliance.

Note 2: On newer homes or remodels, some municipalities may recommend the installation of automatic gas shut-off devices which may include excess flow and/or earthquake actuated shut-off valves. Check with the local authority having jurisdiction, municipality and/or PG&E for current installation recommendations and requirements.

Note 3: Direct bonding is required as of 2019, for gas piping systems incorporating standard (yellow) or uncoated CSST whether or not the connected gas equipment is electrically powered. Improperly bonded or non-bonded CSST piping can present a potential safety hazard. The home inspector cannot verify if the piping has not been properly bonded. If CSST piping is present, we recommend you contact a qualified electrician to determine if proper bonding is present.



## 11. Gas Odors

None Noted

**Note:** No noticeable gas odors were detected during the time of the inspection. Annual inspections are recommended to provide a safe living environment. Check with your utility supplier to schedule an inspection. A no-cost inspection of the gas appliances in the home may be provided.

## 12. Carbon Monoxide

Not Tested

**Note:** Testing for Carbon Monoxide (CO) is NOT within the scope of a home inspection, according to the national standards of ASHI. This inspector did NOT conduct a test for CO at this time. However, the inspector may note in the report if any adverse conditions exist which may present this type of health and safety issue. We recommend CO detectors be purchased and installed in the structure(s) according to manufacturer's instructions, and all fuel-fired appliances be serviced and inspected per manufacturer's directions. For more information on carbon monoxide (CO), see also:

<http://www.epa.gov/air/urbanair/co/index.html>

## 13. Vents/Exhaust

Functional

## 14. Service Shut Off(s)

At main meters

Gas and Electric-exterior NE corner

## Site Concrete and Paving

### 1. Driveway(s)/Parking

Functional

### 2. Walkways

Functional - cracks

There are cracks in the concrete walkways of the property. We recommend the cracks be sealed to prevent further deterioration. We recommend you contact an appropriate trade for evaluation/repairs. Also, applying a masonry sealer to the surface on a periodic basis, may help prevent future surface deterioration.

### 3. Steps

Functional

## Patios/Decking/Porches

### 1. Surface(s)

Satisfactory - tile or textured

The tiled deck at the structure appears to be functional at this time. Periodic inspections and maintenance are recommended to prevent water intrusion. A tile deck should be considered in as-is condition if not leaking or no evidence of leaks. Further invasive actions would be needed to determine the existence and/or condition of deck membrane. Contact an appropriate trade for further evaluation. Note: Decks or balconies designed to be water-proof are not leak tested by the inspector.

**Note:** When present, attached porches, decks, steps, patio covers, balconies, handrails, guardrails, etc., are inspected. No inspection is made of detached components, as well as sheds, barns, workshops, detached garages, storage units, fencing, etc., unless otherwise stated herein.

### 2. Railings

Satisfactory

### 3. Foundation/Framing

Satisfactory - inaccessible

Portions of the deck foundation, or underside of the deck, are not accessible due to the type of installation. Issues may exist under the deck which are not visible. No adverse conditions or staining were noted beneath the decking area. We recommend monitoring the area for any changes.

### 4. Concrete Slab

Satisfactory

### 5. Electrical Service

Yes

### 6. Weather Protected Outlet(s)

Yes

### 7. Natural Gas Service/Equipment

No

### 8. Lights

Functional

## Attached Garage

### 1. Attached Garage General Statement(s)

Attached Garage General Statement(s)

**Note:** There is a central vacuum system installed at the garage. Testing the system is not within the scope of this inspection process. An on/off switch was present, and the inspector did turn on the canister/system but did not use any attachments or test. We recommend you ask the current owner as to the current condition and operation of the system.

### 2. Size

Two Car

There was perimeter storage in the garage space at the time of the inspection, which made the area inaccessible for inspection or may have hindered the inspector from examining certain aspects of the area. We recommend the area be re-examined when vacant.

### 3. Garage Door(s)

Functional

### 4. Automatic Opener(s)

Functional

The automatic garage door openers were identified to be in working order at the time of the inspection. The system is operated using normal manufacturer's procedures. We recommend you investigate the actual age and condition of the unit.

**Note:** Periodic inspections, greasing, and adjustments and tightening of brackets are suggested as part of normal preventative maintenance. Check with the manufacturer or an overhead door company for proper installation and maintenance questions.

**Note: Beginning July 1, 2019,** California requires an automatic garage door opener that is manufactured for sale, sold, offered for sale, or installed in a residence to have a battery backup function that is designed to operate when activated because of an electrical outage.

### 5. Springs/Mount

Functional

**Note:** Periodic inspections of the spring(s), attachments and hardware is necessary for continued safe use of the garage door.

### 6. Safety Operation, Opener(s)

Functional - safety beams tested

The garage door openers have an electric eye system which reverses the garage door opener when an obstacle passes under the door. This feature was functional when tested.

**Note:** The garage door systems were not tested to see if it would stop if hitting an obstruction. This can cause mechanical damage to the door if the opener is not properly adjusted. We recommend you contact an overhead door service company for further testing and periodic maintenance.

### 7. Door Seal

Functional

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

### 8. Door(s), Garage - Building

Functional

### 9. Fire Wall/Ceiling Board

Attention - attic ladder

# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

The common surfaces between the house and the garage appears to be a firewall system, however, there is an access ladder in the ceiling leading above the garage which does not meet firewall containment. This causes a void in the firewall system. Appropriate repairs or modifications are recommended to maintain a proper firewall barrier.



## 10. Floor/Foundation

Satisfactory - cracks

There are separation cracks in the slab of the garage. We recommend the cracks be sealed to prevent further deterioration. Monitoring the cracks for changes is recommended.



## 11. Lighting

Functional

## 12. Evidence of Moisture Penetration

No

## Roof

### 1. Roof Cover Material(s)

Tile

#### Tile Roof

**Tile** roofing systems have a life expectancy of 35-50+ years. Periodic inspections of the material and roof flashing/caulking, will be necessary in order to prevent leaks and deterioration.

