2.1.1 Coverings

TILES CRACKED/BROKEN/LOOSE

ROOF

⚠️ Safety Hazard and/or Requires Immediate Attention

**Needs Attention:** Roof has one or more cracked/broken or loose tiles. Recommend a qualified licensed roofing contractor immediately repair or replace to prevent water intrusion into structure. Loose tiles are also a safety hazard because they can slide off roof causing personal injury.

**Recommendation**
Contact a qualified roofing professional.
2.2.1 Flashings & Penetrations

CORRODED - RUSTED FLASHINGS
ROOF

**Needs Attention:** Roof flashing showed signs of corrosion or rust. These flashings may be original to structure which is common in older homes that have not been upgraded. Old corroded flashings can lead to moisture intrusion into structure. Recommend a qualified roofing professional further evaluate and repair.

**Note:** Valley flashings are all rusted.

**Recommendation**
Contact a qualified roofing professional.

5.1.1 Garage floor

CRACKED GARAGE FLOOR
GARAGE

**Needs Attention:** Garage floor cracked: Garage floors crack for many reasons such as settlement over time, poor finishing of concrete by installer or possibly expansive soils. This is a common occurrence in many garages. Hair line cracks are common however larger cracks or heaving should be further evaluated by qualified licensed professional contractor. Some cracks and uneven floors can become trip hazards and should be repaired immediately.

**Recommendation**
Contact a qualified professional.
5.3.1 Garage Walls & Ceilings

**WATER DAMAGE OR WATER STAINS PRESENT**

**GARAGE**

**Needs Attention:** Garage walls or ceilings have water stains/damage present, this may be from past or present water leaks from floors or roof above. Recommend requesting disclosure from seller and further evaluation from a qualified licensed professional.

**Recommendation**
Contact a qualified professional.

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5.5.1 Man Door

**SELF CLOSER MISSING OR INOPERATIVE**

⚠️ **Safety Hazard and/or Requires Immediate Attention**

**Not Acceptable:** Garage man door self closer hinge needs immediate repair or replacing. The purpose of this device is to close the door between home and garage when passed thru to prevent any vehicle exhaust fumes or gas fueled appliance fumes from entering home.

**Recommendation**
Contact a qualified professional.
5.5.2 Man Door

WATER STAINS

GARAGE

**Needs Attention:** Exterior man door on left side has evidence of water intrusion and needs further evaluation by a qualified professional.

**Recommendation**
Contact a qualified professional.

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5.7.1 Storage Limitations

**VISUAL INSPECTION LIMITATIONS**

**GARAGE**

**Garage Inspection Limitation:** Storage/Vehicles present in garage: This limits the inspectors ability to visually inspect walls, floors, foundation and roof structure. Storage may be hiding or concealing a damaged area. This is most common with a occupied home, I recommend you visually inspect the area when the the storage is removed. If any issues are visible when storage is removed i recommend you contact the proper professional for further evaluation.

**Recommendation**
Recommended DIY Project

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5.8.1 Vehicle Door

**RUBBER SEAL NEEDS REPLACING**

**GARAGE**

**Needs Attention:** Vehicle door seals are cracked and worn and needs replacing by qualified professional.

**Recommendation**
Contact a qualified professional.
6.2.1 Exterior Doors & Windows

SLIDING GLASS DOOR OR WINDOW - FAILED SEAL
EXTERIORS 2ND FLOOR FAMILY ROOM

Needs Attention: The glass door or window had double-pane glazing in which condensation was visible. This indicates a loss of thermal integrity. The door / window should be further evaluated by a qualified contractor to determine if repair or replacing is needed.

Recommendation
Contact a qualified professional.

6.3.1 Walkways-Patios-Driveways

WALKWAY / PATIO CRACKING
WALKWAYS / PATIOS

Needs Attention: Cracked settled walkway’s: Concrete/asphalt walkways crack for many reasons such as settlement over time, poor finishing by installer, tree roots or possibly expansive soils. This is a common occurrence with many walkways. It is recommended to have these cracks repaired as they can turn into trip hazards. Sealing the cracks may help prevent further deterioration. Some walkways may have settled areas that will need repair by qualified concrete/asphalt contractor. Recommend further evaluation by qualified licensed contractor.

Recommendation
Contact a qualified professional.
6.4.1 Decks, Balconies, Porches & Steps

LEDGER BOARD MISSING FLASHING

**Needs Attention:** The ledger board is not properly flashed to the building. Recommend that the deck and/or ledger board be properly flashed by qualified contractor. No visible flashing between stucco wall and wood ledger. Wood trellis is covered with vegetation limiting visual inspection.

Recommendation
Contact a qualified deck contractor.

6.6.1 Vegetation-Grading-Drainage

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified professional regrade so water flows away from home.

Here is a helpful article discussing negative grading.

Recommendation
Contact a qualified professional.

