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Property Inspection Report

Listing Inspection



Property & Inspection

ADDRESS 412 Maple Crest Lane, Oakhaven, CA	CLIENT Jordan Whitfield
INSPECTION TYPE Listing Inspection	DATE 2026-07-30
INSPECTOR Danielle LaFleur License HI-2400-122456 · Washington	

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PROPERTY DETAILS

STREET ADDRESS 412 Maple Crest Lane	SUBURB Oakhaven	CITY Oakhaven, CA
PROPERTY TYPE Single Family	YEAR BUILT 1914	FLOOR AREA 3,200 sq ft
BEDROOMS 4	BATHROOMS 3	

INSPECTION CONDITIONS

TIME STARTED 8:00 AM	WEATHER Overcast	RECENT WEATHER Dry
ACCESS LIMITATIONS Three-story single-family residence; building site slopes moderately down to the front. Furniture and stored items limited visual inspection in some areas.		

PARTIES

SELLER AGENT NAME Casey Marlowe	
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SCOPE & FEE

INSPECTION PURPOSE Pre-listing	PAYMENT STATUS Paid	REPORT NUMBER 26090101
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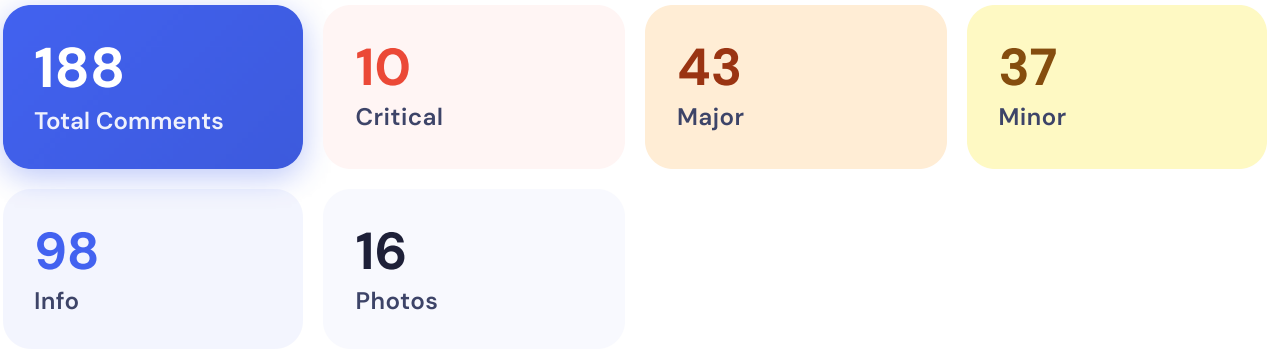
Introduction

I've been inspecting homes for over a decade, and every report I deliver is built the same way: I walk the property top to bottom, look closely at every accessible system and component, and write down exactly what I find in plain language. I'm not here to pass or fail a house. I'm here to give you an honest, unbiased picture of its condition on the day of the inspection so you know what you're buying and what to plan for. Every home has items on the list, even brand new ones. Safety concerns and significant defects are called out clearly so they stand apart from routine maintenance notes. Please read the whole report, not just the summary, and call me with any questions. I'd rather spend ten minutes explaining something than have you guess.

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Executive Summary



Key Findings at a Glance

#	LOCATION	FINDING	SEVERITY
1	Exterior	Large Openings at ___	Critical
2	Water Heating	Improper Sediment Trap Location	Major
3	Attic	Insulation over Active KandT (No Certificate)	Major
4	Exterior	We observed faulty grade conditions at the...	Major
5	Roofing	MASTIC USED In Several Places	Major
6	Fireplace And Chimney	Seismic	Major

Introduction

2 Minor**4 Info****Minor****LISTING**

This is a listing inspection, performed for the owner of the property. If this report is used by potential buyers of the property, we strongly recommend that DMP East Bay Inspections be retained to return to the property and perform a verbal review of this report in order to help facilitate a complete and thorough understanding of all of the findings in this report. We recommend that this report be read and understood completely prior to making any purchase decisions.

Info**Introduction**

We inspected the three-story, single-family residence at 412 Maple Crest Lane, Oakhaven, CA on July 30, 2026. This is a report on the conditions that existed on this day and time. It is not a guarantee or warranty against future failures or problems which may occur even in the near future.

Info**Building Described From Street**

This report describes the building as viewed from the street.

The building site slopes moderately down to the front.

Info**Overcast and Dry**

The sky was overcast, and the weather was dry at the time of our inspection.

Minor**CHECK FOR PERMITS**

According to public record, the building was constructed in 1914. We recommend the local building department be contacted to determine if proper permits for the building are on file.

Info

General Comments

This report lists the apparent conditions of items subject to wear from normal use. We typically use five terms to report these conditions: new or relatively new, minor wear, moderate wear, generally worn, and poor. A new or relatively new item usually shows no signs of wear. An item reported as showing moderate wear appears to be in the mid-range of its anticipated lifespan. The term poor condition indicates a system or component that is at, or near, the end of its useful life span. Between these three basic levels we add two intermediate conditions: minor wear, which is not quite new; and generally worn, indicating a component nearing the end of its useful life. When an item in this report is noted as being in "acceptable" condition, we mean that it was functioning properly and providing generally adequate service within the limits of its age – and any defects, deficiencies or potential problems noted during the inspection. For items where the comment calls for a defect to be monitored, we recommend a licensed contractor familiar with the defect determine the intervals for review and action needed. Recommendations for further evaluation, that evaluation should be performed prior to the end of your contingency period.

This report is a general overview of the structural components and major systems. It is not intended to be technically exhaustive in any one field. If further information is desired, specialists in the relevant fields should be retained to perform additional inspections.

A determination as to the presence of animal pests, rodents, termites, decay, or other wood destroying organisms is beyond the scope of this inspection. A qualified pest control firm should be contacted with any questions concerning the presence or treatment of these organisms. We are not qualified in these fields. Periodic examinations should be made by a licensed pest control firm as part of routine property maintenance. We may make recommendations or suggestions in this report that differ from requirements by the local building department. For determinations as to what is permitted in this jurisdiction, the local building department should be consulted.

This inspection was performed and this report produced according to the limitations and exclusions specified in the Inspection Agreement. In this contract our liability is limited to twice the amount of the inspection fee.. The terms "not accessible" and "inaccessible", when used in this report, indicate areas that are made inaccessible by walls, concrete, earth, or any other obstacle to physical access. In addition, objects such as

furniture or stored items limit visual inspection. These areas may have hidden defects not observed or noted in this report. These areas are beyond the scope of this inspection and should be inspected after items are removed or access is provided.

Defects in mechanical equipment not disclosed by our functional operation or visual inspection are not included. Items or conditions not mentioned in this report are not within the scope of this inspection. An examination of every window, door, light switch, outlet, water valve, etc., was not made.

Some of the report comments have an exclamation mark icon and are highlighted in blue. These are listed again at the end of this report as "Primary Recommendations". Primary Recommendations are the ones we consider to be most important, but should not be considered the only significant

items. You should establish your own priorities after thoroughly studying this report, reviewing all the recommendations in the report, and consulting experts or specialists as desired.

RECOMMENDATION: For attention to the action items in this report, we recommend review and repairs as necessary by licensed contractors specializing in each trade. Licensed General Contractors (Sometimes referred to as General "B" Contractors) are typically used when a job requires two or more trades to be performed . They can be utilized to conduct the repairs or oversee multiple tradesmen on larger projects. Bids on larger items should be obtained from several contractors for competitive pricing and alternatives. Note: For structural work, we recommend consulting with a licensed structural engineer to work in conjunction with a licensed contractor to perform the work.

Exterior

3 Critical

12 Major

3 Minor

12 Info

Critical**Large Openings at ___**

The front stair railing openings are too large according to modern safety standards.

Critical**Doesn't Terminate at Wall or Post**

The front stair railings do not terminate against the wall or a post as required in new construction and can catch clothing, creating a falling hazard. We recommend modifications or replacement of the railing for improved safety.

