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Inspection Report

Client(s): Client

Property address: Any Town USA

Inspection date: Wednesday, April 10, 2019

This report published on Monday, May 2, 2022 5:08:13 PM PDT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited. At the clients request, a visual inspection of the above referenced property was conducted on April 10, 2019. An earnest effort was made on your behalf to discover all visible and accessible defects. The following is an opinion report, reflecting the visual conditions of the above listed property at the date and time of the inspection only. Hidden, concealed or defects that occur after the date and time of the inspection cannot be included in this report. The inspector can not and does not inspect the surrounding neighborhood for any perceived or noted defects, crime rates, noise or any other concerns. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. All pictures contained in this report are a small representation of listed concerns and should not be assumed to be a visual list of all items within each comment.

It is strongly recommended that you have appropriate qualified licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of the inspection Before the lifting of contingency and the close of escrow.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a safety hazard
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Minor Defect	Correction likely involves only a minor expense
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment	For your information

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporhost.com/glossary.asp>

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General Information

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Report number: 041019Client

Time started: 1

Time finished: 330

Present during inspection: Client, Realtor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry (no rain)
 Temperature during inspection: Cool
 Ground condition: Dry
 Recent weather: Dry (no rain)
 Overnight temperature: Cold
 Inspection fee: 450
 Payment method: Check
 Buildings inspected: One house
 Number of residential units inspected: 1
 Age of main building: 25
 Source for main building age: Municipal records or property listing
 Occupied: No, Furniture or stored items were present

1) *Repair/Replace* - Evidence of rodent activity was found in the form of feces and nests in the attic both garage and second floor access. Consult with the property owner about this concern. A qualified licensed rodent exclusion contractor should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Some guidelines are provided in these Center for Disease Control articles:

<https://www.reporthost.com/?SEALUP>

<https://www.reporthost.com/?TRAPUP>

<https://www.reporthost.com/?CLEANUP>



Photo 1-1



Photo 1-2

2) *Comment* - Some areas and items at this property are obscured by furniture. Obstructed areas and items often include but are not limited to: walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items or insulation. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems not noted during the inspection may be found.

Grounds

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Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Condition of fences and gates: Appeared serviceable

Fence and gate material: Wood
Site profile: Level
Condition of driveway: Appeared serviceable
Driveway material: Poured in place concrete
Condition of sidewalks and/or patios: Appeared serviceable
Sidewalk material: Poured in place concrete
Condition of deck, patio and/or porch covers: Appeared serviceable
Deck, patio, porch cover material and type: Covered (Refer to Roof section)
Condition of decks, porches and/or balconies: Appeared serviceable
Deck, porch and/or balcony material: Concrete

Exterior and Foundation

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Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground
Condition of wall exterior covering: Required repairs, replacement and/or evaluation (see comments below)
Apparent wall structure: Wood frame
Wall covering: Wood fiber
Condition of foundation and footings: Appeared serviceable
Apparent foundation type: Concrete slab on grade
Foundation/stem wall material: Concrete slab on grade
Footing material (under foundation stem wall): Concrete slab
Anchor bolts or hold downs for seismic reinforcement: None visible
Shear panels for seismic reinforcement: None visible

3) *Repair/Replace* - Sections of siding are loose at the second story above the front door. Recommend that a qualified person repair, replace or install siding as necessary.



Photo 3-1

4) *Repair/Replace* - Moisture damage was found at sections of siding and trim generally located in the backyard and chimney. Conducive conditions for rot should be corrected (e.g. wood-soil contact, reverse perimeter slope, missing or damaged flashing). Recommend that a qualified structural pest contractor evaluate the structure in its entirety. Make any necessary repairs per standard building practices. All rotten wood should be replaced.

