



Home Inspection Report



24 Stark Road, Glenfield, California

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12/07/2016
Sample 0001

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REPORT OVERVIEW

A **general home inspection** is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector before the inspection process.

1. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
2. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

A **material defect** is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

A **general home inspection report** shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

Weather

Clear, Sunny

Temperature

Above 30 Degrees

ROOF

The inspector shall inspect from ground level or the eaves: the roof-covering materials; the gutters; the downspouts; the vents, flashing, skylights, chimney, and other roof penetrations; and the general structure of the roof from the readily accessible panels, doors or stairs. The inspector shall describe the type of roof covering materials. The inspector shall report as in need of correction: observed indications of active roof leaks.

DESCRIPTION OF ROOF

Roof Coverings: - Fibreglass

ROOF RECOMMENDATIONS / OBSERVATIONS

Method of Inspection:

- Ground

Roof Coverings:

Comments: The roofing material was fiberglass based asphalt shingles that appeared to be in the second third of their life cycle



Roof Coverings
2016-07-12 01:50:08



Roof Coverings
2016-07-12 01:50:08



Roof Coverings
2016-07-12 01:50:08

Flashings:

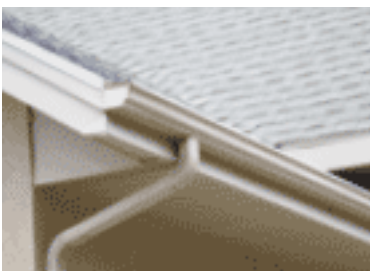
- Inspected

Comments: Visible areas appeared functional, at time of inspection. Areas not visible due to height

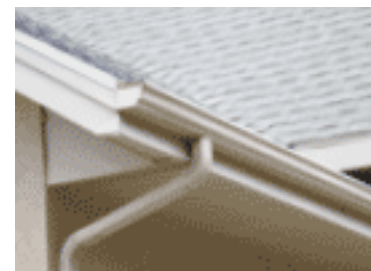
Gutters:

- Inspected

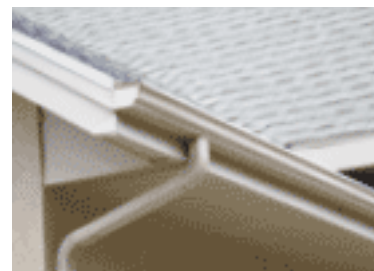
Comments: Minor leaks in the gutters should be repaired.



Gutters
2016-07-12 02:12:34



Gutters
2016-07-12 02:12:34



Gutters
2016-07-12 02:12:34

Downspouts:

- Inspected

Comments: Missing downspouts at the front should be replaced. (See Downspout Picture)



Downspouts
2016-07-12 01:50:08



Downspouts
2016-07-12 01:50:08



Downspouts
2016-07-12 01:50:08

Vents, Skylight, Chimney and Other Roof Penetrations:

- Inspected

Comments: Skylights relatively new and clean condition.

Structure of The Roof:

- Inspected

Comments: Good sound structural condition. Tree branches in close proximity.

LIMITATIONS OF ROOFING INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions: Not all of the underside of the roof sheathing is inspected for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, and other factors. Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair. Roof inspection may be limited by access, condition, weather, or other safety concerns.

Exterior

The inspector shall inspect: the exterior wall covering materials, flashing and trim; all exterior doors; adjacent walkways and driveways; stairs, steps, stoops, stairways and ramps; porches, patios, decks, balconies and carports; railings, guards and handrails; the eaves, soffits and fascia; a representative number of windows; and vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. The inspector shall describe the type of exterior wall covering materials. The inspector shall report as in need of correction: any improper spacing between intermediate balusters, spindles, and rails.

DESCRIPTION OF EXTERIOR

Wall Covering, Flashing and Trim: - Vinyl Cladding
Exterior Doors: - Wood
Walkways and Driveways: - Concrete

EXTERIOR RECOMMENDATIONS / OBSERVATIONS

Wall Covering, Flashing and Trim:

- Inspected

Comments: The house was clad with vinyl siding. The exterior cladding should be maintained regularly as required to ensure longevity.