Major**Multiple Railing Fails!**

We recommend modification of all railings to bring them in conformance with current standards and local requirements to minimize safety hazards.

Info**Did Not Observe Cracks (Concrete)**

There is a concrete driveway. We did not observe any cracks in the pavement. Surface cracking is common due to the expansion and contraction of soils in our area.

Minor**5-Foot Zone Around The Perimeter**

Current standards for fire protection recommend a 5-foot zone around the perimeter of the house that has no plants or any type of combustible material. We recommend creating a fire safe perimeter around the house. This and more suggestions for "home hardening" fire defense tactics can be found at this link. <https://wildfireprepared.org/>

Major**Plants are growing near or against the...**

Plants are growing near or against the exterior in several places and we recommend they be trimmed away from the building or removed to prevent damage and insect entry.

**Minor****TREES Growing Near Building at**

Vines, shrubs, or trees that touch the building should be removed or trimmed back periodically to prevent damage to the siding, eaves, or roof surfaces. Tree branches can damage the siding or roof, especially in high winds or stormy weather. Trees may also deposit substantial leaves and debris on the roof surface, resulting in poor drainage and roof damage.

Info**Fencing Is Beyond The Scope**

An examination of the property fencing is beyond the scope of this inspection and is not included in this report. Fences at the perimeter of the lot typically approximate the property lines, but only a licensed surveyor can verify their exact location.

Major**There is a Hot Tub/Spa at**

There is a hot tub/spa on the front porch roof deck. We recommend a licensed contractor be retained to examine the spa and equipment. An examination of the spa and related equipment is beyond the scope of this inspection.

Info

Spa Cover Was Labeled (Acceptable Condition, Has ASTM F1346 Label)

A hot tub/spa cover was installed, and appeared to be in acceptable condition. Hot tubs and spas are not required to meet the requirements of the Swimming Pool Safety Act (SB552), if they are equipped with locking safety covers that comply with ASTM F1346. The spa cover was labeled as in accordance with ASTM F1346.

Critical

Warning – According to the CDC and...

Warning – According to the CDC and the California Department of Health, for children 1–4 years old, drowning is a leading cause of death and near-drowning brain injuries. As required by SB552, an inspection report shall identify which of the seven drowning prevention safety features (listed in the California Health and Safety Code, Section 115923) are present – but given the limitations of this inspection, our review cannot be considered comprehensive. Such a comprehensive review can only be accomplished by a licensed contractor familiar with the applicable laws, codes, and standards. Note: A pool isolation fence, as described in Section 115923 of the Health and Safety Code, is the most studied and effective drowning prevention safety feature for preventing a child from accessing a pool or spa unsupervised, according to the American Academy of Pediatrics Policy Statement, “Prevention of Drowning,” published in 2019.

Info

Stucco Siding ACCEPTABLE (No Significant Cracks)

The stucco siding was generally in acceptable condition, with no significant cracks. Hairline cracks are typical of this material and no immediate action is necessary to correct them. The small cracks can be scratched open, patched and sealed in the course of routine maintenance.

Major

OLDER STUCCO (No Weep Screed)

The stucco is older stucco that does not have weep screed installed at the base. In older buildings, the bottom of the stucco typically extends below soil level and may conceal damaged framing or termite entry. These areas should be inspected regularly by a structural pest control firm. There is a potential for damaged wood framing and sheathing behind older stucco surfaces, especially in areas where water from the roof or downspouts flows over the wall surfaces. We recommend periodic inspections be made by a licensed pest control firm. It may be necessary to make openings in the stucco to determine the condition of the wood framing behind.

Info

Stucco Siding

The building has stucco siding.

Stucco consists of cement and sand plaster, reinforced with wire mesh, installed over a water-resistant membrane. New stucco is typically pigmented rather than painted, and the surface may show absorption of moisture from rains. Stucco cracking is common and may be caused by movement in the wall framing, foundation settling, seismic activity, or stucco shrinkage. Minor cracks usually do not need repair and are normally filled when the stucco is painted. Cracks large enough to allow water entry should be caulked or patched. In relatively new construction, the bottom of the stucco typically has a metal edge called a weep screed. The soil surface should be maintained below this edge to prevent moisture and termite entry behind the stucco.

Info

TUDOR-STYLE Trim in Stucco

The building has Tudor-style wooden trim that is set into the stucco surface, creating many connections that will require regular sealing or caulking as part of routine maintenance to prevent water entry.

Major

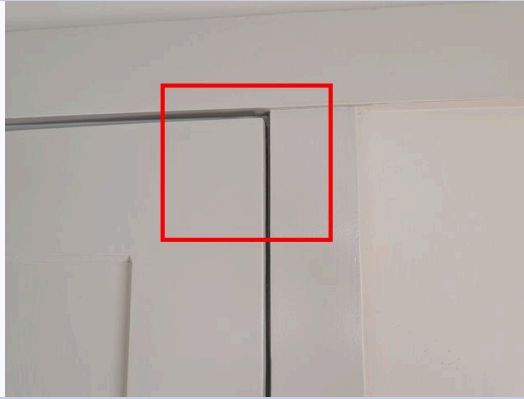
Door Jambs at the ___ DAMAGED

The French door at the dining room and the door jambs at that rear door are damaged by wood destroying organisms and we recommend repairs as needed.



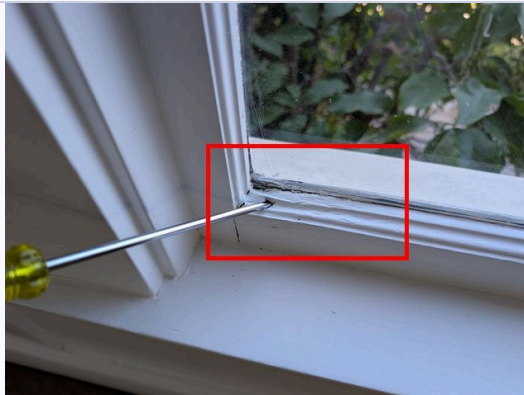
Major**Door at The ___ RUBS FRAME**

The door at the right-rear bedroom rubs at the frame and we recommend it be repaired to operate freely.

**Major****Several WINDOW SASHES Are DAMAGED**

Several window sashes (frames that hold the glass) are damaged.

We recommend the damaged sashes be repaired or replaced as needed.



Major**Wooden Fascia Boards DAMAGED ISP**

The wooden fascia boards at the roof perimeters are damaged in several places and we recommend repair or replacement as needed.

**Major****SEVERAL Exposed Rafter Tails Are DAMAGED**

Several exposed rafter tails are damaged, and we recommend they be repaired or replaced as needed.

Minor**The exterior finishes are generally in acceptable...**

The exterior finishes are generally in acceptable condition. The building exterior was being painted at the time of the inspection. Keep in mind that paints and stains will deteriorate from sun and weather exposure over time. The condition of the exterior finishes should be periodically monitored and recoated to prevent unnecessary damage to the underlying surfaces.

Info**PAINT GENERAL – Federal Law Requires**

Federal law requires that individuals receive certain information before renovating six square feet or more of painted interior surfaces or more than twenty square feet of painted exterior surfaces in residential buildings built before 1978. As of April, 2010, contractors who disturb lead-based paint in homes built before 1978 are required to be certified and follow specific work practices to prevent lead contamination. For more information on this subject please visit: <http://www.epa.gov/lead/>

Info

Concrete Porch at the ____ . Supported by Wood Framing

There is a concrete porch at the front. The concrete is supported by wooden framing. Concrete, brick, tile, and other masonry stairs, landings, and decks are often supported by wood framing. A membrane is typically placed over the framing to prevent moisture entry and damage. The framing beneath should be regularly checked for signs of water penetration. Any cracks or openings in these surfaces should be caulked or filled to prevent water entry.

