



Service: Pre-Listing Inspection

Prepared for: Michele A Thomas Revocable Trust

WIN Inspector

Brannon Vierra














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🌐 WIN Home Inspection Monterey

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Inspection Information

Order Details

Site Address: 40 Twin Oaks Dr, Monterey, CA 93940
Service Date And Time: September 16, 2024 At 01:00 PM
Work Order Number: 14902084

Property Details

Approximate Year Built: 1955 Bedrooms: 2
Approximate Square Footage: 2233 Baths: 2
Occupied: No Floors: 1
Main Entry Door Faces: South

Inspector Details

Name: Brannon Vierra
License Number: NACHI #18050813
Contact Number: (831) 637-2194
Email: rvierra@wini.com

Client

Name: Michele A Thomas Revocable Trust
Email: brianb115@gmail.com
Present At Inspection: Yes

Client's Agent

Present At Inspection: No

Listing Agent

Name: Brian Butler
Email: brianb115@gmail.com
Contact Number: (831) 241-4259
Company: Monterey Coast Realty
Present At Inspection: Yes

Important Information

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

Thank you for the opportunity to provide you with inspection and/or testing services! To assist in your use of this report, here are a few important reminders:

- 1. What This Report Offers.** This report is a snapshot of your property's condition at the time of inspection and/or testing. Think of it as a helpful overview, not a safety net. It doesn't act as a warranty, insurance policy, or a guarantee. Also, it's not a substitute for any legal disclosures you might need.
- 2. For Your Exclusive Use.** This report is made just for you as the person named in our Inspection Agreement. It's not meant to be shared with or relied on by others. If you know someone who could benefit from the report, let us know and we would be happy to re-inspect the property for their benefit.
- 3. How to Use This Report.** Treat this report as one of many tools in your decision-making process. It's not the only thing you should rely on when thinking about the property's future. Conditions of the property can change, and we can't predict future conditions.
- 4. Next Steps.** In the report, we typically make recommendations for you to consult with qualified professional(s) for follow-up. If you're thinking about buying or selling the property in the near term, we strongly recommend you take the next steps outlined in the report promptly prior to inspection periods and before the close of an escrow. And if you spot something you think we missed, please let us know within ten days. We're here to help clarify or take another look if needed.

Warm Regards,
WIN Home Inspection

Service performed by a franchisee of WIN Home Inspection. Each franchise location is independently owned and operated.

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 was no visible indication of failure at the time the services were performed.

Preventive Measures

Items marked Preventive appears 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.

Repairs Recommended

Items marked Repairs Recommended 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, or other related items, or present a potential health and/or safety hazard.

Not Inspected

Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, accessibility, visibility, limitation, weather conditions or the inspection of the item is not within the scope of the services performed.

Limitation

Items marked limitation have limited access or limited ability to test or inspect fully, We recommend gaining further information on items marked as a limitation from the owner of the property or from a third party.

Informational

Items marked informational are included in the inspection as a courtesy or to add information to the customer to help them live in and maintain their home.

Summary

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.

Summary

Exterior

1 Cracked Window

Repairs Recommended

Location: Rear of Home

One of the windows was cracked. It is recommended to evaluate and repair the damaged window. Hiring a qualified window contractor to assess and replace the broken or cracked window is advised.



2 Damage At Overhangs

Repairs Recommended

Location: Front of Home

Signs of damage were observed in the overhangs at the exterior of the property, indicated by areas that appear soft or stained. It is recommended to further investigate the cause and extent of the issue and prevent further damage. Refer to a recent pest and dry rot report or contact a qualified contractor for proper repair.



Decks, Balconies, Paved Surfaces

3 Asphalt Surface Cracking

Repairs Recommended

Cracking was observed in the asphalt surface of the driveway, which can occur due to age and weather exposure. Without proper maintenance, these cracks may worsen over time. It is important to assess the extent and severity of the cracking and consider sealing them to prevent further deterioration and water penetration. It is recommended to contact a qualified paving contractor to assess and repair the cracked asphalt surface as necessary.



4 Missing Weather Cover For Electrical Outlet

Repairs Recommended

Location: Front of Home

The electrical outlet at the rear of the home is missing a weather cover, which can lead to water damage and pose safety hazards. It is recommended to install a weatherproof cover to protect the outlet from the elements. A licensed electrician can assist with this repair.



Roof

5 Damaged Spark Arrestor

Repairs Recommended

Damaged spark arrestor on the chimney was observed. This could result in debris entering the chimney, leading to additional damage. Evaluating and repairing the spark arrestor or rain cap is advised to prevent potential chimney issues. Engaging the services of a qualified chimney professional is recommended.



6 Mortar Cap - Cracks

Repairs Recommended

Cracking was observed on the chimney mortar cap. Sealing all cracks with a mortar patch is recommended. Contact a qualified professional to perform the necessary repairs.



7 Leaking Gutter

Repairs Recommended

Location: Front of Home

The gutter on the roof is leaking. It is recommended to evaluate and repair the leak to prevent water damage to the property. A qualified trade can assess and fix the leaking gutter to ensure proper drainage and prevent further issues.



Garage

8 Non-Functioning Self-Closing Door Hinge

Repairs Recommended

The self-closing door hinge in the garage is not functioning properly. This may impact the fire separation in the garage, which is an important safety feature. It is recommended to evaluate and repair the self-closing door hinge to ensure it closes securely. A qualified contractor or handyperson can assist in repairing or replacing the hinge to maintain fire safety standards.



9 Cracks In Garage Floor

Repairs Recommended

The are separation cracks noted in the garage floor. The size of the cracks do not indicate a significant issue at this time. It is recommended to evaluate and repair as needed to prevent further deterioration.



Electrical

10 Service Drop Is In Close Contact With Tree

Repairs Recommended

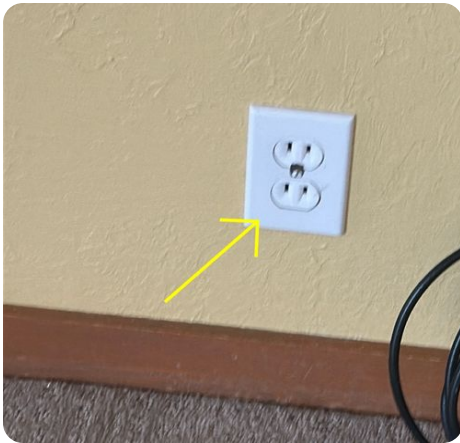
The service drop, which is the overhead power line from the utility company, is in close contact with a tree. This increases the risk of damage to the lines and can pose a hazard. It is important to have a qualified electrician evaluate the situation and make any necessary repairs or adjustments to ensure the service drop is safely separated from the tree.

11 Two Pronged Outlets

Repairs Recommended

Location: Multiple Locations

The electrical outlets in the structure are two-pronged and do not have a grounding circuit, indicating an older 2-wire system without current grounding. It is important to have a qualified electrician properly ground or modify the system in crucial areas of the structure, particularly where appliances will be used.



12 Federal Pacific Panel

Repairs Recommended

Location: Hall Closet

The property has a Federal Pacific electrical panel, which is known to have safety issues such as faulty breakers that may fail to trip during an overload or short circuit, and other component issues. It is recommended to contact a qualified electrician to evaluate the panel and replace it with a more reliable and safer option.

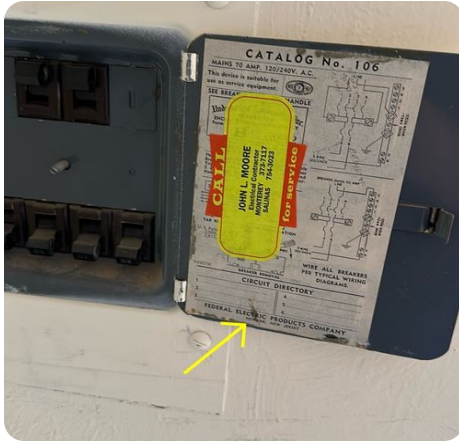


13 Electrical Panel Labeling

Repairs Recommended

Location: Hall Closet

The electrical panel lacks full and proper labeling. It is recommended to label all circuits clearly for easier identification and safety purposes.