**Note:** This is a general condition report on the roof condition and material, and is not intended to be a leak-tight warranty or certification. This is a visual examination of the cover, based on the inspectors experience. For a detailed inspection of the surface, we recommend contacting a qualified professional roofing contractor.

# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

## 2. Roof Type

Pitched

A pitched roof is typically greater than 4/12. **Roof pitch** is the steepness of a roof expressed as a ratio of inch(es) rise per horizontal foot (or their metric equivalent), or as the angle in degrees its surface deviates from the horizontal. A flat roof has a pitch of zero in either instance; all other roofs are pitched.

## 3. Moss/Mildew

None

## 4. Debris on Roof

Satisfactory

There is some debris on the roof. Leaves, branches, and/or other material that should be removed at some time in the near future. The debris can clog gutters, down spouts, flashings, and/or drains. Debris can hold moisture that can cause damage to the roof system if large accumulations develop.

**Note:** Debris build up should be cleaned off the roof surface on an annual basis as a proper care and maintenance recommendation.

## 5. Apparent Number of Layers

1 Layer

There is one layer of roofing material. Note: This inspection reports on the roof condition, and is not intended to be a leak-tight warranty or roof certification. This is not a compliance inspection or certification of compliance with past or present governmental codes or regulations of any kind. For further evaluations, we recommend contacting a qualified professional roofing contractor.

## 6. Cover Material Condition

Attention

*There are at least two slipped tile(s) visible on the rear of the roof surface, which may allow moisture intrusion without proper repair. These type of roof covers can be expensive to repair if issues exist or due to lack of preventative maintenance. It is advised a qualified and experienced roofing contractor provide a detailed inspection of the roof surface, and provide bids of repairs.*

**Note:** This is not a leak-tight or roof warranty, and defects may exist. The inspector is not a qualified roof inspector, and only provides a general condition report on the visible surface areas. If the roof cover system is near or over the expected life span, replacing or consideration into saving for replacement should be considered. For a more detailed inspection of the installation and remaining service life of the roof cover, we recommend you contact a qualified professional roofing contractor for further evaluations.

## 7. Ridges

Functional

## 8. Valleys

Functional

**Note:** Any debris build-up the valleys should be removed as needed, as preventative maintenance to allow water to flow to the gutters and/or from the roof as intended.

## 9. Flashing/Caulking

Functional - not fully visible

Due to the visual type of examination performed, most of the flashing is not visible. Water intrusion from wind-driven rain is possible due to certain installations, which may not be visible. Contact a qualified professional roofing contractor for further details/inspections.

### Proper Care and Maintenance Recommendation

# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

The inspector recommends the roof vents and flashing material be inspected and touched up on a periodic basis. **Cleaning and repairs are typically recommended every 5-10 years in order to inspect and removed any debris.** Removing any rust and corrosion is also recommended to prevent deterioration and damage. All exposed nails at roof vents/flashing, should be caulked/sealed. 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. Contact a qualified roofing company for periodic maintenance.

## 10. Vents/Chimneys/Covers

Functional

## 11. Gutters/Down Spouts

Functional - debris

There is some debris build up in the gutters which should be removed. Debris can clog the gutters, down spouts, and/or drain system if not cleaned out.

**Note:** Cleaning the gutters, downspouts and drains on an annual basis, or as needed, is recommended for proper care and maintenance of the gutter system.

## 12. Drains/Splash Blocks

Maintenance - damaged downspout

*There is a damaged downspout drain at the rear SW corner of the home. Appropriate repairs or modifications are recommended to help move water away from the home.*

## 13. Indications of Leaking

No

At the time of the inspection, the inspector did not find evidence the roof system is currently leaking. This is a visual examination of the accessible areas of the ceiling and/or attic space. This is not a warranty against leaks which have occurred or may in the future. We recommend you further investigate the current age and condition of the roof surface(s), as well as investigation if there are or have been any portions of the roof which have leaked in the past. For further examinations and certifications/warranties, we recommend contacting a qualified professional roofing company for further inspection.

## 14. Soft Spots

N/A - roof surface not walked

The inspector did not walk the surface due to the chance of causing mechanical damage to the roof surface. Observations of the roof surface were done from the roof edge and/or adjacent surfaces and the ground.

## 15. Skylight(s)

Satisfactory

The roof skylights were inspected for indications of leaking or deterioration of the installation. There were no visible signs of leaks at the time of the inspection. We recommend you contact a roofing contractor for further evaluations.

There are motorized skylight covers at the kitchen area. The inspector did not operate the systems. The remote was not located in order to test. We recommend you ask the owner as to their knowledge of the actual conditions and operation of the unit(s).

**Note:** Skylights can leak from multiple non-roof related issues including but not limited to casing failure and leakage, broken glass, incorrect flashing, and improperly sealed casings and glass. If leaking, a skylight installer will need to be contacted to repair or replace the skylight or flashing kit.

## 16. Separate Certification Required

No

## 17. Roof Evaluated From

Roof Edge / Ground

# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

The roof cover was evaluated from the roof edge and the ground. It is not recommended to walk on a tile roof due to possible mechanical damage. These type of roof covers can be expensive to repair if issues exist or due to lack of preventative maintenance. For a more detailed inspection, we recommend you contact a qualified professional roofing contractor.

## Electrical Service

### 1. Panel/Sub-Panel Location(s)

Main and Sub Panels

Main panel - exterior NE corner

Sub panel(s) - in laundry

### 2. Service Size (Amps)/(Volts)

Panel Rating - 200 Amps - 120/240 Volts

### 3. Over Current Devices

Breakers

### 4. Service to Panel

Manufactured Bus Bar

Manufactured connectors/bus bars are in use at the main service breaker. The size or type of wire cannot be seen.

### 5. Service Ground Verified

Not Located

The inspector was not able to visually verify the electrical system main ground. Many times the ground wire is attached to a ground rod or UFER rod, which is not readily visible. We recommend asking the owner if they are aware of the main grounding wire for the main electrical panel.