6.6.2 Vegetation-Grading-Drainage

VEGETATION LIMITATIONS

**Needs Attention:** Vegetation Limitations around Exterior: Vegetation around exterior walls/foundation limits the inspectors ability to visually inspect some areas and these areas may have concealed/hidden defects. It is recommended to trim back vegetation areas and visually inspect these areas. If Defects are found after removing vegetation i recommend you contact a qualified licensed professional to further evaluate the defect.

Recommendation
Recommended DIY Project
6.9.1 Fences & Gates

FENCING OR GATE DAMAGED

EXTERIORS

**Needs Attention:** Fence or gate is damaged or inoperative. Recommend repair by a qualified licensed professional.

**Informational:** Inspector is not required to inspect Fencing or Gates or operate automated door or gate openers or their safety devices. These are **outside the scope of this general home inspection**. However, the inspector did notice a material defect. Recommend having this further evaluated by a qualified licensed professional.

**Recommendation**
Contact a qualified professional.
7.1.1 Recommendations

SEISMIC STRAPPING MISSING OR INADEQUATE

⚠️ Safety Hazard and/or Requires Immediate Attention

**Not Acceptable:** Seismic strapping of water heater is inadequate: California law (Health & Safety Code Sections 19210-19217) requires: Any new or replacement water heater sold in California on or after July 1, 1991 be braced, anchored or strapped when installed to resist falling or horizontal displacement due to earthquake forces. This strapping needs immediate attention by a qualified licensed professional. A retrofit fitting contractor typically performs this type of installation.

**Recommendation**
Contact a qualified professional.

7.1.2 Recommendations

WATER HEATER SAFETY PAN
RECOMMENDED

**Needs Attention:** A SAFETY PAN & DRAIN is required when a water heater is located in an attic or a furred space (resting on drywall or wood) where damage may result from a leaking water heater, a watertight pan of corrosion resistant materials shall be installed beneath the water heater with a minimum three-quarter inch diameter drain to an approved location. This can be installed by a qualified plumbing professional.

**Recommendation**
Contact a qualified professional.
7.1.3 Recommendations

**NOT BONDED**

**Bonding Information:** Bonding ensures electrical continuity to limit voltage potential between conductive components. On the line side (ahead of main disconnect), it provides a path back to the utility transformer for faults on service conductors and to limit voltage potential to other systems, such as telephones or CATV. On the load side (after the main over-current protection), **bonding and equipment grounding provide a path to clear faults and protect against shocks.**

**Note:** No visible bonding at water heater plumbing and gas line, recommend upgrading by qualified licensed professional.

**Recommendation**
Contact a qualified professional.

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8.1.1 Main Panels & Sub Panels

**MISSING LABELS ON PANEL**

**Needs Attention:** Breakers at panel are missing labeling. This can be a nuisance in an emergency situation. Recommend a qualified electrician or person identify and map out locations and properly label each circuit breaker at main panel or sub-panels so each breaker is associated with a specific room or component.

**Recommendation**
Contact a qualified electrician.
8.2.1 GFCI & AFCI

**FAULTY GFCI**

⚠️ Safety Hazard and/or Requires Immediate Attention

**Needs Attention:** Bathroom GFCI Receptacle(s) is faulty which means it is not performing as it should and will not offer protection from electrocution as it is designed to do. Recommend immediate further evaluation by a qualified licensed electrical professional. This is a Safety Hazard.

Recommendation
Contact a qualified electrician.

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8.6.1 Smoke & Carbon Monoxide Detectors

**MISSING CARBON MONOXIDE DETECTOR**

2ND FLOOR HALLWAY

⚠️ Safety Hazard and/or Requires Immediate Attention

**Not Acceptable:** Missing or inoperative carbon monoxide detectors should be repaired or provided immediately.

Recommendation
Contact a qualified professional.

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10.1.1 Cooling Equipment Description

**SAFETY PAN MISSING OR INEFFECTIVE**

ATTIC

**Not Acceptable:** Drip Pan Missing under HVAC Unit located above living areas. This is recommended under HVAC units that are installed above living areas. When the Air conditioning is running it forms condensation around supply lines and cabinet. These drips can add up to water damage to ceiling below if no drip safety pan is in place. This is a typically a metal or plastic pan that is fastened below HVAC unit and has its own dedicated drain line or safety switch attached (optional). In the event the drip pan fills with water the safety switch will turn off unit completely which will then prompt home owner to call HVAC contractor for a service call.

**rust in pan**

Recommendation
Contact a qualified HVAC professional.
10.1.2 Cooling Equipment Description

**REFRIGERANT TYPE R-22**
OUTDOOR AC SYSTEM

**Informational:** R22 has been the standard refrigerant used in air conditioners for many years. The problem with this refrigerant is that it is both less efficient and less environmentally friendly than R410a refrigerant. The government-mandated shift away from R22 refrigerant is an attempt to make homes more efficient and reduce the emissions of greenhouse gases into the environment. As of 2010 R22 is no longer allowed to be used in newly-manufactured air conditioners.