14 Worn Outlets

Repairs Recommended

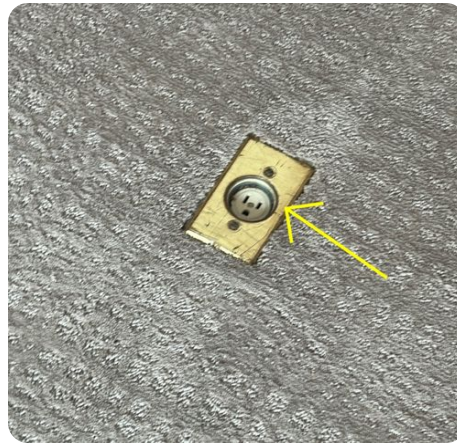
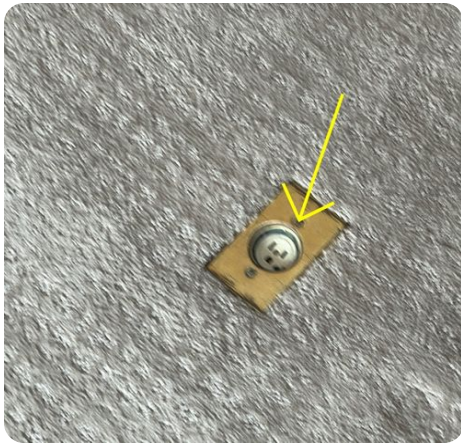
There are worn outlets noted at the structure. As with any other mechanical device in your home, over time, the device will get worn from years of service and require replacement at some point. If a plug-in device, switch, or plug feels loose or slides out of the outlet easily, replacement is needed.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

15 Missing Covers On Floor Outlets

Repairs Recommended

Location: Family Room

The floor outlets are missing proper covers, which can pose a safety hazard. It is recommended to install appropriate covers on the floor outlets to prevent accidental contact with electrical components and reduce the risk of electrical shocks. A licensed electrician should evaluate and repair this issue to ensure the safety of the electrical system.



Plumbing

16 1.28 Gpf Low Flush Toilet(S) Not Installed

Repairs Recommended

The bathroom did not have a 1.28 gpf low flush toilet installed at the time of the inspection. Updating the toilet may be necessary to meet current requirements in certain jurisdictions, and will help reduce consumption of water. Check with your real estate agent for further details.

17 Loose Toilet

Repairs Recommended

Location: Primary Bathroom

The toilet was found to be loose, as evident by movement or rocking when pressure is applied. A loose toilet may cause leaking or damage to the wax seal, potentially resulting in water damage to the subfloor or ceiling below. It is recommended to assess and repair the toilet promptly to avoid future problems. A qualified plumber can secure the toilet to the floor correctly for stability.



Interior

18 Microbial Stains Noted

Repairs Recommended

Location: Bedroom 2

The presence of possible microbial stains has been observed in the specified area. Testing by a lab would be needed to determine if it is microbial growth and what type. It is recommended to evaluate the extent of the issue and consider repair if necessary to prevent further growth and maintain a healthy indoor environment. A qualified mold remediation specialist should be contacted for further assessment and appropriate treatment.



19 Floor Tile Grout Repair

Repairs Recommended

Location: Laundry Room

The tile floor requires grout repair to prevent water penetration and potential damage to the subfloor. It is recommended to assess and fix the grout to avoid additional damage. A qualified tile contractor can provide the necessary repairs.



20 Shower Door Needs Adjustment

Preventive Measure

Location: Primary Bathroom

The shower enclosure door does not stay closed and requires adjustment for proper functionality. It is recommended to contact a qualified professional to address this issue.



21 Windows Stuck Or Difficult To Open/Close

Preventive Measure

Location: Multiple Locations

The windows throughout the property are observed to be stuck or difficult to open and close. This issue can be frustrating and may hinder proper ventilation and natural light entry into the home. It is recommended to evaluate and repair the windows as necessary to ensure smooth operation. A qualified window repair professional can assist in addressing this issue and may recommend lubrication, realignment, or other solutions to improve functionality.

Appliances

22 Non-Functional Burner

Repairs Recommended

One of the on the gas cooktop did not ignite when tested. This is usually caused by either debris on the igniter or a faulty igniter. It is recommended to have an appliance repair technician evaluate and repair this issue to ensure safety and proper functioning of the cooktop.



23 Leak At Dishwasher Drain Line

Repairs Recommended

There was a leak from the drain line exiting the dishwasher. Repairs will be necessary before continued use. Contact a qualified plumber or an appropriate trade for repairs.



Fireplace

24 Cleaning Recommended Of Dirty Chimney

Repairs Recommended

Location: Family Room

The fireplace chimney is dirty and needs cleaning. Regular cleaning is important to prevent creosote build-up, which can pose a fire hazard. It is recommended to hire a qualified chimney sweep to clean and inspect the chimney for safe and efficient fireplace operation.

Structural Components

25 Inaccessible Crawl Space

Limitation

Location: North Side, Crawl Space

There was an obstructed access under a portions of the crawl, due to the furnace, heat ducts and low clearance. The inspector was only able to access beneath the primary suite area, and the furnace area. Future access would be needed to assess the condition of the crawl space and address any potential issues. Contact a qualified trade to access the remaining sub area when access can be gained.



Insulation and Ventilation

26 Evidence Of Past Moisture In Sub Area

Informational

Location: Crawl Space

There is evidence of stained soil in the crawl space area. This is evidence of past moisture in the area from sub-surface moisture, site drainage issues, lack of ventilation, etc. Further investigations are recommended to determine the actual source of the moisture. Contact a qualified contractor or specialist in soil/water drainage. Note: Moisture under the structure should be eliminated, or minimized, to prevent various long-term health issues and/or structure related issues. It is suggested to further investigate any past issues with moisture beneath the home prior to closing.

Pre-Listing Inspection

Pre-Listing Inspection

1.1 Exterior > Siding and Trim

About the Siding and Trim

Siding Material: Wood

Siding, Flashing, And Trim Evaluated

Functional

The accessible siding, flashing, and trim were inspected for signs of damage, deterioration, or installation issues. Particular attention was given to areas around windows and doors, as these are common points for water ingress. All inspected elements were found to be intact and properly installed, with no significant defects identified at the time of the inspection.

Siding And Trim Maintenance

Informational

It is important to proactively maintain these materials to preserve the integrity, weather protection, and aesthetics of your home. Regular cleaning, re-painting, and periodic inspections can help prevent damage and ensure the longevity of the exterior surfaces.

1.2 Exterior > Paint/Coating and Caulking

Peeling Paint On Exterior Surface

Preventive Measure

The exterior surface is showing signs of peeling paint. This issue is commonly found on areas exposed to harsh weather conditions. It is recommended to evaluate the extent of the peeling and consider repainting the affected areas to prevent further deterioration. It is recommended a qualified painter to properly prepare and repaint the surface can help improve the appearance and protect the exterior of the property.

Caulking Maintenance

Informational

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

1.3 Exterior > Exterior Windows


About the Exterior Windows

Window Type: Wood

Cracked Window

 (Included in Summary)

Repairs Recommended

 Location: Rear of Home

One of the windows was cracked. It is recommended to evaluate and repair the damaged window. Hiring a qualified window contractor to assess and replace the broken or cracked window is advised.



1.4 Exterior > Eaves, Soffits, and Fascia

Damage At Overhangs

 (Included in Summary)

Repairs Recommended

 Location: Front of Home

Signs of damage were observed in the overhangs at the exterior of the property, indicated by areas that appear soft or stained. It is recommended to further investigate the cause and extent of the issue and prevent further damage. Refer to a recent pest and dry rot report or contact a qualified contractor for proper repair.



