

Butler Commercial Building Inspection Inc.
Commercial & Residential Inspection
Established 1995

BUILDING INSPECTION REPORT

101 Mesa Road, Bolinas, CA

Inspection Date:
Monday, June 10, 2024

Prepared For:
Bolinas Community Public Utilities District

Inspected By:
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Inspection Overview

This is a building inspection report of the improved property located at located at 101 Mesa Road, Bolinas, CA. The building was inspected by Bret E. Butler and the report written by Bret E. Butler at the request of our client, Bolinas Community Public Utilities District. Larry Hoytt was also present and provided technical assistance and a second set of trained eyes. The building is approximately 1,400 square feet. We could not determine with any accuracy the age of the building.

Our inspection meets or exceeds the Standards of Practice of the American Society of Home Inspectors of which we are a certified inspector member. The Standards of Practice can be found online at (WWW.HOMEINSPECTOR.ORG).

This is not an ASTM E2018-15 commercial inspection, known as a "Property Condition Assessment" or PCA, although our inspection complies with most of the provisions contained in ASTM E2018-15. Two notable differences are we are not providing any supportive inspection services; such as a Phase 1 Environmental Site Assessment (ESA), as identified by the Environmental Protection Agency and will not be providing cost estimates for correction of the conditions observed. We recommend contacting a professional in the field of ESA for information regarding the need and benefit of an ESA of this property. When appropriate we may subjectively, based on our decades of experience, provide an estimate of the remaining service life of a system or component.

The building is not in conformance with the requirements of the Americans with Disabilities Act (ADA). This inspection is not a compliance inspection according to ADA requirements. In the future the building may be required to be in ADA compliance, depending on the future use and classification of the building. Therefore, we recommend having a 'Certified Access Specialist' (CASp) inspection (<https://casinstitute.org/about/casp>) to determine what would be necessary to bring the building into conformance with current ADA requirements.

This inspection is not a compliance inspection according to Americans with Disabilities Act (ADA). We are not a 'Certified Access Specialist' (CASp) (<https://casinstitute.org/about/casp>) and are not qualified to provide such an inspection. We recommend a CASp inspection be made to evaluate the building and advise what improvements would be necessary to bring the building into conformance with the Americans with Disabilities Act, should that be necessary in the future.

Our inspection is a walk-through survey consisting of a non-intrusive, non-destructive, visual observation of readily accessible components and systems of the subject building. The purpose of our inspection is to identify major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear, and their general state of repair. Another equally important purpose is to identify health and safety concerns.

Review of trade fixtures and appliances, and their related equipment and improvements, is not within the scope of this inspection. Any area or component or system that is concealed or otherwise not exposed due to storage, trade fixtures or concealed behind finished surfaces, is not included in this inspection. We will not use ladders or stools to obtain visual access to any area, component, or system; except when inspecting the roof or accessing the roof structure for inspection. This inspection does not include any destructive testing or dismantling of components or systems.

Dry and sunny weather conditions prevailed during our site inspection; the temperature range was about 75 degrees Fahrenheit.

When we call out a location, right or left, front or rear we assume we are standing driveway providing access and looking toward the front swinging access door of the building.

The rear exterior closet or room was boarded shut and was not entered or inspected.

Scope of Inspection

Our inspection and report should not be considered a code compliant inspection of any kind. Only the local building official can provide code compliant inspections and enforce building codes; which in most cases represent the minimum building standard.

Our inspection report may make recommendations that differ from the local building department; our recommendations are based on our 29 years of experience, education, and training as independent building inspectors.

This report is a general overview of the structural components and major systems. It is not intended to be technically exhaustive in any one field. If further, more detailed, information is desired specialists in the relevant field should be retained to perform additional inspections.

The images (photographs) included in this report are for illustrative purposes only. Not every condition or observation will have an associated image. There is absolutely no relationship between the presence or absence of an image and the relative importance of each condition represented. Significant findings may or may not include an accompanied image. We do not provide the client images taken during our site inspection that are not included in the report; the images are for office use only.