**Recommendation**
Contact a qualified HVAC professional.

10.1.3 Cooling Equipment Description

**INSULATION MISSING OR DAMAGED**
HVAC SYSTEM ATTIC AND EXTERIOR WALL

**Needs Attention:** Old damaged insulation present or missing insulation on refrigerant lines needs replacing to improve system performance. This is indication that the HVAC system may not be serviced regularly by a qualified licensed HVAC contractor. Recommend having entire system serviced.

**Recommendation**
Contact a qualified HVAC professional.

10.1.4 Cooling Equipment Description

**CLEARANCE ISSUE**
REAR EXTERIOR

**Needs Attention:** Ac condenser is too close to structure, the appropriate clearance recommended is 6-12" and should be corrected. Inadequate clearance may effect system performance. This can be corrected by a qualified licensed HVAC professional. The unit is also in a poor location (directly under a window). Relocating the system should also be considered.

**Recommendation**
Contact a qualified professional.
13.3.1 Faucets and Fixtures

FAUCET LEAK

LAUNDRY AREA

⚠️ Safety Hazard and/or Requires Immediate Attention

Not Acceptable: Faucet or fixture is leaking and needs immediate repair or replacing by qualified professional. Water leaks can lead to water damage if not repaired in a timely manner.

Recommendation
Contact a qualified plumber.

13.3.2 Faucets and Fixtures

CORROSION OR RUST PRESENT

2ND FLOOR HALL BATHROOM SINK

Needs Attention: Water supply pipe is rusted or corroded and needs further evaluation for repair or replacement by a qualified licensed professional.

Recommendation
Contact a qualified professional.

13.8.1 Drain Pipe

DRAIN STOPS INOPERATIVE

SINKS OR BATHTUBS 2ND FLOOR MASTER BATHROOM

Needs attention: One or more sink or bathtub drain stops are inoperative and need attention. This is a common issue in new and older homes and is typically a minor repair by a qualified licensed plumber. Recommend repair or replacing.

Recommendation
Contact a qualified professional.
13.8.2 Drain Pipe

**RUST OR CORROSION PRESENT**

2ND FLOOR MASTER BATHROOM

**Needs Attention:** Drain pipe is rusted or corroded and needs further evaluation for repair or replacement by a qualified licensed professional.

**Recommendation**
Contact a qualified professional.

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13.8.3 Drain Pipe

**SLOW DRAIN**

BATHROOM

Slow drain needs attention by a qualified licensed plumbing professional.

**Recommendation**
Contact a qualified professional.

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15.4.1 Water Pressure

**BACK FLOW PREVENTION DEVICE NOT PRESENT**

EXTERIOR HOSE BIBS

**Needs Attention:** No Back flow prevention device present: A Back flow prevention device is an attachment commonly placed on a hose bib / bibcock valve or toilet or urinal flush valve, that prevents water from being siphoned backward into the public drinking water system. This prevents contamination should the public drinking water system’s pressure drop. This can be purchased at most home supply or hardware stores.

**Recommendation**
Recommended DIY Project
15.4.2 Water Pressure

WATER PRESSURE REGULATOR NEEDS ATTENTION
PLUMBING SYSTEM

Needs Attention: Water Pressure regulator is failing or has failed and needs attention. A household water pressure regulator reduces the water pressure from the public water main to a pressure that is usable by the customer and compatible with normal household plumbing and fixtures. It also helps prevent pressure surges from entering the household plumbing from the public main. These Regulators are typically set from manufacturer and the suggested range is 25-75 PSI. If the water pressure reading of your home is higher than 75 PSI this is a indication that regulator is worn and failing or has already completely failed. Recommend further evaluation by qualified licensed plumber. You may or may not notice the symptoms listed and these symptoms may be related to other plumbing system problems. Recommended water pressure in a home is 55 PSI; the California Plumbing Code lists the maximum safe allowable pressure at 80 PSI in any building. Most faucet, toilet and water heater manufacturers void their warranties when water pressure exceeds 80 PSI, and if you have a home warranty, some warranty companies void your coverage if your home has excessive pressure.

NOTE: The life expectancy of a water pressure regulator is most commonly in the range of 10 to 15 years. However, you may see a regulator malfunction at 3 years and you will see a regulator still working at 20 years old. Most manufacturers recommend swapping the valve every 5 years and most plumbing contractors would suggest you change the valve every 10 years. The operation of a regulator is basically the action of a spring and rubber gasket. After open and closing thousands of times, it will eventually wear out like any other moving part.

Recommendation
Contact a qualified plumber.

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16.4.1 Range/Oven/Cooktop

OVEN DOOR NEEDS ATTENTION.
KITCHEN

Oven door does not close tightly and needs adjusting or repair.

Recommendation
Contact a qualified appliance repair professional.
16.8.1 Kitchen Cabinets

LOOSE DOOR OR DRAWER
KITCHEN

One or more cabinet doors or drawers need adjustment or repair.

Recommendation
Contact a qualified professional.

19.1.1 Foundation

LARGE TREE AGAINST FOUNDATION
REAR EXTERIOR

Needs attention: Tree roots are present near rear of building foundation and under the AC unit. Recommend further evaluation by a tree specialist to determine if any further action is required.

Recommendation
Contact a qualified professional.