### 6. Panel Cover

Functional

### 7. Panel Cover(s) Removed

Yes

### 8. Panel to Structure

Copper/Stranded Aluminum

**Note:** Aluminum wiring is an adequate conductor, but is prone to mechanical issues, particularly in connections to breakers, lugs, etc. We suggest periodic inspection of the wiring as a preventative maintenance item. We recommend an anti-oxidant paste be applied to all aluminum stranded wiring at the terminals, to prevent oxidation.

### 9. Breaker Configuration

Functional

### 10. Wire-Over Current Compatibility

Functional

### 11. Receptacle Ground Verify

Functional

The inspector has checked the accessible three-prong female 120 volt electrical outlets throughout the structure, and did not identify any outlets which were not correctly grounded. NOTE! This is not a warranty and an undiscovered condition may exist. If the structure was built pre-1975, we recommend all outlets be checked when vacant or accessible. Also, all outlets feeding mechanical systems are recommended to be grounded as a preventative safety measure.

### 12. G.F.C.I. Protection



# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

## Test OK

The G.F.C.I. outlets/breakers which have been installed were manually tested and appear to function properly. GFCI's should be tested per manufacturer recommendation due to failure rate and age related issues. We suggest you install G.F.C.I. outlets at all areas susceptible to moisture, as a preventative safety measure.

**Note:** Current electrical standards require ground fault circuit interrupters (G.F.C.I.) be located in areas where there is a potential danger of electrical shock. Areas such as kitchens, bathrooms, laundry room, garages, exterior outlets, etc. The year the requirement was adopted for G.F.C.I. outlet installation varied for the specific areas of the structure. The G.F.C.I. outlets/breakers which have been installed were manually tested and appear to function properly. We suggest you install G.F.C.I. outlets at all areas susceptible to moisture, as a preventative safety measure.

## 13. Outlets, Switches, Junction Boxes, Lighting

### Attention

*-There are worn outlets noted at the structure. As with any other mechanical device in your home, over time, the device will get worn from years of service and require replacement at some point. If a plug-in device, switch or plug feels loose or slides out of the outlet easily, replacement is needed. We recommend further evaluations and repairs as necessary as a preventative safety measure.*

-Some of the light fixtures at the structure did not properly function at the time of the inspection. We suggest the bulbs be checked for replacement. If the bulbs fail, replacement of the fixtures or further evaluations may be necessary.

**Note:** 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. Electric outlets are recommended to be replaced if cracked/damaged or older than 10 years to prevent arcs which might be caused by a worn outlet. In occupied homes, often have furniture and stored items covering electrical outlets, switches and junction boxes which limit their accessibility for inspection. We recommend a final walk-through, prior to the close of escrow, to identify the location and operation of all lights, switches and outlets on the property.

## 14. Wire Method

Non-metallic sheathed

## 15. Arc Fault Breakers (A.F.C.I.)

N/A - not required

There are no AFCI (Arc Fault Circuit Interrupters) breakers/outlets installed for the living areas of this structure. This is a recent electrical standard (2002), which protects the living space/bedroom areas from a short in an outlet from various issues related to plug-in electrical devices and at light fixtures. AFCI's are now recommended on all circuits throughout the residence. This structure or electrical system may predate this standard, and/or may not require this modification. We recommend you contact an electrician for more information and possible upgrading in the future. When changing electrical outlets, updating to AFCI outlets is recommended.

## Heating System

### 1. System Type(s)/Info

Westinghouse Gas Forced Air Heater  
Approximate Manufactured Date: Original

### 2. Location(s)

Crawl space / Sub Area

### 3. Thermostat Location(s)

Family Room

### 4. Thermostat Type

Electronic Programmable

### 5. Thermostat Condition

# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

Functional

## 6. Energy Saving Unit

Yes

The heater in this structure is labeled as an "energy efficient" model, which is designed to save energy when operating properly. The inspector is not qualified to determine the efficiency of the current system. We recommend regularly scheduled servicing, as part of your preventative maintenance program.

## 7. On/Off Check

Satisfactory - older unit

The heating unit was functioning at the time of the inspection; however, this is an older unit and may be approaching the end of its service life. The potential for failure is higher the older the appliance and replacement may be needed at any time. Budgeting for replacement is recommended as failure could occur at any time. We recommend a qualified heating service company inspect the unit prior to closing, as well as every year thereafter, as part of general property maintenance.

**Note:** Average life expectancy of a furnace is approximately 20-30 years. If the system is near or over this life span, consideration into saving for a replacement or a more efficient model, should be considered. The inspector is also not required to remove flame guards or view/identify the condition of the heat exchanger. This inspection checks on the general function of the heating system and in no way guarantees any mechanical components for useful life, serviceability or efficiency. It is also recommended that you call and have your local utility company come in annually, or as needed, and perform a safety check for you on all appliances. This service is generally at no cost to the resident.

## 8. Operation Noise

Functional

## 9. Vents/Flues

Functional

## 10. Ducts>Returns/Radiators

Functional

We recommend having an air duct cleaning company service the heating system (ducts, registers, furnace/air conditioning, etc.) periodically. Routine/annual maintenance is required to provide a functional and safe environment.

**Note:** In California, it is now required by the State to have your heating ducts tested for air loss upon a heater or air conditioner being replaced. In cases of excessive loss, replacement of the ducts will be necessary. For more information on this issue, refer to [http://www.energy.ca.gov/title24/changeout/2005-08-02\\_NEW\\_DUCT\\_REQUIREMENTS.PDF](http://www.energy.ca.gov/title24/changeout/2005-08-02_NEW_DUCT_REQUIREMENTS.PDF).

## 11. Filter Size/Condition

Satisfactory

The inspector recommends the filter(s) be cleaned on a periodic basis as needed. In general, this is how often changing or cleaning furnace filters needs to be done: For 1- to 2-inch filters, replace them every 1 to 3 months. For 3- to 4-inch filters, replace them every 6 to 9 months. For 5- to 6-inch filters, replace them every 9 to 12 months. This can vary depending on the amount of use and atmospheric conditions of your homes location.