This report will list the general, visual, condition of items subject to wear from normal use. We typically use five subjective terms:

- **Relatively new** usually shows no sign of wear.
- **Minor wear** suggests something which is not quite new, but may show cosmetic defects and some use.
- **Moderate wear** suggests a system or component is in the mid-range of its expected service life, assuming in the future it has proper maintenance and servicing; it will likely have cosmetic defects as well.
- **Generally worn** indicates a system or component is near the end of its expected service life and budgeting for its near-term replacement would be prudent and is recommended.
- **Poor condition** indicates a system or component is at the end of its useful and expected service life and should be replaced.

Our report may refer to a system or component as “*serviceable*”; which is defined as:

A system or component which, at the time of the inspection, displayed no significant deficiencies or excessive wear. Additional service life may be expected with proper maintenance.

We recommend that you obtain cost estimates to repair the conditions listed in this report from qualified professionals, prior to the close of escrow. Our inspection is not technically exhaustive and the contractors you retain may find additional defects or identify additional considerations not included in our limited, visual inspection.

General Limitations

Our inspection includes only those components or areas that are visually accessible and not those that are made inaccessible by walls, concrete, earth, or any other obstacle to physical access or visual inspection, such as furniture or stored items.

Defects in mechanical equipment that are intermittent in nature or not apparent through normal functional operation of the equipment or by visual inspection are not included in this inspection. Our inspection is not a warranty or guarantee against any future condition or defect that was intermittent or was not present during our site inspection.

Inspection for the presence of molds is not included in this report. If the user of this report is concerned

about molds being present in the building, we strongly recommend that you engage the services of a qualified expert that specializes in the identification and remediation of these organisms. An analysis of indoor air quality is not part of this inspection.

This is not an engineering inspection; we do not measure the slope of the floors or the vertical plane of walls. Engineering services such as the calculation of structural capacities, or the adequacy and integrity of structural components or systems is not included in this inspection. No geotechnical or soils inspection is made and no opinion regarding soil stability is offered. A credible opinion regarding soil stability can only be made by a qualified soils or geotechnical engineer.

We do not inspect for the presence of environmental hazards including, but not limited to, allergens, asbestos, radon gas, carbon monoxide or carbon dioxide gas, methane, propane, butane or any other flammable gases, lead based paint, Urea Formaldehyde Foam Insulation (UFFI) and petroleum products either from above or below ground storage tanks.

Excluded from this report is inspection of septic waste systems, private water systems, well water and well equipment, ponds, fountains, water quality, water conditioning systems, audio and video systems, remote control devices, low voltage wiring, landscape irrigation systems, solar water systems, photovoltaic systems and security systems.

We do not identify equipment recalled for safety or operational defects. For recall information, you should note the brand and model number of each item and check for recall listings by the U.S. Consumer Product Safety Commission at www.cpsc.gov.

Clay-type soil, also known as "Adobe" or "expansive" soil are found throughout the San Francisco Bay area. Clay-type soils expand and contract with changing moisture conditions and, by their nature, are a seasonal limitation. The presence of expansive soils may cause seasonal movement of the foundation and structure, resulting in exterior and interior wall cracking, doors and windows that are difficult to open or close properly and other similar conditions.

A determination as to the presence of rodents or other animal pests within the structure is beyond the scope of this inspection. If the user of this report is concerned about rodents or other animal pests, a separate pest inspection should be performed by a pest extermination company.

Our observations regarding wood-destroying pests and organisms are not a substitute inspection by a structural pest control operator; we are forbidden by State statute to render opinions regarding wood destroying pest and organism activity. We recommend a structural pest control inspection be performed by a qualified pest control operator to identify the presence, nature and extent of wood-destroying pests and organisms present in this building.

We do not inspect or confirm property lines, easements, municipal code compliance or research zoning ordinances. We do not research any public record information.

