



**Reliance Home Inspection**

*"Rely On Us 24/7"*

220 Karls Dell Scotts Valley, CA 95066

OFFICE 831-440-1100 \* [RelianceInspection.com](http://RelianceInspection.com) \* FAX 831-440-1105



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*RELIANCE HOME INSPECTION***



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*"RELY ON US TWENTY-FOUR SEVEN"***



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## Inspection Report Summary

**Address: 123 Dream Home Lane**

**Date: 6/25/05**

The below listed items were observed as not in proper working condition, and in need of repair or replacement. **Some comment items have supporting photographs imported into the Detailed Report for your review.** The report summary page is provided as a courtesy for quicker access to the information within the inspection report. It is not intended as a substitute for reading the detailed inspection report. The report reflects the condition of the property on the day of the inspection only.

**It is recommended that any deficiencies and components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals prior to the close of escrow. Further evaluation prior to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside of the scope of our inspection. Please call our office for any clarifications or further questions.**

**This property inspection report is not valid without a signed inspection agreement by both parties. Both parties being buyer/seller and home inspector.**

### **SAFETY / HEALTH DEFICIENT ITEMS:**

Each of the following items require immediate evaluation and repair by qualified tradespeople.

#### GROUPS

##### SIDEWALKS:

###### CONDITION:

General condition appears serviceable with the exception of the following item(s) listed below. Typical cracks were noted to the sidewalk(s). **Surface raised/settled, tripping hazards. This is a safety / liability issue.** Correction is recommended.

#### EXTERIOR

##### CHIMNEY 1:

###### CONDITION:

The spark arrestor screen/cap is damaged = replacement recommended. Unable to view the chimney flue due to chimney cap. The caulking on the chimney flashing was deteriorated. We recommend re-caulking. Cracks were noted in the chimney crown. We recommend sealing to prevent further deterioration. Due to the limited view we recommend further evaluation by a Qualified Licensed Chimney sweep and possible a level 2 inspection before the unit is used and before the close of escrow on the home.

#### GARAGE - CARPORT

##### DOOR TO LIVING SPACE:

###### CONDITION:



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Appears serviceable and is a solid core or metal type door. Self closer is functioning properly. **Pet door penetrates through the door. This compromises the fire rating of the door. This is a safety hazard.** Correction is recommended.

## LAUNDRY

### LAUNDRY:

#### VENTING:

The general condition appears serviceable with the exception of the following item(s) listed below. **The vent pipe which was installed below the home was the ribbed plastic type. This is a safety hazard because if there was a fire inside the pipe it would get out quickly.** The ribs in the pipe also tend to collect lint. We recommend the installation of a metal type vent pipe with a smooth internal bore for safety enhancement. The dryer vent cap flap is stuck open = repair to help prevent pest entry.

## BATH

### HALLWAY BATHROOM:

#### CONDITION OF SINK:

**Hot and cold were reversed at the sink faucet. This is a potential safety hazard.** Correction is recommended. Even though the valves are labeled as such this is still a safety hazard and correction is recommended.

## INTERIOR

### WINDOWS:

#### CONDITION:

A representative sampling was taken. Windows as a grouping are generally operational. **The window(s) in the bedrooms appeared to be high for fire egress.** Current standards for bedroom windows require a sill height of not more than 44 inches with a five square foot opening. Upgrades are recommended for safety enhancement. The window in the hallway bathroom appear(s) to be installed at an angle = monitor and or replace. The window for the master bath does Not operate correctly it is too loose in the frame = repair/replace. Screen(s) missing in various area(s) of home. Upgrading to dual pane windows through out the home would greatly improve the energy efficiency of the home = consider upgrade. The fixed window in the bedroom alcove is Not safety glass = consideration should be given to upgrade especially if there are children in the home.

## ELECTRICAL SYSTEM

### SERVICE:

#### ELECTRICAL BONDING

No electrical bonding system present. At the time this home was constructed electrical equipment bonding was not required: installation of bonding system is recommended as a safety upgrade. This type of system help to prevent pipes and other metal housing(s) from becoming energized with stray electricity.

### ELECTRICAL MAIN PANEL:

#### MAIN PANEL CONDITIONS:

Breakers are without the benefit of proper labeling. The grounding electrode was not visible at the time of our inspection. Corrosion is noted within the electrical panel. No lock was installed on the panel cover. This is a safety hazard for children who might mistakenly touch the internal components of the panel and receive a shock. We recommend the installation of a lock for safety enhancement. The dead front cover is a type which does not have screws to keep the dead front cover in place. This can be a safety hazard for children who could open the panel. We recommend the installation of a lock or screws which will make the removal of the dead front cover difficult for children. **Openings noted in the dead front cover. This is a safety hazard.** Correction is needed. Breaker handle ties appear to be home made We recommend a licensed electrician make further evaluation and corrections as needed before the close of



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escrow on the home.

## INTERIOR WIRING:

### OUTLET COVERS:

Outlet cover(s) were missing in the kitchen. This is a safety hazard. Correction is recommended. Under sink.

### LIGHTS AND SWITCHES:

A representative sampling of switches and lights were tested. As a whole, the switches and lights throughout the house are in serviceable condition. Some of the light fixtures were either missing bulbs or the bulbs did not respond to test. We recommend changing the bulbs. If this does not fix the problem, we recommend further evaluation by an electrician. Exposed incandescent light bulb(s) in the pantry, this is a fire hazard and requires correction = installation of an enclosure over the bulb is recommended.

### EXPOSED SPLICES:

Exposed splice(s) were noted in the attic. Current standards call for all splices to be made inside a closed junction box. This is a safety hazard. We recommend the installation of junction boxes for these splices.

## HABITABILITY / SECURITY DEFICIENT ITEMS:

Each of the following items are in need of repair or replacement for everyday normal use.

## INSPECTION REPORT

### OTHER INFORMATION:

#### COMMENTS:

In the report the location of items will be referred to as being located on the front, right, left and rear of the home. Our perspective is from the exterior of the home looking at the front door. Evaluation of water filter(s)/softener(s) are beyond the scope of this inspection. If you have any concerns of the home being located on a moderate slope = further evaluation by a Geotechnical Engineer is recommended. Soil evaluation is beyond the scope of this inspection.

## GROUNDS

### GRADING & DRAINAGE:

#### SITE:

Flat site. Moderate slope. We recommend lowering and or sloping the grade away from the home to assist with proper drainage and to help prevent damage to various components of the structure.

