

# Midwest Home Inspections,LLC

16655 Cordillera Dr. Peosta Iowa 52040  
Tel: 563-590-4478  
www.mwhomeinspections.com genetraeger@gmail.com

## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

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### INSPECTION ADDRESS

### INSPECTION DATE

5/5/2020



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## GENERAL INFORMATION

**Inspection Address:**  
**Inspection Date:** 5/5/2020  
**Inspected by:** Gene Traeger

**Furnished:** Yes  
**Structure Style:** Typical Ranch  
**Structure Orientation:** West

### General Property Conditions

#### PLEASE NOTE:

**Note: The service recommendation narrative that follows is offered for purposes of illustration only, and should be substituted for that of your own. Regardless, Porter Valley Software and its officers disclaim any responsibility for the accuracy or reliability of the information contained therein, and recommend against its use without first having it reviewed by a real estate attorney.**

**The service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

Report File: 04 28 20 Test

## SCOPE OF WORK

Notice to Inspectors: The information that follows must be read carefully and edited by you or an attorney to reflect prevailing standards or your opinion, because Porter Valley Software does not accept any responsibility for the accuracy or veracity of its content.

You have contracted with Midwest Home Inspections, LLC to perform a generalist inspection in accordance with the standards of practice established by Housing Inspection Foundation, a copy of which is available upon request, and which can be read or downloaded by visiting [www.hif.org](http://www.hif.org). Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are indicated in the standards. However, as a courtesy, we are including some commonplace information about several of the environmental contaminants that could be of concern to you and your family.

There are many environmental contaminants that we do not have the expertise or the authority to test for, such as asbestos, methane, formaldehyde, termites and other wood-destroying organisms, bats, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the better known ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, you should also be aware that our use of terminology like "mold," and "asbestos," is intentionally generic, and should not be construed as a statement of fact. Regardless, health and safety, and environmental hygiene is a deeply personal responsibility, and you should make sure that you are familiar with any contaminant that could affect your home environment.

Mold is one known contaminant. It is a microorganism that has been in existence throughout human history, and actually contributes to the life process. It takes many different forms. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that do represent a health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation or cracks in foundation walls, etc. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we look at very closely. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly the areas that we have alluded to. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma.

Asbestos is another notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake

shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency (EPA) and the Consumer Product Safety Commission (CPSC) distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspect asbestos-containing material (ACM), we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and disperse into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the region surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections might be deemed to be prudent before the close of escrow.

# Structural

Foundations are not uniform, and conform to the structural standard of the year in which they were built. We identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We are keenly aware of cracks, and will alert you to their presence if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

## Structural Elements

### Identification of Wall Structure

#### *Informational Conditions*

The walls are conventionally framed with wooden studs.

### Identification of Floor Structure

#### *Informational Conditions*

The floor structure consists of posts piers girders and joists sheathed with plywood or diagonal boards.

### Identification of Ceiling Structure

#### *Informational Conditions*

The ceiling structure consists of standard joists.

### Identification of Roof Structure

#### *Informational Conditions*

The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

## Raised Foundation or Basement

### General Comments

#### *Informational Conditions*

This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

### Description of Foundation Type

#### *Informational Conditions*

The foundation is poured concrete that is common to the area.

## Method of Evaluation

### *Informational Conditions*

We evaluated the raised foundation by a walk around of the perimeter and by accessing and evaluating the components within the basement via an adequate set of stairs..

## Poured Concrete Basement or Stem Walls

### *Components and Conditions Needing Service*

The footing by the front door in the poured concrete walls is tilting outward that may have probably penetrated the footing.



## Electrical

### *Components and Conditions Needing Service*

There is an open electrical junction box within the basement, which should be sealed so that any arcing or sparking would be contained within the box.



## Intermediate Floor Framing

### *Informational Conditions*

The intermediate floor framing that was visible to us is in acceptable condition. There may be some deviations from plumb, level, etc, but none that would have any serious structural significance.

# Exterior

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not typically evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Similarly, we do not usually comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

## Wall Covering

### Type of Material

#### *Informational Conditions*

The exterior house walls are clad with vinyl siding.

### Wall Covering Observations

#### *Components and Conditions Needing Service*

Portions of the siding are damaged, and should be evaluated and serviced as necessary. Also some separation above garage door.



## Grading and Drainage

### General Comments and Description

#### *Informational Conditions*

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Water can be equally destructive, and can foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise wood framing or produce molds that are deleterious to health. Be aware that any moisture penetration that occurs may present problems within the interior walls that may not be readily apparent during the inspection process. This may occur around windows, doors, roof flashings, where a wooden deck or porch are attached to the home, and the siding itself. Damage may not be apparent within the walls themselves until removal of materials allows a more thorough inspection by a qualified contractor.