Enclosed Overhangs

Limitation

The eaves or overhangs are enclosed and the framing is not visible. Invasive actions would be necessary to determine if issues exist. No adverse conditions or staining were visible at the time of the inspection. We recommend the areas be monitored for any changes.

1.5 Exterior > Vegetation, Grading, Surface Drainage

Overhanging Trees

Preventive Measure

The overhanging trees near the property can potentially pose a risk of falling branches or debris onto the roof, leading to damage. It is recommended to trim back the overhanging branches to prevent any potential hazards. We suggest evaluating and pruning the trees to maintain a safe distance from the property.

Vegetation Recommendations

Informational

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.

Grading Recommendations

Informational

The grading around the perimeter of the foundation should adequately drain excessive run-off of surface and roof water naturally away from the structure. Even flat lots may hold water due to the type of soil and/or amount of water from surrounding areas. It is recommended the grade slope away from the structure a minimum 6" for the first 6'-10' from the foundation.

1.6 Exterior > Exhaust Hoods, Vents, and Other Penetrations

Exterior Vents And Penetrations Inspected

Functional

The exterior vents and siding penetrations appeared to be in functional condition at the time of the inspection. It is recommended to routinely check and maintain these areas to ensure proper functionality, prevent blockages, damage, and optimize ventilation. Regular visual checks and cleaning can help maintain efficiency and avoid potential issues.

1.7 Exterior > Exterior Doors

Exterior Entry Doors

Functional

The exterior doors were inspected and appear functional at this time. It is recommended to routinely evaluate the condition of the exterior doors on your property to ensure they are functioning properly and providing adequate security. Regular maintenance such as lubricating hinges, checking weather stripping, and repairing any cracks or gaps can help prolong the lifespan of the doors. If any issues are identified, consider consulting a qualified carpenter or handyman for repairs to ensure continued functionality and security.

Re-Keying Recommended

Informational

We recommend considering re-keying the doors for enhanced security measures when you move into the home. This simple step can provide peace of mind by ensuring that only authorized individuals have access to your home.

2.1 Decks, Balconies, Paved Surfaces > Patios, Porches, Stoops

Moss Growth

Preventive Measure

There is moss growth on the brick walkway area. We recommend the surface be properly cleaned and treated to prevent a slipping issue. Further investigations into an adequate cleaner is recommended.

2.2 Decks, Balconies, Paved Surfaces > Walkways, Driveway

About the Walkways, Driveway

Address Identification: Visible

Visible: The property's address is visible from the street, facilitating easy location by first responders. It's advisable to verify the visibility of house numbers twice annually to ensure they remain clear.

Asphalt Surface Cracking

 (Included in Summary)

Repairs Recommended

Cracking was observed in the asphalt surface of the driveway, which can occur due to age and weather exposure. Without proper maintenance, these cracks may worsen over time. It is important to assess the extent and severity of the cracking and consider sealing them to prevent further deterioration and water penetration. It is recommended to contact a qualified paving contractor to assess and repair the cracked asphalt surface as necessary.




2.3 Decks, Balconies, Paved Surfaces > Additional Information

Missing Weather Cover For Electrical Outlet

 (Included in Summary)

Repairs Recommended

 Location: Front of Home

The electrical outlet at the rear of the home is missing a weather cover, which can lead to water damage and pose safety hazards. It is recommended to install a weatherproof cover to protect the outlet from the elements. A licensed electrician can assist with this repair.



3.1 Roof > Roof Covering

About the Roof Covering

Pitch: Pitched

Pitched: A pitched roof is characterized by sloped surfaces that meet at an angle, designed to facilitate water runoff and add architectural appeal.

Roof Covering Material: Composition Shingle

Composition Shingle: Asphalt shingles are categorized by their warranty duration, such as 20, 25, 30, 40, and 50 years.

Apparent Number of Layers: 1 Layer

Composition Shingles Roof Cover Evaluated

Functional

The roof cover material that was accessible and observed appears to be in an observable functional condition at the time of the inspection. The material used on this roof appears to have what would be considered an industry general life expectancy of 25-35 or more years from the date of installation. This general industry life depends on and can vary based on the brand, type of roof, installation styles or fasteners, property location, installation methods, etc.

Debris On Roof

Preventive Measure

The roof has debris accumulation. It is recommended to have the debris removed promptly to prevent potential issues such as clogged gutters, water pooling, and premature deterioration of the roof covering. A qualified roofing contractor can evaluate and clean the roof effectively.

Not A Warranty

Limitation

The inspector does not provide a leak-tight guarantee or a warranty for the roof. The inspector is not a roofing contractor and only provides a general condition report on the visible surface areas. For a more detailed inspection of the installation and remaining service life of the roof cover, it is recommended to contact a qualified roofing contractor for further evaluation.

3.2 Roof > Exterior Chimney

Damaged Spark Arrestor

 (Included in Summary)

Repairs Recommended

Damaged spark arrestor on the chimney was observed. This could result in debris entering the chimney, leading to additional damage. Evaluating and repairing the spark arrestor or rain cap is advised to prevent potential chimney issues. Engaging the

services of a qualified chimney professional is recommended.



Mortar Cap - Cracks

 *Included in Summary*

Repairs Recommended

Cracking was observed on the chimney mortar cap. Sealing all cracks with a mortar patch is recommended. Contact a qualified professional to perform the necessary repairs.



No Rain Cap

Preventive Measure

The rain cap at the top of the chimney flue is missing. Installing an approved rain cap is recommended to prevent rainwater and pests from entering the flue. It is recommended to contact a qualified professional for this maintenance.



3.3 Roof > Flashing and Valleys

Debris In Valleys

Preventive Measure

The valleys of the roof are found to have debris accumulation. This can lead to potential water blockage and drainage issues. It is recommended to evaluate and remove the debris to prevent any water damage.



Proper Care And Maintenance

Informational

It is recommended that the sealant around any chimney, roof vents, and flashing material be inspected and touched up on an annual basis. Removing any rust and corrosion is recommended to prevent deterioration and damage. Also, any exposed nails at roof vents/flashing should be sealed. Rainwater leaking into the main structure from the roof is a common and avoidable condition of deteriorated flashing and sealant. The cost and time involved in upkeep is minimal as long as it is maintained on an annual basis.

3.4 Roof > Roof Vents and Penetrations

Roof Penetrations Evaluated

Functional

All accessible roof penetrations, such as vents and pipes, were evaluated to ensure they were properly sealed and free of defects. The visible penetrations inspected were secure and maintained effectively, with no signs of water damage or deterioration

observed at the time of the inspection.

3.5 Roof > Skylights

Skylights Evaluated

Functional

All accessible skylights were evaluated for proper installation and visible defects. The evaluation included examining the glass, seals, and flashing for any signs of cracking or leaks that could compromise their effectiveness. All inspected skylights were found to be functional at the time of the inspection.

Skylights General Statement

Informational

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. Routine inspections are recommended to ensure long-term use.

3.6 Roof > Gutters, Downspouts and Drainage

Leaking Gutter

 (Included in Summary)

Repairs Recommended

Location: Front of Home

The gutter on the roof is leaking. It is recommended to evaluate and repair the leak to prevent water damage to the property. A qualified trade can assess and fix the leaking gutter to ensure proper drainage and prevent further issues.



Debris In Gutters

Preventive Measure

The gutters have debris buildup which should be cleaned to prevent clogging of the gutters, downspouts, and/or drainage systems. It is recommended to clean the gutters semi-annually for proper care and maintenance of the gutter system. Contacting a qualified professional for this maintenance is advised.



Maintenance Advised

Informational

It is recommended to inspect and clean the gutter system and roof surface on an annual basis. There is gutter screen material that should keep leaves and other debris out of the gutter system to prevent clogging of the gutters, downspouts, and drain system.

3.7 Roof > Evaluation Method

About the Evaluation Method

Method of Inspection: Walked Surface

Roof Cover Evaluation From Rooftop

Functional

The roof cover was evaluated from the rooftop. It is recommended to periodically inspect the roof cover for any signs of damage or wear to ensure its functionality and prolong its lifespan.