Major

Membrane Not Visible – Covered

There is a roof deck over the front porch. The roofing membrane surface is covered with wooden decking, and was mostly inaccessible to our inspection. We recommend removal of the decking and evaluation of the roofing membrane by a licensed roofing contractor.

Info

Walkin Surfaces Generally Acceptable

The walking surfaces appear to be in generally acceptable condition.

Info

Stone Walks Natural Trip Hazard

There are several stone walkways. By the very nature of its construction, a stone walking surface will contain natural trip hazards. Caution should be exercised in these areas, and for improved safety, modifications should be made by a licensed contractor.

Major**We observed faulty grade conditions at the...**

We observed faulty grade conditions at the right. We recommend a licensed structural pest control firm be consulted to evaluate the building and we recommend the foundation or soil level be modified as needed to provide proper grading and soil slope.

**Major****Terrain Slopes to Building at**

The terrain slopes toward the building at the rear. This condition can direct the flow of surface water toward the foundation, which could result in deterioration of the foundation and water penetration under the building. If water penetration is observed, we recommend a contractor specializing in drainage systems be consulted for advice, repair options, and cost estimates.

Info**Concrete Curbs Added at**

A faulty grade (where the exterior soil level is above the top of the concrete or masonry foundation) can allow moisture penetration, leading to decay and termite infestation. The standard in new construction is for the top of the foundation to be at least six inches above the soil level. Removal of soil adjacent to the foundation can eliminate a faulty grade condition, but it may also direct surface water toward the foundation. Typical repair methods include a concrete cap on top of the foundation to raise it above the exterior soil level, a concrete curb outside the foundation to act as a moisture barrier, or a low concrete or wooden retaining wall to hold soil away from the foundation. A licensed contractor should be consulted as to the appropriate repair method.

Info**Adequate To Support Beyond The Scope**

There are stone retaining walls at the front. The retaining walls appear to be in acceptable condition. A determination as to whether the retaining walls are adequate to support the weight of the soil is beyond the scope of our inspection.

Roofing

1 Major

5 Minor

6 Info

Info**Moderate Wear – Middle**

The building has a composition shingle roof. The roofing shows moderate wear and is in the middle of its expected 30 year service life. With attention to the items noted in this section and routine maintenance, the roofing should remain reliable for a number of years.

Minor**Trim Trees and/or Plants over Roof**

Trees and/or plants are growing over or near the garage roof we recommend they be trimmed well away from the roof surfaces to prevent debris accumulation and roof surface damage.

**Info****Access With Ladder**

We inspected the roofing systems after obtaining access with a ladder.

Minor**ROOF GENERAL – ALL**

Roof surfaces, rain gutters, downspouts, and subsurface drain lines should be checked regularly. Leaves and other debris should be removed as needed. Gutter joints and connections may need periodic caulking or sealing. We recommend periodic inspections be performed to be sure the roof drainage systems function properly. Observing roof and foundation areas during or shortly after heavy rains is a good way to find deficiencies in the roof and area drainage systems.

Info

This inspection addresses only the apparent visual...

This inspection addresses only the apparent visual condition of roofing materials, and does not include invasive testing or guarantee against present or future leakage. Annual examinations should be made by a licensed roofing contractor for needed periodic maintenance and repair.

Minor

Bald Spots (Walk On a Roof)

Some of the shingles near the solar panels have "bald spots" with minor granule loss, the type that can often happen when people walk on a roof in hot weather. The areas without granule protection are more likely to leak prematurely. We recommend having these areas checked in the course of routine roof maintenance.



Info

Roof Flashings PRIMARILY SHEETMETAL

The roof flashings primarily are sheet metal.

Sheet metal, membrane roofing materials, and sealing compounds such as mastic, are often used to prevent water entry at roofing connections and penetrations. Flashings need periodic maintenance and should be inspected annually.

Info

Roof Flashings Acceptable

The accessible roof flashings are in acceptable condition. However, all flashings should be periodically examined as a part of routine maintenance.

Major**MASTIC USED In Several Places**

Mastic has been used at several roof flashing connections.

Mastic and other sealants dry out and crack, typically requiring a new application every two to four years. Painting the mastic can help protect it from the sun and give a better appearance. The roof-to-chimney connections have been sealed with mastic. We recommend this area be resealed periodically or concrete be installed as the sealant for the counter-flashings.

Info**Several Skylights Acceptable**

There are several skylights in acceptable condition. The skylights appear properly installed.

Minor**Gutters Free From - No Debris**

The rain gutters are sheet metal. The visible parts of the roof drainage system are generally free of debris but should be checked and cleaned on a regular basis to prevent backups and possible water entry.

Minor**Several Downspouts Have SUBSURFACE Piping**

Several roof drainage downspouts are directed into subsurface drain lines.

Roof drainage downspouts are sometimes connected to underground drainage systems to prevent water from ponding adjacent to the foundation where it could adversely affect the soils supporting the building. Catch basins or surface-mounted drains may also be connected to this piping. Subsurface drain piping can become clogged with debris and should be checked periodically in rainy weather or by using water from a garden hose to ensure that the drains are free flowing.

Attic

1 Critical

1 Major

2 Minor

3 Info

Info**Walk-In Attic**

This house has a walk-in attic, which we entered to perform our inspection. The attic has been mostly converted to finished space.

Info**Sufficient**

The unfinished attic ventilation appears sufficient. Adequate attic ventilation is important to prevent the accumulation of moisture, which can cause decay and damage, and to prevent excessive attic temperatures. Improved ventilation can reduce attic and interior room temperatures.

Minor**Has Exhaust Fan –Not Tested**

A thermostatically controlled exhaust fan has been installed in the attic. Operation of this equipment is beyond the scope of this inspection. We recommend verification that the fan is energized and operates as intended at the desired temperature.

Major**Insulation over Active KandT (No Certificate)**

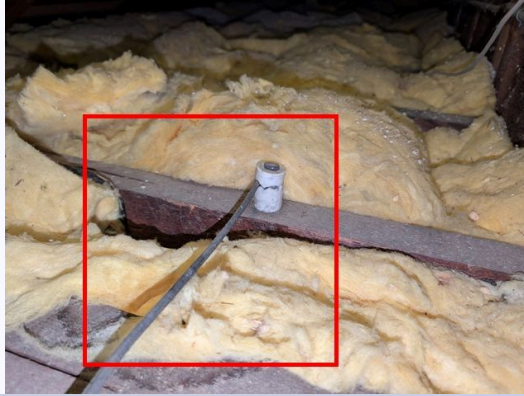
Special procedures should be followed prior to insulating an attic that has knob and tube wiring, including an inspection of the wiring by a licensed electrician who can certify it as safe. A warning notice should be posted stating that live wiring is present beneath the insulation. If insulation is installed over knob and tube wiring with no certificate present, we recommend the insulation be removed and the knob and tube wiring be certified as safe or replaced prior to re-insulation.

Minor**Suggest Adding Insulation After K&T Fixed.(R38)**

We suggest additional insulation be installed to reduce energy costs and to increase comfort after the knob and tube wiring has been certified as safe or removed. The standard for new construction is twelve to fourteen inches of insulation sufficient to achieve an insulating value of R-38.

Critical**Insulation over Active KandT (No Certificate)**

The insulation has been installed over knob and tube electrical wiring, but an electrician's certificate is not posted. We recommend the insulation be removed until the wiring can be certified as safe or replaced with updated wiring by a licensed electrician.

**Info****Fiberglass Batts**

The insulation is fiberglass blankets or batts. The insulation is approximately 6 inches thick.

Structure

2 Critical

2 Major

6 Minor

18 Info

Info

Through Basement

We obtained access to the subfloor areas through the basement.

Info

Observed by Crawling and Walking

We inspected the subfloor areas by walking and crawling through the accessible portions.