Identification and reporting on the many different materials in a building that are commonly associated with asbestos is beyond the scope of this building inspection. Asbestos was used in dozens of building materials for decades and may be present in any building constructed prior to the mid 1980's. We may identify materials that would typically test positive for asbestos content; however, we are not asbestos abatement trained or licensed and cannot determine the building is asbestos free. In fact, only laboratory testing can confirm the presence of asbestos. If the user of this report is concerned about the presence of asbestos in this building, we recommend consultation with a qualified asbestos abatement contractor.

Summary of Significant Conditions

The following is our subjective synopsis of the potentially significant conditions that should be attended to in the near term; some may need further action prior to the close of escrow. Other conditions in need of attention can be found throughout the report. All observations and recommendations presented in this report are important and should be carefully read, considered and acted upon. Any questions regarding an observation or a recommendation should be immediately communicated to the Inspector for clarification.

The following list is subjective. We highly recommend the client establish their own priority for repairs and upgrading based on the entire report and not put focus solely on the conditions we have chosen to list below.

INSPECTION OVERVIEW

1. The rear exterior closet or room was boarded shut and was not entered or inspected.

STRUCTURE

2. We observed a crack in the foundation at the front exterior raised edge (See image below). The crack should be monitored. If the crack should expand or lengthen it would be wise to seek the advice of an engineer to determine what, if any, corrective repairs would be necessary.
3. Roof sheathing below a skylight shows moisture related damage (See image below). We recommend the damaged sheathing replaced.
4. This inspection is not for the purpose of identifying the presence of rodents or bats in or around the building. However, we were advised prior to our site inspection that the laboratory structure had a substantial bat infestation and that prior attempts at remediation were attempted. Based upon the level of staining and remaining bat guano throughout the large storage room, the infestation remains. Further, rodent excrement was observed throughout the building. A pest control exterminator that specializes in rodent and bat removal, exclusion, cleaning and sanitizing should be retained. Long term rodent and bat infestations damage a building and can be a health threat to the occupants.
5. We observed wood destroying pest emergent holes at the rear wooden eaves and wood destroying pest excrement inside the building. We recommend a qualified pest control operator inspect the building and eliminate the infestation and ultimately provide a pest control clearance.

ROOFING

6. The translucent fiberglass skylight lenses are in poor condition and could be a source of leaks. We recommend the lenses be replaced to prevent future leaks.
7. Roof connections at the ridge and adjacent to the skylights have been caulked in the past (See image below of one example). The caulking is worn and cracked and could be a reason for the water staining and damage observed below the skylights. We recommend replication of the caulking to prevent future leaks.
8. Gutters and downspout's were not installed where they are necessary to control and direct roof

drainage. Substantial water will flow from a roof and collect at the foundation area, which over time can lead to soil and foundation settlement. Without gutters roof eaves and siding can become damaged by moisture. We recommended gutters and downspout's installed at the roof eaves.

EXTERIOR

9. The bottom of the wood siding at the rear of the building showed moisture related damage (See image below of examples). We recommend all damaged siding replaced. Painting or staining the siding after the damaged siding is replaced should be considered to help protect the siding from the damaging effects of weather and ultra violet sun light.

10. Where the water-resistive membrane was visible in siding cracks and where battens were missing, it was torn, abraded and damaged. This is conducive to water intrusion and resulting damage. When the damaged siding is replaced, substantial replacement of the underlying water-resistive membrane will be required.

11. This building may be in an area considered by the State of California to be prone to wildfire. As such special building requirements have been mandated in recent years. For more information regarding wild fire, we suggest visiting the web site of the State Fire Marshal at <https://osfm.fire.ca.gov/divisions/code-development-and-analysis/wildfire-protection/>. More information can also be found on line by searching "Wildland Urban Interface" or "WUI.

