



SUMMARY
1234 Main St. Bakersfield California
93306
Buyer Name
02/13/2018 9:00AM

Mike Hazelwood
InterNACHI #0731201
Cal-Pro Real Estate Inspections
(661) 873-5200
calpro@calproinspections.com



The Summary version is not the entire report and should not be considered exclusive. The Summary listed items are considered by the inspector as inoperative, not operating properly or as intended, health and/or safety concerns, warranting further investigation by a specialist, or warranting continued observation by others. Not all findings listed in the full report are listed in the Summary. **Client is advised to read the entire full report.**

3.1.1 Misc. Concerns / Comments

RODENT EVIDENCE

 Safety / Major

ATTIC (FECES & AMP; HOLES IN INSULATION)

Evidence of rodent infestation was found in the form of feces, urine stains, traps, poison, dead rodents and/or damaged insulation. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Future costs could be incurred from prior rodent damage not visible at time of inspection.

Recommendation

Contact a qualified pest control specialist.

3.1.2 Misc. Concerns / Comments

MICROBIAL LIKE GROWTHS

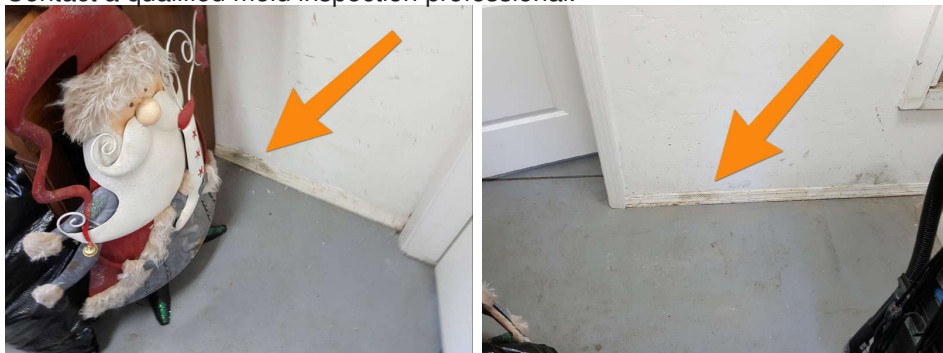
 Moderate

GARAGE STORAGE ROOM

Microbial like growths were found at one or more locations. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist.

Recommendation

Contact a qualified mold inspection professional.



4.3.1 Driveways, Sidewalks, Patios

**SIDEWALK / PATIO CRACKS /
DETERIORATION - TRIP HAZARD -
REPAIR**

 Safety / Major



FRONT

Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.

Recommendation

Contact a qualified concrete contractor.

6.2.1 Coverings

ROOF TILE(S) CRACKED, BROKEN, LOOSE AND/OR MISSING

 Safety / Major

Roof tiles were cracked, broken, missing and/or loose. Leaks may occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person replace tiles or make repairs as necessary.

Recommendation

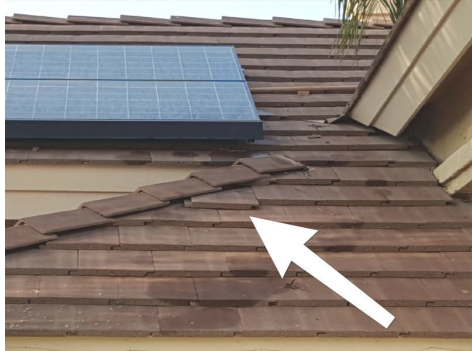
Contact a qualified roofing professional.



Front (broken / loose)



Front (cracked)



Front (loose)

6.4.1 Skylights, Chimneys & Other Roof Penetrations

**SKYLIGHT: GLAZING CRACKED,
DAMAGED AND/OR MISSING**

 Safety / Major

REAR PATIO COVER

Glass in one or more skylights was cracked, broken and/or missing. Recommend that a qualified contractor replace glass as necessary.

Recommendation

Contact a qualified roofing professional.



7.2.1 Occupant Doors

DOOR NOT FIRE RESISTANT

 Safety / Major

The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood (at least 1 3/8 inches thick), steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices.

Note: The fire rating label that is attached to the door appears suspicious.

Recommendation

Contact a qualified door repair/installation contractor.