4.1 Garage > Garage Vehicle Door

About the Garage Vehicle Door

Size/Type: 2 Car

Garage Vehicle Door Evaluated

Functional

The overhead garage door and associated hardware were inspected and appeared to be in functional condition at the time of the inspection.

4.2 Garage > Garage Door Opener and Safety

Garage Door Opener Evaluated

Functional

The automatic door opener was identified to be functional 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.

Maintenance Recommendations

Informational

Periodic inspections, greasing, adjustments, and tightening of brackets are suggested as part of normal preventative maintenance. We recommend contacting the manufacturer or an overhead door company for proper installation and maintenance questions.

4.3 Garage > Fire Separation

Non-Functioning Self-Closing Door Hinge

 (Included in Summary)

Repairs Recommended

The self-closing door hinge in the garage is not functioning properly. This may impact the fire separation in the garage, which is an important safety feature. It is recommended to evaluate and repair the self-closing door hinge to ensure it closes securely. A qualified contractor or handyperson can assist in repairing or replacing the hinge to maintain fire safety standards.




Firewall Protection

Informational

All openings of more than 1/8" are recommended to be sealed to maintain a proper firewall barrier.

4.4 Garage > Garage Floor and Surfaces

Cracks In Garage Floor

 (Included in Summary)

Repairs Recommended

There are separation cracks noted in the garage floor. The size of the cracks do not indicate a significant issue at this time. It is recommended to evaluate and repair as needed to prevent further deterioration.



Older Water Stains On Garage Ceiling

Preventive Measure

The water stains on the garage ceiling were currently dry and appear to be older stains. It is recommended to monitor the area for any changes in the future to ensure no further water intrusion. If the stain reappears or increases in size, further evaluation and repair may be necessary to address any potential underlying issues.




5.1 Electrical > Service Entrance and Grounding

About the Service Entrance and Grounding

Main Service: Overhead

Main Service Conductor: Copper

Service Drop Is In Close Contact With Tree

 (Included in Summary)

Repairs Recommended

The service drop, which is the overhead power line from the utility company, is in close contact with a tree. This increases the risk of damage to the lines and can pose a hazard. It is important to have a qualified electrician evaluate the situation and make any necessary repairs or adjustments to ensure the service drop is safely separated from the tree.

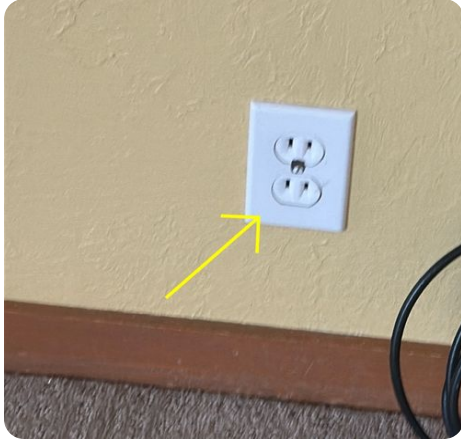
Two Pronged Outlets

 (Included in Summary)

Repairs Recommended

Location: Multiple Locations

The electrical outlets in the structure are two-pronged and do not have a grounding circuit, indicating an older 2-wire system without current grounding. It is important to have a qualified electrician properly ground or modify the system in crucial areas of the structure, particularly where appliances will be used.



5.2 Electrical > Main Service Panels and Disconnects

About the Main Service Panels and Disconnects

Main Panel Location: Family Room Closet

Panel Capacity: 100 amps/240 Volt

Federal Pacific Panel

 (Included in Summary)

Repairs Recommended

Location: Hall Closet

The property has a Federal Pacific electrical panel, which is known to have safety issues such as faulty breakers that may fail to trip during an overload or short circuit, and other component issues. It is recommended to contact a qualified electrician to evaluate the panel and replace it with a more reliable and safer option.



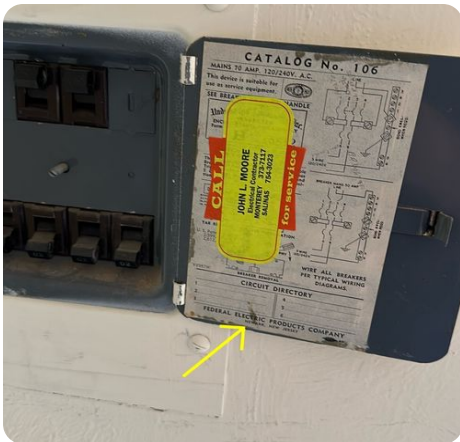
Electrical Panel Labeling

(Included in Summary)

Repairs Recommended

Location: Hall Closet

The electrical panel lacks full and proper labeling. It is recommended to label all circuits clearly for easier identification and safety purposes.



5.3 Electrical > Interior Components of Main Service Panels

About the Interior Components of Main Service Panels

Panel Cover Removed: Yes

Interior Components Evaluated

Functional

The interior components of the service panels were evaluated during the inspection, and they were found to be in working condition. It is always recommended to conduct regular maintenance and/or evaluation on the electrical panels to ensure continued performance.



5.4 Electrical > Interior Components of Subpanels

About the Interior Components of Subpanels

Subpanel Location: Hall Closet

Interior Components Evaluated

Functional

The interior components of the subpanels were evaluated during the inspection, and they were found to be in working condition. It is always recommended to conduct regular maintenance and/or evaluation on the electrical panels to ensure continued performance.

5.5 Electrical > Breakers/Fuses

Over Current Protection Devices Evaluated

Functional

The overcurrent protection devices in the electrical system were evaluated and found to be without visible flaws. It is essential to ensure these devices are kept in good working condition to protect the electrical system from overloads and short circuits. Note: The inspector does not operate or physically test any of the breakers during this visual examination.

5.6 Electrical > Wiring

About the Wiring

Wire Type: Non-metallic Sheathed (Romex)

Wire Material: Multi-Strand Aluminum, Copper

Visible Wiring Evaluated

Functional

During the inspection, the visible wiring at the property was evaluated and found to be in functional condition. Properly maintained wiring is crucial for the safety and functionality of the home. It is always recommended to conduct regular inspections to ensure everything continues to meet safety standards.

5.7 Electrical > GFCIs

GFCI Installed

Functional

The outlets are GFCI-protected and were functional at the time of the inspection. Current electrical requirements stipulate that Ground Fault Circuit Interrupters (GFCI) be located in areas with a potential danger of electrical shock (living spaces in the house, garages, exterior outlets - newer construction includes the laundry room). Consideration should be given to installing GFCI outlets wherever they might be missing. Contact a qualified electrician to make the necessary repairs.

GFCI Recommendation

Informational

The current electrical code requires that ground fault circuit interrupters (GFCI) be located in areas with a potential danger of electrical shock (living spaces and internal rooms, garages, exterior outlets, etc.) The year the requirement was adopted for GFCI outlet installation varied for specific areas of the structure. As a safety upgrade, we recommend that GFCI outlets be installed in all areas susceptible to moisture.

5.8 Electrical > AFCIs

AFCI Protection Not Present

Not Inspected

AFCI (Arc Fault Circuit Interrupter) protection is not present in the electrical panel. This home may pre-date the requirement for this type of device. AFCI protection is a newer safety feature that helps prevent electrical fires caused by arcing faults. We recommend consulting a qualified electrician if you want to make this upgrade to the home.

5.9 Electrical > Fixtures, Switches, and Receptacles


Worn Outlets

 (Included in Summary)


Repairs Recommended

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.