ELECTRICAL

12. The sub panel is a functionally obsolete, Federal Pacific (FPE) brand. Historically, these panels and breakers have not operated properly which has been hazardous. We recommend replacing this panel to eliminate potential safety risks associated with outdated electrical equipment.

13. If the transformer is 50 years in age as we estimate, the main panel and sub panel, by their look, are also estimated to be about 50 years in age. Electrical equipment of this vintage is at the end of its expected service life. We recommend the panel boards and transformer be replaced.

HEATING

14. The electrical resistance baseboard heaters are inefficient and, at about 50 years in age, have reached the end of their useful service life. We recommend replacing the heating system for improved energy efficiency and reliability.

PLUMBING

15. We were informed the building is not served by a septic system or a sanitary sewer, but rather a holding tank that is occasionally pumped. This is a substandard method of removing waste from the building and we recommend installing either a septic system or connecting to a sanitary sewer.

16. The 25 year old water heater is leaking and is well past its expected service life. Recommend the water heater replaced.

INTERIOR

17. The hand rails were not graspable as current standards require and the ends of the railings do not return toward and terminate at the wall. We recommend modification of the hand rails improved safety.

FIRE PROTECTION

18. The building is not protected with a fire suppression system. A fire suppression system may be required during a future renovation of the building, depending on its future use and building classification. The local Fire and Building department should be contacted for more information in this regard.

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Structure

OBSERVATIONS & RECOMMENDATIONS

FOUNDATION

The buildings wooden structural frame is supported by a cast in place, concrete “slab” foundation. The majority of the foundation was concealed by finished surfaces. A determination as to the presence or condition of steel reinforcement inside the concrete slab is beyond the scope of this inspection. We observed no indications of unusual settlement or movement of the foundation or the wooden frame supported by the foundation.

We observed a crack in the foundation at the front exterior raised edge (See image below). The crack should be monitored. If the crack should expand or lengthen it would be wise to seek the advice of an engineer to determine what, if any, corrective repairs would be necessary.



SEISMIC CONSIDERATIONS

Based on the estimated age of foundation seismic anchor hardware would have been required during the construction phase by the local building authority. We cannot confirm the presence or condition of any seismic hardware because the wall plates are concealed by finished surfaces. If the anchor hardware is original to the construction of the building, it could be outdated which could leave the building vulnerable to seismic activity. However, it should be understood that building movement caused by future seismic activity cannot be estimated or predicted.

WALL STRUCTURE

The walls appear to be conventional wood stud construction. The wall structure is concealed behind finished surfaces. The presence or condition of any wall insulation throughout the home cannot be confirmed.

ROOF STRUCTURE

The roof structure is a vaulted or cathedral style and does not feature an accessible “attic” space. The

proper ventilation of any vaulted ceiling is almost impossible to determine. However, no outward indications of poor ventilation were observed from inside the building.

The roof structure consisted of 2 inch thick “nominal” tongue and groove decking supported by 4 inch thick x 6 inch deep “nominal” beams, supported in turn by exterior and interior walls. There is no accessible space between the tongue and groove ceiling and the roof sheathing and the presence of insulation is unknown (In modern construction lumber is “nominally” referred to in terms of inches while it is slightly smaller in size than described).

We noted moisture stains on the roof sheathing and framing below and adjacent to the skylights suggesting chronic leakage. It is possible the stains are historic and the roof no longer leaks, however we cannot be sure as it was not raining during the inspection. During future rain events we recommend the roof structure monitored for additional staining and leakage. If additional staining or leaks are observed we would recommend a qualified roofing contractor be retained to make corrective repairs as needed to prevent future leaks.

Roof sheathing below a skylight shows moisture related damage (See image below). We recommend the damaged sheathing replaced.