## 12. Service Notes

Clean/Change Seasonly

The filter is located at the cold air return. 14x24x1

## 13. Non-Heated Area(s)

None

# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

A heat source was located in each living and sleeping area. Some vents may have been obstructed from view due to furnishings. Depending on the age of a structure or any additions, a heat source is generally required in habitable rooms such as areas used for living or sleeping. These would include bedrooms, living room, family room, den, etc. Some newer requirements may also include rooms used for eating and cooking. If an additional room(s) has been added onto the structure without a heat source, we recommend you verify proper building permits.

## Plumbing

### 1. Plumbing General Statement(s)

#### Plumbing General Statement(s)

**Note:** Older components of the plumbing system do require periodic maintenance and/or replacement. Items such as shut-off valves, appliance or fixture supply lines, sink/tub fixtures, etc., do fail with age and need periodic replacement. Some of these items are not tested during a home inspection; however, if the home is older or the fixtures appear to be older or original, budgeting for replacement is suggested.

**Note: As of January 1, 2017 all CA single-family residences built prior to January 1, 1994 must comply with these requirements** (permit or no permit) and homeowners are required to install water saving fixtures, and/or disclose if current fixtures are out of compliance. This law will not affect commercial or multi-family properties until January 1, 2019.

Here are the rules:

- **\*If a toilet is greater than 1.6 gpf, a 1.28 gpf toilet is required. (1.28 gpf required in the MPWMD district and Santa Cruz County.)**
- **\*If a shower head flows more than 2.5 gpm, a 2.0 gpm shower head is required. (2.0 gpm required in the MPWMD district and Santa Cruz County.)**
- **\*If a bathroom faucet flows more than 2.2 gpm, a 1.2 gpm faucet is required. (1.2 gpm required in the MPWMD district and Santa Cruz County.)**
- **\*If a kitchen sink faucet flows more than 2.2 gpm, a 1.8 gpm faucet is required. (1.8 gpm required in the MPWMD district and Santa Cruz County.)**

**These are minimum state requirements and some areas, such as areas of Monterey Peninsula (MPWMD), Santa Cruz County and Morgan Hill, may be more stringent.** The inspector is not responsible for identifying or testing the fixtures for flow rate. Refer to the seller regarding the flow of the current fixtures.

### 2. Size Service to Structure

3/4 inch

### 3. Structure Pipe Material

Copper

### 4. Water Pipe Insulation

Yes

Insulating the hot water piping for this structure is recommended in order to add to the efficiency of the hot water system.

### 5. Waste Pipe Material

ABS Plastic

There appears to be ABS plastic waste lines installed for the structure. We recommend you further investigate any past or present issues with the waste lines.

# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

**Note:** This is a visual examination of the exterior piping which is visible at the time of the inspection. We recommend further investigating and/or asking the current owner about slow draining sinks/tubs/showers or back-ups in toilets. Also, depending on the age of the structure and location, video investigation/sewer lateral inspection of your waste system is recommended to determine if any obstructions or damage exists inside the waste line. Relining or replacing a sewer line is approximately \$150 - \$350 per foot. Structures over 20 years old and/or on a property with expansive soil or with trees or vegetation, are recommended to conduct a sewer lateral inspection. These can often be requested from this inspection company, or a plumbing contractor who offers this service.

## 6. 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 at the time of the inspection, unless noted in a specific section of the report. We recommend all visible pipes, fixtures, and plumbing systems be re-examined for any changes. A program of regular inspection by the owner should be considered in order to identify any visible leaks prior to causing any substantial damage.

## 7. Pipe Rumble Noise

No

## 8. Surge Bangs

No

## 9. Encrustations Evident

No

Encrustations (readily visible deposits at the pipes and connections) are an early indication of a developing leak. There were no adverse conditions visible that would indicate a developing leak. Periodic evaluations of the plumbing lines are recommended as a preventative maintenance measure.

## 10. Mineral Deposits

No

## 11. Interior Water Flow

Functional

## 12. Exterior Water Flow

Functional - add anti-back flow devices

The accessible exterior hose bibs were tested at the structure, and found to be functional. The exterior faucet(s) at the structure do not have a backflow device installed. Back flow devices prevent contaminated water from a hose from siphoning back into the supply lines of the structure. This may or may not have been required when the structure was built. Installing these devices is recommended.

## 13. Pressure Readings Interior/Exterior

P.S.I. at exterior faucet  
60 psi

Recommended pressure is 40-70 psi.

Note: Water pressure readings may fluctuate during certain periods of the day. The water pressure at this structure was tested at the main water line connection to the building or nearest location. Actual water pressure may vary from time to time. Periodic checks of the water pressure is recommended.

## 14. Soft Water System

None - plumbed for unit

The structure appears to have been plumbed for a soft water unit to be used. The installation of plumbing was seen at the exterior of structure.

**15. Filter System**

None

**16. Drainage and Sump Pumps**

Not Tested

There is a sump pump installed at the South side retaining wall area. The inspector was not able to test the pump to determine if it was operational. Periodic inspections is advisable to identify if the sump pump is providing the intended service. In addition, inspect the sump pump every year prior to the fall for proper operation.

**Water Heater****1. Location(s)**

Garage

**2. Type**

Gas - Tankless Water Heater

A Navien tankless water heaters service life is approximately 15-20 years from the date of installation. If the system is near or over this life span, consideration into saving for a replacement or a more efficient model, should be considered. The inlet screen on the cold water inlet needs periodic or annual cleaning, as well as flushing of the system. Click here: [Clean inlet on Tankless Water Heater Annually](#). There are descaling filters which can also be installed to reduce scaling of the unit..

Note: A home inspection checks on the general function of the water heater system, but we recommend a qualified water heater service company inspect/maintains the unit on an periodic basis. We recommend you contact a qualified professional plumber for further evaluations of the installation.

**3. Installation**

Functional - Tankless water heater

Note: There are unique installation characteristics with a tankless water heater. Some manufacturers require sizing changes to gas lines and/or exhaust flue pipes. We recommend you contact a qualified professional plumber for further evaluations of the installation.

**4. Evidence of Encrustation**

No

**5. Evidence of Leaks**

No

There were no visible leaks at fittings or at the tank during the inspection. Average life expectancy is 8-12 years depending on the water quality of the area. We suggest periodic inspections and servicing of the unit by a qualified trade.