7.5.1 Floor, Walls, Ceiling

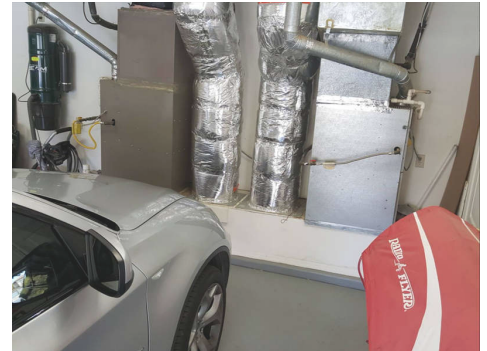
UNPROTECTED FURNACE

— Moderate

Appliances such as the water heater and/or furnace were subject to damage from vehicles because no protective barrier was installed in front of them. This is a potential safety hazard for fire and/or shock. A qualified contractor should install a barrier per standard building practices. For example, a steel post or specially made wood partition anchored in the concrete slab floor.

Recommendation

Contact a qualified professional.



8.1.1 Exterior Doors

EXTERIOR DOOR OPENS OUTWARD

— Moderate

REAR, RIGHT SIDE

One or more exterior entry doors opened outwards and didn't appear to have security hinges and/or an anti pry plate over the lockset area. Doors that open outwards have hinges oriented so the pins are exposed outside and can easily be removed also strikers and/or deadbolts can be pried open. Without security hinges, the door can also be removed allowing someone to gain entry. Recommend that a qualified person install security hinges and an anti pry plate on outward-opening doors where needed for better security.

Recommendation

Contact a qualified door repair/installation contractor.



8.1.2 Exterior Doors

EXTERIOR DOOR WON'T LATCH

— Moderate

FRONT ENTRY DOOR

One or more doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.

Recommendation
Contact a qualified handyman.

8.3.1 Windows

DIFFICULT TO OPEN,CLOSE

 Moderate

MASTER BEDROOM

One or more windows were difficult to open and close. Recommend repair by window contractor.

Recommendation
Contact a qualified window repair/installation contractor.

8.3.2 Windows

SASH-SIDE SPRINGS BROKEN / LOOSE

 Moderate

MASTER BEDROOM

The sash-side spring mechanisms in one or more windows were broken, loose or disconnected. The window(s) were difficult to operate as a result, and not square in their frames or tracks. Recommend that a qualified contractor or service technician repair as necessary so windows open and close easily, and stay open without support.

Recommendation
Contact a qualified window repair/installation contractor.

8.5.1 Ceiling

WATER STAINS (DRY)

 Moderate

WATER HEATER CLOSET

Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Consult with the property owner and monitor the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, then recommend that a qualified contractor evaluate and repair as necessary. The inspector is limited to only being able to evaluate conditions at time of inspection and in a non-invasive manner.



Recommendation
Contact a qualified professional.

8.6.1 Floors

TILE / GROUT LOOSE / CRACKED / DAMAGED / DETERIORATED

 Moderate

LAUNDRY

Tile or grout in the flooring in one or more areas was loose, cracked, damaged and/or deteriorated. Recommend that a qualified contractor repair as necessary.

Recommendation
Contact a qualified flooring contractor



Laundry

8.8.1 Stairs

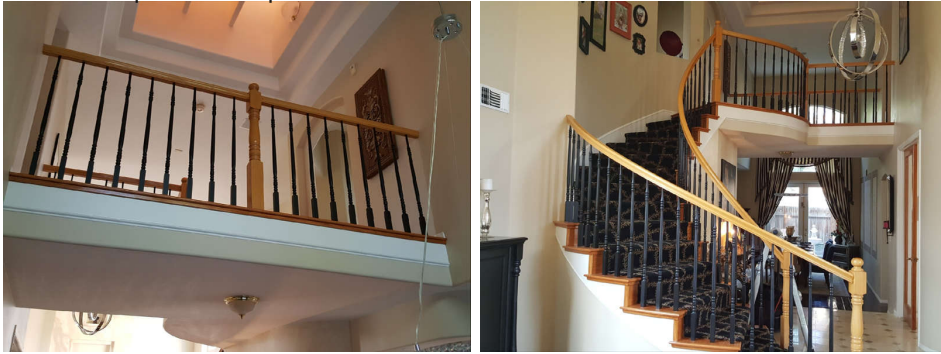
 Safety / Major

GUARDRAIL GAPS WIDER THAN 4"

Guardrails at one or more locations with drop-offs higher than 30 inches had gaps that were too large. This poses a safety hazard for children (e.g. falling, getting stuck in railing). Although a common building practice in older homes, guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter, or 6 inches in diameter at triangular spaces between stair edges and guardrails. Recommend that a qualified contractor repair or replace guardrails per standard building practices.