Exterior Doors:

- Inspected

Comments: Doors are in good condition. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information

Windows:

- Inspected

Representative number of windows: 12

Walkways and Driveways:

- Inspected

Comments: Cracking is a common occurrence at concrete surfaces. Cracking that is not sealed will allow further deterioration as water expands and contracts from freeze and thaw cycles. Sealing the cracks to prolong the life of the concrete would be advised.

Stairs, Steps, Stoops, Stairways and Ramps:

- Inspected

Comments: Although the steps of the house may have complied with the standards which were generally-accepted at the time of their original construction they may not comply with current standards for safety. Items that do not comply with the most currently accepted safety standards will be reported as a SAFETY CONCERN. You should have items improved or corrected if the issue is a concern for the safety of you and your family.

Porches, Patios, Decks, Balconies and Carports:

- Inspected

Railings, Guards and Handrails:

- Inspected

Comments: The exterior staircase had no handrail. Safe building practices dictate that stairs with 4 or more risers should have a handrail.

Eaves, Soffits and Fascia:

- Inspected

Comments: Good condition.



Eaves, Soffits, Fascia
2016-07-12 01:50:08



Eaves, Soffits, Fascia
2016-07-12 01:50:08

Vegetation, Surface Drainage, Retaining Walls and Grading:

- Inspected

Comments: Good Condition.

LIMITATIONS OF EXTERIOR INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components. 7 Freedom Place, Rohnert Park CA Page 7 of 18 This confidential report is prepared exclusively for Jose Dolayo & Veronica Vargas © 2016 NCI Services Inc.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, breakwalls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Public and/or common driveways or walkways were not inspected and are excluded from this report.

Basement, Foundation, Crawlspace and Structure

DESCRIPTION OF BASEMENT, FOUNDATION, CRAWLSPACE AND STRUCTURE

Foundation:	- Concrete Slab
Floor Structure:	- Wood Joists, Vinyl
Wall Structure:	- Timber, Metal, Masonry
Roof Structure:	- Rafters, Timber

BASEMENT, FOUNDATION, CRAWLSPACE AND STRUCTURE RECOMMENDATIONS / OBSERVATIONS

Foundation:

- Inspected

Comments: Cool and dry good condition.

Basement:

- Inspected

Comments: Good condition, dry and cool no dampness well insulated.

Crawlspace:

- Inspected

Comments: Good condition. Well insulated and plenty of space to enter and exit safely.

Floor Structure:

- Inspected

Comments: Some of the interior floors were noted to squeak when walked on. This does not affect the functional use of the floor. Squeaks can usually be eliminated, if desired, by additional attachment of the subfloor to the floor joist.

Wall Structure:

- Inspected

Comments: There were visible stains on the home ceiling(s)/wall(s) which appeared to be the result of moisture intrusion from leaks. The moisture meter showed no elevated moisture levels in the affected areas at the time of the inspection, indicating that the source of the leak may have been corrected.

Roof Structure:

- Inspected

Comments: There were visible stains on the home ceiling(s)/wall(s) which appeared to be the result of moisture intrusion from leaks. The moisture meter showed no elevated moisture levels in the affected areas at the time of the inspection, indicating that the source of the leak may have been corrected.

Other Structures:

- Inspected

Comments: All inspected and fine.

LIMITATIONS OF INTERIOR INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. The adequacy of the fireplace draw cannot be determined during a visual inspection. No access was gained to the wall cavities of the home. Kitchen appliances were operated (Unless noted otherwise) however they were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during their operation. Carpeting, window treatments, washing machine/dryer, portable appliances, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Heating

A house with poor insulation will have increased heating and cooling costs. During the heating season (winter), homes with poorly insulated attics or roofs will lose heat through the ceiling or roof more quickly than homes which are well-insulated. This heat loss can result in increased heating costs. During the cooling season (summer), homes with poorly insulated attics or roofs will experience higher indoor temperatures as heat from the roof-covering material radiates downward into the living space. Properly-installed insulation helps prevent this heat from entering the living space where it causes cooling systems to operate more often, resulting in increased cooling costs.