Info

Access Limited by+___ (edit list):

Our ability to fully examine the foundation and substructure framing was limited by ducting, pipes, insufficient clearance, wall surfaces, and other obstructions to our view. Physical obstructions limit our ability to perform a visual examination. Wherever possible, access should be provided to these areas so that an inspection can be made. With access and opportunity for inspection, defects may be found in the inaccessible areas.

Critical

Some of the foundation is not visible...

Some of the foundation is not visible due to the installation of finished surfaces in the basement. Areas of the foundation at the left and right rear are to accessible for inspection due to limited clearances. Hidden defects may exist. If further evaluation of the foundation is desired, we recommend a licensed contractor or structural engineer be retained to determine the condition. Removal of finished surfaces will likely be required.

Info

Outdated, Likely Not Reinforced

The building is a wood-framed structure supported by a raised perimeter concrete foundation with intermediate foundation walls and intermediate pier supports.

The concrete foundation is outdated by modern standards. The concrete does not appear to be steel-reinforced and probably does not have footings that extend as deeply into the soil as modern foundations. Foundations of this kind are more susceptible to cracking, settlement, deterioration from moisture entry, and earthquake damage.

Info

Modern Steel-Reinforced

The rear foundation beneath the kitchen appears to be a new foundation constructed of modern steel-reinforced concrete. A determination as to the presence or extent of steel reinforcing is beyond the scope of this inspection.

Minor

Sev Capped+

Concrete caps have been installed at the tops and/or sides of several of the foundation walls. Foundation caps are typically poured along the top and/or side of an existing foundation, typically steel reinforced, and can strengthen the older building support system; but the connection to the original foundation could not be determined. Caps should not be considered equivalent to a new foundation.

Info

No Unusual Settlement or Movement Observed

We observed no indications of unusual settlement or movement in the building structure.

Minor**Acceptable**

The foundation is in acceptable condition. No abnormal cracks or deterioration were observed. We recommend periodic monitoring for foundation cracking or movement.

Cracking is common in concrete walls. Minor cracks caused by shrinkage or settling can be found in even relatively new foundations. Moderate or larger cracks may indicate ongoing settling or movement and the eventual need for underpinning or foundation repair. There is no way to determine if a crack will grow in size or if new cracks will form. Most large cracks were once small. The best way to estimate the likelihood of future movement may be to monitor the number and size of cracks over a period of time.

Major**Per documentation provided by the realtor, a...**

Per documentation provided by the realtor, a permitted reconstruction of the roof deck was completed in 2013. Review of the documentation and the adequacy of the design to support the hot tub/spa is beyond the scope of this inspection. If further information on the work performed is desired, we recommend review by a licensed contractor or structural engineer.

**Info****Cripple walls (Mostly Not Visible, shear wall)**

The cripple wall framing was mostly not accessible to our inspection due to the installation of seismic sheathing. The visible portions of the cripple walls were in acceptable condition.

Info**2x Rftrs and 2x Clg Jsts –Site Built**

The attic is framed with 2x (two-inch nominal dimension) rafters and ceiling joists.

Info

Skip Sheathing and Plywood

The rafters have both "skip", or spaced, board sheathing, and plywood sheathing.

Info

ACCEPTABLE CONDITION

Where visible, the roof framing is in acceptable condition.

Info

Wood-framed Flooring System

The building has a wood-framed flooring system.

Info

1-Inch Decking Boards over 2x +

The subfloor framing consists of one-inch thick (nominal) decking boards installed over two-inch thick (nominal) joisting.

Info

Floors Insulated

The undersides of the floors are insulated with fiberglass batts, which can help reduce heating costs. Much of the substructure area framing is obscured by the insulation and was not accessible to our inspection.

Floor framing insulation is important over unheated basements or crawlspaces. Insulation obscures portions of the floor from inspection, and there may be hidden defects in these areas.

Critical

Due to the installation of a finished...

Due to the installation of a finished interior at the basement, the structural connections between the foundation and the structure in this area were not accessible. For additional information about the need for seismic upgrades in these areas, we recommend contacting a licensed seismic contractor or structural engineer to evaluate the building and any available construction plans. Evaluation of the structure will likely require removal of finished surfaces.

Info**INTRO**

Seismic retrofitting is the modification of existing structures to make them more resistant to seismic activity, ground motion, or soil failure due to earthquakes. The entire Bay Area is in proximity to the Hayward fault. Engineers believe that the addition of seismic retrofits to older structures is beneficial in helping to reduce damage in a major quake.

Major**BEARING PLATES SUGGESTED**

The foundation is anchored with round washers and bolts normally used at the time when this building was constructed. New construction typically incorporates thicker, square, steel bearing plates, as the plates are less likely to work loose. We recommend upgrading by replacing the bolt washers with bearing plates be considered. Plywood bracing panels have been installed in several places in the subarea. These panels should help provide additional resistance to movement during an earthquake. Any determination as to whether the panel installation meets modern engineering requirements is beyond the scope of this inspection.

Minor**Has Apparent Original Bolts Plus Added Bolt ISP**

The foundation is equipped with what appear to be original anchor bolts. Additional anchor bolts have been added in several places.

Anchor bolts and other devices are used to secure the framing to the foundation to resist displacement during earthquakes or high winds. The modern standard calls for bolting no more than six feet apart, with bolts within the last twelve inches of each piece of sill plate. Buildings greater than one story or on hillsides typically require additional bolts and other seismic devices. For more information on seismic bolting and bracing, we suggest you visit:
www.strongtie.com/solutions/seismic

Info

Significant Upgrades

Significant seismic upgrades are installed on the substructure of this building, however no comment is made regarding the design or engineering involved. For more information about the adequacy of these upgrades, a licensed structural engineer should be retained for an analysis of work performed and any available plans or designs. Engineering requirements evolve and change over time. There are many different opinions as to what constitutes proper or effective seismic retrofitting. Engineers, building department officials, and seismic retrofit contractors often do not agree on the kind, method, or amount of seismic bracing, bolts, metal connectors, shear panels, and other components that will provide a practical level of safety and protection during an earthquake. Each building has unique features that should be taken into account in designing an effective system for seismic resistance.

Info

Adequate

Ventilation provided to the areas beneath the building appears adequate.

Info

Has Rat Proofing

The soil under the building is covered with concrete, commonly known as "rat-proofing". This is considered beneficial in preventing rodents from entering the building and also reduces moisture in the subarea.

Info

Basement Has Finished Walls & Ceilings

There is a partial basement at the front left. The basement area has finished interior wall and ceiling surfaces.

Minor

About below-grade Floors

Floors that are below the exterior soil level may be subject to water or moisture entry, especially in very rainy weather. The floors were dry at the time of our inspection, and we saw no indications of significant previous water entry. It is not unusual to find occasional or unexpected water entry in below-grade areas that have been dry for years. We recommend diligent monitoring and upgrading the exterior drainage if moisture entry is detected.

Minor**Not Tested**

There is a sump pump at the front of the basement. The sump pump and well appear properly installed. We did not test the sump pump, which should be tested periodically by filling the sump or well with water to see if it functions properly.

**Minor****Has -at__ +**

Sump pumps should be checked regularly to ensure that they function properly. A failed sump pump can lead to area flooding. We advise keeping a spare pump on hand. Moisture sensing alarms can be installed to warn of pump failure.

Electrical

1 Critical

8 Major

2 Minor

6 Info

Info**Overhead Wiring to Main**

The main service panel is fed by overhead wiring, which is typically owned and maintained by the local utility provider.

Info**Located in the Basement**

A circuit breaker subpanel is located in the basement. The wiring in this panel appears properly installed.

Minor**Partial Labeling**

Not all of the circuits are labeled. We recommend labeling of the balance of the circuits and verifying the accuracy of the existing labeling to facilitate repairs and maintenance.

Minor**Older Technology Rec Upgrade**

The electrical system still incorporates older technology. Modern systems feature improvements in function and safety. Upgrading the outdated portions of the electrical system should be considered, especially when undertaking remodeling projects.

