



Pacific Inspection Services

Residential Property Inspections

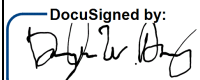
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Home Inspection Report for 18935 5th Street West, Sonoma CA

HOME INSPECTION REPORT



DocuSigned by:

6/23/2026
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Type Of Structure: Private Residence

Property Address: 18935 5th Street West
Sonoma, CA

Inspection Client: Douglas Avery

Date Of Inspection: June 4, 2026

Real Estate Professional: Michael Murphree & Tina Hittenberger
Compass Real Estate

Inspector: Eric Marsh
A.I.I. Certified Master Inspector

Report Number: 60426-1

This Report is for the exclusive use of, and has been prepared for the client(s) whose name(s) appear above.
It is for their use in determining the physical condition of the property inspected.

Although a thorough inspection of the property was made, be aware that conditions may change and equipment may become defective. This Report should not be construed as a guarantee or warranty of the premises or equipment or future uses thereof (Warranty Plans are available for that purpose).

Our Service agreement / Contract provides additional details, PLEASE READ IT CAREFULLY.

The inspection by definition deals with an existing structure which may have older systems and components. Although the system(s) are believed to have met requirements at the time they were installed, it is possible that these systems would not meet present standards,

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SUMMARY

We have visually inspected the major components of this structure for signs of significant nonperformance, excessive wear and the general state of repair. This inspection is for the purpose of assessing the "Serviceability and Durability" of the components of the building. Cosmetic conditions are considered to be obvious and are not a part of this report.

This inspection was conducted in accordance with the Standards of Practice of the American Institute of Inspectors (A.I.I.). A Copy of the Standards is available upon request, or may be downloaded from the associations website. A.I.I. - www.inspection.org.

An earnest effort was made on your behalf to discover all the visible and readily accessible defects present. The following is an opinion, expressed as a result of the inspection. This Summary is not the entire report. The comments on the following pages are meant to be the full report. During the walk-through we may have speculated as to the possible cause of conditions reported or voiced our opinion as to remedial methods and/or cost of repairs. Any such information was based on our personal experience and understanding of the observed condition and was given as a courtesy. Statements made during our inspection that are not in our written report should not be relied upon without further evaluation by an appropriate professional.

Due to the considerable amount of deferred maintenance present in this structure, this report should not be considered exhaustive. The report should give a clear understanding of the general condition of the property. We have made a diligent attempt to list all the visible, significant issues. The inspection cannot be expected to identify all deficiencies in a property of this nature given the condition of the property and the limited amount of time for the inspection. We have made no attempt to list all cosmetic defects and issues. It should be expected that additional items in need of maintenance and repair will be discovered in the process of repair and renovation. Please read the entire report for details and conditions not mentioned in this section.

We highly recommend that you attend a final walk-through with your Real Estate Professional PRIOR TO THE CLOSE OF ESCROW so that you may visually examine the structure after all the furniture and personal belongings have been removed.

If you have any questions, or find anything significantly different than what is stated in this report, please call our office IMMEDIATELY and we will document it for you as a courtesy to help you work out a resolution with the seller.

ACTION ITEMS:

The following notes are only added as a courtesy to the client and are NOT intended to be a substitute for reading the entire report. This section does NOT include, nor list ALL of the challenges discovered during the inspection, it only deals with only those items that we feel warrant further evaluation to more clearly understand the scope of the challenge and the associated cost to repair. This section is manually created and the possibility exists that we may have inadvertently missed a check-box which could cause an item to be excluded from this section. You must read the entire report for details and conditions not mentioned in this section.



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ATTENTION

SMOKE DETECTORS / ALARMS

There were one or more bedrooms where either the smoke detector was not functioning properly or there was NO smoke detector installed. We recommend that smoke detectors be installed in any room designed for sleeping and that any and all non-functioning smoke detectors be immediately repaired or replaced. Scheduled testing of these devices and battery replacement is also needed and recommended.

CARBON MONOXIDE DETECTORS

There were NO carbon monoxide detectors found / installed in the house at the time of inspection. This has been a requirement since July 1, 2011. We recommend contacting the appropriate qualified technician to install carbon monoxide detectors to be in compliance with the California requirement.