### DRIVEWAY:

#### CONDITION:

General condition appears serviceable with the exception of the following item(s) listed below. Cracks were noted. We recommend sealing these cracks to prevent erosion. A tree at the edge of the driveway appears to have caused damage to the driveway. The damage may continue unless the tree is removed. We recommend consulting with a licensed arborist.

## PORCH

### PORCH COVER

General condition appears serviceable with the exception of the following item(s) listed below. The front porch overhang is a soffit type construction without ventilation = installation of ventilation is recommended.

## EXTERIOR

### EXTERIOR SIDING:

#### CONDITION:

Appear serviceable. The recommended clearance for siding is 6" above soil and 2" above



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hardscape such as concrete. Trees and or bushes are planted close to the home. The home may be subject to damage from falling debris. This may also be a fire hazard. We recommend trimming bushes and trees away from the home for safety enhancement. Gaps noted in the siding at corner(s) needing sealing to help prevent moisture intrusion = seal with caulking and or trim stock. Lower grade in few areas. Unable to view under the alcove on the left side of the home due to height restrictions.

## ROOF SYSTEM

### ROOF:

#### ROOF COVERING STATUS:

The general condition appears serviceable with the exception of the following item(s) listed below. Top hip shingles installed improperly = repair. Exposed staple/nail heads were noted on the roof. There should be no nail heads visible because these are penetrations and have the potential for water intrusion. We recommend having this section of the roofing material properly installed by a licensed roofing contractor. Sealing the heads of the nails with caulking should be used in the meantime as a stop gap measure. There is moss growing on the roofing material. We recommend removal to prevent damage to the shingles/shakes. Weathering and aging was noted to some of the roof shakes. Some of the shakes were weathered through to the tar paper underneath. The roofing material appears to be nearing the end of its useful life. We recommend replacement of the damaged shakes and further evaluation by a licensed roofing contractor before the close of escrow on the home. We recommend repair or replacement, The life of this roof may be extended with the proper maintenance. Insect nest(s) noted above lower roof in the eaves.

#### EXPOSED FLASHINGS:

##### TYPE AND CONDITION:

Metal. The general condition appears serviceable with the exception of the following item(s) listed below. Exposed nails were noted on some of the flashings. We recommend sealing the top of the nails with mastic. A proper kickout flashing at the roof to wall connection is not visible. This can lead to water intrusion. We recommend having kick out flashings installed.

## GARAGE - CARPORT

### GARAGE NOTES:

#### CONDITION:

Access to the attic area without an access hatch = recommended installation of door/hatch. The beams were only designed to hold up the weight of the roof. In some cases this can cause sagging or damage to the framing members. We recommend removal of the stored items.

## BATH

### HALLWAY BATHROOM:

#### BATHROOM MAINTENANCE:

Caulking is recommended for the shower enclosure. Bio-organic growth was noted on the shower wall. Some types of bio-organic growth can adversely effect health. You may wish to have an air quality test performed to determine if a hazardous condition exists.

### MASTER BATHROOM:

#### CONDITION OF TOILET:

The toilet was loose at the floor. This can cause the wax seal between the waste plumbing and the toilet to leak. Leakage may cause damage to the sub floor around the toilet. We recommend having a licensed plumbing contractor install a new wax seal and properly tighten the toilet to the floor. We recommend further evaluation and repair by a licensed plumber.

#### TUB/SHOWER PLUMBING FIXTURES:

The drain cover/screen is missing in the shower, there is a possibility of moisture entering around this area = We recommend further evaluation and repairs by a licensed plumbing contractor.



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## SHOWER CONDITION:

Finish is worn and there is a horizontal cut next to the controls in the surround = repair/sealing recommended to help prevent moisture intrusion.

## INTERIOR

### WINDOWS:

#### WINDOW LOCKS:

The locks were missing or did not function properly at the following window(s): Middle bedroom and master bathroom locks inoperable = repairs needed. Corrosion noted on the window locks in the bedroom alcove.

## ATTIC

### ATTIC AND INSULATION:

#### ACCESSIBILITY AND CONDITION:

The inspection of the attic was limited because insulation covered the joists. The inspection of the attic was limited because of the small size of the attic. The attic appears serviceable. Mud insect nest(s) noted in the attic. Stored items block viewing of some of the attic. Light was visible coming through the roof in a few locations. Refer to the roofing section for further information. We recommend further evaluation and repair to the roof by a roofing contractor.

#### ATTIC NOTES

Electrical conductor(s) are not protected from physical damage within 6 feet of the access scuttle = relocate to the side(s) of joist. Ceiling joist was cut to make the opening for the attic in the garage = Further Evaluation and Repairs needed. The hall bathroom fans needs to be extended properly and vented to the exterior so the moisture does not enter the attic area.

## PLUMBING

### MAIN LINE AND SHUT OFF LOCATION:

#### WATER PRESSURE:

37 PSI. Water pressure is below 40PSI. The normal range is between 40 and 80 PSI. We recommend further evaluation and repairs if necessary by a licensed plumber. Pressure tanks were noted by the tank, you may be able to have the pressure adjusted to a higher setting if desired.

### FUEL SYSTEM & SHUT OFF LOCATION:

#### TYPE-LOCATION-CONDITION:

The home operates on all electrical appliances. The current owner explained to the inspector that there is plumbing in place to install propane to the garage.

### WATER HEATER 1:

#### CONDITION:

**No straps installed. This is a safety hazard.** We recommend a metal strap wrapped completely around and fastened to the studs on either side at the top 1/3 and bottom 1/3 of the unit. If the unit is away from the wall, a block for behind the unit is also recommended so that the unit does not move. We recommend installing blocking behind the unit to keep it from moving backward during an earthquake. We recommend further evaluation and repairs by a licensed plumber. Concrete protection bollard(s) should be installed in front of the water heater to protect the unit from physical damage from vehicle(s). Electrical cover missing at the top of the unit = replace.

## OTHER MINOR DEFICIENT ITEMS:

The following items are noted in the report and should receive eventual attention. The majority of these deficiencies are the result of normal wear and tear, or lack of regular preventative maintenance.

## GROUNDS

### GRADING & DRAINAGE:



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## TREES & FOLIAGE

The tree located at the front of the home appears to be lifting and cracking the driveway = monitor or repair/remove.