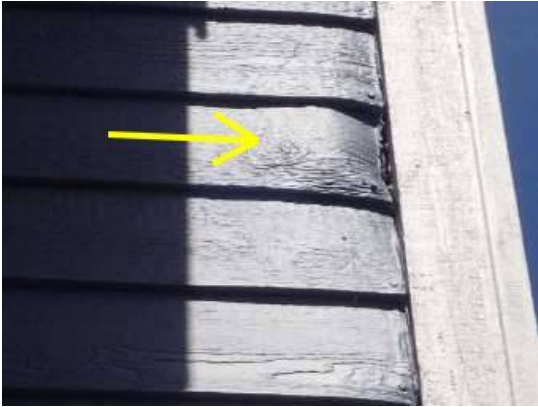


Photo 4-1



Photo 4-2



Photo 4-3



Photo 4-4

5) *Comment* - The inspector was unable to verify that anchor bolts or hold downs were installed, connecting the structure to the foundation. Such devices can be obscured by finished wall surfaces, sill plates, insulation, or other components. Foundation ties in the form of anchor bolts became common in the 1970s, and hold downs have become common in more recent years. The client may wish to have a qualified contractor evaluate further and install such seismic reinforcement if missing. Note that determining the number, spacing and/or adequacy of foundation ties is beyond the scope of this inspection.

Roof

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Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Roof inspection method: Viewed from eaves on ladder

Condition of roof surface material: Required repair, replacement and/or evaluation (see comments below)

Roof surface material: Concrete tile

Roof type: Gable

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable

Gutter and downspout material: Metal

Gutter and downspout installation: Full

6) *Repair/Maintain* - Some concrete roof tiles were broken (backyard roof edge near chimney), missing (roof edge at exterior storage closet) and Lifting (roof to wall flashing above the front door). Leaks may occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified roofer replace tiles or make repairs as necessary.



Photo 6-1

Attic and Roof Structure

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Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Partially traversed

Location of attic access point #A: Garage

Location of attic access point #B: Hallway, second floor

Condition of roof structure: Required repair, replacement and/or evaluation (see comments below)

Roof structure type: Trusses

Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Fiberglass loose fill

Approximate attic insulation R value (may vary in areas): Not determined (inaccessible or obscured)

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Gable end vents, Mechanical vents with turbine

Attic exhaust fan condition: Appeared serviceable

7) *Repair/Replace, Evaluate, Monitor* - What appeared to be past water stains were visible on the roof structure in the attic above the garage at the backyard eave. However, no elevated levels of moisture were found at these stains during the inspection. The stains may have been caused by a past leak. Recommend asking the property owner about past leaks and have a qualified roofing contractor evaluate and repair as necessary.



Photo 7-1



Photo 7-2

Garage or Carport

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Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached

Condition of door between garage and house: Appeared serviceable

Condition of exterior entry doors: Required repair, replacement and/or evaluation (see comments below)

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 2

Condition of automatic opener(s): Required repair, replacement and/or evaluation (see comments below)

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

8) *Safety, Repair/Maintain, Evaluate* - The auto-reverse mechanism for the garage vehicle automatic opener is inoperable on the single car side. This is a potential safety hazard. A qualified contractor should evaluate and repair as necessary. For more information on garage door safety issues, visit:

<https://www.reporthost.com/?NRGD>

9) *Safety, Repair/Maintain* - The garage vehicle doors have automatic openers installed, and the manual lock mechanisms on the doors have not been permanently disabled. The automatic opener can be damaged, or injury can occur if the automatic door opener is operated with the manual lock engaged. A qualified person should disable or remove the lock mechanism per standard building practices.



Photo 9-1



Photo 9-2

10) *Repair/Replace* - Moisture damage was found in the exterior door jambs. Recommend that a qualified structural pest contractor evaluate and repair as necessary. All rotten wood should be replaced.



Photo 10-1



Photo 10-2

Electric

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Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Underground

Service voltage (volts): 120-240

Estimated service amperage: Not determined (components inaccessible or obscured)

Primary service overload protection type: Circuit breakers

Main disconnect rating (amps): 125

System ground: Not determined, not readily apparent

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Building exterior

Location of main disconnect: At main disconnect panel outside

Condition of branch circuit wiring: Required repair, replacement and/or evaluation (see comments below)

Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: None visible

Smoke alarms installed: Yes, but not tested

Carbon monoxide alarms installed: Yes, but not tested

11) *Safety, Repair/Replace* - An electric receptacle (outlet) and/or the box in which it was installed is loose and/or not securely anchored located in the kitchen. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.