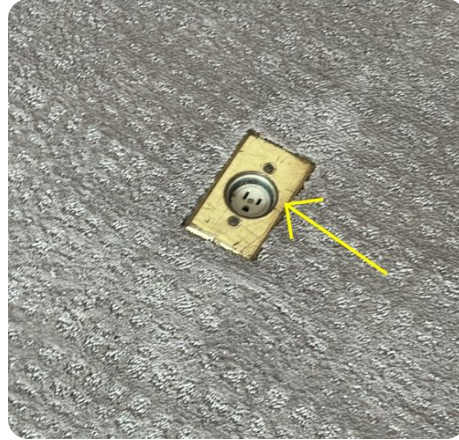
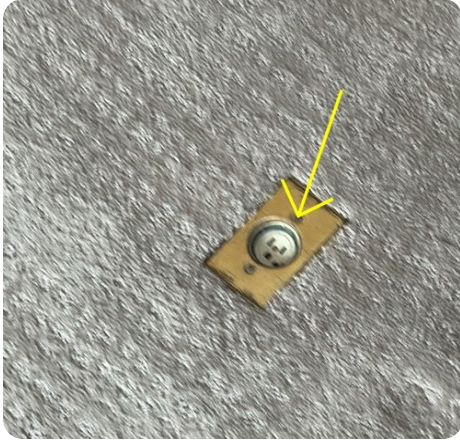
Missing Covers On Floor Outlets

 (Included in Summary)

Repairs Recommended

 Location: Family Room

The floor outlets are missing proper covers, which can pose a safety hazard. It is recommended to install appropriate covers on the floor outlets to prevent accidental contact with electrical components and reduce the risk of electrical shocks. A licensed electrician should evaluate and repair this issue to ensure the safety of the electrical system.



Visual Inspection

Informational

The condition of the outlets, switches, and junction boxes that was visible and accessible at the time of the inspection. Electrical outlets are recommended to be replaced if cracked/damaged to prevent arcs which might be caused by a worn outlet. Occupied homes often have furniture and stored items covering electrical outlets, switches, and junction boxes that limit their accessibility.

6.1 HVAC > Heating Equipment

About the Heating Equipment

Location of Heating System: Crawl Space

Heating Method: Forced Air

Heating System Energy Source: Gas

Service Notes: None Visible

Heating System - Older Unit

Functional

The heating unit was functioning at the time of the inspection; however, this is an older unit. 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 home maintenance.



Heating System Average Life Expectancy

Informational

The average life expectancy of a heating system is approximately 15-25 years depending on the type and maintenance of the system. 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 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 or service provider come in annually, or as needed, and perform a safety check for you on all appliances.

6.2 HVAC > Thermostats and Controls

Thermostat Operated

Functional

The thermostat for the structure was evaluated and tested using normal homeowner operation, and found to be in working condition. Properly functioning thermostats are essential for maintaining a comfortable temperature in the house and can help save energy costs. It is recommended to continue regular maintenance and setting appropriate temperatures for optimal performance.



6.3 HVAC > Distribution/Return Ducts and Systems

About the Distribution/Return Ducts and Systems

Ductwork Cleaning Recommended

Preventive Measure

The ductwork may benefit from professional cleaning, as dust, debris, and other particles can accumulate over time, reducing HVAC system efficiency and potentially affecting indoor air quality. It is recommended to have a qualified HVAC technician evaluate and clean the ductwork to improve air circulation and remove contaminants.

6.4 HVAC > Exhaust Vents and Flues

Vents And Flues Evaluated

Functional

The vents and flues in the home were evaluated during the inspection and were found to be in working condition. Proper functioning vents and flues are crucial for the efficient operation of the heating system, ensuring the safety and well-being of the occupants. It is always recommended to schedule regular maintenance to keep them in optimal condition.

7.1 Plumbing > Water Supply and Piping

About the Water Supply and Piping

Structure Pipe Material: Galvanized Steel, Copper

Water Source: Public

Static Water Pressure: Between 40-80 PSI

Water Supply System Evaluated

Functional

The water supply and piping were functional during the evaluation, with no signs of leaks or damage where visible. It is important to continue routine maintenance to ensure the efficient operation of the plumbing system.

Galvanized Pipes Observed

Preventive Measure

Galvanized pipes were observed in the water supply and distribution system. These pipes can corrode over time, potentially causing reduced water flow, leaks, and water discoloration. Evaluating the condition of these pipes is important, as they may need to be replaced or repaired by a qualified plumbing professional. Further assessment of the galvanized pipes is recommended to maintain the functionality and safety of the water supply system.

Water Pressure Recommendations

Informational

The static water pressure was tested at the main water line entrance, if accessible. Recommended water pressure is between 40 and 70 psi. We suggest a pressure regulator be installed, if the pressure exceeds 80 psi. Note: Excessive water pressure can reduce the life expectancy of the plumbing lines, void warranties of certain appliances, and cause premature leaks in fittings, landscape irrigation and faucets. Checking your water pressure periodically is recommended.

7.2 Plumbing > Main Water Shutoff

About the Main Water Shutoff

Water Shutoff Location: Exterior

Water Main Shut-Off Functional

The water main shut-off valve was located and evaluated during the inspection. It is important to know the location and condition of the shut-off valve in case of emergencies or repairs. We recommend testing the shut-off valve periodically to ensure proper functionality.



7.3 Plumbing > Drain, Waste, and Vent Systems

About the Drain, Waste, and Vent Systems

Waste Pipe Material: ABS, Cast Iron

Cast Iron: As cast iron waste and drain pipes age, they can be susceptible to rust and corrosion, leading to leaks or restricted flow.

Main Sewer Clean-out Location: Rear Yard

Sewer Type: Public

Plumbing Drainage System Evaluated Functional

The plumbing drain waste and vents system was evaluated. Everything appears to be in functional working condition with no signs of leaks or blockages where visible. We recommend regular maintenance to prevent any future issues.

Cast Iron Waste Drain Lines Preventive Measure

The structure waste piping appears to be a combination of cast-iron and ABS. The inclusion of ABS piping indicates a previous repair or pass issue. Cast-iron piping can last 50 years or more but can eventually corrode from the inside, creating conditions for a possible sewage leak. We recommend contacting a qualified plumber for a thorough assessment of the waste/drain piping.

Visual Inspection Of Drain Pipes Informational

This is a visual examination of the exterior piping. We recommend questioning the seller regarding their knowledge of any slow draining or other plumbing-related issues. Also, a video examination of your waste system is recommended to determine if any obstructions exist inside the waste lines.



Sewer Backflow Valve Information

Informational

If not installed, it is recommended to install a one-way sewer check valve or backflow valve. A backflow valve is designed to allow water or sewage to flow only one way, out of your property. Several type of issues can cause your sewage to run backwards towards your property. A backflow valve prevents sewage from flowing backwards into your structure. They can be installed in the initial new construction for approximately \$500-\$1000 or retrofitting to existing lines, depending on access and conditions, range from \$2000-\$5000. Backflow valves are required by some municipalities and recommended by others. Contact a qualified plumber for further questions and estimates of installation.

7.4 Plumbing > Gas Fuel Supply/Meter

About the Gas Fuel Supply/Meter

Gas Service: Natural Gas

Natural Gas: Gas line inspections are typically conducted only if problems are suspected. Corrosion on visible lines should prompt an inspection by the utility provider.

Fuel Shut off location: At Gas Meter and Appliances

Visible Gas Supply Lines Inspected

Functional

The gas plumbing system was evaluated during the home inspection and was found to be in functional working condition. No issues were identified with the gas plumbing system, assuring its functionality and safety for the occupants. Regular maintenance and inspection are recommended to ensure continued optimal performance.

Natural Gas

Informational

Gas line inspections for leaks occur only if issues are detected. For older homes, upgrading gas flex lines and shut-off valves is advised for safety. If visible lines show corrosion, a detailed check by your utility supplier is recommended. Note 1: Gas appliances may lack a "Sediment Trap", crucial for trapping debris in gas lines. Despite the age of the structure, installing these traps near appliance inlets is advised for system protection. Note 2: For new homes or remodels, local regulations may mandate automatic gas shut-off devices, including for earthquake safety. Confirm installation requirements with local authorities or your utility provider. Note 3: Gas systems using standard yellow or uncoated CSST require direct bonding, regardless of the electrical powering of connected equipment. If CSST is used, verify proper bonding through a qualified electrician.