DESCRIPTION OF HEATING

Heating System 1: - Electric Heat Pump

HEATING RECOMMENDATIONS / OBSERVATIONS

Heating System 1:

- Inspected

Comments: There was a L400 Heat Pump HRV installed in the garage, and it was approximately 2 Years old.

LIMITATIONS TO HEATING INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions: The adequacy of heat supply or distribution balance is not inspected. The interior of flues or chimneys which are not readily accessible are not inspected. The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected. Solar space heating equipment/systems are not inspected. The heat exchanger of the furnace was not inspected and interior portions of the heater were restricted. For additional information we recommend the services of a licensed heating contractor. As a free public service, the local utility company (PG&E) will perform a "safety" review of the heat exchanger and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation and again prior to lapse of your home warranty coverage (if applicable). The wall mount and/or window mounted air conditioning unit (if applicable) were not inspected and is excluded from this report.

Cooling

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

DESCRIPTION OF COOLING

Cooling System 1: - Fan

COOLING RECOMMENDATIONS / OBSERVATIONS

Cooling System 1:

- Inspected

Comments: The typical life cycle for a cooling unit is 20-25 years. As is not uncommon in homes of this age and location, the heating system is older and may be approaching the end of its life cycle. Some units will last longer; others can fail prematurely. Please see urgent attention below.

Cooling System 1

- **Repair Required:** The insulation is missing or damaged at interior refrigerant line. A qualified person should repair as needed.



Cooling System 1
2016-07-12 22:22:17



Cooling System 1
2016-07-12 22:22:17

Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

DESCRIPTION OF PLUMBING

Water Supply Source: - Public Water Supply Service Pipe to House: •Copper Main Water
Valve Location: - Front of Structure Interior Supply Piping:
Copper Waste System: - Public Sewer System
Drain, Waste, & Vent Piping: - Plastic

PLUMBING RECOMMENDATIONS / OBSERVATIONS

Main Water Supply:

- Inspected

Location of Main water Supply Shut-Off Valve: The water supply is publicly supplied and the main shutoff was located at the meter box below ground.

Comments: The main water service pipe was COPPER and the readily visible water supply pipes were COPPER.

Main Fuel Supply:

- Inspected

Location of Main Fuel Supply Shut-Off Valve: Main gas shut off located at outside meter,

Location of Fuel Storage System: Main gas shut off located at outside meter,

Comments: No Gas detected. Cut off valves working perfectly.



Main Fuel Supply
2016-07-12 22:22:17



Main Fuel Supply
2016-07-12 22:22:17



Main Fuel Supply
2016-07-12 22:22:17

Water Heating Equipment:

- Inspected

Capacity of Water Heating Equipment: 50 Gallons

Interior Water Supply:

- Inspected

Comments: No leaks. Water flow is good.

Toilets:

- Inspected

Comments: Fine relatively new so no issues. No deficiencies noted.

Sinks, Tubs and Showers Drainage:

- Not Inspected

Comments: Most contained personal items hence not inspected.

Drain, Waste and Vent System:

- Inspected

Comments: Visible waste piping in house: Thermoplastic PVC (Polyvinyl Chloride)

Drainage Sump Pumps:

- Inspected

Comments: Not Present.

LIMITATIONS OF PLUMBING INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions: Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. Water and gas shut-off valves, including seismic and excess flow shut-off valves (fireplace gas valves (where applicable), were not operated or tested. Identification of these devices is limited to the accessible areas only. Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report. Clothes washing machine connections are not inspected. Interiors of flues or chimneys which are not readily accessible are not inspected. Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are beyond the scope of our inspection.

Electrical

In accordance with the ASHI© Standards of Practice pertaining to Electrical Systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. **Repairs should be a priority, and should be made by a qualified, licensed electrician.**

DESCRIPTION OF ELECTRICAL

Panel Boards and Over-Current Protection Devices: - 200 amps - Circuit Breaker

Ground-Fault Circuit Interrupter Receptacles and Circuit Breakers: - In tact.