Info**Capacity Is 200-Amps (Upgraded- Panel Rating-Not Breaker)**

The main breaker panel is at the right exterior. We estimate the capacity of this system to be 200 amps at 120/240 volts as listed on the panel enclosure. This panel is rated for 200-amps maximum and has a 200-amp main circuit breaker disconnect. The service capacity has been previously upgraded and appears to be adequate for the building.

Major**NO ARC Arc Fault Breakers**

This building has no arc fault circuit interrupter breakers (AFCI). Current standards require AFCI breakers when new circuits are installed in bedrooms and many other parts of the building. AFCIs are designed to detect electrical arcs from cracked, broken, or damaged electrical insulation and to shut off power to the circuit before the arcing leads to a fire. We recommend AFCI breakers be installed as a safety upgrade.

Major**Circuits Labeled**

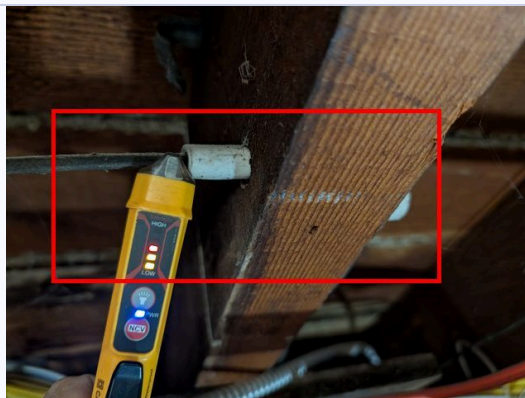
The wiring in this panel appears properly installed. The circuits were labeled but the accuracy of the labeling was not verified. We recommend verifying the accuracy of the labeling to facilitate repairs and maintenance.

Major**No Proper TV/CABLE**

The visible portions of the electrical system grounding and bonding were in acceptable condition. An intersystem bonding termination was not installed near the main panel. Current standards require such a device to provide a convenient termination point for connecting ground wires from low voltage systems, such as from telephone and cable systems. We recommend installation by a licensed electrical contractor.

Critical**This building has some live knob and...**

This building has some live knob and tube wiring. We did not see any improper modifications made to the knob and tube wiring that would make it hazardous. However, it should be noted that many insurance companies are not insuring homes with knob and tube wiring.



Major**(ALL 3) KT, Romex, and BX**

The building is wired with Romex (nonmetallic-sheathed cable or NMC), flexible metal cable (BX or AC/MC), and knob and tube wiring.

Most buildings constructed prior to the 1950s were wired with knob and tube systems. In some building jurisdictions, knob and tube wiring with plastic insulation was used until the 1960s. This type of wiring is ungrounded. Additionally, wire connections are soldered, which can melt when overloaded. Using only 15-amp fuses or breakers can reduce the potential for overloading. We recommend replacement as remodeling or maintenance projects are undertaken.

Info**Wiring Looks OK**

The wiring is mostly not visible but appears properly installed in the limited areas where it was observable.

Info**All Appear OK**

The representative light fixtures we observed functioned properly and appeared properly installed.

Info**Switches OK**

We tested a representative number of the switches and they appeared to function properly.

Major**SEV UNGROUNDED 3-Hole Outlets+(1945-1965)**

We observed several ungrounded three-hole outlets. We recommend each three-hole outlet be examined and properly grounded as needed.

Ungrounded three-hole outlets, also known as "open grounds," are common in older buildings and typically occur when two-hole outlets are replaced with three-hole types without adding a grounding wire. Properly installed three-hole outlets have a third grounding wire and are necessary for appliances with three-prong plugs. It is important to note that surge protection required by sensitive electronic equipment such as TVs and computers require a grounded 3-prong receptacle in order to work properly.

Major**INSUFFICIENT OUTLETS**

The receptacles are the grounded three-hole type. The number of outlets or receptacles available for use is fewer than is required in new construction, which encourages the use of extension cords and can result in hazardous conditions. We recommend additional outlets be added as needed for convenience and safety.

Major**ISLAND and PENINSULA Outlets**

Kitchen islands and peninsula countertops are no longer required to have receptacles. If a receptacle is installed, it must be a countertop receptacle, as cabinet side outlets leave wires hanging over the edge, which is a safety hazard. We recommend countertop outlets be installed as needed for safety.

Major**ALL Locations**

Ground Fault Circuit Interrupter (GFCI)-protected outlets appeared to be installed where this type of protection is presently required. These outlets should be tested periodically by pressing the test and reset buttons on the outlet faces to ensure proper functioning.

Ground fault circuit interrupters are breakers or receptacle outlets designed to protect against electrical shocks. In recent years, most jurisdictions have required ground fault protection for outlets in bathrooms, exteriors, basements, laundry areas, and garages. Regulations require GFCI protection at all kitchen countertops and wet bar receptacles. GFCI outlets and breakers have test buttons that should be operated periodically to ensure that the devices are functioning properly. A single GFCI receptacle may be used to protect other outlets downstream from it on the same circuit. An outlet that has been shut off may have to be reset in another room where the source GFCI is located.

Plumbing

2 Major

4 Minor

11 Info

Info**Faucets OK**

The faucets were operated and allowed to run for a short period of time. They produced functional flow and were in acceptable condition.

Info**SHOWER/TUB VALVES – ACCEPTABLE**

The shower/tub valves were operated and were in acceptable condition.

Info**Toilets OK**

The toilets were operated and appeared to flush properly.

Minor**General – ALL NO GAS**

Waste piping should be cleaned out periodically to remove any accumulation of grease, hair, or dirt, and to help prevent future debris blockage and subsequent drainage failure. We do not inspect buried, or otherwise inaccessible, supply or waste piping.

Info**General – ALL**

The gas and water piping was not fully accessible and an examination of each connection was not made. The standard test for gas leakage is to have the piping pressure tested. This is sometimes required before the gas can be turned on after it has been disconnected. With testing and a close examination of all the piping, leaking or other defects may be found.

We recommend storing a large wrench near the main gas valve or the installation of an automatic seismic shut-off valve so the gas can be shut off quickly in an emergency. To shut off the gas, turn the valve 90 degrees so the handle is at a right angle to the pipe or hit the seismic valve with your fist.

Minor**Irrigation System NI**

The landscape irrigation system was not inspected and is not included in this report. Thus, we cannot make any representations as to its present condition or future performance. We recommend evaluation by a sprinkler system technician if information on the system's function and condition is desired.

Info**Located -at ___ XT**

The main shutoff valve for the water supply is at the front exterior. Testing the operation of this valve is not within the scope of this inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

Info**Normal -at__ 80 or less**

The supply piping leading to the main valve appears to be one-inch diameter copper. We measured the water pressure at 58 pounds (PSI). Pressures between 40 and 80 pounds are considered to be in the normal range.

Info**ACCEPTABLE (EXCEPTIONS NOTED)**

The visible portions of the exposed and accessible water distribution piping generally were in acceptable condition. The visible portions of the exposed and accessible water distribution piping generally were in acceptable condition.

Info**Galvanized? (Age?/Trans in 50's)**

Given the age of the building, there may be galvanized supply piping that was not visible to inspection. Galvanized piping rusts internally over time and this process reduces flow. If poor flow is noted at certain fixtures, a licensed plumbing contractor should be consulted.

Copper piping is considered superior to galvanized steel, as it is less susceptible to the accumulation of mineral deposits, which can reduce water flow. The extent to which this occurs depends on the kind of water and the age of the piping. In the course of remodeling, it is generally best to replace older galvanized piping with copper where possible.

Info**Copper**

The interior water supply piping is copper. Copper piping is considered superior to galvanized steel, as it is less susceptible to the accumulation of mineral deposits, which can reduce water flow.

Minor**Hose Faucets OK – No Backflow Preventers**

The hose faucets we observed functioned properly. One or more of the hose faucets was not equipped with an anti-siphon valve as is required in new construction. We suggest anti-siphon devices be installed to prevent the accidental flow of wastewater into the water supply piping.