GENERAL STRUCTURAL COMMENTS

This inspection is not for the purpose of identifying the presence of rodents or bats in or around the building. However, we were advised prior to our site inspection that the laboratory structure had a substantial bat infestation and that prior attempts at remediation were attempted. Based upon the level of staining and remaining bat guano throughout the large storage room, the infestation remains. Further, rodent excrement was observed throughout the building. A pest control exterminator that specializes in rodent and bat removal, exclusion, cleaning and sanitizing should be retained. Long term rodent and bat infestations damage a building and can be a health threat to the occupants.

We observed wood destroying pest emergent holes at the rear wooden eaves and wood destroying pest excrement inside the building. We recommend a qualified pest control operator inspect the building and eliminate the infestation and ultimately provide a pest control clearance.

LIMITATIONS

- ❖ Many structural components are concealed behind finished surfaces and those cannot be inspected.
- ❖ Estimates of insulation thickness or depth above the ceiling or below the floor are approximant and are rough averages throughout the space. Insulation is not moved or disturbed and therefore conditions in need of attention may be present, but remain undetected.
- ❖ We are not engineer's and this is not an engineering inspection of any kind; we do not measure the slope of the floors, the vertical plane of walls, nor do we make calculations regarding structure integrity or adequacy. We report what we find and, when appropriate, recommend further action by qualified professionals.

Roofing

OBSERVATIONS & RECOMMENDATIONS

ROOF SURFACE

The roof surface was accessed for inspection using a ladder.

The composition shingle roofing surface showed moderate wear.

SKYLIGHT

The translucent fiberglass skylight lenses are in poor condition and could be a source of leaks. We recommend the lenses be replaced to prevent future leaks.

FLASHING

Roof flashing materials are typically metal, but can also be neoprene and roof caulking. Roof flashing's are, by their nature, mostly concealed beneath the roof surface, which greatly limits our inspection.

Roof connections at the ridge and adjacent to the skylights have been caulked in the past (See image below of one example). The caulking is worn and cracked and could be a reason for the water staining and damage observed below the skylights. We recommend replication of the caulking to prevent future leaks.



ROOF DRAINAGE

Gutters and downspout's were not installed where they are necessary to control and direct roof drainage. Substantial water will flow from a roof and collect at the foundation area, which over time can lead to soil and foundation settlement. Without gutters roof eaves and siding can become damaged by moisture. We recommended gutters and downspout's installed at the roof eaves.

LIMITATIONS

- ❖ Our roof inspection addresses the visual condition of the roof and does not include invasive testing by lifting or removing flashing or roofing material.
- ❖ We do not guarantee the roof is free of leaks or will remain so in the future. An inspection by a qualified roofing contractor may include additional pertinent information not included in our limited inspection.
- ❖ Leakage can develop at any time and may depend on rain intensity, duration, wind speed and direction.
- ❖ Estimates of remaining service life of roofing materials is naturally subjective. Once roofing materials near the end of their expected service life they often wear at an accelerated rate, which cannot be accurately predicted.
- ❖ We recommend keeping gutters, downspout's and the roof surface clear of debris that can block drainage and create an opportunity for future leaks.

Exterior

OBSERVATIONS & RECOMMENDATIONS

SIDING & TRIM

The building is sided or clad with wood board and batten type siding.

The bottom of the wood siding at the rear of the building showed moisture related damage (See image below of examples). We recommend all damaged siding replaced. Painting or staining the siding after the damaged siding is replaced should be considered to help protect the siding from the damaging effects of weather and ultra violet sun light.



Where the water-resistive membrane was visible in siding cracks and where battens were missing, it was torn, abraded and damaged. This is conducive to water intrusion and resulting damage. When the damaged siding is replaced, substantial replacement of the underlying water-resistive membrane will be required.

SITE DRAINAGE

The grading of the lot was relatively flat and adequate drainage away from the structure is unclear. We recommend monitoring the drainage around the building during future precipitation. If moisture drains toward the foundation or accumulates near the foundation regrading the soil to encourage storm water to drain away from the structure is recommended.