## EXTERIOR

### TRIM:

#### WINDOW, DOOR & WALL TRIM CONDITION:

General condition appears serviceable with the exception of the following item(s) listed below. Damage noted to corner trim by garage. Gaps noted at areas of trim = sealing recommended to help prevent moisture intrusion. Missing trim at eaves and top trim of 2 windows on the left side of the home. No flashings were visible above the window and door trim. This is typical on older homes. They rely on caulking to prevent intrusion. We recommend monitoring the caulking at the trim to wall connection and re-caulking when necessary.

#### EAVE CONDITION:

General condition appears serviceable with the exception of the following item(s) listed below. Damage or deterioration was noted to the paint or finish in a few areas. We recommend painting.

## ROOF SYSTEM

### GUTTERS:

#### TYPE & CONDITION:

No gutters were installed on the home. We recommend the installation gutters for proper site drainage and to help prevent erosion.

## GARAGE - CARPORT

### WALLS/CEILING:

#### CONDITION:

Appears serviceable. Walls of the garage were not fully visible due to stored items. Moisture stains were noted on the wall(s) of the garage.

### VISIBLE FRAMING:

#### CONDITION:

The framing members of the garage were not fully visible due to walls finished with sheetrock.

### VENTILATION:

#### CONDITION:

There does not appear to be proper ventilation provided for the garage. We recommend installing vents for proper air flow.

## KITCHEN - APPLIANCES

### KITCHEN SINK:

#### CONDITION:

The general condition appears serviceable with the exception of the following item(s) listed below. An improper flex type drain line was noted. This type of fitting is not approved by the UPC. Debris can get caught in the ribs of this type of drain line. We recommend installing an a UPC approved drain line.

### COUNTERS & CABINETS

#### CONDITION:

Appear Serviceable. Viewing below the sink is restricted by stored items. Stains were noted below the kitchen sink.

### VENTILATION:

#### TYPE AND CONDITION:

Internal fan hood (the air is filtered but not vented to the exterior), Fan/Hood is operational. The light did not respond to test. We recommend replacement of the bulb.

## LAUNDRY

### LAUNDRY:



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## PLUMBING:

The general condition appears serviceable with the exception of the following item(s) listed below. Corrosion is noted on the laundry valves. We recommend monitoring.

## BATH

### HALLWAY BATHROOM:

#### TUB/SHOWER PLUMBING FIXTURES:

The general condition appears serviceable with the exception of the following item(s) listed below. Drain stopper did not respond properly to test. We recommend repair or replacement. Corrosion on Valve and leaks.

#### VENTILATION:

The general condition appears serviceable with the exception of the following item(s) listed below. Exhaust fan makes an unusual noise.

### MASTER BATHROOM:

#### BATHROOM MAINTENANCE:

We recommend caulking the top of the shower enclosure walls.

## INTERIOR

### DOORS:

#### INTERIOR DOORS:

The general condition appears serviceable with the exception of the following item(s) listed below. The latching hardware on the door to the hallway bathroom was missing or did not function properly. We recommend repair or replacement of the latching hardware. The latching hardware was missing or did not function properly on the door to the right rear bedroom. We recommend repair or replacement of the latching hardware.

#### CLOSET DOORS:

The general condition appears serviceable with the exception of the following item(s) listed below. Hardware operational. The guide(s) were missing from the base of the sliding closet doors in the middle bedroom. Correction is recommended. The guide(s) were missing from the base of the sliding closet doors in the left rear bedroom. Correction is recommended.

### INTERIOR WALLS:

#### MATERIAL & CONDITION:

Drywall. The general condition appears serviceable with the exception of the following item(s) listed below. Bio-organic growth was noted on the wall(s) in the bathroom(s). Bio-organic growth is typically caused by a moisture intrusion or inadequate ventilation condition. Some types of bio-organic can adversely effect health. You may wish to have air quality tests and or mold tests performed to determine if a hazardous condition exists as this is outside of the scope of our inspection. Damage was noted to the wall in the hallway bathroom. We recommend repair. Damage was noted to the wall in the master bathroom. We recommend repair. Wallboard was missing or damaged below the kitchen sink. We recommend repair. Damage noted to the wall(s) above the showers in both bathrooms and slight irregularity at wall next shower in the master bath from shower curtain usage = further evaluation and repair recommended.

### CARPET:

#### CONDITION:

The general condition appears serviceable with the exception of the following item(s) listed below. Carpet stains were noted. Left rear bedroom.

### FIREPLACE/WOOD BURNING DEVICE #1:

#### CONDITION:

Damper is operational. There is no screen or fire door(s) installed = installation for safety upgrade recommended. The fireplace utilizes a blower system inquire with the current owner as to how to proper operation. Cracked/Loose/Damaged Fire Brick. We recommend further



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evaluation and repairs by a licensed masonry contractor before the unit is used.

## ATTIC

### ATTIC AND INSULATION:

#### INSULATION TYPE AND CONDITION:

Fiberglass batts. Blown in cellulose. Insulation was missing from sections of the attic. This can cause unwanted heat loss. We recommend the installation of insulation in the missing areas.

## PLUMBING

### HOSE FAUCETS:

#### CONDITION:

Sample operated, appeared serviceable. No anti-siphon valves installed. These protect the potable water supply with a vacuum breaker. Although these may not have been required at the time the home was built, we recommend upgrading. Leak noted at the faucet on the left side of the home. We recommend repair or replacement. There is a faucet at the front left of the home that is inoperable.

### WATER HEATER 1:

#### PLUMBING:

**The pressure relief valve drain line was missing or ended prematurely. This is a safety hazard, correction is needed.** We recommend correction by a licensed plumbing contractor. Corrosion was noted on supply valve(s) above the water heater. This may be an indication that the valve(s) have leaked in the past. We recommend attention, repair or monitoring. We recommend further evaluation and repairs by a licensed plumber.

## ELECTRICAL SYSTEM

### INTERIOR WIRING:

#### OUTLETS:

A representative number was tested and the outlets generally appeared serviceable. A loose outlet was noted in the left rear bedroom. Correction is recommended. Open ground left front and rear bedroom. Outlet dangling in the cabinet above the microwave = repair needed. Outlet located underneath the main electrical panel, the cover does Not fit properly the interior of the box is exposed = repair needed.



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## INSPECTION REPORT



This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough visual inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof (Home Warranty plans are available). Our CONTRACT FOR SERVICES or SERVICE AGREEMENT provides additional details: **PLEASE READ IT CAREFULLY.**

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would not meet present standards, although the system did meet requirements at the time it was installed.