**6. Safety Valve**

Visual Check - tankless water heater

There is a safety valve (Pressure Relief Valve) on the water heater tank. However, it could not be tested because once it has been opened, the valves tend to leak.

**Note:** Safety relief valves should be re-inspected AT LEAST ONCE EVERY THREE YEARS, by a qualified professional plumbing contractor or authorized trade, to ensure the product has not been affected by corrosive water conditions and to ensure that the valve and discharge line have not been altered or tampered with illegally. Certain naturally occurring conditions may corrode the valve or its components over time, rendering the valve inoperative. Such conditions are not detectable unless the valve and its components are physically removed and inspected. This inspection must only be conducted by a plumbing contractor or authorized trade - not by the owner. Failure to re-inspect the relief valve as directed could result in unsafe pressure buildup, which can result in severe personal injury, substantial property damage, etc.

**7. Discharge Pipe**

Functional

# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

The water heater is supplied with a discharge pipe. The termination point is within 6"-24" of the grade/ground , with an exterior termination.

## 8. Safety Tie Down(s)

N/A - tankless water heater

Tankless water heaters do not require safety straps, but are required to be properly installed and secured. Safety tie downs are used on gas fired hot water heaters to prevent them from tipping over and causing a fire or explosion as a result. We suggest you verify item was installed per manufacturer's requirements.

## 9. Insulation Rating(s)

No Visible Rating

### Main Entry Door

#### 1. Correct Application

Yes

#### 2. Door Glass/Safety

Satisfactory

#### 3. Door Fit

Functional

#### 4. Weather Strip

Functional

#### 5. Finish

Functional

#### 6. Locks

Yes

**Note:** We recommend all key locks be changed or re-keyed at the property prior to the change of ownership as a preventative safety measure.

#### 7. Door Chime

Functional

#### 8. Lighting

Satisfactory

#### 9. Security/Caller Visibility

Yes

### Other Ext. Entry Doors

#### 1. Location(s)

Multiple Locations

#### 2. Correct Application

Yes

#### 3. Finish

Satisfactory

#### 4. Door Fit

Functional

#### 5. Weather Stripping

Functional

# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

## 6. Locks

Attention

*The right side French door from the kitchen is hard to lock/latch. The door pins do not appear to engage in the door frame. The door lock system may need to be properly adjusted and/or will require maintenance or repairs. Contact a qualified trade for further evaluations and repairs.*

## 7. Door Glass/Safety

Satisfactory

### Living Room / Main Hall

#### 1. Doors/Closet Doors

Functional

#### 2. Ceiling/Walls/Doors

Satisfactory

#### 3. Window(s)

Satisfactory

#### 4. Floor

Satisfactory - area rug

There is an area rug over the flooring in the living room. The rug would have to be removed for further examination.

### Other Room(s)

#### 1. Location/Type

Dining Room and Family Room

#### 2. Ceiling/Walls/Doors

Satisfactory

#### 3. Window(s)

Attention - dual pane(s)

*The inspector has at least two windows at the family room area, which have lost the seal or have a defect between the panes of glass. The two left side upper windows display a visible defect. Repairing or replacing the window glass should be considered. We recommend contacting a qualified glass company for an estimate of repairs.*

#### 4. Floors

Satisfactory - area rug

There is an area rug over the flooring in the dining room and family room. The rug would have to be removed for further examination.

### Fireplace/Wood Stove

#### 1. Fireplace/Wood Stove General Statement(s)

Fireplace/Wood Stove General Statement(s)

**Note:** Only the firebox, damper and visible portions of the chimney system are checked for obvious defects. This inspection is in no way qualifies as a certification or determines the chimney system as being safe and/or functional. We recommend the system be thoroughly inspected by a licensed chimney inspector qualified to do Level 2 and/or Level 3 inspections prior to use. NFPA 211 recommends a minimum Level 2 inspection when a chimney is inspected during the sale of a home.

#### 2. Location

Master bedroom

### 3. Solid Fuel/Gas Logs/Gas Appliance

#### Gas Log System

There is a gas-log fireplace in the master bedroom which appears to be in satisfactory condition. The unit was ignited/tested at the time of the inspection. We recommend you verify or further investigate the current condition and any potential issues or disclosure items. Contact a qualified chimney inspection company for a detailed inspection prior to use.



**Note:** This inspection does not cover code clearances and improper installation. Also, any pre-fabricated or manufactured fireplace systems may require additional inspections by a certified chimney inspection company. For additional information and certification is desired, contact a qualified professional chimney inspection service.

### 4. Firebox

Functional

### 5. Flue Condition

Not Visible

The flue condition for this type of system is not visible. We recommend you contact a chimney inspection or heating company for further information.

### 6. Exterior Chimney(s) Condition

Attention - top/rear of chimney not visible

The rear and top of the chimney was not visible due to the lack of access onto the roof. We recommend you contact an appropriate trade for further evaluations. A program of regular inspections and periodical maintenance is necessary for the continued safe operation of the system.

### 7. Rain Cap/Spark Arrestor

Attention - not visible/no access

Due to weather covers installed, and/or lack of access on the roof, the condition of the spark arrestor and/or vent cover could not be seen. Further investigations is needed to determine the actual condition of this system.

## Fireplace/Wood Stove

### 1. Fireplace/Wood Stove General Statement(s)

Fireplace/Wood Stove General Statement(s)

**Note:** Only the firebox, damper and visible portions of the chimney system are checked for obvious defects. This inspection is in no way qualifies as a certification or determines the chimney system as being safe and/or functional. We recommend the system be thoroughly inspected by a licensed chimney inspector qualified to do Level 2 and/or Level 3 inspections prior to use. NFPA 211 recommends a minimum Level 2 inspection when a chimney is inspected during the sale of a home.

### 2. Location



## Family Room

### 3. Solid Fuel/Gas Logs/Gas Appliance

#### Gas Log System

There is a gas-log fireplace in the family room which appears to be in satisfactory condition. The unit was ignited/ tested at the time of the inspection. We recommend you verify or further investigate the current condition and any potential issues or disclosure items. Contact a qualified chimney inspection company for a detailed inspection prior to use.