7.5 Plumbing > Toilets

1.28 Gpf Low Flush Toilet(S) Not Installed

 (Included in Summary)


Repairs Recommended

The bathroom did not have a 1.28 gpf low flush toilet installed at the time of the inspection. Updating the toilet may be necessary to meet current requirements in certain jurisdictions, and will help reduce consumption of water. Check with your real estate agent for further details.

Loose Toilet

 (Included in Summary)

Repairs Recommended

 Location: Primary Bathroom

The toilet was found to be loose, as evident by movement or rocking when pressure is applied. A loose toilet may cause leaking or damage to the wax seal, potentially resulting in water damage to the subfloor or ceiling below. It is recommended to assess and repair the toilet promptly to avoid future problems. A qualified plumber can secure the toilet to the floor correctly for stability.



Toilets General Statement

Informational

The toilets were flushed a minimum of 2-3 times and inspected for cracks, leaks, and serviceability. The toilets should 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 homeowner maintenance.

7.6 Plumbing > Tubs, Showers, and Fixtures

Generally Serviceable

Functional

The tubs and showers appeared to be serviceable at the time of inspection.

Missing Sink Stopper

Preventive Measure

 Location: Hallway Bathroom

The sink is missing the stopper. We recommend installing a new sink stopper and/or handle to ensure proper functioning of the sink/drain. Contact a qualified professional to make the necessary repairs.



Tubs, Showers, And Fixtures Tested

Informational

The water was run for several minutes at the accessible plumbing fixtures. The inspector does not provide a warranty for an undiscovered or undisclosed clog in the drain or waste line systems. We recommend you further investigate any past or present issues with the current owner of the property.

Older Bathroom Fixtures

Informational

Location: All Bathrooms

The bathroom fixtures are older and showing signs of wear. It is recommended to evaluate and repair any leaks, drips, etc., to prevent further issues. Consider hiring a qualified plumber to assess and address any plumbing concerns to ensure proper functionality and prevent water damage.

7.7 Plumbing > Sewage Ejectors, Sump Pumps, and Piping

Sump Pump

Functional

Location: Front of Home

The sump pump installed at the property was functional at the time of inspection. Periodic inspections of the sump pump are recommended. It is recommended to keep the bottom of the sump pit free of debris that can clog the intake ports of the pump and checking the pump discharge line after heavy rain for proper drainage. Consideration should be given to a backup pump and/or battery backup for power failures if the pump cycles on and off frequently during damp periods. This inspection is not an assurance that the sump pump will continue to work in the future. Sump pumps can fail at any time.



7.8 Plumbing > Additional Information

Local Plumbing Fixture Requirements

Informational

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 replace fixtures, and/or disclose if current fixtures are out of compliance. Here are the rules: *If a toilet is greater than 1.6 gpf, a 1.28 gpf toilet is required. *If a shower head flows more than 2.5 gpm, a 2.0 gpm shower head is required. *If a bath faucet flows more than 2.2 gpm, a 1.2 gpm faucet is required. *If a kitchen sink faucet flows more than 2.2 gpm, a 1.8 gpm faucet is required. These are minimum state requirements and some areas, such as the Monterey Peninsula (MPWMD), Santa Cruz County and Morgan Hill are 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.

8.1 Water Heating Equipment > Water Heater

About the Water Heater

Water Heater Location: Laundry Room

Water Heater Type: Gas

Water Heater Capacity : Approximately 50 Gallons

Approximate Age of Water Heater: 7 years old

Approximate Water Temperature: Over 120 Degrees

Over 120 Degrees: A child can suffer a third-degree burn in 124°F water in less than three minutes. Children and adults can be burned this badly in two seconds or sooner in 149°F water.

Seismic Strapping: Yes

Water Heater Inspected

Functional

The water heater was evaluated during the inspection and found to be in functional working condition. No issues were identified at the time of inspection. It is recommended to continue regular maintenance to ensure optimal performance. Water heaters have a general life span of 8-12 years from the date of installation. If the unit is nearing the end of that life expectancy budgeting for replacement is recommended.

Water Heater General Statement

Informational

It's important to note that the typical service life of a water heater ranges from 8-12 years from the installation date. While a home inspection assesses the system's general function, it's advisable to have a qualified water heater service company inspect the unit and its anode rod every 3-4 years. Additionally, periodic draining of the water heater is recommended to clear any sediment buildup in the tank.

8.2 Water Heating Equipment > TPR Valve/Discharge Pipe

TPR Valve And Discharge Pipe Evaluated

Functional

The water heater's temperature/pressure relief valve is equipped with an approved discharge pipe. The pipe serves the purpose of preventing someone from being sprayed with scalding water in the event that the valve were to discharge. These components were in satisfactory condition at the time of the inspection.

Pressure Relief Valve General Information

Informational

There is a pressure relief valve installed on the water heating system. However, it was not tested because once it has been opened, the valves are prone to leak. Safety valves should be inspected at least once every three years by a qualified plumbing contractor, 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.

8.3 Water Heating Equipment > Exhaust Flue Piping

Exhaust Flue Piping Evaluated

Functional


The exhaust flue piping of the water heater was visually examined to ensure it was properly installed. The piping appeared secure, free from obstruction, and correctly venting exhaust gases outside.

9.1 Interior > Walls, Ceilings, and Floors

Microbial Stains Noted

 (Included in Summary)

Repairs Recommended

 Location: **Bedroom 2**


The presence of possible microbial stains has been observed in the specified area. Testing by a lab would be needed to determine if it is microbial growth and what type. It is recommended to evaluate the extent of the issue and consider repair if necessary to prevent further growth and maintain a healthy indoor environment. A qualified mold remediation specialist should be contacted for further assessment and appropriate treatment.



Floor Tile Grout Repair

 *Included in Summary*

Repairs Recommended


 Location: Laundry Room

The tile floor requires grout repair to prevent water penetration and potential damage to the subfloor. It is recommended to assess and fix the grout to avoid additional damage. A qualified tile contractor can provide the necessary repairs.



Tile Floor Cracks

Preventive Measure

 Location: Dining Room

The tile floor in the property shows signs of cracks. Cracks in tile flooring can lead to further damage if not addressed promptly. It is recommended to evaluate the extent of the damage and repair the cracked tiles to prevent trip hazards and potential water damage. A qualified tile contractor should be consulted to assess and repair the cracked tiles accordingly. It is also advisable to use similar replacement tiles to maintain a uniform look.



Ceiling Paint Damage

Preventive Measure

Location: Dining Room

The painted surface of the ceiling shows visible cracks, chips, or peeling paint, indicating a need for repair. Evaluating and repairing the damaged areas is recommended to restore the integrity and aesthetics of the ceiling, which can be achieved by patching and repainting the affected areas. If needed, a qualified painter can be contacted for assistance in ensuring proper repairs and a professional finish.



Common Drywall Cracks

Informational

Location: Living Room

There are cracks in areas of the drywall. This condition is common as the structure settles and due to age of the structure. These areas are considered cosmetic in nature, and do not appear to present structural issues at this time. Repairs can be made for the desired condition by a qualified trade.



9.2 Interior > Steps, Stairways, and Railings

Handrail Returns Recommended

Preventive Measure

The handrail at the interior stairway is missing returns to the wall at the ends of the rail. A return is meant to help prevent falls and injury. We recommend contacting a qualified contractor for repairs.



9.3 Interior > Doors

Interior Doors Tested

Functional

All accessible doors were examined for proper alignment, secure fitting, and ease of operation. No functional defects were identified at the time of the inspection.

9.4 Interior > Smoke Alarms

Smoke Appear Functional

Functional

Smoke detectors were present in all of the appropriate current standard locations at the time of the inspection, including each bedroom and the areas outside of the bedrooms.

Smoke Alarm Recommendations

Informational

Determining the functionality of smoke detectors is outside the scope of this inspection as the units should be checked monthly. Any unit greater than 10 years of age should be replaced as they are considered to be at the end of their service life. Functional smoke/fire detectors are recommended inside and outside each sleeping area for increased safety awareness.