Major**Cast Iron and Copper**

The drain, waste, and vent system has primarily cast iron and copper piping. Cast iron and steel waste piping deteriorates with age, and small pinhole leaks will show signs of leakage where the metal rusts and repairs itself temporarily. Eventually all old piping will fail, requiring replacement. We recommend periodic monitoring and repair or replacement by a licensed plumbing contractor if necessary. ABS plastic piping has been added in several places.

Major**Cleanout –at _ _ _**

The waste piping system appears to function properly and be properly installed. There is a cleanout for the waste piping system at the left. We recommend the sewer laterals be examined for defects by a licensed plumbing contractor using special video equipment designed for this purpose.

Info**MN**

The sinks show minor wear and are in acceptable condition.

Minor**HAS SEISMIC SHUTOFF**

The gas meter is at the front exterior. The gas shutoff valve is on the vertical pipe to the left of the meter. The gas piping is provided with an automatic seismic gas shutoff valve, which is designed to be triggered by movement and disconnect the gas supply to the building in an earthquake. We recommend the manual for the seismic shutoff device be obtained for information on proper maintenance and resetting procedures.

Info**Piping HIDDEN (ACCEPTABLE)**

Due to the design of the building, most of the gas piping was hidden. Where visible, the piping was in acceptable condition. No leaks were detected. Pressure testing may reveal leaks, but this procedure is beyond the scope of this inspection.

Heating And Cooling

3 Major

1 Minor

6 Info

Info

Rx Servicing Annually (Not Needed Now)

Servicing should be performed annually as part of routine maintenance. Significant defects may be found in this equipment during proper servicing.

Info

Heating and Cooling General – NO GAS

A determination as to whether adequate heating and/or cooling is provided to all interior areas is beyond the scope of this inspection.

Major

Do Not Store Combustibles near Furnace

Special care should be taken to avoid storing combustible materials (clothing or other items that could burn) near gas-fired heating equipment to prevent a potential fire hazard.

Info

MD(Late-Middle)

There is a gas-fired furnace in the subfloor area. The furnace was manufactured in 2011 with an expected service life of 20 years. The furnace shows moderate wear and is in the late-middle of its expected service life. With routine maintenance, it should last for several more years.

Info

Multiple Zones

This is a forced-air unit with a blower to distribute conditioned air through a ducting system. The input capacity is rated at 100,000 BTUs. We operated the heating system, which appeared to function properly.

Major**HEAT EXCHANGER Not Accessible+**

The heat exchanger in the furnace is not accessible to visual inspection.

The heat exchanger is a metal chamber that encloses the flames and transmits the heat to the circulating air. With age and use, cracks or rust holes can develop in heat exchangers. Fumes from the burners may flow through the exchanger wall and enter the living area. We advise installing carbon monoxide detectors in the appropriate locations to warn occupants in the event that the heat exchanger fails and emits hazardous gases. Heat exchangers should be carefully examined as part of routine servicing. Only a small portion of a typical heat exchanger is accessible to visual inspection and unobserved holes or cracks may be present.

Info**CONDENSING 90+**

The combustion air supply for the furnace is adequate. The furnace is an induced-draft, high efficiency, condensing type. The increased efficiency creates lower flue temperatures and allows plastic piping to be used in the venting system.

Major**Filter at adjacent ducting of Furnace**

The furnace filter is at the adjacent ducting of the furnace. This filter is disposable. We recommend it be checked monthly and replaced at least twice annually for efficient furnace operation. Air filters prevent the accumulation of dust and dirt on the blower fan blades, which can significantly reduce efficiency. Air filters should be checked monthly and changed or cleaned, depending on type, as necessary. A clogged air filter can lead to reduced airflow over a furnace heat exchanger, resulting in premature heat exchanger cracking or failure.

Info**Mostly Not Visible – Acceptable**

Conditioned air is distributed to the conditioned spaces through a ducting system. The visible portions of the distribution ducts were in acceptable condition.

Minor**Warm Floor Electric Heat – OFF**

The electric warm-floor heating in the shared bathroom was not tested as it was turned off at the time of the inspection and this type of system takes a long time to come up to temperature. We recommend consulting with the owner for more information.

Fireplace And Chimney

1 Major

1 Minor

5 Info

Major

Seismic

The chimney is constructed of brick and mortar. Older masonry chimneys typically do not have steel reinforcement and cannot withstand large earthquakes. They may fall during the next earthquake, and they pose a significant risk. We recommend removal of masonry chimneys, especially if not in use, as they could cause damage to the building or injury when they fall. We recommend complete fireplace and chimney replacement with a modern lightweight, factory-built system be considered for greater fire and seismic safety.

Info

Brick Chim+

The fireplace has a brick chimney.

Info

Gas Fireplace Has Cap

The flue has the proper gas appliance cap installed on the chimney.

Info

Braces Have Been Added

Steel braces have been added to reduce damage in an earthquake. A determination as to their adequacy or value is beyond the scope of this inspection.

Info

General – Gas Fuel

Fireplaces and chimneys should also be inspected after any indications of movement from settling or earthquake activity. Determinations as to whether fireplaces or chimneys have adequate draw, or are subject to smoking, or as to the soundness of chimney flue tiles, brickwork, or sheet metal are beyond the scope of our inspection.

Minor**Insert, Wood-Burning (Original Blocked)**

There is a masonry fireplace in the living room. A gas-burning insert has been installed inside the fireplace, and the original fireplace behind the insert was not accessible to our inspection. We recommend the manual for this unit be obtained and reviewed for proper operation and maintenance procedures.

Info**Removable Key**

The gas burner is operated by a removable key, which should be stored in a safe location out of the reach of children.

Interior

3 Critical

2 Major

4 Minor

10 Info

Info**Show Minor Wear**

The floor surfaces, in general, show minor wear.

Info**GENERAL - ALL**

We operated a representative sampling of the windows. All windows were not checked for proper functioning, cracked or broken glass, or for the presence or condition of screens. This inspection does not include areas that are obscured by furniture, carpets, coverings, or any other items.

Info**No Cracks Seen**

The interior wall and ceiling surfaces are primarily plaster. Sheet rock or gypsum board has been installed in several places. We did not observe any cracks in the interior surfaces. Surface cracking is common and periodic repair should be expected as part of routine maintenance.

Minor**Bathrooms General - ALL**

Caulked joints should be checked frequently and recaulked as necessary. Proper caulking prevents water penetration and damage to walls and floors. Before caulk is applied, the surfaces should be cleaned carefully and any loose caulk should be removed. A good quality bathroom caulk, such as silicone, should be used. Bathrooms are areas of high humidity and special care should be exercised to keep them well ventilated. Windows should be left open when showering or bathing, and fan-powered vents should be used when available. Note: Shower pans are not tested as part of this inspection. Shower pan tests are typically conducted by a structural pest inspection firms. A shower pan test involves blocking the drain and filling the shower floor with water to attempt to determine if there is a leak in the pan. Leaking shower pans can cause damage to the structure below. We recommend the shower pan be tested to confirm the integrity of the shower construction.

Major**All have Glass Enclosure-No Labels**

The bathroom fixtures and surfaces show only minor wear, and we observed no significant deficiencies. Note: The vanity, toilet, and bathtub were not installed in the upper-level hallway bathroom at the time of the inspection. We recommend verification of proper installation and operation after the installation is complete. The shower enclosures do not have a clearly visible safety glass labels and we assume they are not tempered glass. We recommend tempered glass enclosures be installed.

Tempered glass became commonly required in shower stalls and enclosures during the late 1960s. Older tempered glass was not always labeled. Sometimes tempered glass labels are very faint or are obscured by soap film. Many untempered shower doors have been installed even after the requirements for tempered glass went into effect. Untempered shower doors, enclosures, and windows should be replaced with modern tempered glass for safety.

Info**(All) Exhaust Fans-(All) Fans Work**

Ventilation is provided by exhaust fans for all the bathrooms. The ventilation fans respond to user controls.