## Exterior Features

### General Comments and Description

#### *Informational Conditions*

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Be aware any unsealed cracks around windows, doors, thresholds and foundation can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected home will always exceed that of having maintained it.

## Driveways

### *Components and Conditions Needing Service*

There are significant cracks or offsets in the driveway, which could prove to be trip-hazards that you may wish to have repaired. Also, the driveway by the garage slab has settled and tilted toward the foundation.

## Walkways

### *Components and Conditions Needing Service*

There are offsets in the walkways that could prove to be trip-hazards.

The walkways are variously damaged and should be repaired or replaced.

The front walkways are tilting toward the foundation that may allow water to enter the basement at this point.

## Fascia and Trim

### *Components and Conditions Needing Service*

Sections of the soffit are damaged and should be serviced to prevent further deterioration.



Sections of the trim need maintenance type service, and particularly on the south facing side where they are exposed to direct sunlight.

Some of the fascia board needs to be covered and should be serviced. Most noticeable above the wood deck.

## Windows

### *Components and Conditions Needing Service*

The window-trim needs maintenance-type service.

Portions of putty are missing from the windows, which should be serviced.

There is a broken window pane which should be repaired.

## Outlets

### *Components and Conditions Needing Service*

An outlet in the rear of the house is loose and has no cover and needs service. Also does not trip off on test.

# Roof/Attic

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installer can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

## Composition Shingle

### General Comments and Description

#### *Informational Conditions*

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service.

### Method of Evaluation

#### *Informational Conditions*

We evaluated the roof and its components by walking its surface.



### Age and General Evaluation of a Single-layer Roof

#### *Informational Conditions*

The composition shingle roof is in acceptable condition, but it will need to be kept clean and inspected annually. However, our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.

The composition shingle roof appears to be newer. This is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

## Attic

### General Comments and Description

#### *Functional Components and Conditions*

In accordance with industry standards, we will not enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In evaluating the type and amount of insulation on the attic floor, we use generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not move or disturb any portion of it, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### Method of Evaluation

#### *Informational Conditions*

We evaluated the attic from the access due to obstructions, mainly the insulation, that would make mobility hazardous.



### **Framing**

#### *Informational Conditions*

The visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed.

### **Ventilation**

#### *Components and Conditions Needing Service*

Ventilation within the attic is limited, and could be improved. Therefore, we recommend that you have a second opinion from a licensed contractor.

### **Electrical**

#### *Components and Conditions Needing Service*

An electrical connection within the attic has been incorrectly made outside of a junction box, which is a potential fire-hazard. All such connections should be made inside a junction box, in order to contain any arcing or sparking within the box.



### **Exhaust Ducts**

#### *Components and Conditions Needing Service*

A bathroom exhaust duct vents within the attic, and should be extended to an exterior port.



### **Blown-In Cellulose Insulation**

#### *Components and Conditions Needing Service*

The attic is adequately insulated, but not necessarily to a maximum standard. The amount of insulation can range from three to eighteen inches, depending upon the climate, the region, and the year in which the house was built. Portions of the insulation is missing between some of the rafters and should be adjusted.

# Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene (ABS) ones to older ones made of cast-iron, galvanized steel, clay, or a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although isolated batches of them have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists before the close of escrow.

## Potable Water Pipes

### Type of Material

#### *Informational Conditions*

The residence is served by plastic potable water pipes.

### Water Main Location

#### *Informational Conditions*

The main water shut-off valve is located in the basement.

### Plastic Water Pipes

#### *Informational Conditions*

The residence is served by plastic potable water pipes that are in satisfactory condition.

## Gas

### Gas Main Shut-Off Location

#### *Informational Conditions*

The gas main shut-off is located at the front of the residence . You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

## Water Heaters

### General Electric Water Heater Comments

#### *Informational Conditions*

There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is wise to have them installed over a drain pan, and preferably plumbed to the exterior. Also, they can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

### Age Capacity and Location

#### *Informational Conditions*

Hot water is provided by a 16 year old, 50 gallon water heater that is located in the basement.

### Electrical Connections

#### *Informational Conditions*

The electrical connection to the water heater is functional.

### Water Shut-Off Valve and Connectors

#### *Informational Conditions*

The shut-off valve and water connectors on the water heater are functional.

### Drain Valve

#### *Informational Conditions*

The drain valve of the water heater is in place and presumed to be functional.

### Pressure Release Valve and Discharge Pipe

#### *Functional Components and Conditions*

The water heater is equipped with a mandated pressure-temperature relief valve.

## Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not specialists and in compliance with industry standards we only test a representative number of switches and outlets, and we do not perform load-calculations to determine if the supply meets the demand. However, we regard every electrical deficiency and recommended upgrade as a potential safety-hazard that should be serviced immediately, and that the entire system be evaluated and certified as safe by a specialist. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed within the inspection period, or before the close of escrow, because a specialist could reveal additional deficiencies or recommend some upgrades for which we disclaim any responsibility.