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***WARNING.... This report cannot be sold or transferred! The Client agrees to indemnify, defend and hold harmless this inspection firm from third party claims relating to this Inspection Report. This report and its entire contents are null and void without a complete signed Contract for Services or Service Agreement ; Any Parties attempting to perform and or function otherwise will be prosecuted to the full extent of the law.***

**PLEASE NOTE:** Anytime in this report when reported defects and or recommendations are made such as, but NOT limited to, Further Evaluation, Servicing, Removal and or Repair, it is our intention and recommendation that Any and All of these tasks be Performed **ONLY BY AN APPROPRIATE QUALIFIED LICENSED CONTRACTOR**. Additionally, when the afore stated recommendations are made for Further Evaluation, Servicing, Removal and or Repair, they are to be performed on the **ENTIRE** system structure stated in the report and any and all components that make up the system stated **NOT** just the particular system component mentioned in the report. Additionally, any and all Recommendations such as, but not limited to: further



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evaluation, Servicing, Removal, and or Repair should be Considered, Performed and Completed **Before the Close of Escrow** on the home.

The inspector for Reliance Home Inspection is considered a generalist and is acting as such and in no way should be considered as an expert in the evaluation of the components and or systems pertaining to the inspection of the home. When irregularities, damages and or areas of concern are found during the home inspection it is the inspectors professional opinion to recommended further evaluations, repairs and or actions that in the inspectors professional opinion should be performed. It is the sole responsibility and or decision of the recipient(s) of this report, actual and or intended buyer(s), seller(s), owner(s) and or responsible parties in association with the inspected property to ensure the recommended actions are completed as intended; Reliance Home Inspection and or any of its agents do Not have any obligation, responsibility and or liability legal or otherwise to ensure that said actions are performed and or properly performed.

## CLIENT & SITE INFORMATION:

**ADDRESS:** 123 Dream Home lane.



**REPORT #:** 0000336.

**DATE OF INSPECTION:** 06/27/2005.

**TIME OF INSPECTION:** 09:00 AM.

**CLIENT NAME:** Ken & Barbie.

**PRESENT DURING THE INSPECTION:** Sellers. The agent representing both the buyer and seller was present. HVAC contractor.

## CLIMATIC CONDITIONS:

**WEATHER:** Overcast.

**SOIL CONDITIONS:** Dry.

**TEMPERATURE:** 55 degrees.



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## BUILDING CHARACTERISTICS:

**MAIN ENTRY FACES:** West.

**ESTIMATED AGE OF HOUSE:** 27 years.

**BUILDING TYPE:** 1 family.

**STORIES:** 1.

**SPACE BELOW GRADE:** Ground floor living area. Concrete slab type foundation.

## UTILITY SERVICES:

**WATER SOURCE:** The unit appears to be part of a shared well. We recommend viewing any documentation which is available regarding the well from the seller of the home.

**SEWAGE DISPOSAL:** Private septic system. We recommend having the septic system inspected by a qualified technician prior to the close of escrow.

**UTILITIES STATUS:** All utilities on.

## OTHER INFORMATION:

**COMMENTS:** In the report the location of items will be referred to as being located on the front, right, left and rear of the home. Our perspective is from the exterior of the home looking at the front door. Evaluation of water filter(s)/softener(s) are beyond the scope of this inspection. If you have any concerns of the home being located on a moderate slope = further evaluation by a Geotechnical Engineer is recommended. Soil evaluation is beyond the scope of this inspection.

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. Determining whether items have been recalled by the manufacturer is beyond the scope of our inspection.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between



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such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to Construction Arbitration Services Inc. in accordance with the Rules and Procedures of the Expedited Arbitration of Home Inspection, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow Reliance Home Inspection and their insurance carrier to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## GROUND

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation, structural repairs or alterations. Our inspection of the driveway is limited to within 100 feet of the residence.

## GRADING & DRAINAGE:

**SITE:** Flat site. Moderate slope. We recommend lowering and or sloping the grade away from the home to assist with proper drainage and to help prevent damage to various components of the structure.

**TREES & FOLIAGE** The tree located at the front of the home appears to be lifting and cracking the driveway = monitor or repair/remove.

## DRIVEWAY:

**TYPE:** Asphalt.

**CONDITION:** General condition appears serviceable with the exception of the following item(s) listed below. Cracks were noted. We recommend sealing these cracks to prevent erosion. A tree at the edge of the driveway appears to have caused damage to the driveway. The damage may continue unless the tree is removed. We recommend consulting with a licensed arborist.



**REMARKS** Various tripping hazards noted around the outside of the home = use caution and repairs recommended.



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## SIDEWALKS:

**TYPE:** Concrete. Paver/Tile.

**CONDITION:** General condition appears serviceable with the exception of the following item(s) listed below. Typical cracks were noted to the sidewalk(s). **Surface raised/settled, tripping hazards. This is a safety / liability issue.** Correction is recommended.

## RETAINING WALLS:

**TYPE:** Masonry block.



**CONDITION:** The general condition appears serviceable.

## FENCES:

**TYPE:** Wood.

**CONDITION:** General condition appears serviceable with the exception of the following item(s) listed below. The fence on the left side appears to be recently installed and appears to be serviceable. The fencing on the right side is deteriorated and repair/replacement is recommended. The fencing at the rear of the home = We recommend that you discover whose responsibility it is for repair of the fences that may be needed before the close of escrow on the home.

## PATIO:

**TYPE:** Concrete.

**LOCATION(S):** Right.

**CONDITION:** The patio is undermined = repair to help prevent any further erosion.



## PORCH

**CONDITION** Concrete OK.



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## PORCH COVER

General condition appears serviceable with the exception of the following item(s) listed below. The front porch overhang is a soffit type construction without ventilation = installation of ventilation is recommended.



## EXTERIOR

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

### EXTERIOR SIDING:

**MATERIAL:**

Wood siding.

**CONDITION:**

Appear serviceable. The recommended clearance for siding is 6" above soil and 2" above hardscape such as concrete. Trees and or bushes are planted close to the home. The home may be subject to damage from falling debris. This may also be a fire hazard. We recommend trimming bushes and trees away from the home for safety enhancement. Gaps noted in the siding at corner(s) needing sealing to help prevent moisture intrusion = seal with caulking and or trim stock. Lower grade in few areas. Unable to view under the alcove on the left side of the home due to height restrictions.



### TRIM:

**MATERIAL:**

Wood.