**Note:** This inspection does not cover code clearances and improper installation. Also, any pre-fabricated or manufactured fireplace systems may require additional inspections by a certified chimney inspection company. For additional information and certification is desired, contact a qualified professional chimney inspection service.

### 4. Firebox

Functional

### 5. Flue Condition

Not Visible

The flue condition for this type of system is not visible. We recommend you contact a chimney inspection or heating company for further information.

### 6. Exterior Chimney(s) Condition

Attention - top/rear of chimney not visible

The rear and top of the chimney was not visible due to the lack of access onto the roof. We recommend you contact an appropriate trade for further evaluations. A program of regular inspections and periodical maintenance is necessary for the continued safe operation of the system.

The rear and top of the chimney was not visible due to the lack of access onto the roof. We recommend you contact an appropriate trade for further evaluations. A program of regular inspections and periodical maintenance is necessary for the continued safe operation of the system.

### 7. Rain Cap/Spark Arrestor

Attention - not visible/no access

This type of fireplace system does not use a spark arrestor. A proper gas vent cover is installed and in functional condition.

Due to height of the chimney, weather covers installed, and/or lack of access on the roof, the condition of the spark arrestor and/or vent cover could not be seen. Further investigations is needed to determine the actual condition of this system.

## Kitchen(s)

### 1. Kitchen(s) General Statement(s)

Kitchen(s) General Statement(s)

# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

**Note:** Average life expectancy of most kitchen appliances is approximately 7-10 years. Increased failure, general wear, and reduced energy efficiency can occur as the appliance ages. If the system is near or over this life span, consideration into saving for a replacement or a more efficient model should be considered. A home inspection checks on the general function of the built-in appliances and in no way guarantees any mechanical components for useful life, serviceability or efficiency.

## 2. Floor Cover Material

Functional

## 3. Under Sink Inspection

Satisfactory

## 4. Ceiling/Walls/Doors

Satisfactory

## 5. Kitchen Windows

Satisfactory

## 6. Sink/Faucet

Functional

## 7. Drains Appear Clear

Yes

## 8. Stove/Cook Top

Gas w/ electrical griddle

## 9. Cook top, Burners/Elements

Functional - tested

An "on-off" test was performed to determine if the stove top burners were functioning. Periodic cleaning and maintenance of the burners are needed.



## 10. Controls

Functional

**Note:** Timers and clocks are not checked as part of this home inspection.

## 11. Stove Exhaust Fan

Functional

## 12. Oven

Electric

## 13. Oven Operational

Yes

The bake and broil cycles were functional at the time of the inspection. This is an "on/off" test conducted on the oven. We suggest you ask the owner as to the current condition of the unit. Note: Timer, clocks, convection fans, and self-cleaning systems are not tested.

## Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)



### 14. Oven Appearance/Condition

Functional

### 15. Built-in Microwave Operational

Yes

This is an "on/off" test conducted on the microwave oven. Typically, the inspector will warm up water, wet paper towel, special microwave block, or sponge to test the unit. We suggest you ask the owner as to the current condition of the unit. **Note:** Timer, clocks, fans, etc., are not tested.



### 16. Built-in Microwave Door Appearance

Functional

### 17. Water For Refrigerator

Yes - functional

There is a water line connection for the refrigerator. This water supply is used and required for automatic ice machines. Also, the interior of the refrigerator and freezer were cold when opened; however, a thorough inspection/test of this system is not conducted. If the unit is to remain as part of the transaction, we recommend you further investigate the actual condition and/or ask the current owner as to the actual condition of the appliance. **Note:** Inspecting refrigerators is **NOT** within the scope of a home inspection, and are typically **NOT** covered by most standard home warranty policies. If the unit is built-in unit, we recommend verifying the age and current condition of the unit.

### 18. Garbage Disposal

Maintenance - not functional

*The garbage disposal unit at the center island did not function at the time of the inspection. The unit appears to need repair or replacement. We recommend you contact an appropriate trade for evaluation/repairs.*

### 19. Counter Tops

Attention - touch-up caulk/grout

Touch up of the grout at the splash block area is suggested to prevent moisture intrusion beneath the sink or counter area. Repairs are recommended to prevent future damage beneath the area.

# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)



## 20. Dishwasher

Functional - tested

The dishwasher appears to be working. A simple 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. We recommend further investigating the age and condition of the unit, as well as verifying the actual operation of the unit.

## 21. Kitchen Fixtures

Satisfactory - wine cooler/refrigerator

-There was a wine/bar refrigerator located in the kitchen wet bar area. The item appeared to be operating at the time of the inspection. We recommend you further investigate the actual condition and operation of the unit, as well as testing prior to closing.

## 22. Lighting

Functional

## 23. Woodwork Finishes

Satisfactory

## 24. Drawers/Doors

Satisfactory

## 25. Water Temperature - At Fixture

Acceptable

The generally **accepted safe temperature** from fixtures produced by the water heating system should not exceed 120 degrees. Water heater manufacturers recommend this temperature to reduce potential for burns and scalds. The structures temperature at the time of inspection at a fixture was reading approximately 107°.

## Laundry Area

### 1. Laundry Area General Statement(s)

Laundry Area General Statement(s)

**Note:** If present, the clothes washer and/or dryer are typically not tested during part of a home inspection, unless otherwise noted in this report. The inspector is not able to wash or dry clothes in order to actually test the appliances. If the appliances are to remain as part of a transaction, we recommend you ask the current owner/occupant as to their condition and operation.

### 2. Location

Adjacent to Kitchen

### 3. Ceiling/Walls/Doors

Satisfactory

### 4. Window(s)

Functional

# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

## 5. Floor Condition

Satisfactory

## 6. Washer Hookup(s)

Yes

## 7. Drain(s)

Not tested

**Note:** Testing the washer drain is not within the scope of a home inspection. The inspector does not run the clothes washer or drain water. We recommend you ask the current owner if the drain is working properly, or if any past or present issues exist.