GENERAL INFORMATION

This building may be in an area considered by the State of California to be prone to wildfire. As such special building requirements have been mandated in recent years. For more information regarding wild fire, we suggest visiting the web site of the State Fire Marshal at <https://osfm.fire.ca.gov/divisions/code-development-and-analysis/wildfire-protection/>. More information can also be found on line by searching "Wildland Urban Interface" or "WUI."

LIMITATIONS

- ❖ Outbuildings, sheds and any Accessory Dwelling Unit, as defined by California Housing & Community Development, are not inspected unless prior, written, agreement was made for their inspection.
- ❖ We do not guarantee or warrant the exterior cladding, doors or windows are leak free or will remain so in the future. Leaks can develop at any time and would depend on rain intensity, duration, wind direction and speed. Exterior cladding, doors and windows are not, typically, designed to prevent leakage when wind gusts exceed 25 mph.
- ❖ Recently painted exterior surfaces may conceal conditions in need of attention.
- ❖ Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, seawall's, docks, erosion control and earth stabilization measures are not inspected.

Electrical

OBSERVATIONS & RECOMMENDATIONS

SERVICE CAPACITY & GENERAL WIRING

The service capacity of the electrical system in ampere's could not be determined as the rating on the data plate has faded. The building has three-phase power and according to the data plate of the transformer the high voltage may be 240/480 Volts, while the low voltage is definitely 120/240 Volts.

The main panel or switchboard is located at rear exterior of the building.

A service load analysis is not a part of this inspection.

Where we had access to branch wiring we observed non-metallic sheathed cable (often referred to by the trade name "Romex").

The service entrance conductors are installed below to the building and could not be visually inspected.

TRANSFORMER

A transformer was observed inside the large storage room of the building. The data plate would seem to indicate the transformer is 50 years in age. By the look of the transformer our estimate appears accurate.

Transformers have a typical service life of about 25 years. We recommend this transformer be replaced.

MAIN PANEL BOARD

The main panel protective cover was locked. We do not open commercial electrical panels for safety reasons.

SUB (DISTRIBUTION) PANELS

We observed a sub-distribution electrical panel in the large storage room of the building. We did not remove the panel cover because the panel was an obsolete Federal Pacific brand panel and removing the cover could allow breaker to come loose from their internal mounting, creating a potential fire hazard.

The sub panel is a functionally obsolete, Federal Pacific (FPE) brand. Historically, these panels and breakers have not operated properly which has been hazardous. We recommend replacing this panel to eliminate potential safety risks associated with outdated electrical equipment.

More information regarding Federal Pacific (FPE) equipment can be found at <http://www.inspectapedia.com/fpe/fpepanel.htm>.

A disconnect switch was observed in one of the rooms to shut off power to an adjacent appliance. We did not have access to the box for inspection. However, this type of shut of switch typically does not have a protective cover, behind its exterior cover, and accidental contact with the internal electrical connections is possible. This older type of disconnect should be replaced for improved safety.

SYSTEM GROUNDING & BONDING

We could not verify if proper grounding was installed because the grounding electrode and grounding wire attachment are concealed from view.

DISTRIBUTION WIRING

The accessible distribution wiring and any conduit that may be present was inspected where visible (Most distribution wiring is concealed behind finished surfaces). We inspected a representative

sampling of switches and receptacles, but do not test each and every receptacle or switch; some of which may be concealed behind furnishings or storage.

An electrical junction box upstairs was without a protective cover plate (See second image below). We recommend a junction box cover be installed to protect the wire connections and contain fire.

Wiring was exposed inside the building in a few locations (See images below of some examples). We recommend all exposed wiring protected in accordance with current standards.



LUMINAIRE (Light Fixture)

Light fixtures are now known as “Luminaires” in construction speak.

In areas where moisture can enter a light fixture (Luminaire) and corrode interior components the fixture it must be rated for the wet location. The light fixture (Luminaire) in the shower does not meet that requirement and we recommend it be replaced.