Smoke Alarms Location Recommendations

Informational

Current standards mandate the installation of smoke alarms inside every sleeping room, outside each sleeping area, and on every level of the structure, including the basement, for enhanced safety. It is advisable to test the units before occupying the structure and monthly thereafter to ensure their functionality. Regular cleaning to remove dust and debris is recommended. Also, any detector over 10 years old or which shows age/discolorations should be replaced.

9.5 Interior > Carbon Monoxide Alarms

CO Alarms Present

Functional

The carbon monoxide alarms are installed in the appropriate locations throughout the property. It is recommended to regularly test and replace the batteries in the alarms to ensure they are functioning properly. In case of any malfunction or consistent beeping, evaluate and repair as needed to maintain safety.

Carbon Monoxide Alarms

Informational

Residential homes and multi-unit housing may require the installation of CO detectors (check your local laws). CO alarms/detectors must be installed outside each separate sleeping area in the immediate vicinity and on every level of the home. It is recommended that an appropriate amount of CO detectors be installed in the structure according to jurisdictional and manufacturer recommendations. Replacing a CO detector unit every 10 years is recommended.

9.6 Interior > Countertops and Installed Cabinets

Stain Under Sink

Preventive Measure

Location: Primary Bathroom

The presence of a stain under the sink is noted. It is recommended to evaluate the source of the stain, which could indicate a past or current leak. Recommend further evaluation repair by a qualified specialist.



Moisture Staining Under Kitchen Cabinet Sink

Informational

The home inspection revealed moisture staining under the kitchen cabinet sink, indicating past leaking. There was no active leaking observed during the inspection. It is recommended to evaluate and repair as necessary, and cosmetic cleaning may be warranted to address the staining.



9.7 Interior > Caulking, Grout, and Enclosures

Shower Door Needs Adjustment

 (Included in Summary)

Preventive Measure


Location: Primary Bathroom

The shower enclosure door does not stay closed and requires adjustment for proper functionality. It is recommended to contact a qualified professional to address this issue.




9.8 Interior > Windows

Windows Stuck Or Difficult To Open/Close

 (Included in Summary)

Preventive Measure

 Location: Multiple Locations

The windows throughout the property are observed to be stuck or difficult to open and close. This issue can be frustrating and may hinder proper ventilation and natural light entry into the home. It is recommended to evaluate and repair the windows as necessary to ensure smooth operation. A qualified window repair professional can assist in addressing this issue and may recommend lubrication, realignment, or other solutions to improve functionality.

Window Seals

Informational

The visual inspection of the windows may not disclose seals that 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.

9.9 Interior > Additional Information

Asbestos And Lead Paint General Statement

Informational

The scope of this inspection does not include an asbestos-in-material sampling and/or identification inspection. Houses built before or near 1978 may contain this material in certain substrates (drywall, flooring, acoustic texture, etc.) or building materials (exhaust pipes, insulation, heat registers, etc). If there is a concern, we recommend you contact an appropriate testing facility for further evaluation. The scope of this inspection does not include a lead in materials sampling inspection. The US government Consumer Product Safety Commission banned the production of lead paint in 1977. Homes constructed prior to this date may contain lead paint, and consideration should be given to having the paint tested.

Room Locations: (2 Beds / 2 Baths)

Informational


----- Sleeping Areas: Primary BR #1 - South wall. BR #2 - North wall. ----- Baths: Primary bath. Main hall bath.

10.1 Appliances > Stove, Cooktop

About the Stove, Cooktop

Energy Source: Natural Gas

Non-Functional Burner

 (Included in Summary)

Repairs Recommended

One of the on the gas cooktop did not ignite when tested. This is usually caused by either debris on the igniter or a faulty igniter. It is recommended to have an appliance repair technician evaluate and repair this issue to ensure safety and proper functioning of the cooktop.



10.2 Appliances > Oven

About the Oven

Energy Source: Electric

Oven Tested

Functional

The oven functioned normally when tested in a limited fashion at both the bake and broil settings. The tests are designed to determine basic functionality and should not be considered a verification of actual temperatures achieved.




Oven General Statement

Informational

Timers, clocks, convection fans, and self-cleaning systems are not tested and are outside the scope of this inspection.

10.3 Appliances > Dishwasher

Leak At Dishwasher Drain Line

 (Included in Summary)

Repairs Recommended

There was a leak from the drain line exiting the dishwasher. Repairs will be necessary before continued use. Contact a qualified plumber or an appropriate trade for repairs.



10.4 Appliances > Refrigerator

Refrigerator Evaluated

Functional

The interior of the refrigerator and freezer were cold when opened and functional at the time of inspection.



Refrigerator General Statement

Informational

Inspecting refrigerators is not within the scope of a home inspection, and is typically not covered by most standard home warranty policies. If the unit is a built-in unit, we recommend verifying the age and current condition of the unit.

10.5 Appliances > Microwave

Microwave Tested

Functional

This is an on/off test conducted on the microwave oven. Typically, the inspector will warm up water, a wet paper towel, a microwave block, or a sponge to test the unit.



10.6 Appliances > Washer, Hookups, and Drains

Washer Not Tested

Not Inspected

The inspector did not perform an on/off test on the washing machine; however, the inspector visually examined the water supply and drain for signs of defects.

Washer General Statement

Informational

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.

10.7 Appliances > Dryer, and Vent System

About the Dryer, and Vent System

Dryer Energy Source: 240 V Electric

240 V Electric: Proper wiring or power to the 240v outlet cannot always be detected without the removal of the cover plate. The inspector will try using a voltage detector if the outlet is easily accessible.

Dryer Not Inspected

Not Inspected

The clothes dryer was not inspected as it is outside the scope of a home inspection. If the item is part of this transaction, it is recommended to hire a qualified appliance technician to assess and service the dryer for proper functionality and safety.

Dryer Vent Recommendations

Informational

The entire dryer ventilation system is often not completely visible for examination. We recommend the dryer ventilation system be cleaned periodically. A build-up of debris can be a safety hazard if left unchecked.

10.8 Appliances > Additional Information

Appliances Average Life Expectancies (Aai-Mty)

Informational

The life expectancy of home appliances can vary. On average, refrigerators last about 13 years, dishwashers about 9 years, ovens about 15 years, microwaves about 9 years, and clothes washer and dryer about 10 years. Proper maintenance and usage can help extend the lifespan of these appliances. It is recommended to have them evaluated regularly by a qualified appliance technician to ensure they are operating efficiently.

11.1 Fireplace > Fuel-burning Equipment

Wood Fireplace

Functional

Location: Family Room

The wood fireplace(s) appear(s) to be in functional condition. This inspection does not cover code clearances and improper installation. Also, any pre-fabricated or manufactured fireplace systems may require additional inspections by a qualified chimney inspection company.

Code Clearances And Proper Installation

Informational

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

11.2 Fireplace > Firebox and Hearth


Minor Cracks In Firebox

Preventive Measure

There are cracks in the rear of the firebox area which may need future repair. We recommend the area be monitored for any deterioration. Also, installing a heat shield is recommended to prevent further deterioration. Contact a qualified chimney inspection company for further details.

11.3 Fireplace > Flues and Dampers

Cleaning Recommended Of Dirty Chimney

 (Included in Summary)

Repairs Recommended

Location: Family Room

The fireplace chimney is dirty and needs cleaning. Regular cleaning is important to prevent creosote build-up, which can pose a fire hazard. It is recommended to hire a qualified chimney sweep to clean and inspect the chimney for safe and efficient fireplace operation.

Visual Inspection

Informational

Only the firebox, damper, and visible portions of the chimney system are checked for obvious defects. This inspection 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 chimney inspector qualified to do Level 2 and/or Level 3 inspections before use.

11.4 Fireplace > Additional Information

Fireplace General

Limitation

The inspection covers only the firebox, damper, and visible parts of the chimney system for apparent defects. It does not certify or confirm the chimney system's safety or functionality. It is recommended to have the system extensively examined by a licensed chimney professional or inspector capable of conducting an internal camera inspection. Inquire with your inspector about the availability of this service. NFPA 211 suggests a comprehensive inspection when a chimney is evaluated during a home sale.