## 8. Dryer Hookup(s)

Yes

## 9. Gas Service

Attention - cap open line

*There is a gas line in the laundry area. The gas valve was turned off to the line; however, the end of the gas line was not capped. Installing a proper cap is recommended to prevent a potential leak when not in use.*

## 10. Dryer Electrical Service 240V

Yes

**Note:** Proper wiring or power to the 240v outlet cannot always be detected without removal of the cover plate. The inspector will try using a voltage detector if the outlet is easily accessible. We recommend further investigating this issue, or refer to any past reports, or disclosures.

## 11. Dryer Ventilation System

Satisfactory

The entire vent system is often not completely visible for examination. We recommend the dryer ventilation system be cleaned on a periodic basis. Build up of debris can be a safety hazard if left unchecked.

## 12. Area Ventilation

Satisfactory-window

There is a window in the laundry area which may be used to provide ventilation in this area.

## 13. Lighting

Satisfactory

## Bedroom

### 1. Bedroom General Statement(s)

Bedroom General Statement(s)

Note: There was a wine/bar refrigerator located in the master bedroom area. The item appeared to be operating at the time of the inspection. We recommend you further investigate the actual condition and operation of the unit, as well as testing prior to closing.

### 2. Location(s)

Main Level / Upstairs

Master BR#1 - North wall , upstairs

BR#2 - NE corner , main level

BR#3 - NW corner , main level

BR#4 - West wall , main level

### 3. Entry Door(s)/Closet Door(s)

# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

Satisfactory - door stops

We recommend installing door stops, or other modifications, to the rear of the doors in the bedrooms. This is to protect the wall from being damaged by the door handle.

#### 4. Ceiling/Walls/Doors

Functional

#### 5. Window(s)

Functional

#### 6. Floor

Functional

### Bathroom(s)/Washroom(s)

#### 1. Bathroom(s)/Washroom(s) General Statement(s)

Bathroom(s)/Washroom(s) General Statement(s)

**Note:** In an effort to help with our State water consumption issues, WIN Home Inspection is restricting the amount of water used during the inspection process. Instead of flushing toilets three times, we are now flushing toilets once or twice. Sinks and faucets are turned on for a brief amount of time (approx. 1-2 minutes). Also, we typically will not fill up jetted tubs in order to test the jets. The motor will be turned on dry for this test. This restriction may not allow us to find leaks which may only happen after a heavy load or flow.

#### 2. Location(s)

Master and Hallway Bathrooms

#### 3. Ceiling/Walls/Doors

Functional

#### 4. Mildew Noted

None Visible (not inspected or tested)

**Note:** There may be areas which are susceptible to microbial growth or mold at this property. Microbial growth may be in areas which cannot be seen through a visual examination of the property. Some molds are known to produce toxins. Testing or identifying these organisms is **NOT** within the scope of this inspection. Due to recent health issues associated with mold, we recommend that interested parties consider contacting **WIN Home Inspection Monterey for Mold Testing**, or an environmental testing company for further evaluations or sampling prior to the close of escrow.

#### 5. Sink/Fixtures

Functional

#### 6. Sink Drain

Functional

**Note:** The water was run for 1-3 minutes and the drain appears to be clear at this time. The inspector does not provide a warranty for an undiscovered or undisclosed clogs in the drain/waste system.

#### 7. Shower Fixtures

Maintenance

*The steam system in the master shower was tested and did not function. The unit is in the process of being repaired, according to the listing agent. Further investigations will be necessary for continued use. We recommend testing the system prior to closing.*

#### 8. Shower Head(s)

Functional

#### 9. Shower/Tub Enclosure(s)

Functional

# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

**10. Water Resist Cover Wall Cover**

Satisfactory

**11. Caulking - Water Exposed Area**

Functional

**Note:** Periodic touch-up of the grout/caulking in the moisture areas is needed. Water leaking through non-sealed areas can cause structural damage. Caulking should be maintained to continue protection.

**12. Tub(s)**

Functional - jetted tub

There is a jetted tub in the master bathroom. A brief test was done to determine if the unit would turn on/off, and no leaks were visible from the visible area. Testing the jets/whirlpool for its full functionality is not within the scope of a home inspection. We recommend you ask the owner as to the actual condition and operation of this item.

**13. Tub Fixtures**

Functional

**14. Tub/Shower Drain(s)**

Functional

**Note:** The water was run for 1-3 minutes and the drain appears to be clear at this time. The inspector does not provide a warranty for an undiscovered or undisclosed clogs in the drain/waste system.

**Note:** Plugging and testing a shower pan is not within the scope of this inspection. The shower was tested for leaks and conditions using normal operating procedures. We recommend you refer to the most recent pest and dry rot report for shower pan test results, if applicable.

**15. Toilet(s)**

Attention - 1 Toilet not Low Flow

*This property did not appear to have a 1.28 gpf or less low flow toilet in the master bath at the time of the inspection. The toilet may need to be changed to a 1.28 gpf or less toilet due to current requirements. We suggest you consult with your real estate professional for further information.*

**Note:** The toilet was flushed a minimum of 2-3 times and inspected for cracks, leaks and serviceability. As part of preventative owner maintenance, we recommend toilets be inspected periodically for indications of cracking in the toilet bowl, tank or base. Cracks are an indication the toilet has reached the end of its useful life and should be replaced before it leaks. Also, periodic replacement of flapper valves and water towers should be expected as typical owner maintenance.

**16. Heat**

Functional - radiant (tested)

There is radiant floor heat at the master bath area. This system was tested and appears to function as intended.

**17. Ventilation**

Functional

**18. Window(s)**

Satisfactory - window in tub/shower area

There is a window in the hall shower area which would be susceptible to water intrusion. Water leaking through non-sealed areas can cause structural damage. Routine touch-up of the grout/caulking at the area is recommended.