Improper wiring of outlets is cause for concern as it indicates that some rewiring of the house may have been done by unauthorized personnel.

Reversed polarity, ungrounded, and/or GFCI outlets that do not trip on test will need to be reviewed by a certified electrician to trace the circuitry to verify the safety of the system and correct any deficiencies that may be discovered.

## Main Panel

### General Comments

#### *Informational Conditions*

Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each

one.

### **Service Entrance**

#### *Informational Conditions*

The service entrance, mast weather head, and cleat are in acceptable condition.

### **Panel Size & Location**

#### *Functional Components and Conditions*

The residence is served by a 100 amp, 220 volt panel, located in the basement.

### **Main Panel Observations**

#### *Informational Conditions*

The panel and its components have no visible deficiencies.

### **Panel Cover Observations**

#### *Informational Conditions*

The exterior panel cover is in acceptable condition.

### **Circuit Breakers**

#### *Informational Conditions*

There are no visible deficiencies with the circuit breakers.

### **Grounding**

#### *Informational Conditions*

The panel is double-grounded to a driven rod and to a water pipe.

## **Heat and Air Conditioning**

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, dependant on the climate zone, but can fail prematurely with poor maintenance. We test and evaluate heating and air-conditioning systems in accordance with industry standards, which means that we do not attempt to dismantle any portion of them, or evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. You should also be aware that we do not evaluate or endorse any unvented heating devices that utilize fossil fuels, the presence of which sometimes confirms the inadequacy of the primary heating system. However, these and every other fuel burning appliances that are not vented are potentially hazardous. They can include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating and air-conditioning systems, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled within the inspection period, or before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

### **Heat and AC - System 1**

#### **Type of Fuel**

#### *Components and Conditions Needing Service*

The residence is served by a gas-fueled heating system, but the area is too congested to review the unit.

## **Chimney**

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been

documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

## Living Room Chimney

### Chimney Flashings

#### *Components and Conditions Needing Service*

The vertical wall flashings of the chimney need to be resealed.



## Living Areas

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already discussed, the identification of which is beyond the scope of our service. However, there are a host of lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever remedial service may be deemed necessary before the close of escrow.

## Entry

### There is no recommended service

#### *Informational Conditions*

We have evaluated the entry in compliance with industry standards, and found it to be in acceptable condition.

### Furnished Residence Comment

#### *Informational Conditions*

The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets. This made for a very difficult inspection.

## Living

### Doors

#### *Components and Conditions Needing Service*

A closet door is not square in its opening, and needs service.

### Floor

#### *Components and Conditions Needing Service*

The floor has wear that is commensurate with its age. Carpet stretching.

### Walls and Ceiling

#### *Informational Conditions*

The walls and/or ceiling have typical cosmetic damage.

## Finished Basement

### General Comments

#### *Informational Conditions*

Moisture in basements is a perennial problem, involving a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion or dampness is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in the basement is not maintained above the dew point. Regardless, we are not mold specialists, and if you or any member of your family are sensitive to allergens you should schedule a specialist inspection.

### A Renovation

#### *Informational Conditions*

The basement appears to have been converted into habitable space or remodeled, and we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

### Doors

#### *Components and Conditions Needing Service*

The door to the furnace room rubs, and needs to be serviced to work smoothly.

### Flooring

#### *Informational Conditions*

The floor is worn or cosmetically damaged, which you should view for yourself. Stretch carpet.

### Outlets

#### *Components and Conditions Needing Service*

The outlets in the bar sink should be upgraded to a ground-fault protection.

## Bedrooms

In accordance with state or industry standards, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

## Master Bedroom

### Location

#### *Informational Conditions*

The master bedroom is located on the main floor.

### Floor

#### *Informational Conditions*

The bedroom floor has wear or cosmetic damage that is commensurate with its age.

## Bedroom 2

### Location

#### *Informational Conditions*

The second bedroom is located on the main floor.

### Floor

#### *Informational Conditions*

The bedroom floor has wear or cosmetic damage that is commensurate with its age. Stretch carpet.

### Walls & Ceiling

#### *Informational Conditions*

The bedroom walls and/or ceiling have typical cosmetic damage.

## Bedroom 3

### Location

#### *Informational Conditions*

The third bedroom is located on the main floor.

### Floor

#### *Informational Conditions*

The bedroom floor has wear or cosmetic damage that is commensurate with its age. Also needs carpet stretchiing.

### Lights

#### *Components and Conditions Needing Service*

A wall light switch in the bedroom is cracked, and should be serviced.

## Bedroom 4

### Location

#### *Informational Conditions*

The fourth bedroom is located in the basement.

### Doors

#### *Components and Conditions Needing Service*

There is no bedroom door.