Photo 11-1

12) *Safety, Repair/Replace* - An electric receptacle (outlet) at the exterior has no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<https://www.reporhost.com/?GFCI>



Photo 12-1

13) *Safety, Repair/Replace* - A 3-slot receptacle (outlet) was installed for the clothes dryer. Most modern clothes dryers use both 120 and 240 volts (120 for timers and motors, and 240 for heating elements) and either require or are more safely installed with a 4-slot receptacle. With 3-conductor wiring, the ground wire rather than a neutral wire is used to carry the return current back for the 120 volt leg. The clothes dryer's metal frame can become energized if the neutral wire becomes loose at the receptacle or panel. While 3-wire clothes dryer circuits were allowed prior to 1996 and are commonly found, they are considered unsafe due to the risk of shock. Recommend that a qualified electrician convert this to a 4-wire circuit. Note that this may require installing a new circuit wire from the panel to the clothes dryer location.



Photo 13-1

14) *Minor Defect* - The screw that attaches the cover or dead front to the main electrical panel is missing or not installed. Recommend installing screws where missing so the cover or dead front is secure. Only screws with blunt tips approved for this purpose should be installed, so wiring inside the panel is not damaged. Because energized wires may be located directly behind screw holes, the client should consider having a qualified electrician replace missing screws.



Photo 14-1

15) *Evaluate* - A light fixture in the garage is inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Photo 15-1

Plumbing / Fuel Systems

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Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water meter: By street

Location of main water shut-off: Building exterior

Service pipe material: Not determined (inaccessible or obscured)

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Not determined (inaccessible, obscured, or water service off)

Waste pipe material: Lead

Location(s) of plumbing clean-outs: Building exterior

Vent pipe condition: Appeared serviceable

Sump pump installed: None visible

Sewage ejector pump installed: None visible

Condition of fuel system: Appeared serviceable

Location of main fuel shut-off valve: At gas meter

16) *Repair/Maintain, Evaluate* - A sprinkler line is damaged in the back yard below the formal dining room window. Excess amounts of water are discharged during operation. Recommend having a qualified person repair per standard building practices.



Photo 16-1

Water Heater

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Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Required repair, replacement and/or evaluation (see comments below), Near, at or beyond service life

Type: Tank

Energy source: Natural gas

Estimated age: 25

Capacity (in gallons): 50

Temperature-pressure relief valve installed: Yes

Manufacturer: A.O. Smith

Model number: FOR 50 236

Serial number: GH95-2409783-R99

Location of water heater: Garage

Hot water temperature tested: Yes

Condition of burners: Appeared serviceable

Condition of venting system: Required repair, replacement and/or evaluation (see comments below)

Condition of combustion air supply: Appeared serviceable

17) *Repair/Replace, Evaluate* - Corrosion or rust was found at the supply pipes or fittings. This can indicate past leaks, or that leaks can occur in the future. Recommend that a qualified plumber evaluate and replace components or make repairs as necessary.



Photo 17-1



Photo 17-2

18) *Comment* - The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.



Photo 18-1

Heating, Ventilation and Air Condition (HVAC)

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Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air

General heating distribution type(s): Ducts and registers

Condition of forced air heating/(cooling) system: Appeared serviceable
Forced air heating system fuel type: Natural gas
Estimated age of forced air furnace: 2
Forced air heating system manufacturer: Lennox
Forced air furnace model #: TUD1C080A9H41BC
Forced air furnace serial number: 172222B71G
Location of forced air furnace: Garage
Condition of furnace filters: Appeared serviceable
Location for forced air filter(s): At base of air handler
Condition of forced air ducts and registers: Appeared serviceable
Condition of burners: Appeared serviceable
Condition of venting system: Appeared serviceable
Condition of combustion air supply: Appeared serviceable
Condition of cooling system and/or heat pump: Appeared serviceable
Cooling system and/or heat pump fuel type: Electric
Type: Split system
Estimated age: 3
Approximate tonnage: 4
Manufacturer: Lennox
Heat pump or air conditioner model number: 4TTR6048J1000AA
Heat pump or air conditioner serial number: 1623478Y2F
Condition of controls: Appeared serviceable
Condition of whole house fan: Required repair, replacement and/or evaluation (see comments below)