**19. Medicine Cabinet/Vanity**

Functional

**20. Floor Cover**

Satisfactory

**1/2 Bathroom**

# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

**1. Location(s)**

Main Floor - Hallway

**2. Ceilings/Walls/Doors**

Functional

**3. Mildew Noted**

None Visible (not inspected or tested)

**Note:** There may be areas which are susceptible to microbial growth or mold at this property. Microbial growth may be in areas which cannot be seen through a visual examination of the property. Some molds are known to produce toxins. Testing or identifying these organisms is **NOT** within the scope of this inspection. Due to recent health issues associated with mold, we recommend that interested parties consider contacting **WIN Home Inspection Monterey for Mold Testing**, or an environmental testing company for further evaluations or sampling prior to the close of escrow.

**4. Sink(s)/Fixtures**

Functional

**5. Sink Drain**

Functional

**Note:** The water was run for 1-3 minutes and the drain appears to be clear at this time. The inspector does not provide a warranty for an undiscovered or undisclosed clogs in the drain/waste system.

**6. Water Resist Cover Wall Cover**

Functional

**7. Caulking - Water Exposed Area**

Satisfactory

**Note:** Caulking should be maintained periodically in order to provide the desired protection to the adjoining wall surface.

**8. Toilet(s)**

Attention- Not Low Flow (1.6)

*The 1/2 bathroom did not appear to have a low flush toilet at the time of the inspection. Most areas require a maximum of 1.6 gpf or less to be installed as part of a real estate transaction. The toilet may need to be changed due to local ordinances. We suggest you consult with your real estate agent for further information.*

**Note:** The toilet was flushed a minimum of 2-3 times and inspected for cracks, leaks and serviceability. As part of preventative owner maintenance, we recommend toilets be inspected periodically for indications of cracking in the toilet bowl, tank or base. Cracks are an indication the toilet has reached the end of its useful life and should be replaced before it leaks. Also, periodic replacement of flapper valves and water towers should be expected as typical owner maintenance.

**9. Ventilation**

Functional

**10. Floor Cover**

Satisfactory

**Attic**

**1. Access Location/Type**

Garage

**2. Attic Evaluated By**

Entrance

The inspector entered the attic and inspected the accessible areas.



# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

## 3. Access

Satisfactory

## 4. Inaccessible Areas

No

## 5. Insulation

Fiberglass Battens

There are 6 " battens installed in the attic area.

## 6. Duct Work Piping

Functional

**Note:** The exhaust and/or heating ducts were inspected in the accessible areas. No issues were visible to the inspector. The inspector is not able to comment duct leakage or defects which may not be noticeable without extensive testing. Annual inspections of the area are recommended to determine future issues which may affect the performance of the systems.

## 7. Light Thru

No

**Note:** 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.

## 8. Ventilation

Satisfactory

The inspector has been able to observe what appears to be satisfactory passive ventilation in the attic area. Attic areas should be vented with half of the ventilating area near the high point of the roof and the other half near the eaves. The ratio of the vent to floor space is 1/300th of the main floor. Precise measurement of ventilation space is outside the scope of this home inspection. We recommend you contact a qualified professional roofing contractor for further evaluation.

**Note:** Attic areas should be vented with half of the ventilating area near the high point of the roof and the other half near the eaves. The ratio of the vent to floor space is 1/300th of the main floor. Precise measurement of ventilation space is outside the scope of this home inspection. We recommend you contact a qualified professional trade for further evaluations.

## 9. Roof Inspect from Underside

Yes

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

## 10. Exposed Rafters/Sheathing

Yes

## 11. Framing condition

Functional

**Note:** There were no signs of damaged framing members in the accessible areas of the attic space. Some attic areas may have been limited due to obstructions, insulation, or other detrimental conditions.

## Raised Foundation

### 1. Access Location

Exterior

Exterior North side of home

### 2. Access Size

Satisfactory

### 3. Clearance

Satisfactory

# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

## 4. Inaccessible Areas

Noted - insulation between flooring

There are areas under the flooring of the structure which are inaccessible due to the insulation between the floor framing. Insulation battens are not removed to provide visual access.

## 5. Debris/Trash

Yes - general debris

There is debris under the structure which should be removed. There should be no storage of trash or debris, such as wood scraps or paper products in the structure crawl space in order to eliminate a source of food for pests and/or mold.

## 6. Moisture/Dampness

Attention - stains/efflorescence

There was stained soil and efflorescence in areas of the crawl space at the time of the inspection. This is evidence of past moisture in this area. At the time of the inspection, it was noted there was no standing water or dampness under this structure. During the rainy season, occasional moisture in the crawl space area is possible. We suggest you monitor the area on an annual basis, to determine if there are periods of standing water. If further information is needed, the inspector recommends contacting a drainage contractor.

## 7. Ventilation

Satisfactory

## 8. Vapor Barrier

Satisfactory

**Note:** Vapor barriers prevent moisture from wet or damp soil conditions from evaporating in a manner which may cause microbial growth and/or wood damage when installed properly. Periodic inspections of the sub area for moisture and/or dampness is recommended.

## 9. Proper Earth-Wood Clearance

Yes

## 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

Anchor bolts are fasteners which connect wood framing to the concrete foundation. They limit the framings ability to move independently on the foundation in the event of an earthquake. The sill-plate anchors were located and verified to be in place at the time of the inspection. We recommend you contact an appropriate trade for evaluations or current seismic upgrades.

## 15. Method of Inspection

Entrance

## 16. Insulation

Batten Insulation

There are fiberglass battens in the crawl through area. It is common for some battens to fall onto the soil over time. We recommend periodic inspections and re-installing them as needed. If they have become wet or damaged they should be replaced with a like product.

# Pre-Listing Inspection Details

(Italicized comments also appear in the summary report)

## 17. Pier Type and Condition

### Concrete piers and posts

There were no visible or significant issues visible to the concrete support piers or wood posts in the sub-structure. This inspection in no way is meant to evaluate the integrity of the structure. For a detailed evaluation of the structure, we recommend you contact an appropriate structure/soils specialist.

## 18. Seismic Components Installed

### Recommended Upgrade

We recommend you contact an appropriate trade to discuss additional upgrades to the structure such as strapping of posts under the structure. These upgrades would help the structure resist substantial damage due to an earthquake.