Recommendation

Contact a qualified carpenter.



9.1.1 Service

MAIN LEAKING

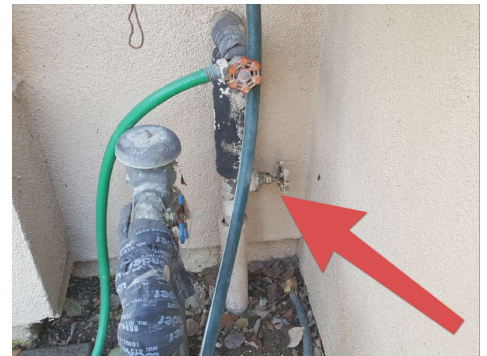
 Safety / Major

RIGHT SIDE

The main water shut-off valve was leaking. Recommend that a qualified plumber repair or replace the valve as necessary.

Recommendation

Contact a qualified plumbing contractor.



9.2.2 Supply Lines

HOSE BIB LEAKED WHILE OFF

 Moderate

REAR

One or more hose bibs (outside faucets) leaked while off. When hose bibs leak while turned off, it's often caused by a worn valve seat or a loose bonnet. Recommend that a qualified plumber repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



Rear

9.2.3 Supply Lines

HOSE BIB LEAKED WHILE ON

 Moderate

VARIOUS

One or more hose bibs (outside faucets) leaked while on. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device. Recommend that a qualified plumber repair as necessary.

Recommendation
Contact a qualified plumbing contractor.

9.2.4 Supply Lines

EXTERIOR HOSE BIB NOT SECURE

Moderate

REAR

One or more hose bibs weren't anchored securely to the structure's exterior. Water supply pipes can be stressed when hose bibs are turned on and off and when hoses are pulled. Leaks may occur as a result. Recommend that a qualified person install fasteners per standard building practices.

Recommendation
Contact a qualified plumbing contractor.



Rear

9.3.1 Drain, Waste, & Vent Systems

SEWERSCAN ISSUES

Moderate

A SewerScan was requested of the main sewer drain line from the house to the city or private sewer connection. The following is a report of our findings. The recorded video will be provided [here](#).

Belly: There is a low point in the drain line which can promote clogging. We recommend further review and repair as needed.

Location(s): 26.8 ft to 36.5 ft

Scale Buildup: There is scale build up inside the sewer line which can promote clogging. We recommend cleaning as needed.

Location(s): Various

Summary of findings: We recommend all repairs be evaluated and repaired by a qualified C42 licensed sewer contractor. It should be understood that sometimes due to extent of debris or roots found, we are unable to fully access the sewer line. We recommend further review of lines by a qualified plumbing contractor in these cases when cleared and the lines can be better accessed at that time.

SewerScan started from the clean-out located at the clean-out located at the left side of the garage to the city connection all measurements stated in the locations above are from the point of the SewerScan equipment in the photo below.

Recommendation
Contact a qualified plumbing contractor.



SewerScan started at the clean-out located at the left side of garage



Start of belly



Belly continued



Belly continued

9.4.2 Water Heater

STAINS / DAMAGE BELOW / AROUND WATER HEATER

 Moderate

Water stains and/or damage were found below or near the water heater. This may be a sign that the water heater is failing, a sign of a past leak, or that the TPR valve is discharging. Consult with the property owner about this and review any disclosure statements. Depending on what information is available about the stains, a qualified plumber should evaluate and make repairs or replace the water heater as necessary.

Recommendation

Contact a qualified plumbing contractor.



9.5.1 Sinks / Fixtures

DRAIN LINES / FITTINGS CORRODED

 Moderate

MASTER BATHROOM RIGHT SIDE SINK

Corrosion was found at drain lines and/or fittings under one or more sinks. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom

9.5.2 Sinks / Fixtures

FLEXIBLE PIPE

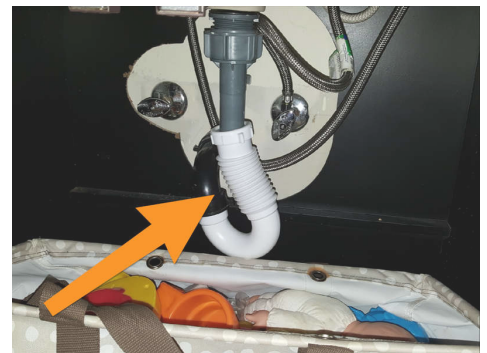
 Moderate

2ND FLOOR HALLWAY BATHROOM LEFT SIDE SINK

Ribbed, flexible drain pipe was used at the sink. This type of drain pipe accumulates debris more easily than smooth wall pipe and is likely to clog. Recommend that a qualified plumber replace flexible piping with standard plumbing components (smooth wall pipe) to prevent clogged drains.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor Hallway Bathroom