12.1 Structural Components > Foundation and Slab

About the Foundation and Slab

Foundation Type: Raised Foundation/Crawlspace, Slab on Grade

Foundation Anchors: Verified

Minor Foundation Crack

Preventive Measure

Location: South Side, Crawl Space


The foundation crack was noticed at the foundation. While small cracks are common due to settling, it is important to monitor for any changes. We recommend evaluating the crack for any signs of widening or moisture penetration. If the crack expands, it is recommended to consult with a qualified foundation contractor to repair and seal the crack to prevent potential water ingress issues.



Inaccessible Crawl Space

 (Included in Summary)

Limitation

 Location: North Side, Crawl Space

There was an obstructed access under a portions of the crawl, due to the furnace, heat ducts and low clearance. The inspector was only able to access beneath the primary suite area, and the furnace area. Future access would be needed to assess the condition of the crawl space and address any potential issues. Contact a qualified trade to access the remaining sub area when access can be gained.



12.2 Structural Components > Beams, Columns, and Posts

Inadequate Access Due To Clearance Or Obstructions

Limitation

The sub-area was mostly inaccessible to inspect at the time of the inspection due to obstructions or reduced clearance. It is recommended to make modifications to allow proper access for future inspections.

Indications Of Past Structural Repairs

Informational

Location: Crawl Space

There were support posts and metal fasteners visible from underneath the home indicating past structural repairs. It is recommended to inquire with the seller for more information regarding the repairs that have been conducted in the past.



12.3 Structural Components > Joists and Framing

About the Joists and Framing

Floor Structure: Wood

Ceiling Structure: Wood Framing

Inaccessible Areas Of Floor Framing

Limitation

The sub-area was mostly inaccessible to inspect at the time of the inspection due to inadequate clearance, or other issues. It is recommended to make modifications to allow proper access for future inspections.

Beam Or Girder Floor Structure - No Floor Joists

Informational

The current type of floor structure consists of large beams or girders, and no floor joists. There is usually 4 to 6 feet between floor beams with this type of system. This type of floor structure is prone to be spongy or promote bouncy floors, and squeaks in the floor. Sometimes, adding floor joists to decrease the spans can be beneficial. Contact an appropriate building trade for further evaluations or modifications if necessary.

12.4 Structural Components > Roof Structure and Attic Components

About the Roof Structure and Attic Components

Roof Structure Type: Rafters

Roof Structure And Components Evaluated

Functional

The accessible internal roof components - including trusses, rafters, and sheathing, were examined and found to be functional. The inspection focused on identifying signs of deflection, deterioration, or damage, such as water staining or wood decay, and these items were serviceable at the time of the inspection.

12.5 Structural Components > Additional Information

Inspector Is Not A Structural Expert

Limitation

The inspector is not a soil or structural engineer but attempts to identify noticeable movement in the structure like sloping floors, foundation cracks, etc. This inspection does not involve using laser levels or calculations to assess movement within the structure. If there are concerns, it is recommended to contact a qualified specialist to evaluate any previous or current property and/or structural movement concerns.

Older Home

Informational

Due to the age of the structure, some areas of the structure, and/or systems may not meet current construction standards but may have complied with the standard at the time of construction. Some recommendations in this report may refer to current standards, however, they may not be required due to the age of the structure. This is a visual, non-invasive inspection, and does not include exhaustive calculations for the adequacy of the design of the building, or structural integrity. Due to the inaccessibility of many structural components, it may not disclose all issues the home may have. For further exhaustive inspections or evaluations of the structure, such as structural integrity issues, we recommend contacting a structural engineer and/or an appropriate specialist.

Evidence Of Rodent Droppings

Informational

Location: Multiple Locations

The inspector noted evidence of mice or rodents in the form of droppings. These droppings were found in various locations throughout the property. It is important to address this issue promptly as mice and rodents can cause damage and pose health risks. We recommend contacting a qualified pest control professional to evaluate and address the infestation. They can guide effective rodent control methods and help prevent future occurrences.

Expansive Soil

Informational

The soil in this area is known to be expansive. Changing moisture content in the soil can cause movement of the support system, which can produce cracking at the interior and exterior finished surfaces, sticking doors and windows, even sloping/sagging floors, etc. Providing positive grading, directing roof water away from the building and maintaining good ventilation under the building are all helpful measures that will help reduce these conditions. For additional information concerning expansive soil, the effect it may have on this building, and how best to control it, we recommend you consult with an appropriate specialist. Note: Moisture under the structure should be eliminated, or minimized, to prevent various long-term health and/or structure-related issues. We suggest you ask the owner as to their knowledge of any standing water under the home.

Debris And Trash

Informational

Debris and/or trash is present under the structure and should be removed. Avoid storing debris such as wood scraps, paper products, etc. in the crawl space to prevent attracting pests or creating health-related problems.



13.1 Insulation and Ventilation > Insulation, and Ventilation in Attic

About the Insulation, and Ventilation in Attic

Attic Access Location: Hall

Attic Evaluation Method: Head and Shoulders

Insulation Type: Blown-In Cellulose

Attic Insulation Approximate Depth: 5-10 Inches

Insulation And Ventilation Evaluated Functional

The insulation depth and material were inspected. Additionally, passive ventilation in the area appears satisfactory.

Limited Attic Inspection Limitation

Their areas of the attic which are inaccessible due to reduce clearance, or obstruction by structural members and or mechanical apparatus. Not all areas were visible and undisclosed conditions may exist.

Ventilation Recommendations Informational

Adequate attic ventilation is essential. Half of the ventilating area should be near the roof's high point, and the other half near the eaves. Precise measurement of ventilation space is outside the scope of this home inspection. We recommend you contact a qualified professional trade for further evaluation.

13.2 Insulation and Ventilation > Insulation, and Ventilation in Crawl Space

About the Insulation, and Ventilation in Crawl Space

Crawl Space Evaluation Method: Entrance

Entrance: The accessible areas of the crawl space were entered and evaluated at the time of the inspection.

Crawl Space Access Location: Exterior, Hall closet

Inaccessible Areas In Crawlspace Limitation


The inspection revealed that certain portions of the crawlspace were too confined or had ductwork blocking access, which prevented a thorough inspection. It is recommended to evaluate and ensure proper access to all areas of the crawlspace to identify any potential issues accurately.

No Insulation

Informational

The crawl through area lacks insulation between the floor of the home. Insulation helps provide comfort and efficiency by separating non-heated and heated spaces. Consider adding insulation for improved comfort and efficiency.

Evidence Of Past Moisture In Sub Area

 *(Included in Summary)*

Informational

 Location: **Crawl Space**

There is evidence of stained soil in the crawl space area. This is evidence of past moisture in the area from sub-surface moisture, site drainage issues, lack of ventilation, etc. Further investigations are recommended to determine the actual source of the moisture. Contact a qualified contractor or specialist in soil/water drainage. Note: Moisture under the structure should be eliminated, or minimized, to prevent various long-term health issues and/or structure related issues. It is suggested to further investigate any past issues with moisture beneath the home prior to closing.

13.3 Insulation and Ventilation > Vapor Barriers

No Vapor Barrier

Informational

The structure crawl space lacks a vapor barrier. It is suggested to install a vapor barrier or Moist-Stop if any dampness occurs in the crawl area. A vapor barrier covering the soil can help reduce moisture in this area and the structure. This item is commonly available at most home improvement or hardware stores.

13.4 Insulation and Ventilation > Mechanical Exhaust Systems

Exhaust Systems Evaluated

Functional

The exhaust systems in the home were evaluated and appeared to be serviceable at the time of the inspection.

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 12,000+ 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.

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 the original 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.** 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 reinspection or new inspection of the property, in case findings have changed and/or to validate the report. Also, consider contacting another home inspection company for their opinions of the property.

Excluded from this inspection is any system, structure or component 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 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 association websites at www.ashi.org or 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; testing is recommended.. 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.**