GROUNDS

DECK(S), BALCONIES & WALKWAYS

Given the amount of decking, balconies and walkways, it is not possible to identify each and every location where adverse conditions are present. Therefore, the following comments will summarize the overall conditions. Additionally, the pictures shown are just examples of the conditions present. Each wooden structure assembly will need to be further evaluated and repaired / replaced.

All of the decks, balconies and wooden walks around the house have areas where there is either wood fungus present or moisture damage / deterioration. The most severe damage is noted to the deck at the right side of the house. For safety reasons, we advise NOT using any of the decking, wooden walkways and balconies until they have been further evaluated, repaired or replaced by a qualified professional.

There are adverse conditions noted at many of the railings around the decks, balconies and walkways. Prior to use and for optimal safety, we recommend having all of the railings evaluated and repaired by the appropriate, qualified professional.

STAIRS, STOOPS, & LANDINGS:

Due to the various adverse conditions noted with the stairs, steps, landings and associated components. Prior to use, we recommend having all of the stair assemblies evaluated and repaired by the appropriate, qualified professional to ensure that they are safe for use.

KITCHENS & LAUNDRY

KITCHEN AREA

The dishwasher is not functioning properly. It did not respond to operation of the front onboard controls. Recommend further evaluation and repair by the appropriate appliance repair technician.

BATHROOMS

UPSTAIRS LEFT REAR ENSUITE BATHROOM

The toilet in this bathroom is loose at the connection to the floor. There are no visible signs of leakage at this time, however loose toilets are prone to leaking. We recommend further evaluation and correction by the appropriate, qualified professional.



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OTHER INTERIOR ROOMS

MAIN FLOOR FRONT RIGHT BEDROOM & SUN ROOM

One or both of the angle stops (water supply line shut-off valves) under the sink had been turned OFF prior this inspection. These valves are typically turned OFF as a result of leaks at the sink faucet or other water supply components (including the angle stop itself.) We did NOT operate these valves as part of this inspection. We recommend inquiring of the seller as to the history of this condition.

UPSTAIRS PRIMARY BEDROOM SUITE

The left side water control valve handle at the sink in this room was stuck and did not function properly. We recommend further evaluation and correction by the appropriate, qualified professional.

HEATING & COOLING SYSTEMS

KITCHEN HEATING SYSTEM

The operating condition of the furnace is unknown as the system was turned "Off" at the time of inspection. No testing could be performed. For safety reasons Inspectors are not allowed to turn furnaces "On" and / or light pilot lights. Be aware, hidden defects may be present that require repair. We recommend that the local utility company or an HVAC technician be called to light the pilot and check this appliance for safety.

LIVING ROOM HEATING SYSTEM

The operating condition of the furnace is unknown as the system was turned "Off" at the time of inspection. No testing could be performed. For safety reasons Inspectors are not allowed to turn furnaces "On" and / or light pilot lights. Be aware, hidden defects may be present that require repair. We recommend that the local utility company or an HVAC technician be called to light the pilot and check this appliance for safety.

FRONT RIGHT BEDROOM HEATING SYSTEM

The operating condition of the furnace is unknown as the system was turned "Off" at the time of inspection. No testing could be performed. For safety reasons Inspectors are not allowed to turn furnaces "On" and / or light pilot lights. Be aware, hidden defects may be present that require repair. We recommend that the local utility company or an HVAC technician be called to light the pilot and check this appliance for safety.

PLUMBING SYSTEM

WASTE LINES

There is a non-standard plumbing cap (ie: wooden plug) being used at one of the waste lines in the under floor / basement area. As a result, there is an active waste line water leak visible. We recommend further evaluation and correction by a licensed plumbing contractor.

ELECTRICAL SYSTEM

MAIN PANEL & METER

A Federal Pacific Electric (FPE) 'Stab-Lok' circuit breaker panel is noted to be present. Federal Pacific brand electric panels have inherent flaws that make them more hazardous than modern panels. The circuit breakers have a much higher failure rate and will not reliably trip when an overload condition is present. The connection point between the breaker and the bus bar is also weak by nature and can work loose over time resulting in overheating. Both of these items increase the chance of a house fire. We suggest doing further research and consult with a licensed electrician who is familiar with Federal Pacific panels to determine what action is to be taken.