### Floor

#### *Informational Conditions*

The bedroom floor has wear or cosmetic damage that is commensurate with its age.

### Dual-Glazed Windows

#### *Components and Conditions Needing Service*

The dual-glazed bedroom is missing and if installed it should measure twenty-four inches high by twenty inches wide, with an optimum sill height of forty-four inches, to facilitate an emergency exit for the occupant and an emergency egress for a fireperson wearing breathing apparatus, and you may wish to have this potentially hazardous condition corrected.

## Bathrooms

Our evaluation of bathrooms conforms to state or industry standards. We do not comment on cosmetic deficiencies, and we do not evaluate window treatments, steam showers and saunas, nor do we leak-test shower pans, which is the responsibility of the termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners.

## Hallway Bathroom

### Size and Location

#### *Informational Conditions*

The hallway bathroom is a full, and is located next to the bedrooms..

### Sink Faucet Valves & Connectors Trap & Drain

#### *Components and Conditions Needing Service*

The bathroom sink faucet is loose but not leaking, but will obviously be susceptible to leaks.

### Tub-Shower

#### *Components and Conditions Needing Service*

The mechanical tub stopper does not engage, and should be serviced.

### Outlets

#### *Components and Conditions Needing Service*

The sink outlet is ground-fault protected but does not trip off on test.

## Kitchen

Our evaluation of the common space, which includes the kitchen, hallway, stairs, laundry, and garage, is similar to that of the living space, and includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We pay particular attention to safety standards, such as those involving electricity and the integrity of firewalls, but we do not test portable appliances, including the supply and waste components of washing machines.

## Kitchen

### Doors

#### *Components and Conditions Needing Service*

The pantry door needs to be serviced to stay shut.

### Sink & Countertop

#### *Informational Conditions*

The counter top has typical cosmetic damage, which would not necessarily need to be serviced.

### Trap and Drain

#### *Components and Conditions Needing Service*

The disposal sink drains too slowly, and should be serviced.

## Hallway

### Floor

#### *Informational Conditions*

The floor in the hallway has wear or damage that is commensurate with its age.

## Stairs

### Stair Rails

#### *Components and Conditions Needing Service*

There is no handrail on the stairs, which is an essential safety feature that should be added..

There is no handrail on the stairs which is an essential safety feature that should be added - *Continued*



## Laundry

### General Laundry Room Comments

#### *Informational Conditions*

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing old rubber hoses with modern braided stainless steel types that are much more dependable. You should also be aware that modern washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow. The only remedy for this is to enlarge the drainpipe.

#### **Doors**

##### *Components and Conditions Needing Service*

The laundry room sliding door to the exterior does not lock, and should be serviced.

#### **Single-Glazed Windows**

##### *Components and Conditions Needing Service*

The windows in the laundry room are stuck or painted shut, and should be serviced.

#### **Dryer Vent**

##### *Components and Conditions Needing Service*

The dryer vents vertically in the garage. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.



The dryer vent is a flexible type that traps lint more easily than a smooth metal type, which can compromise the performance of the dryer and can facilitate a fire, and you may wish to consider replacing it.

## Garage

### General Garage Comments

#### *Informational Conditions*

It is common for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the sidewalls or the slab. This is also quite common if a garage is below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, it will be seismically vulnerable. Ideally, the columns

and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. Regardless, we are not engineers, and recommend that you read about this in a booklet that should have been given to you by the realtors, and you may wish to discuss this further with a structural engineer. Garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

**Slab**

*Informational Conditions*

The garage is too full to permit a clear view of the slab and other components.



**Walls and Ceiling**

*Informational Conditions*

The garage walls and/or ceiling have cosmetic damage.

**Single-Glazed Windows**

*Components and Conditions Needing Service*

A window in the garage is cracked, and should be repaired.

## CERTIFICATIONS AND AFFILIATIONS

\_\_\_\_\_  
Inspector

ICBO Certified Building Inspector # \_\_\_\_\_

ICBO Certified Mechanical Inspector # \_\_\_\_\_

ICBO Certified Combination Dwelling Inspector # \_\_\_\_\_

IAPMO Certified Mechanical Inspector # \_\_\_\_\_

California Real Estate Inspection Association "C.P.I." # \_\_\_\_\_

Structural Pest Inspector License # \_\_\_\_\_

AHERA Certified Building Inspector # \_\_\_\_\_

## REPORT CONCLUSION

Note: The description that follows is offered for purposes of illustration only, and should be substituted for that of your own. Regardless, Porter Valley Software and its officers disclaim any responsibility for the accuracy or reliability of the information contained therein, and recommend against its use without first having it reviewed by a real estate attorney.

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identifying all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks or alarms on the exterior doors of all pool or spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect.

Inspection Address: , ,  
Inspection Date/Time: 5/5/2020

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