19) *Safety, Repair/Replace* - No guard was present at the whole house fan to prevent injury by coming in contact with the fan's blades and/or belt. This is a potential safety hazard. Recommend that a qualified person install a guard as necessary to prevent injury.



Photo 19-1

20) *Repair/Maintain* - The whole house fan installation was substandard due to missing fasteners. Currently the fan is sitting on a wood framed base and not fully installed. The fan can shift during operation causing damage. Recommend that a qualified contractor evaluate and repair per the manufacturer's specifications.



Photo 20-1

Fireplaces, Stoves, Chimneys and Flues

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Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of wood-burning fireplaces, stoves: Required repair, replacement and/or evaluation (see comments below)

Wood-burning fireplace type: Metal pre-fab

Condition of chimneys and flues: Appeared serviceable

Wood-burning chimney type: Metal

Gas-fired flue type: B-vent

21) *Safety, Repair/Maintain, Evaluate* - A wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at: <https://www.reporthost.com/?CSIA>



Photo 21-1

Kitchen

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Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Permanently installed kitchen appliances present during inspection: Range, Dishwasher, Under-sink food disposal, Microwave oven

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Condition of range, cooktop or oven: Appeared serviceable

Range, cooktop or oven type: Natural gas

Type of ventilation: Hood or built into microwave over range or cooktop

Condition of refrigerator: N/A (none installed)

Condition of built-in microwave oven: Appeared serviceable

Condition of hot water dispenser: N/A (none installed)

Condition of trash compactor: N/A (none installed)

22) *Repair/Replace, Evaluate* - The exhaust duct is substandard and made from a non approved corrugated material. The duct serving a hood should have a smooth interior surface, be air tight and equipped with a backdraft damper. Ducts serving range hoods shall not terminate in an attic, crawl space or areas inside the building. Recommend having a qualified HVAC contractor evaluate and make repairs per standard building practices.



Photo 22-1

Bathrooms, Laundry and Sinks

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Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Half bath, first floor

Location #B: Full bath, second floor

Location #C: Full bath, Master bath, second floor

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Required repair, replacement and/or evaluation (see comments below)

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

23) *Repair/Replace, Evaluate* - The toilet in the downstairs hall bathroom is loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet for further evaluation and repair if necessary. A new wax ring should be installed and toilet should be securely anchored to the floor to prevent movement and leaking.



Photo 23-1

24) *Repair/Replace* - The master bathroom does not have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.



Photo 24-1

Interior, Doors and Windows

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Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Required repair, replacement and/or evaluation (see comments below)

Type(s) of windows: Metal

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Flooring type or covering: Carpet, Laminate, Tile

Condition of stairs, handrails and guardrails: Appeared serviceable

25) *Repair/Replace, Evaluate* - Water stains or evidence of leaking were found in the living room windows. Stains are visible in the window seal and gaps noted in the windows frame. Recommend that a qualified window contractor evaluate all three windows and repair as necessary.



Photo 25-1 Close up of window sill staining.



Photo 25-2



Photo 25-3



Photo 25-4

26) *Repair/Replace, Evaluate* - Latch mechanisms used to unlatch the windows for exterior cleaning are damaged. This can pose a safety risk since if these latches were to fail the windows can swing open causing damage. Recommend that a qualified window contractor repair latches as necessary.

Located:
Living room
Family room
Kitchen nook
Master bathroom above the toilet



Photo 26-1



Photo 26-2



Photo 26-3

27) *Repair/Replace, Evaluate* - Condensation or staining was visible between multi-pane glass in the upstairs back right spare bedroom window. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.