9.5.3 Sinks / Fixtures

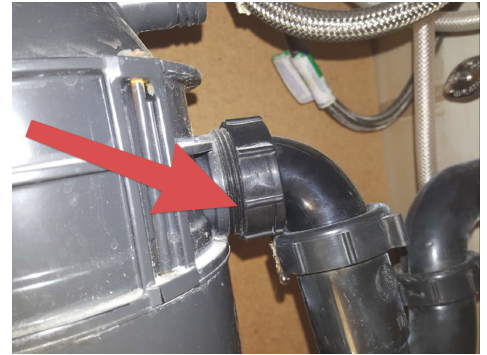
DRAIN LEAK

KITCHEN (SMALL SINK)

One or more leaks were found at the sink drain. A qualified plumber should repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



Kitchen (small sink)

9.5.4 Sinks / Fixtures

WATER FILTER SERVICE SPOUT DAMAGED / INOPERABLE

KITCHEN

The water filter dispenser was damaged and/or inoperable. Recommend repairs by a qualified person.

Note: The filter system appears to have been removed.

Recommendation

Contact a qualified plumbing contractor.



9.6.1 Toilets / Bidets

TOILET LOOSE

2ND FLOOR HALLWAY BATHROOM

Toilet was noted as being loose where it attached to the floor. Leaks can occur. As the inspector cannot determine the condition of the wax ring underneath which seals the toilet, it is recommended that a qualified contractor remove the toilet(s) for further evaluation and repair if deemed necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Recommendation

Contact a qualified plumbing contractor.



9.8.1 Laundry

DRYER VENT NEEDS CLEANING - NOW



The clothes dryer exhaust duct appeared to terminate at the roof or routed upward. As a result significant amounts of lint can build-up and may reduce air flow over time. This can become a fire hazard if not properly maintained. Recommend that a qualified person clean this duct now and as necessary in the future. Some chimney sweeps or heating/cooling duct cleaners perform this service.

Click [here](#) for more information regarding dryer vents.

Note: There are two vents installed, the upper connection is the vent that should be clean if going to be used. The lower vent that extend to the exterior side wall does not appear to require cleaning at this time. Client should ask the current homeowner as to why a second vent was installed.

Recommendation

Contact a qualified professional.



Clean upper vent if upper vent is going to be connected to the dryer

9.10.1 Irrigation

SPRINKLERS HITTING STRUCTURE.

 Moderate

LEFT SIDE

Sprinklers appear to be hitting the structure. Recommend to redirect or change spray patterns of sprinkler heads.

Recommendation

Contact a qualified professional.



Left Side

10.1.1 Excluded Items

CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM SYSTEMS

 Moderate

Note: If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

Recommendation

Contact a qualified professional.

10.1.2 Excluded Items

PHOTOVOLTAIC SOLAR ENERGY SYSTEM

 Moderate

Note: A photovoltaic solar energy system was installed. Evaluating these systems is beyond the scope of a home inspection. Its condition is unknown, and it is excluded from this inspection. Recommend that a qualified electrician review this system and make repairs if necessary.

Recommendation

Contact a qualified professional.

10.3.1 Panels

SCREWS POINTED

 Safety / Major

MAIN PANEL

One or more pointed and/or too-long screws are used to fasten the cover to a service panel. These types of screws are more likely to come into contact with wiring inside the panel than stock screws from the manufacturer, and can damage wiring insulation. Long and/or pointed crews should be replaced as necessary with the correct screws.

Recommendation

Contact a qualified electrical contractor.

10.4.1 Panel Wiring & Breakers

OPEN KNOCKOUTS

 Safety / Major

MAIN PANEL

One or more knockouts were missing. Holes in panels are a potential fire hazard if a malfunction ever occurs inside the panel. Rodents can also enter panels through holes. Recommend that a qualified person install knockout covers where missing and per standard building practices.

Recommendation

Contact a qualified electrical contractor.