**WINDOW, DOOR & WALL TRIM CONDITION:**

General condition appears serviceable with the exception of the following item(s) listed below. Damage noted to corner trim by garage. Gaps noted at areas of trim = sealing recommended to help prevent moisture intrusion.x Missing trim at eaves and top trim of 2 windows on the left side of the home. No flashings were visible above the window and door trim. This is typical on older homes. They rely on caulking to prevent intrusion. We recommend monitoring the caulking at the trim to wall connection and re-caulking when necessary.





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## EAVE CONDITION:

General condition appears serviceable with the exception of the following item(s) listed below. Damage or deterioration was noted to the paint or finish in a few areas. We recommend painting.



## FACIA CONDITION:

The facial appears serviceable.

## STAIRS:

### TYPE:

Concrete.

### CONDITION:

Appears serviceable.

## CHIMNEY 1:

### LOCATION:

Left.

### MATERIAL:

Stone.

### CONDITION:

The spark arrestor screen/cap is damaged = replacement recommended. Unable to view the chimney flue due to chimney cap. The caulking on the chimney flashing was deteriorated. We recommend re-caulking. Cracks were noted in the chimney crown. We recommend sealing to prevent further deterioration. Due to the limited view we recommend further evaluation by a Qualified Licensed Chimney sweep and possible a level 2 inspection before the unit is used and before the close of escrow on the home.



## ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof, skylights, or flashings leak or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof, skylights, and flashings are absolutely water tight is to observe them during a prolonged rainfall. Many times, this situation is not present during the inspection. The interior of the chimney flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue. Gutters and sub surface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

## ROOF:

### STYLE:

Hip & gable.

### TYPE:

Wood Shake. Wood shake is typically less fire resistant than other materials such as composition or metal. Consider upgrading for safety enhancement.

## HOW INSPECTION WAS PERFORMED:

Walked on roof.



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## NUMBER OF LAYERS:

One layer of roofing.

## ROOF COVERING STATUS:

The general condition appears serviceable with the exception of the following item(s) listed below. Top hip shingles installed improperly = repair. Exposed staple/nail heads were noted on the roof. There should be no nail heads visible because these are penetrations and have the potential for water intrusion. We recommend having this section of the roofing material properly installed by a licensed roofing contractor. Sealing the heads of the nails with caulking should be used in the meantime as a stop gap measure. There is moss growing on the roofing material. We recommend removal to prevent damage to the shingles/shakes. Weathering and aging was noted to some of the roof shakes. Some of the shakes were weathered through to the tar paper underneath. The roofing material appears to be nearing the end of it's useful life. We recommend replacement of the damaged shakes and further evaluation by a licensed roofing contractor before the close of escrow on the home. We recommend repair or replacement. The life of this roof may be extended with the proper maintenance. Insect nest(s) noted above lower roof in the eaves.



## EXPOSED FLASHINGS:

### TYPE AND CONDITION:

Metal. The general condition appears serviceable with the exception of the following item(s) listed below. Exposed nails were noted on some of the flashings. We recommend sealing the top of the nails with mastic. A proper kickout flashing at the roof to wall connection is not visible. This can lead to water intrusion. We recommend having kick out flashings installed.



## GUTTERS:

### TYPE & CONDITION:

No gutters were installed on the home. We recommend the installation gutters for proper site drainage and to help prevent erosion.

## GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

### TYPE:

### LOCATION:

Attached. Two car.



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## FLOOR:

### CONDITION:

The general condition appears serviceable with the exception of the following item(s) listed below. Floor is not fully visible, due to stored items. Cracks were noted on the floor of the garage = recommend sealing.

## WALLS/CEILING:

### CONDITION:

Appears serviceable. Walls of the garage were not fully visible due to stored items. Moisture stains were noted on the wall(s) of the garage.



## VISIBLE FRAMING:

### CONDITION:

The framing members of the garage were not fully visible due to walls finished with sheetrock.

## VEHICLE DOOR(S):

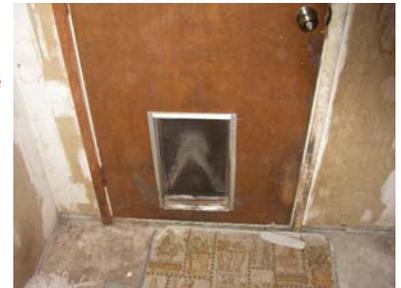
### CONDITION:

Appears serviceable. Automatic door opener(s)- operational. Automatic reverse function of the garage door opener is functioning properly. Sensor reverse function of the garage door opener was tested and appears to be functioning properly.

## DOOR TO LIVING SPACE:

### CONDITION:

Appears serviceable and is a solid core or metal type door. Self closer is functioning properly. **Pet door penetrates through the door. This compromises the fire rating of the door. This is a safety hazard.** Correction is recommended.



## EXTERIOR DOOR:

### CONDITION:

Appears serviceable. Side garage door window is Not safety glass = repair/replace.

## GARAGE EXTERIOR:

### CONDITION:

The general condition appears serviceable.



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## VENTILATION:

**CONDITION:**

There does not appear to be proper ventilation provided for the garage. We recommend installing vents for proper air flow.

## GARAGE NOTES:

**CONDITION:**

Access to the attic area without an access hatch = recommended installation of door/hatch. The beams were only designed to hold up the weight of the roof. In some cases this can cause sagging or damage to the framing members. We recommend removal of the stored items.

## KITCHEN - APPLIANCES

Inspection of refrigerators, stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

## KITCHEN SINK:

**CONDITION:**

The general condition appears serviceable with the exception of the following item(s) listed below. An improper flex type drain line was noted. This type of fitting is not approved by the UPC. Debris can get caught in the ribs of this type of drain line. We recommend installing an a UPC approved drain line.



## COUNTERS & CABINETS

**CONDITION:**

Appear Serviceable. Viewing below the sink is restricted by stored items. Stains were noted below the kitchen sink.

## RANGE/COOK TOP AND OVEN:

**TYPE:**

Electric. Combination.

**RANGE/COOKTOP  
CONDITION:**

Appears serviceable.

**OVEN CONDITION:**

The oven responded properly to normal controls.

**BUILT-IN MICROWAVE**

Did not evaluate the microwave oven.



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## VENTILATION:

**TYPE AND CONDITION:** Internal fan hood (the air is filtered but not vented to the exterior), Fan/Hood is operational. The light did not respond to test. We recommend replacement of the bulb.

## DISHWASHER:

**CONDITION:** Appears serviceable. A proper air gap device is present on drain line.

## GARBAGE DISPOSAL:

**CONDITION:** Appears serviceable. Wiring appears serviceable.

## LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. We highly recommend removal and cleaning of the dryer vent line at least once a year. The build up of lint in these lines is the cause of hundreds of house fires per year. Cleaning the vent pipe can significantly reduce the risk of a fire.