Photo 27-1



Photo 27-2

28) *Repair/Replace* - multiple windows that were designed to open and close were difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.

29) *Repair/Maintain* - The sash-side spring mechanisms in the formal dining room window are broken, loose or disconnected. The window will not stay open as a result. Recommend that a qualified window contractor or service technician repair as necessary so windows open and close easily, and stay open without support.



Photo 29-1

30) *Comment* - Concrete slab floors were obscured by flooring and couldn't be fully evaluated.

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Summary

Client(s): **Client**
Property address: **Any Town USA**
Inspection date: **Wednesday, April 10, 2019**

This report published on Monday, May 2, 2022 5:08:13 PM PDT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited. The summary provides a brief overview of the report, but is not encompassing, nor should be considered a substitute for reading the report in its entirety. The entire inspection report, including the inspection Overview, Limitations and scope of inspection must be carefully read to fully assess the findings of the inspection. The client should only read the summary report after fully and completely reading the main body of the full report. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of the

inspection Before the lifting of contingency and the close of escrow.

Concerns are shown and sorted according to these types:

Safety	Poses a safety hazard
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Minor Defect	Correction likely involves only a minor expense
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment	For your information

General Information

1) *Repair/Replace* - Evidence of rodent activity was found in the form of feces and nests in the attic both garage and second floor access. Consult with the property owner about this concern. A qualified licensed rodent exclusion contractor should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Some guidelines are provided in these Center for Disease Control articles:

<https://www.reporthost.com/?SEALUP>

<https://www.reporthost.com/?TRAPUP>

<https://www.reporthost.com/?CLEANUP>

2) *Comment* - Some areas and items at this property are obscured by furniture. Obstructed areas and items often include but are not limited to: walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items or insulation. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems not noted during the inspection may be found.

Exterior and Foundation

3) *Repair/Replace* - Sections of siding are loose at the second story above the front door. Recommend that a qualified person repair, replace or install siding as necessary.

4) *Repair/Replace* - Moisture damage was found at sections of siding and trim generally located in the backyard and chimney. Conducive conditions for rot should be corrected (e.g. wood-soil contact, reverse perimeter slope, missing or damaged flashing). Recommend that a qualified structural pest contractor evaluate the structure in its entirety. Make any necessary repairs per standard building practices. All rotten wood should be replaced.

5) *Comment* - The inspector was unable to verify that anchor bolts or hold downs were installed, connecting the structure to the foundation. Such devices can be obscured by finished wall surfaces, sill plates, insulation, or other components. Foundation ties in the form of anchor bolts became common in the 1970s, and hold downs have become common in more recent years. The client may wish to have a qualified contractor evaluate further and install such seismic reinforcement if missing. Note that determining the number, spacing and/or adequacy of foundation ties is beyond the scope of this inspection.

Roof

6) *Repair/Maintain* - Some concrete roof tiles were broken (backyard roof edge near chimney), missing (roof edge at exterior storage closet) and Lifting (roof to wall flashing above the front door). Leaks may occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified roofer replace tiles or make repairs as necessary.

Attic and Roof Structure

7) *Repair/Replace, Evaluate, Monitor* - What appeared to be past water stains were visible on the roof structure in the attic above the garage at the backyard eave. However, no elevated levels of moisture were found at these stains during the inspection. The stains may have been caused by a past leak. Recommend asking the property owner about past leaks and have a qualified roofing contractor evaluate and repair as necessary.

Garage or Carport

8) *Safety, Repair/Maintain, Evaluate* - The auto-reverse mechanism for the garage vehicle automatic opener is inoperable on the single car side. This is a potential safety hazard. A qualified contractor should evaluate and repair as necessary. For more information on garage door safety issues, visit:
<https://www.reporhost.com/?NRGD>

9) *Safety, Repair/Maintain* - The garage vehicle doors have automatic openers installed, and the manual lock mechanisms on the doors have not been permanently disabled. The automatic opener can be damaged, or injury can occur if the automatic door opener is operated with the manual lock engaged. A qualified person should disable or remove the lock mechanism per standard building practices.