Main Panel

10.5.1 GFCI / AFCI Protection

MISSING GFCI PROTECTION

 Safety / Major

EXTERIOR RIGHT SIDE, EXTERIOR LEFT SIDE

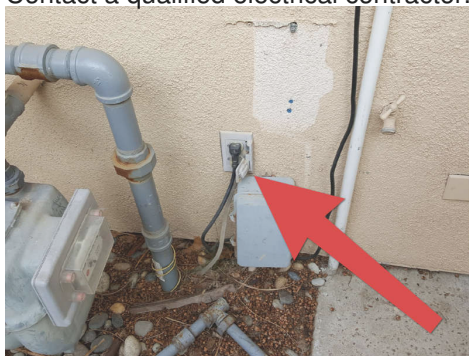
One or more locations at this property were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion.

General guidelines for GFCI-protected receptacles include the following locations:

1. Outdoors (since 1973)
2. Bathrooms (since 1975)
3. Garages(since 1978)
4. Kitchens (since 1987)
5. Crawl spaces and unfinished basements (since 1990)
6. Wet bar sinks (since 1993)
7. Laundry and utility sinks (since 2005)

Recommendation

Contact a qualified electrical contractor.



Exterior Left Side



Exterior Right Side

10.7.1 Switches / Receptacles

DRYER 3 SLOT RECEPTACLE

 Moderate

A 3-slot receptacle 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.

Recommendation

Contact a qualified electrical contractor.

10.7.2 Switches / Receptacles

EXTERIOR RATED COVER PLATE DAMAGED / MISSING

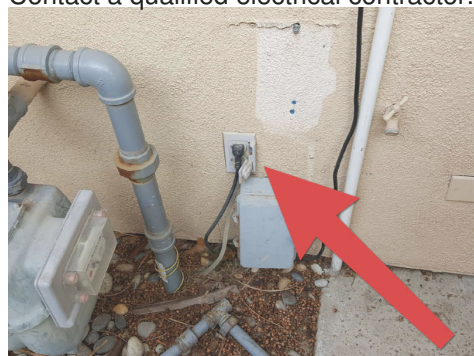
 Safety / Major

RIGHT SIDE, LEFT SIDE

One or more exterior receptacle covers were broken and/or missing. This is a potential shock hazard. Recommend that a qualified person replace covers where necessary.

Recommendation

Contact a qualified electrical contractor.



Left Side



Right Side

10.8.1 Lighting & Fans

LAMPS INOPERABLE

 Moderate

AREA ADJACENT TO THE FORMAL DINING ROOM

One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner (perhaps on a switch that was not identified). 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.

Recommendation

Contact a qualified electrical contractor.

10.9.1 Smoke Detectors / CO Alarms / Door Bell

SMOKE ALARM OVER 10 YEARS OLD

 Safety / Major

NUMEROUS

Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to the National Fire Protection Association, aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. We recommend installing photoelectric type smoke detectors / alarms.

Recommendation
Contact a handyman or DIY project

11.2.1 Range/Oven/Cooktop

COOKTOP / STOVE BURNER IGNITOR(S) DO NOT SHUT OFF

Moderate

The ignitor did not shut off after lighting one or more cooktop burners. Recommend a qualified appliance repair person evaluate and repair as necessary.

Recommendation
Contact a qualified appliance repair professional.

11.4.1 Dishwasher

NOT SECURE, MISSING / DAMAGED SCREW(S) AND/OR BRACKET(S)

Moderate

The dishwasher wasn't securely attached to the counter or cabinets (missing or damaged fasteners). Dishwasher movement is possible due to vibrations. Recommend that a qualified person install fasteners per standard building practices.

Recommendation
Contact a handyman or DIY project



Loose

12.1.1 General comments

SERVICE HEATING / COOLING SYSTEM

Moderate

The last service date of the forced air heating / cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

Recommendation
Contact a qualified HVAC professional.

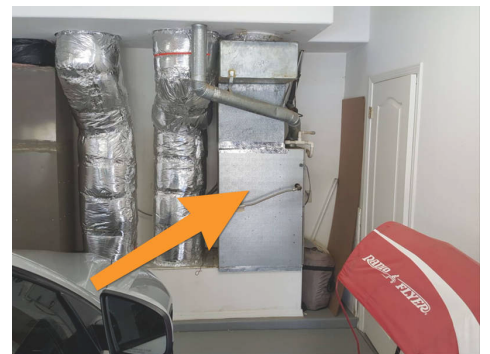
12.2.1 Heating / Forced Air

LIFESPAN (15-20 YRS)

Moderate

The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be near, at or beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Recommendation
Recommend monitoring.