GENERAL COMMENTS

Ground Fault Interrupter (GFI) devices were not found in this building. Ground Fault Interrupters provide protection to occupants from shock hazards and is required in new construction and during remodeling. We recommend installing GFI protection in all locations required by current building standards.

A Photovoltaic (solar electric) system is installed. These systems are designed to use Sunlight to generate electricity that is then converted from direct-current (DC) to alternating-current (AC) through an “Invertor” which is then feed into an electrical panel for use. Photovoltaic panels (also known as “Array” when in a group) were observed about a 100 feet away from the building and additional equipment was installed at the rear exterior of the building. We do not inspect Photovoltaic systems and make no representations thereto.

If the transformer is 50 years in age as we estimate, the main panel and sub panel, by their look, are also estimated to be about 50 years in age. Electrical equipment of this vintage is at the end of its expected service life. We recommend the panel boards and transformer be replaced.

LIMITATIONS

- ❖ Only a representative sampling of receptacles (outlets), switches and light fixtures were tested.
- ❖ Furniture and storage can restrict access to outlets, switches and distribution wiring.
- ❖ Our inspection does not include remote control devices, alarm systems, low voltage wiring, or any component which is not part of the primary electrical power distribution system.

Heating

OBSERVATIONS & RECOMMENDATIONS

ELECTRICAL RESISTANCE HEAT

The electric resistance heat in the bathroom was operated with its power switch and the remainder of the electrical resistance heaters were operated from a single thermostat. All of the heaters responded to user controls.

The electrical resistance baseboard heaters are inefficient and, at about 50 years in age, have reached the end of their useful service life. We recommend replacing the heating system for improved energy efficiency and reliability.

LIMITATIONS

- ❖ The adequacy of the heat supply and distribution to and within each room is unknown without living in the home throughout the seasons and therefore is not included in, or a consideration of, our inspection.
- ❖ Portions of the conditioned air supply and return ducts are concealed and cannot not be inspected.
- ❖ The interior of flues or chimneys are not inspected.
- ❖ The furnace heat exchanger, humidifier or dehumidifier and electronic air filters, if present, are not inspected.

Plumbing

OBSERVATIONS & RECOMMENDATIONS

WATER SUPPLY

The accessible water delivery or supply pipe material, within the building, is copper. The main water delivery pipe from the municipal water source is buried and cannot be identified or inspected.

We did not locate a main water shut off valve. The water pressure was tested and was 60 pounds per square inch (PSI).

The "main" water supply shut off valve and all other ancillary shut off valves, such as those found under sinks, wash basins and adjacent to toilets, should be operated occasionally to be sure they will fully close when needed. This is because shut off valves tend to "freeze" over time and without use they may leak when "unfrozen" and operated. Please be aware this is possible in this home. Typically, when valves begin to leak they require replacement, but not always. We do not operate or test any shut off valve for this reason.

DRAIN, WASTE & VENT (DWV) PIPE

The drain, waste and vent pipe material in use within the building is cast iron and plastic. The DWV pipe was generally in serviceable condition.

We were informed the building is not served by a septic system or a sanitary sewer, but rather a holding tank that is occasionally pumped. This is a substandard method of removing waste from the building and we recommend installing either a septic system or connecting to a sanitary sewer.

Several plumbing fixtures were operated simultaneously and all drained in a timely manner.

PLUMBING FIXTURES

The wash basin faucet leaks. The plumbing fixtures are advanced in age and we recommend they be replaced.

TOILET

The toilet was inspected for proper installation, condition and to note any leakage.

The old toilet uses an excessive amount of water during flushing and we recommend the toilet replaced with a modern low flow toilet.

WATER HEATING

The 25 year old water heater is leaking and is well past its expected service life. Recommend the water heater replaced.

LIMITATIONS

- ❖ The portions of the plumbing system concealed by finished surfaces and/or storage (below sinks and wash basins etc.) or beneath the soil, under or around the building, are not inspected.
- ❖ Water quantity (supply) and water quality are not tested.
- ❖ Water conditioning systems and lawn sprinkler systems are not operated or inspected.