## LAUNDRY:

**LOCATION:** Garage.

**WIRING:** Electrical outlet is grounded. 220 Service-operational.

**PLUMBING:** The general condition appears serviceable with the exception of the following item(s) listed below. Corrosion is noted on the laundry valves. We recommend monitoring.

**VENTING:** The general condition appears serviceable with the exception of the following item(s) listed below. **The vent pipe which was installed below the home was the ribbed plastic type. This is a safety hazard because if there was a fire inside the pipe it would get out quickly.** The ribs in the pipe also tend to collect lint. We recommend the installation of a metal type vent pipe with a smooth internal bore for safety enhancement. The dryer vent cap flap is stuck open = repair to help prevent pest entry.



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## BATH

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

### HALLWAY BATHROOM:

**CONDITION OF SINK:**

Hot and cold were reversed at the sink faucet. This is a potential safety hazard. Correction is recommended. Even though the valves are labeled as such this is still a safety hazard and correction is recommended.



**CABINET- MIRROR- DRAWER CONDITION:**

Appears serviceable.

**CONDITION OF TOILET:**

Appears serviceable.

**TUB/SHOWER PLUMBING FIXTURES:**

The general condition appears serviceable with the exception of the following item(s) listed below. Drain stopper did not respond properly to test. We recommend repair or replacement. Corrosion on Valve and leaks.

**TUB CONDITION:**

The bathtub appears serviceable.

**SHOWER CONDITION:**

The shower appears serviceable. Shower walls appear serviceable. Enclosure appears serviceable.

**BATHROOM MAINTENANCE:**

Caulking is recommended for the shower enclosure. Bio-organic growth was noted on the shower wall. Some types of bio-organic growth can adversely effect health. You may wish to have an air quality test performed to determine if a hazardous condition exists.

**VENTILATION:**

The general condition appears serviceable with the exception of the following item(s) listed below. Exhaust fan makes an unusual noise.

### MASTER BATHROOM:

**CONDITION OF SINK:**

Appears serviceable.

**CABINET- MIRROR- DRAWER CONDITION:**

Appears serviceable.

**CONDITION OF TOILET:**

The toilet was loose at the floor. This can cause the wax seal between the waste plumbing and the toilet to leak. Leakage may cause damage to the sub floor around the toilet. We recommend having a licensed plumbing contractor install a new wax seal and properly tighten the toilet to the floor. We recommend further evaluation and repair by a licensed plumber.



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## TUB/SHOWER PLUMBING FIXTURES:

The drain cover/screen is missing in the shower, there is a possibility of moisture entering around this area = We recommend further evaluation and repairs by a licensed plumbing contractor.



## SHOWER CONDITION:

Finish is worn and there is a horizontal cut next to the controls in the surround = repair/sealing recommended to help prevent moisture intrusion.



## BATHROOM MAINTENANCE:

We recommend calking the top of the shower enclosure walls.

## VENTILATION:

Appears serviceable.

# INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The paint on the walls is not tested for the presence of lead based paint. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Window flashings are not usually visible, therefore their condition cannot be reported on. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

## DOORS:

### MAIN ENTRY DOOR:

Appears serviceable. The weather stripping appears serviceable. The hardware appears serviceable.

### SLIDING GLASS DOORS:

The general condition appears serviceable. The screen doors do not lock = no tab in frame for the catch to lock onto..

### INTERIOR DOORS:

The general condition appears serviceable with the exception of the following item(s) listed below. The latching hardware on the door to the hallway bathroom was missing or did not function properly. We recommend repair or replacement of the latching hardware. The latching hardware was missing or did not function properly on the door to the right rear bedroom. We recommend repair or replacement of the latching hardware.

### CLOSET DOORS:

The general condition appears serviceable with the exception of the following item(s) listed below. Hardware operational. The guide(s) were missing from the base of the sliding



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closet doors in the middle bedroom. Correction is recommended. The guide(s) were missing from the base of the sliding closet doors in the left rear bedroom. Correction is recommended.

## INACCESSIBLE AREAS:

Complete evaluation of the home was obstructed by stored personal items and or furniture.

## WINDOWS:

### TYPE:

Aluminum. Sliding. Single hung. Single pane. Dual pane.

### CONDITION:

A representative sampling was taken. Windows as a grouping are generally operational. **The window(s) in the bedrooms appeared to be high for fire egress.**

Current standards for bedroom windows require a sill height of not more than 44 inches with a five square foot opening. Upgrades are recommended for safety enhancement. The window in the hallway bathroom appear(s) to be installed at an angle = monitor and or replace. The window for the master bath does Not operate correctly it is too loose in the frame = repair/replace. Screen(s) missing in various area(s) of home. Upgrading to dual pane windows through out the home would greatly improve the energy efficiency of the home = consider upgrade. The fixed window in the bedroom alcove is Not safety glass = consideration should be given to upgrade especially if there are children in the home.



### WINDOW LOCKS:

The locks were missing or did not function properly at the following window(s): Middle bedroom and master bathroom locks inoperable = repairs needed. Corrosion noted on the window locks in the bedroom alcove.



### WINDOW MAINTENANCE

We recommend caulking the exterior trim and any gaps between the window(s) and the siding to help prevent moisture intrusion; monitor and reapply as needed.

## INTERIOR WALLS:

### MATERIAL & CONDITION:

Drywall. The general condition appears serviceable with the exception of the following item(s) listed below. Bio-organic growth was noted on the wall(s) in the bathroom(s). Bio-organic growth is typically caused by a moisture intrusion or inadequate ventilation condition. Some types of bio-organic can adversely effect health. You may wish to have air quality tests and or mold tests performed to determine if a hazardous condition exists as this is outside of the scope of our inspection. Damage was noted to the wall in the hallway bathroom.

We recommend repair. Damage was noted to the wall in the master bathroom. We recommend repair. Wallboard was missing or damaged below the kitchen sink. We recommend repair. Damage noted to the wall(s) above the showers in both bathrooms and slight irregularity at wall next shower in the master bath from shower curtain usage = further evaluation and repair recommended.





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## CEILINGS:

**TYPE & CONDITION:** Drywall. General condition appears serviceable.

## FLOORS:

**TYPE & CONDITION:** Carpet. Tile. General condition appears serviceable. Stored items or furnishings prevent full inspection. Rugs and floor coverings prevent viewing of primary floor materials.