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The following Potentially Hazardous conditions are observed at this panel:

There is an unused circuit breaker opening in this panel that does not have a proper protective cover installed. These covers are important because without them, someone could stick their fingers into the panel and come into direct contact with high voltage. Recommend having this condition evaluated and corrected by a licensed electrician.

SUB-PANEL #1

The following Potentially Hazardous conditions are observed at this panel:

Multiple wires are connected to a single lug on one or more of the fuses inside this panel. Manufacturers require that only one wire be secured at each lug. We recommend contacting a licensed electrician to reposition these wires so that no more than one wire is secured at each circuit lug.

SUB-PANEL #2

A Federal Pacific Electric (FPE) 'Stab-Lok' circuit breaker panel is noted to be present. Federal Pacific brand electric panels have inherent flaws that make them more hazardous than modern panels. The circuit breakers have a much higher failure rate and will not reliably trip when an overload condition is present. The connection point between the breaker and the bus bar is also weak by nature and can work loose over time resulting in overheating. Both of these items increase the chance of a house fire. We suggest doing further research and consult with a licensed electrician who is familiar with Federal Pacific panels to determine what action is to be taken.

The following Potentially Hazardous conditions are observed at this panel:

One or more grounding wires are connected to the neutral bus bar. In a sub-panel only neutral wires should be connected to the neutral bus bar (which is isolated from the metal panel housing via a plastic riser). All grounding wires should be connected to a bus bar which is directly grounded to the sub-panel housing. Recommend having a licensed electrician further evaluate and repair as needed.

SUB-PANEL #3

The following Potentially Hazardous conditions are observed at this panel:

There are one or more unused circuit breaker openings in this panel that do not have proper protective covers installed. These covers are important because without them, someone could stick their fingers into the panel and come into direct contact with high voltage. Recommend having this condition evaluated and corrected by a licensed electrician.

One or more grounding wires are connected to the neutral bus bar. In a sub-panel only neutral wires should be connected to the neutral bus bar (which is isolated from the metal panel housing via a plastic riser). All grounding wires should be connected to a bus bar which is directly grounded to the sub-panel housing. Recommend having a licensed electrician further evaluate and repair as needed.

SWITCHES & OUTLETS

The following Potentially Hazardous conditions were found at one or more of the electrical switches and/or outlets:

There are one or more 3-prong electrical outlets in the house that do not appear to be properly grounded as our tester indicated an 'Open Ground' condition. We recommend all ungrounded three pronged receptacles be grounded or restored to their original two prong configuration



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(except where upgrading to GFCI protection would be appropriate). Recommend having this condition evaluated and repaired by a licensed electrician.

It is recommended that ALL deficiencies noted in this Report, and the components, or systems related to these deficiencies be inspected and/or further evaluated by the appropriate licensed professional Prior to the close of escrow. Further evaluation of the Action Items, *specifically* prior to the close of escrow is recommended for the following reasons.

- 1) A properly licensed professional can further evaluate our concerns and inspect the remainder of the system or components for additional concerns that may be outside our area of expertise or beyond the scope of our inspection.
- 2) The in-depth evaluation by a licensed professional will also provide you with the financial ramifications of the situation(s) identified, thus allowing you to prepare for any additional costs that may be incurred.

Minor Conditions & Maintenance Items:

Minor conditions or maintenance type items are those that we feel should be put on a "to do" list and addressed in a timely manner. Those items are listed in the body of the Report. Please be aware that some items that we feel are routine maintenance or relatively minor in nature, may be more of a concern to you as the homeowner or buyer. You must read the entire report so that you can make the final determination in these matters.



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ATTENTION

EXCLUDED ITEMS

ITEMS NOT INSPECTED

The following items were noted to be present on the property but are NOT a part of this inspection report. If the operation or inspection of these items is needed, we recommend contacting the appropriate professional to fully evaluate these systems and components.

- The fireplaces and chimneys along with any other associated components were not inspected as part of the home inspection. For your safety, prior to use we recommend that you have these units professionally inspected.

SMOKE DETECTORS / ALARMS

PLEASE READ

We will make a reasonable effort to report on the presence and working status of smoke detectors. However, since it is not unusual for an extensive period of time to pass between when the inspection occurred and when a buyer (or subsequent purchaser) takes possession of the property, this Report could create a dangerous sense of false security about the "current" condition of the detector(s).