Interior

OBSERVATIONS & RECOMMENDATIONS

WALLS, CEILINGS, FLOORS

Wall, ceiling and floor blemishes are not usually pointed out, unless we suspect they are moisture related. Surface blemishes related to use and general wear are not uncommon even in a relatively newer building. We do not represent the floor in this building are in a level condition. Special testing is necessary to evaluate floor level and is beyond the scope of this inspection.

WINDOW INTERIORS

A representative sampling of the windows in the home was tested, but we do not necessarily open, close and latch every window.

Two windows upstairs would not shut and latch. This is energy inefficient and we recommend corrective repair to allow the windows to close latch.

A couple of windows have broken glass. We recommend all broken glass replaced.

INTERIOR DOORS

The doors were opened and closed for inspection. Interior locks, if present, are not tested.

STAIRS & RAILINGS

We do not measure hand and guard railing dimensions nor do we measure stair height or tread depths and make representations the stairs and railings meet the current building design standard.

The hand rails were not graspable as current standards require and the ends of the railings do not return toward and terminate at the wall. We recommend modification of the hand rails improved safety.

LIMITATIONS

- ❖ Furniture, storage, appliances and wall decorations are not moved and thus could conceal defects.
- ❖ Carpeting, window treatments (drapes/shutters), central vacuum systems, security systems, interior paint, wallpaper and other finishes are not inspected.
- ❖ Our inspection does not consider the aesthetic condition of any appliance, only its basic function during operation. It is usually more cost effective to replace a worn appliance than to attempt repair.
- ❖ We do not make any representations regarding the future service life of any appliance and recommend obtaining a home warranty from a company that offers coverage of household appliances.

Fire Protection

OBSERVATIONS & RECOMMENDATIONS

Fire Safety

Fire escape exits signs and escape routes are often required in a building depending on its classification and use. Clearly marked exit signs are typically required at most exit doorways. Non-emergency egress signs may not be required at obvious or clearly identifiable exterior exits. We did not determine if or where fire exit signs are required in this building.

Fire Extinguishers

We observed two fire extinguishers installed in the building. The fire extinguishers inspection tags were current, but will require inspection in November of this year.



Fire Suppression

The building is not protected with a fire suppression system. A fire suppression system may be required during a future renovation of the building, depending on its future use and building classification. The local Fire and Building department should be contacted for more information in this regard.

LIMITATIONS

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- ❖ We do not operate or test any fire protection equipment or systems during our inspection.
- ❖ The function or performance of any fire protection system is unknown and is not included in our inspection.

Environmental

OBSERVATIONS & RECOMMENDATIONS

Hazardous Materials

Various, potentially hazardous, materials have been used in the construction of buildings over many decades. Many naturally occurring materials and man-made building materials have been found to be hazardous or to have an adverse environmental impact. These include but are not limited to asbestos, formaldehyde, molds, lead paint, electromagnetic radiation, and radon. Buried fuel tanks, past or present, may pose an environmental hazard. Hazardous materials, product liability, and environmental hazards are not included in the scope of our inspection. For information about hazardous materials, call or visit on-line the site of the Environmental Protection Agency.

We are not asbestos abatement trained or licensed and identification and reporting on the many different materials in a building that are commonly associated with asbestos is beyond the scope of this inspection. If an inspection for the presence of asbestos is desired, we recommend consultation with a qualified asbestos abatement contractor.

General Comments

Environmental considerations are excluded from this report. We may describe conditions to assist users of this report to better understand certain possible environmental concerns, but we do not imply this report includes any or all relative environmental conditions, concerns, or considerations.

LIMITATIONS

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- ❖ No invasive or destructive testing within the building is made to determine the presence of any environmental hazard.
- ❖ No soils testing or analysis was made to determine the presence of any environmental hazard.