## TILE FLOORING:

**CONDITION:** General condition appears serviceable.

## CARPET:

**CONDITION:** The general condition appears serviceable with the exception of the following item(s) listed below. Carpet stains were noted. Left rear bedroom.

## SMOKE / FIRE DETECTORS:

**COMMENTS:** The general condition appears serviceable with the exception of the following item(s) listed below. The smoke detector in the hallway responded properly to test button operation. Although it may not have been a requirement when the home was built, we recommend installing smoke detectors just inside the doors of each bedroom.

## CARBON MONOXIDE DETECTORS

We recommend the installation of CO detectors in homes that utilize a fire place and or gas appliances.

## FIREPLACE/WOOD BURNING DEVICE #1:

**LOCATION:** Living room.

**TYPE:** Masonry.

**CONDITION:** Damper is operational. There is no screen or fire door(s) installed = installation for safety upgrade recommended. The fireplace utilizes a blower system inquire with the current owner as to how to proper operation. Cracked/Loose/Damaged Fire Brick. We recommend further evaluation and repairs by a licensed masonry contractor before the unit is used.

## BUILT IN CABINETS:

**CONDITION:** Appear Serviceable.

## BASEBOARD TRIM:

**CONDITION:** The baseboard trim appears serviceable.

## DOOR TRIM:

**CONDITION:** The trim appears serviceable.



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## ATTIC

### ATTIC AND INSULATION:

#### ACCESSIBILITY AND CONDITION:

The inspection of the attic was limited because insulation covered the joists. The inspection of the attic was limited because of the small size of the attic. The attic appears serviceable. Mud insect nest(s) noted in the attic. Stored items block viewing of some of the attic. Light was visible coming through the roof in a few locations. Refer to the roofing section for further information. We recommend further evaluation and repair to the roof by a roofing contractor.

#### FRAMING TYPE & SIZE:

truss framing.

#### VENTILATION:

The general condition appears serviceable with the exception of the following item(s) listed below. Screen(s) noted to be bent creating an opening = repair to help prevent pest entry.



#### INSULATION TYPE AND CONDITION:

Fiberglass batts. Blown in cellulose. Insulation was missing from sections of the attic. This can cause unwanted heat loss. We recommend the installation of insulation in the missing areas.

#### ATTIC NOTES

Electrical conductor(s) are not protected from physical damage within 6 feet of the access scuttle = relocate to the side(s) of joist. Ceiling joist was cut to make the opening for the attic in the garage = Further Evaluation and Repairs needed. The hall bathroom fans needs to be extended properly and vented to the exterior so the moisture does not enter the attic area.





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## CRAWLSPACE - FOUNDATION - BASEMENT:

### SLAB ON GRADE:

**CONDITION:**

Cracks noted = monitor for and changes in size or differential.



## PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. City sewer service, septic systems and all underground pipes are not part of this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

### MAIN LINE AND SHUT OFF LOCATION:

**LOCATION-SIZE-MATERIAL:**

At water tank and at the right side of the home.



**CONDITION:**

Appears serviceable. Valve not tested.

**WATER PRESSURE:**

37 PSI. Water pressure is below 40PSI. The normal range is between 40 and 80 PSI. We recommend further evaluation and repairs if necessary by a licensed plumber. Pressure tanks were noted by the tank, you may be able to have the pressure adjusted to a higher setting if desired.

### SUPPLY PLUMBING:

**MATERIAL:**

Copper. Galvanized.

**CONDITION:**

The general condition appears serviceable with the exception of the following item(s) listed below. Minor corrosion is noted. = monitor.



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## WASTE PLUMBING:

**MATERIAL:** Unable to determine due to slab type foundation.

**CONDITION:** Appears serviceable. The ventilation plumbing was not fully visible.

**LOW FLOW TOILETS** The general condition appears to be serviceable.

## HOSE FAUCETS:

**CONDITION:** Sample operated, appeared serviceable. No anti-siphon valves installed. These protect the potable water supply with a vacuum breaker. Although these may not have been required at the time the home was built, we recommend upgrading. Leak noted at the faucet on the left side of the home. We recommend repair or replacement. There is a faucet at the front left of the home that is inoperable.

## OUTDOOR PLUMBING NOTES

On both side os the home there is broken PVC piping = the current owner explained that it is from the yard watering system that does Not currently work. Evaluation of this system is beyond the scope of this inspection.

## FUEL SYSTEM & SHUT OFF LOCATION:

### TYPE-LOCATION-CONDITION:

The home operates on all electrical appliances. The current owner explained to the inspector that there is plumbing in place to install propane to the garage.



## WATER HEATER 1:

**LOCATION:** Garage.

**TYPE:** Electric.

**SIZE:** 50 Gallons.



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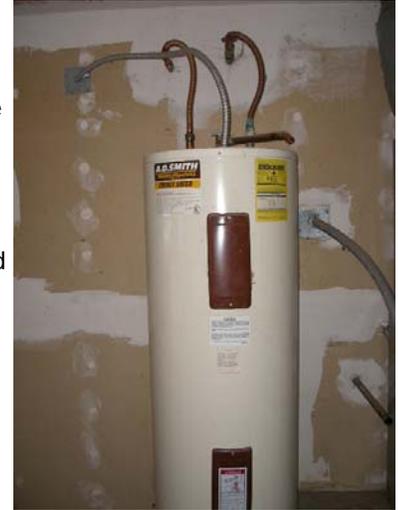
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## CONDITION:

**No straps installed. This is a safety hazard.** We recommend a metal strap wrapped completely around and fastened to the studs on either side at the top 1/3 and bottom 1/3 of the unit. If the unit is away from the wall, a block for behind the unit is also recommended so that the unit does not move. We recommend installing blocking behind the unit to keep it from moving backward during an earthquake. We recommend further evaluation and repairs by a licensed plumber. Concrete protection bollard(s) should be installed in front of the water heater to protect the unit from physical damage from vehicle(s). Electrical cover missing at the top of the unit = replace.



## PLUMBING:

**The pressure relief valve drain line was missing or ended prematurely. This is a safety hazard, correction is needed.** We recommend correction by a licensed plumbing contractor. Corrosion was noted on supply valve(s) above the water heater. This may be an indication that the valve(s) have leaked in the past. We recommend attention, repair or monitoring. We recommend further evaluation and repairs by a licensed plumber.



## HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. It is suggested that all homes with fuel burning systems have a carbon monoxide detector installed for added safety.