10) *Repair/Replace* - Moisture damage was found in the exterior door jambs. Recommend that a qualified structural pest contractor evaluate and repair as necessary. All rotten wood should be replaced.

Electric

11) *Safety, Repair/Replace* - An electric receptacle (outlet) and/or the box in which it was installed is loose and/or not securely anchored located in the kitchen. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.

12) *Safety, Repair/Replace* - An electric receptacle (outlet) at the exterior has no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

Outdoors (since 1973)
Bathrooms (since 1975)
Garages (since 1978)
Kitchens (since 1987)
Crawl spaces and unfinished basements (since 1990)
Wet bar sinks (since 1993)
Laundry and utility sinks (since 2005)

For more information, visit:

<https://www.reporhost.com/?GFCI>

13) *Safety, Repair/Replace* - A 3-slot receptacle (outlet) was installed for the clothes dryer. Most modern clothes dryers use both 120 and 240 volts (120 for timers and motors, and 240 for heating elements) and either require or are more safely installed with a 4-slot receptacle. With 3-conductor wiring, the ground wire rather than a neutral wire is used to carry the return current back for the 120 volt leg. The clothes dryer's metal frame can become energized if the neutral wire becomes loose at the receptacle or panel. While 3-wire clothes dryer circuits were allowed prior to 1996 and are commonly found, they are considered unsafe due to the risk of shock. Recommend that a qualified electrician convert this to a 4-wire circuit. Note that this may require installing a new circuit wire from the panel to the clothes dryer location.

14) *Minor Defect* - The screw that attaches the cover or dead front to the main electrical panel is missing or not installed. Recommend installing screws where missing so the cover or dead front is secure. Only screws with blunt tips approved for this purpose should be installed, so wiring inside the panel is not damaged. Because energized wires may be located directly behind screw holes, the client should consider having a qualified electrician replace missing screws.

15) *Evaluate* - A light fixture in the garage is inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Plumbing / Fuel Systems

16) *Repair/Maintain, Evaluate* - A sprinkler line is damaged in the back yard below the formal dining room window. Excess amounts of water are discharged during operation. Recommend having a qualified person repair per standard building practices.

Water Heater

17) *Repair/Replace, Evaluate* - Corrosion or rust was found at the supply pipes or fittings. This can indicate past leaks, or that leaks can occur in the future. Recommend that a qualified plumber evaluate and replace components or make repairs as necessary.

18) *Comment* - The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

Heating, Ventilation and Air Condition (HVAC)

19) *Safety, Repair/Replace* - No guard was present at the whole house fan to prevent injury by coming in contact with the fan's blades and/or belt. This is a potential safety hazard. Recommend that a qualified person install a guard as necessary to prevent injury.

20) *Repair/Maintain* - The whole house fan installation was substandard due to missing fasteners. Currently the fan is sitting on a wood framed base and not fully installed. The fan can vibrate during operation causing damage. Recommend that a qualified contractor evaluate and repair per the manufacturer's specifications.

Fireplaces, Stoves, Chimneys and Flues

21) *Safety, Repair/Maintain, Evaluate* - A wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at: <https://www.reporhost.com/?CSIA>

Kitchen

22) *Repair/Replace, Evaluate* - The exhaust duct is substandard and made from a non approved corrugated material. The duct serving a hood should have a smooth interior surface, be air tight and equipped with a backdraft damper. Ducts serving range hoods shall not terminate in an attic, crawl space or areas inside the building. Recommend having a qualified HVAC contractor evaluate and make repairs per standard building practices.

Bathrooms, Laundry and Sinks

23) *Repair/Replace, Evaluate* - The toilet in the downstairs hall bathroom is loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet for further evaluation and repair if necessary. A new wax ring should be installed and toilet should be securely anchored to the floor to prevent movement and leaking.

24) *Repair/Replace* - The master bathroom does not have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.

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