California law requires the seller to transfer a home with proper working smoke detectors. It is imperative that those present at the final walkthrough make sure the smoke detectors are working before the keys are turned over. Buyers and sellers are required to sign the "Smoke Detector Statement of Compliance" (available from the California Association of REALTORS® at www.CAR.org) prior to close of escrow. The home buyer, homeowner, and real estate representatives need to make sure that this law is complied with prior to the completion of the sale at the final walkthrough.



SMOKE DETECTORS

There were one or more bedrooms where either the smoke detector was not functioning properly or there was NO smoke detector installed. We recommend that smoke detectors be installed in any room designed for sleeping and that any and all non-functioning smoke detectors be immediately repaired or replaced. Scheduled testing of these devices and battery replacement is also needed and recommended.

CARBON MONOXIDE DETECTORS

CALIFORNIA REQUIREMENT

The State of California requires that all single family dwellings must have properly positioned carbon monoxide detectors installed. This requirement applies only to single-family homes that have appliances that burn fossil fuels or homes that have attached garages or fireplaces. Types of fossil fuels include wood, gas and oil.



The detector must sound an audible warning once carbon monoxide is detected. It also must be powered by a battery, or if it is plugged in, have a battery for a backup. The detector also must be certified by national testing labs, such as the Underwriters Laboratories. The certification will be shown on the packaging. Additionally, If the CO detector also serves as a smoke detector, it must still meet the above standards and must sound an alarm that is different than the smoke alarm.

Proper placement of a carbon monoxide (CO) detector is important. The International Association of Fire Chiefs recommend a carbon monoxide detector on every floor of your home. Installation locations may vary by manufacturer based on research conducted with each one's specific detector. Therefore, make sure to read the provided installation manual for each detector before installing.

CARBON MONOXIDE DETECTORS

There were NO carbon monoxide detectors found / installed in the house at the time of inspection. This has been a requirement since July 1, 2011. We recommend contacting the appropriate qualified technician to install carbon monoxide detectors to be in compliance with the California requirement.



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CPSC RECALLS & WARNINGS

PRODUCT RECALL INFORMATION:

It is beyond the scope of this limited visual inspection to identify every component in the home subject to warnings and recalls. I do, however, come across warnings and recalls in my studies that I may or may not have shared in this report. I do my best to share the information that I know will help you, however I do not want to mislead you into thinking that I have checked all of the components in this home for recall information. I highly recommend that you visit: <http://www.cpsc.gov/> for detailed information regarding recalls and other product safety news.

ENVIRONMENTAL TOPICS

PLEASE READ

ENVIRONMENTAL ISSUES ARE NOT A PART OF THIS INSPECTION

Environmental issues include (but are not limited) to carbon monoxide, radon, asbestos, lead paint, toxic waste, molds, formaldehyde, electromagnetic radiation, buried fuel oil tanks, and ground water and/or soil contamination. The absence of a statement on any of the environmental issues listed above (or any other environmental concern) does not necessarily mean they are not present. We make reference to these substances only if we recognize them during our normal inspection process. Most of the toxic substances listed above cannot be identified without laboratory testing. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

We do not test indoor air quality, which the Consumer Product Safety Commission lists fifth among potential contaminants. However, inasmuch as health is truly a personal responsibility, we recommend that if you or any member of your family suffers from allergies or asthma that you arrange to have the air quality evaluated by a specialist and, if necessary, have any and all components through which air moves cleaned as a prudent investment in environmental hygiene.

Based on the age of this structure, there is a possibility that asbestos based materials or products are present. Some of the more commonly found home construction materials which may contain asbestos include: 9" square floor tiles, vinyl sheet / linoleum flooring, insulation wrap for heating ducts, gas appliance exhaust pipes, roofing and siding materials, as well as acoustically sprayed ceilings. Asbestos is safe and legal to remain in homes as long as the asbestos materials are in good condition and the asbestos cannot be released into the air. We recommend further evaluation by the appropriate asbestos abatement company. For further information regarding asbestos based products, please visit the following website: http://inspectapedia.com/hazmat/Asbestos_Identification.php.

Transite pipe is observed to be present in the structure. Transite is a material that was commonly used for exhaust venting on water heaters and furnaces. This material is known to contain amounts of asbestos. See the Asbestos addendum toward the end of this report for more information about asbestos.