ELECTRICAL RECOMMENDATIONS / OBSERVATIONS

Service Drop:

- Inspected

Comments: The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service. The electrical meter is located at the rear of the house.

Overhead Service Conductors and Attachment Point:

- Inspected

Service Head, Gooseneck and Drip Loops:

- Inspected

Service Mast, Service Conduit and Raceway:

- Inspected

Service Entrance Conductors:

- Inspected

Comments: Aluminum, 4/0 AWG wire, 200 Amps

Panel boards and Over-Current Protection Devices:

- Inspected

Manufacturer & Location: Gould, 200Amps

Comments: Branch Wiring 15 and 20 amp Copper

Service Grounding and Bonding:

- Inspected

Number of Switches, Lighting Fixtures and Receptacles:

- Inspected

Ground-Fault Circuit Interrupter Receptacles and Circuit Breakers:

- Inspected

Smoke Detectors:

- Inspected

Comments: The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

Carbon-Monoxide Detectors:

- Inspected

LIMITATIONS OF ELECTRICAL INSPECTION

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Fireplace

DESCRIPTION OF FIREPLACE

Fireplaces: - Gas - Smoke Detectors

FIREPLACE RECOMMENDATIONS / OBSERVATIONS

Fireplaces:

- Inspected

Comments: Chimney flue/vent pipe has inadequate clearance to combustible materials. Repair as needed.

Fireplaces:

- **Repair Required:** Leak stain is present in the attic at the chimney liner currently with a woodstove. This may be an old stain or it may not? I recommend a qualified contractor investigate further and repair. Area accessible in attic see video. Do not walk or step onto the metal.



Cooling System 1
2016-07-12 22:22:17

Chimneys:

- Inspected

Comments: Metal below siding.

Lintels above the fire place openings:

- Inspected

Cleanout Doors and Frames:

- Inspected

Attic, Insulation & Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

DESCRIPTION OF ATTIC, INSULATION & VENTILATION

Insulation in Unfinished Spaces (Including Attics, Crawlspace, Foundation): - Pink batt

ATTIC, INSULATION & VENTILATION RECOMMENDATIONS / OBSERVATIONS

Insulation in Unfinished Spaces (Including Attics, Crawlspace, Foundation):

- Inspected

Approximate Average Depth of Insulation: R.3.2

Ventilation of Unfinished Spaces (Including Attics, Crawlspace, Foundation):

- Inspected

Comments: Ridge and Soffit Vents in good condition.

Exhaust Systems (Kitchen, Bathrooms and Laundry):

- Inspected

Comments: Fans are working and in good condition.

LIMITATIONS OF ATTIC INSPECTION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces.

Doors, Windows & Interior

DESCRIPTION OF DOORS, WINDOWS & INTERIOR

Doors and Windows: - Double Glazed - Timber
Floors, Walls and Ceilings: - Mainly Vinyl with area rugs and tiles in bathrooms.

DOORS, WINDOWS & INTERIOR RECOMMENDATIONS / OBSERVATIONS

Doors and Windows:

- Inspected

Floors, Walls and Ceilings:

- Inspected

Stairs, Steps, Landings, Stairways and Ramps:

- Inspected

Railings, Guards and Handrails:

- Inspected

Garage Doors:

- Inspected

Summary of Issues

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces.

Cooling

Cooling System 1:

- **Repair Required:** The insulation is missing or damaged at interior refrigerant line. A qualified person should repair as needed.



Cooling System 1
2016-07-12 22:22:17



Cooling System 1
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Fireplace

Fireplaces:

- **Repair Required:** Leak stain is present in the attic at the chimney liner currently with a woodstove. This may be an old stain or it may not? I recommend a qualified contractor investigate further and repair. Area accessible in attic see video. Do not walk or step onto the metal.



Cooling System 1
2016-07-12 22:22:17

Appendix

All full video links will be posted here if taken from inspection.