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## HEATING SYSTEM #1 DESCRIPTION:

**LOCATION:** Garage.

**SYSTEM TYPE:** Forced air furnace. A new electric furnace was being installed in the garage during the inspection.



**FUEL TYPE AND NOTES:** Electric.

## ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

### SERVICE:

**TYPE AND CONDITION:** Underground. 110/220 Volt. Circuit breakers.

**AMPS:** 200.

**RATING AT MAIN PANEL:** 200 amps.

**ELECTRICAL BONDING** No electrical bonding system present. At the time this home was constructed electrical equipment bonding was not required: installation of bonding system is recommended as a safety upgrade. This type of system help to prevent pipes and other metal housing(s) from becoming energized with stray electricity.

### CONDUCTORS:

**ENTRANCE CABLE TYPE:** Unable to determine.

**BRANCH WIRING TYPE:** Copper.



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## ELECTRICAL MAIN PANEL:

### MAIN PANEL & SHUT OFF LOCATION:

Located at the exterior right of the home.



### MAIN PANEL CONDITIONS:

Breakers are without the benefit of proper labeling. The grounding electrode was not visible at the time of our inspection. Corrosion is noted within the electrical panel. No lock was installed on the panel cover. This is a safety hazard for children who might mistakenly touch the internal components of the panel and receive a shock. We recommend the installation of a lock for safety enhancement. The dead front cover is a type which does not have screws to keep the dead front cover in place. This can be a safety hazard for children who could open the panel. We recommend the installation of a lock or screws which will make the removal of the dead front cover difficult for children.



**Openings noted in the dead front cover. This is a safety hazard.** Correction is needed. Breaker handle ties appear to be home made We recommend a licensed electrician make further evaluation and corrections as needed before the close of escrow on the home.

## INTERIOR WIRING:

### OUTLETS:

A representative number was tested and the outlets generally appeared serviceable. A loose outlet was noted in the left rear bedroom. Correction is recommended. Open ground left front and rear bedroom. Outlet dangling in the cabinet above the microwave = repair needed. Outlet located underneath the main electrical panel, the cover does Not fit properly the interior of the box is exposed = repair needed.



### GFCI OUTLETS:

GFCI outlet in the hall bath is loose = repair needed. GFCI outlet(s) should be always be installed at the following location(s): Exterior, garage, kitchen counters and bathrooms.

### OUTLET COVERS:

**Outlet cover(s) were missing in the kitchen. This is a safety hazard.** Correction is recommended. Under sink.

### LIGHTS AND SWITCHES:

A representative sampling of switches and lights were tested. As a whole, the switches and lights throughout the house are in serviceable condition. Some of the light fixtures were either missing bulbs or the bulbs did not respond to test. We recommend changing the bulbs. If this does not fix the problem, we recommend further evaluation by a electrician. **Exposed incandescent light bulb(s) in the pantry, this is a fire hazard** and



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requires correction = installation of an enclosure over the bulb is recommended.

**GARAGE WIRING NOTES:** Clamp missing from the armored cable for the water heater connection = repair needed.



**JUNCTION BOXES:** Junction box installed improperly in the kitchen cabinet above the microwave = repairs needed.

**EXPOSED SPLICES:** Exposed splice(s) were noted in the attic. Current standards call for all splices to be made inside a closed junction box. This is a safety hazard. We recommend the installation of junction boxes for these splices.



**WIRING NOTES:** Conductor(s) noted in various area(s) that should be reinstalled properly = safety hazard.



## EXTERIOR WIRING:

**CONDITION:** A representative sampling of switches, outlets and lights were tested. As a whole they appeared to be in serviceable condition. The light fixture for the side garage door is missing = installation and repair recommended.

## END SUMMARY

### SUMMARY

**ROOF CONDITION:** Further evaluation/repair is recommended by a Qualified Licensed Roofing Contractor Before the Close of Escrow on the Home = Please see the Roofing section of the report.

**ELECTRICAL CONDITION:** Further evaluation/repair is recommended by a Qualified Licensed Electrician Before the Close of Escrow on the Home = Please see the Electrical section of the report.



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## PLUMBING CONDITION:

Further evaluation/repair is recommended by a Qualified Licensed Plumbing Contractor Before the Close of Escrow on the Home. Please refer to the following sections of the report: Bathroom.

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**HEALTH & SAFETY ITEMS:** We recommend the safety upgrade of working smoke detectors inside sleeping room(s).

## INSPECTION LIMITATIONS:

The identification of hazardous material(s) is beyond the scope of this inspection. Building code evaluation, reference and enforcement is beyond the scope of this inspection. There may be other items not listed in the text of this report that are included in the inspection limitations and beyond the scope of this inspection; these items are listed in the text of the service agreement signed by you prior to the release of this report. Additionally, there maybe items listed in the CREIA, (California Real Estate Inspectors Association) "Residential Standards of Practice", to which this report is performed, that unless otherwise agreed upon in writing by a representative of Reliance Home Inspection and the legal client and recipient of this report are included in the report limitations and are beyond the scope of this inspection. A copy of the CREIA "Standards of Practice" and "Code of Ethics" can be obtained from Reliance Home Inspection upon request.

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## REPAIR BIDS:

It is our strict policy **NOT** to provide repair bids. It is our recommendation that licensed tradespeople be called upon to provide you accurate written estimates that you can hold them to when the work is performed. We feel that it would be a great disservice to our Clients to provide arbitrary **Guesstimates** and way beyond the scope of our Inspection services. Guessing does not provide you with reliable financial numbers to base your investment upon.

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**PLEASE REMEMBER:** Our service is established to help you identify and document most of the conditions of the property. The inspection report is not intended to be an "all inclusive" list of every condition, but rather, to identify the major challenges that were visible on the day of the inspection. If you notice other major items that are not included in this report that you would like included, please notify us and we will make an addendum to the inspection report to reflect these items. Please remember that cosmetic items are subjective and beyond the scope of our evaluations.

This report is intended as a list of pertinent issues regarding the conditions of the items included in the report. All evaluations have been factored by the age of the property and other relevant conditions, such as weather, on the date of the inspection. The report findings are only valid on the day of the inspection and could change at any time after we have left the property.

Our service is **NOT** a warranty of the integrity of the systems of the property. No maintenance services, removal of coverings, or destructive discovery have been performed. Our liability is limited by the terms in our service agreement.. Thank you for selecting our firm to complete your property inspection.

**REPORT PREPARED BY:** Karl Ledig.

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**PREPARATION DATE:** 06/27/2005.

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