Critical**The bedrooms do not have a window...**

The bedrooms do not have a window that opened sufficiently to meet the current escape opening requirements. We recommend adequate egress be provided.

Info**Wood**

The building has wood-framed windows.

Many of the windows are the dual-glazed or double-pane, energy- efficient type.

Info**All Dual-Glazed+**

Dual-glazed windows reduce energy loss and noise transmission. A common problem with older dual-glazed windows is a failure in the seals, which allows moisture to enter and form condensation or fog between the panes of glass. This condition is often not visible during our inspection and can occur at different times due to changes in temperature.

Minor**Single Pane**

Some of the windows are older, single-pane windows. While replacing older windows with dual-pane insulated glazing is expensive and generally not cost-effective in terms of insulating improvements and energy savings, new windows improve air sealing and reduce outside noise levels significantly. Consideration should be given to replacing the older windows.

Info**OK**

The openable windows tested were functional and in acceptable condition. We operated a representative sample of the windows, but did not open, close, and latch every window.

Minor**1 Bedroom has Too Small – Windows**

Although many windows appear to be large enough for easy egress, there are specific minimum dimensions currently required that would allow a firefighter with an air tank on their back to enter through the window. Basements and sleeping rooms below the fourth story require at least one escape or rescue window for emergency egress. The general rule is that bedrooms below the fourth floor require a window with a sill 44 inches or lower. Window openings must be 5 square feet on the grade-level floor and 5.7 square feet on higher floors. The window openings must meet these requirements with a minimum width of 20 inches and a minimum height of 24 inches. For more information we recommend the local building department or fire marshal be consulted.

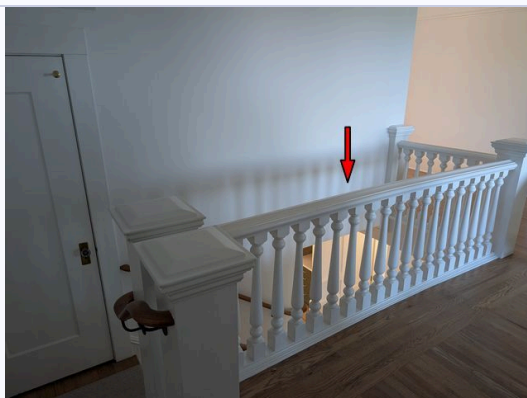
Info**Doors OK (Exceptions Noted)**

We operated all or almost all of the doors and they functioned properly, with exceptions noted.

Critical**Sev Guardrails Too Low**

The upper-level guardrail is too low by modern safety standards, which require guardrail's to be at least 42 inches high.

We recommend the guardrail height be raised for greater safety.

**Info****RAILING GENERAL - ALL**

For maximum safety, staircases with four or more steps should have handrails that are between one and one-half and two inches wide and are shaped so that the handrail can be readily grasped. Handrails should be installed so that they are 34 to 38 inches above the leading edge of the stairway treads. Handrails should return to the railing, post, or to the floor. They should not end in a projection that could be hooked by clothing or other items. Large railing openings that may allow a small child to fall through should be modified for safety. Modern standards call for openings to be less than four inches wide. Guardrails are required to be 42 inches high for all new construction.

Critical**Sev Guardrails Too Low**

The front porch guardrails are too low by modern standards, which require guardrails to be at least 42 inches high. The height of the guardrail could be raised, or new railings of the proper height could be installed to minimize the fall potential.



Low guardrail, large openings, and non-returning handrail

Info**Fire extinguishers should be provided in kitchens...**

Fire extinguishers should be provided in kitchens and garages for emergency use.

Minor**The International Association of Fire Chiefs recommends...**

The International Association of Fire Chiefs recommends a carbon monoxide (CO) detector on every floor of a home, including the basement. A carbon monoxide detector should be located within 10 feet of each bedroom and there should be one near or over any attached garage.

Major**FIRE SAFETY GENERAL – ALL**

The smoke alarms and carbon monoxide alarms were located in the appropriate areas. Periodic testing is recommended to ensure that the alarms are still functional.

Qualified fire protection experts believe that ionization-type smoke alarms are not reliable and that their failures have resulted in many home fire related deaths. We understand that over 90% of all home-installed smoke alarms are the potentially hazardous type. Photoelectric-type smoke alarms are considered much safer and we strongly recommend each alarm device be checked and replaced as needed. It may be necessary to dismantle the alarms to identify which type has been installed. We do not test nor dismantle smoke detectors/alarms during our inspections. Most standard batteries should be changed at least once a year. New devices typically have 10-year non-replaceable batteries.

Environmental

2 Major

1 Minor

Minor

ASBESTOS ALL

While the use of asbestos has declined over the years, it has never been completely banned, and it can still be found in building materials, especially from overseas manufacturers. Disturbing such materials can release asbestos fibers, which is a health hazard. The presence of asbestos can only be determined by laboratory analysis, and therefore we strongly recommend asbestos testing before commencing any demolition work. Removal or containment of such materials should only be done by properly trained and equipped professionals. Please see: <https://www.epa.gov/asbestos>

Major

Lead Paint (Prior to 1985)

This building may contain lead paint. The CPSC banned the manufacture of paint with more than 0.06% lead content as of February 1978, but existing stores of paint were used for years after. A new rule regarding lead paint (and other contaminants) is now in effect. Called the "Renovation, Repair, and Painting" (RRP) rule, it imposes a strict protocol on work done to buildings built before 1978. We recommend verifying that painting contractors are RRP certified before hiring them. More information about this program, we recommend consulting this website: <http://www.epa.gov/getleadsafe>

Major

Hazardous Materials General Warning – ALL

Various potentially hazardous materials have been used in the construction of buildings over the years. Many naturally occurring materials and man-made building materials have been found to be hazardous or to have adverse environmental impact. These include but are not limited to asbestos, formaldehyde, molds, lead paint, electromagnetic radiation, and radon. Buried fuel tanks may pose an environmental hazard. Hazardous materials, product liability, and environmental hazards are not included in the scope of our inspection. For information about hazardous materials, call the Environmental Protection Agency in San Francisco at (415) – 1500.

Water Heating

6 Major

2 Minor

11 Info

Info

MD(Late-Middle)

There is a 40-gallon, gas-fired water heater in an attic closet that appears to serve the finished attic bathroom. The water heater was manufactured in 2017 with an expected service life of 10 years.

The water heater shows moderate wear and is in the late-middle of its expected service life. With routine maintenance, it should last for several more years.



Info

MD(Late-Middle)

There is a non-storage, on-demand-type water heater located in the basement. The water heater was manufactured in 2011 with an expected service life of 20 years. This water heater is in the late-middle of its expected service life. With routine maintenance, it should last for several more years.



Major**RX-CHECK On-Demand Manual**

On-demand water heaters often have complex installation specifications, and it is very common to find the manufacturer's specifications were not followed when these units are installed. We recommend the manufacturer's installation specs for this water heater be obtained and reviewed.

Info**HAS ISO-VALVES**

Isolation valves have been installed on the tankless water heater. Isolation valves are necessary to flush and descale the interior piping of on demand boilers and water heaters as part of routine maintenance.

Info**MAINTENANCE - Tankless Water Heater**

Tankless water heaters require regular maintenance. Most tankless water heater warranties will become void if the manufacturer's maintenance procedures are not followed.

These procedures typically include:

- Checking and cleaning the in-line screen filter every 6-12 months. This filter is located on the cold-water inlet fixture below the water heater.
- Flushing the unit's heating coils to remove mineral deposits every 6-24 months (depending on water quality). The heating coils should be flushed using a portable sump pump with 3-4 gallons of white vinegar or other approved descaling solution for approximately 45 minutes.
- Some models require the intake fill valve to be rebuilt every 3-5 years.

It is important to perform all tankless water heater maintenance in accordance with manufacturer's instructions. It may be necessary to retain a licensed plumbing contractor to perform regular servicing and maintenance.