12.4.1 Air Conditioner

LIFESPAN (10-15 YEARS)

Moderate

The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be near, at or beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Recommendation
Recommend monitoring.



12.4.2 Air Conditioner

A/C NOISY DURING OPERATION

Safety / Major

The air conditioner was noisy during operation. Recommend further evaluation and needed repairs be made by a qualified licensed HVAC contractor.

Recommendation
Contact a qualified HVAC professional.



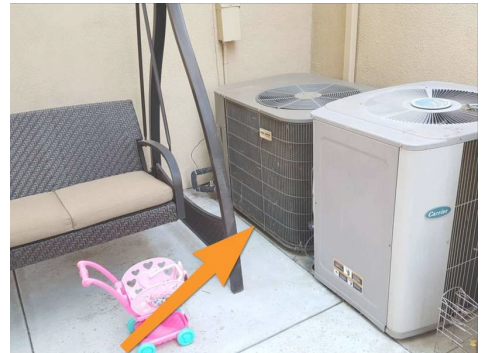
12.4.3 Air Conditioner

NOT SECURED TO PAD

Moderate

The outside condenser unit was not secured to the concrete pad. Building standards require units to be secured to the pad to prevent damage, theft, and injury. Recommend a qualified person secure to the pad properly.

Recommendation
Contact a qualified HVAC professional.



13.1.1 Fireplaces, Stoves & Inserts

GAPS FACE/FIREBOX

Safety / Major

FAMILY ROOM

One or more gaps were found between the fireplace face and the firebox. Heat from the firebox may penetrate these gaps to combustible materials in the wall structure. This is a potential fire hazard. Recommend that a qualified contractor repair as necessary.

Recommendation
Contact a qualified fireplace contractor.



Family Room

13.2.1 Chimney(s)

CHIMNEY SWEEP / CLEANING NEEDED



FAMILY ROOM

A significant amount of creosote or burning by-products (ash, soot, etc.) was visible in one or more chimneys. This is a potential fire hazard and a sign that chimney system maintenance has been deferred. The client should be aware that the type and quality of wood burned, and the moisture content of the wood, will affect the rate at which burning by-products accumulate in the chimney. When wood-burning devices are used regularly, they should be cleaned annually at a minimum. A qualified contractor should evaluate, clean, and repair if necessary.

Click [here](#) for more information regarding chimney cleaning.

Recommendation

Contact a qualified chimney sweep.

16.3.1 Fences / Gates / Barriers

FEWER THAN TWO DROWNING PREVENTION SAFETY FEATURES



Effective January 1, 2018 the California Business and Professions Code Section 7195 require home inspectors to state the following in their reports when there are fewer than Two drowning prevention safety features:

CALIFORNIA HEALTH AND SAFETY CODE SECTION 115920-115929 now recommends a pool be equipped with at least Two of the following seven drowning prevention safety features:

- (1) The pool shall be isolated from access to a home by an enclosure that meets the requirements of Section 115923.
- (2) The pool shall incorporate removable mesh pool fencing that meets American Society for Testing and Materials (ASTM) Specifications F 2286 standards (the inspector is not able to determine if the ASTM specifications are met)
- (3) The pool shall be equipped with an approved safety pool cover.
- (4) The residence shall be equipped with exit alarms on those doors providing direct access to the pool.
- (5) All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.
- (6) Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water.
- (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth above.

Recommend installing two or more of the choices above. A qualified person should evaluate and repair or replace as necessary, and as per standard building practices.

Recommendation

Contact a qualified professional.

16.3.2 Fences / Gates / Barriers

ALARMS ON DOORS INOPERABLE



FORMAL DINING AREA, FAMILY ROOM, GARAGE STORAGE ROOM

The alarm for one or more doors between the house and the pool and/or spa was inoperable. All doors which give access to a swimming pool should be equipped with an audible alarm. A qualified person should evaluate and repair as necessary.

Recommendation

Contact a qualified professional.



Family Room



Formal Dining Area

16.3.3 Fences / Gates / Barriers

EXTERIOR HOUSE DOOR(S) OPEN TOWARDS POOL AREA

 Safety / Major

FAMILY ROOM, FORMAL DINING ROOM

One or more exterior house doors open out towards the pool or spa rather than inward. Standard building practices require that doors that have direct access to the pool / spa area open inward, away from the pool or spa. A qualified person should evaluate and repair as necessary, and as per standard building practices.

Recommendation

Contact a qualified door repair/installation contractor.