The water temperature adjustment control should be kept in the middle range; the water temperature should never be set hot enough to scald someone accidentally.

Note: Plumbing fixtures should provide hot water no greater than 120° F, for safety. Water temperatures above this can cause 2nd and 3rd degree burns on adults very quickly: 130° F in only 30 seconds; 140° F in only 5 seconds; 150° F in only 1½ seconds. Children and the elderly can be burned even more quickly.

Info

ADEQUATE

The combustion air supply for the water heater is adequate.

Info

ACCEPTABLE

The water connections were the appropriate flexible type and were in acceptable condition.

Major

Not Bonded

The water piping above the water heater is not bonded as is typically required in new installations. We recommend proper bonding clamps and wiring be installed for electrical safety.

Major

Operating

The bathtub was not installed at the time of the inspection.

We recommend verification of proper installation and operation after installation is completed.

Major

Improper Sediment Trap Location

The gas connector is an appropriate flexible type and is in acceptable condition. The sediment trap is not installed in the proper position to prevent particles that might be present in the gas, from clogging the burners. Current standards require a sediment trap to be located between the shutoff valve and the appliance connector. We recommend relocation of the sediment trap.

Info

Acceptable

The gas connector is an appropriate flexible type and is in acceptable condition.

Major**No Sediment Trap**

The gas connector is an appropriate flexible type and is in acceptable condition. A sediment trap is not installed on the gas connection to prevent particles that might be present in the gas from clogging the burners. We recommend a proper sediment trap be installed.

Major**No Sediment Trap**

A sediment trap is not installed on the gas connection to prevent particles that might be present in the gas from clogging the burners. We recommend a proper sediment trap be installed.

Minor**Tankless Has+**

The tankless water heater has a pressure relief (PR) valve.

A pressure relief (PR) valve is a safety valve that releases excess pressure from the water heater in the event the regulator fails. Hot water may occasionally drip or spray from the valve discharge pipe, triggered by changes in water pressure. Leaky valves may fail from encrusted mineral residue, and should be replaced. Most PR valve manufacturers recommend the valve be tested once a year.

Minor**Tank Has+**

The water heater has a temperature and pressure relief (TPR) valve.

A temperature and pressure relief (TPR) valve is a safety valve that releases excess pressure from the water heater or boiler in the event the regulator fails. It is an important safety device that can prevent a dangerous explosion. Hot water may occasionally drip or spray from the valve discharge pipe, triggered by changes in water pressure. Leaky valves may fail from encrusted mineral residue, and should be replaced. Most TPR valve manufacturers recommend the valve be tested once a year.

Info**Has Straps**

The water heater is equipped with seismic restraints to prevent movement during an earthquake.

Info**Tank Water Heater Maintenance**

The life of a water heater may be extended by periodically flushing out the sediment that builds up in the tank. The temperature adjustment control should be kept in the middle range; the water temperature should never be set hot enough to scald someone accidentally.

It is important to avoid storing combustible items near water heaters and other gas-fired appliances.

Info**Acceptable**

The water heater venting is in acceptable condition and appeared to function properly when operated. Note: Venting systems may perform adequately when tested, but also may malfunction in different weather / atmospheric conditions or depending how occupants use the building. The test performed during this inspection is only a snapshot in time, and not a guarantee of future performance in all conditions.

Info**Acceptable**

The water heater venting is in acceptable condition and appeared to function properly when operated. Note: Venting systems may perform adequately when tested, but also may malfunction in different weather / atmospheric conditions or depending how occupants use the building. The test performed during this inspection is only a snapshot in time, and not a guarantee of future performance in all conditions.

Kitchen

1 Major

3 Minor

3 Info

Info

Acceptable (1 Disposer)

The disposer responds to normal user controls.

Minor

Excluded Kitchen Appliances – ALL

Review of the following kitchen appliances was beyond the scope of this inspection: refrigerators, microwaves, freezers, wine refrigerators, water filters, trash compactors, food warmers, warming drawers, steam ovens, espresso machines, instant hot water dispensers, chilled water dispensers, ice makers, blenders, and portable dishwashers. Information about the function/operation of such appliances should be obtained from the owner/occupant or a licensed appliance contractor.

Info

Counters and Cabs MN

The countertops and cabinets show minor wear and are in acceptable condition taking into consideration the effects of normal wear and tear.

Minor

Induction Cooktop (Not Tested)

The kitchen has an electric cooktop. There are two electric wall ovens. The electric cooktop is an induction style unit. These units cannot be tested without the proper "induction" cookware, which was not present at the time of the inspection. We recommend testing the cooktop with induction cookware to ensure it is operating properly.

Info

Acceptable Works

The kitchen ventilation system responds to normal operating controls and is in acceptable condition.

Minor**Acceptable**

The dishwasher shows minor wear. The dishwasher was operated and responded to user controls; however, not all cycles were tested. We recommend testing all the cycles to confirm that the dishwasher is fully functional.

Major**HAS High Loop -NO Air Gap**

The dishwasher discharged through a hose that was routed up to the underside of the countertop (High Loop) before it dropped to connect to the waste piping. While this configuration is commonly used to prevent wastewater backup into dishwashers, it does not conform to modern standards. Modern standards require an air gap be installed on the waste piping to prevent contamination of the machine. Note: Some newer dishwashers have a built-in air gap. We recommend consulting with a licensed plumber to confirm if your dishwasher should have an air gap installed on the waste line.

An air gap is typically mounted in a hole on the sink, and has flexible hoses that run to both the dishwasher and the disposer (or sink drain pipe if there is no disposer).

Laundry

2 Major

1 Minor

3 Info

Info

In Hall Closet

The laundry equipment is in an upper-level hall closet.

Info

LAUNDRY EQUIP NOT INSPECTED

Operation and inspection of laundry equipment is beyond the scope of our inspection.

Minor

No Access to Connections

Given the location of the equipment, the laundry connections for the clothes washer and dryer were not visible and were not inspected. We recommend they be evaluated when access is provided, or as part of routine maintenance.

Info

Has Washer and Dryer

The laundry is equipped with a clothes washer and a dryer.

Major

Add Catch Pan and Drain

We recommend a catch pan and drain (or alarm) be installed beneath the washer to prevent damage that could occur should the washer leak or the drain overflow.

Major

Rx CHECK Vent Periodically

A 240-volt outlet is provided for the clothes dryer. We recommend the airflow at the exterior clothes dryer hood be checked periodically. Any significant reduction in airflow may indicate clogged vent piping, which is a potential fire hazard.

Disclaimer

This inspection is a visual, non-invasive evaluation of accessible areas of the home on the day and time it was performed. I don't move furniture, lift carpet, open walls, or dismantle equipment, so anything hidden, covered, or blocked from view is outside the scope of this report. I don't test for mold, asbestos, radon, lead, pests, or other environmental hazards unless that service was specifically ordered. Conditions in a home can change quickly, and this report reflects what I could see and operate at the time of the inspection, not a guarantee of future performance or a warranty of any kind. Where I recommend further evaluation by a licensed specialist, please have that done before closing. Cosmetic items are noted only when they point to a larger issue. This report is prepared for the client named on it and is not intended for use by anyone else. Reading it in full is the best way to get its value.

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Standards of Practice

This inspection was performed in accordance with the Standards of Practice of the home inspection association I belong to and any standards required by the state where the property is located. Those standards define what a home inspector is required to look at, how it is evaluated, and what falls outside the scope of a general home inspection. In plain terms, I inspect the readily accessible, visually observable, installed systems and components of the home and report on those that are significantly deficient, unsafe, or near the end of their service life. The standards do not require me to determine the cause of a defect, estimate repair costs, predict how long something will last, or confirm code compliance, and this report should not be read as doing any of those things. Where my inspection goes beyond the minimum standard, that is a courtesy and not an expansion of the standard itself. A full copy of the applicable Standards of Practice is available on request, and I encourage you to read it so you know exactly what this inspection covers and what it does not.

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