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RATINGS

EXPLANATION OF RATINGS:

Ratings are based on a scale of 0 to 10 with 10 being the highest. A rating of "0" would indicate that the structure is not worth salvaging. A rating of "5" would mean that we rank this structure as average among other similar aged structures. A rating of "10" would indicate that only very minor cosmetic deficiencies were found. Additionally, a home with older appliances that are statistically at the end of their useful life (ie: furnace, air-conditioner, water heater etc.) will also bring this ranking down. Cosmetic deficiencies will lower the rating on a New structure which has not yet been occupied.

Be aware that there is no complex formula used to calculate this rating. These ratings are for reference purposes only, and are solely the opinion of the home inspector based on a comparison to similar age structures.

RATINGS FOR THIS STRUCTURE

OVERALL RATING:	5
COMPARISON RATING:	Average.
ENERGY RATING:	Average.
EARTHQUAKE RATING:	Average.



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REPORT OVERVIEW

The following inspection Report is intended as a "Checklist" of pertinent questions regarding the conditions of the items included in the Report. All evaluations have been factored by the age of the property and other relevant conditions on the day of the inspection, such as weather, etc.

Our inspection service is NOT a warranty of the integrity for the systems of the property. No maintenance services, removal of cowlings, or destructive discovery have been performed.

Our liability is limited by the section of the "**Confidential Property Inspection Contract**" titled "What Your Inspection Includes" which was approved by a signature from either the client or their agent. Said document is included as a part of the client's copy of this Report.

DEFINITIONS & TERMINOLOGY

GOOD:	Appears DURABLE and SERVICEABLE. This means that on the day of inspection, the component was working correctly and was within it's designed lifespan.
GOOD TO FAIR:	Appears DURABLE and SERVICEABLE. This means that on the day of inspection, the component was working correctly and was within it's designed lifespan, however, there was at least one (typically cosmetic) negative condition associated with it.
FAIR:	Appears DURABLE or SERVICEABLE, but not both. This means that on the day of the inspection, the component was either NOT working as designed, or it was near the end or has exceeded it's designed lifespan.
POOR:	Does NOT appear DURABLE or SERVICEABLE. This means that on the day of inspection, the component was NOT working and had NO more useful life.
DURABLE:	DURABLE means that the component is operating within it's designed lifespan.
SERVICEABLE:	SERVICEABLE means that the component responded to normal controls or was functioning as intended.
QUALIFIED PROFESSIONAL:	Qualified professional means a person with experience and training in the pertinent discipline, who has met state approved or recognized degree, certification, licensure & registration that apply in the areas in which the individuals are providing services.



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EXPLANATION OF TEXT & USE OF PICTURES

- UNDERLINED TEXT:** Underlined text is meant to get your attention and denotes a condition (no matter how slight) which adversely affects the serviceability or durability of a component.
Please do not assume that a large number of underlined notations means that the structure is in overall poor condition. See the SUMMARY of the Report for a more accurate overall rating of this property.
- RED TEXT:** Red printed text indicates an item that has been flagged to be displayed in the Summary section of the report under Action Items. These items in our opinion warrant immediate further evaluation by a licensed professional.
- PICTURES:** Digital pictures are taken as a courtesy and provided for convenience and clarification purposes only. The presence or absence of digital photos has no bearing on the importance of an item noted. That is to say, some, but not all conditions or challenges will have pictures. A pictured item is of no more importance or more serious concern than an item noted that does not have a picture associated with it.
- LOCATION REFERENCES:** Location descriptions such as Front, Rear, Left, or Right may be used to identify where the individual rooms are located in the structure. They will also be used for the approximate location of where a particular condition was found.
- These locations are relative to viewing the structure from the location that the front page cover picture was taken.



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PROPERTY INFORMATION

BUILDING CHARACTERISTICS

APPROXIMATE AGE OF STRUCTURE: 75 - 85 years old. According to public information, this house was built in the 1940's.

BUILDING TYPE: Single Family Residence. 2 Story Structure. Operating as a Bed & Breakfast.

SPACE BELOW GRADE: Part under floor crawlspace and part basement.

WATER SOURCE: Public water system.

SEWAGE DISPOSAL: Public sewer system.

UTILITIES STATUS: All the utilities (Water, Gas & Electric) were "On" at the time of the home inspection.

SECURITY SYSTEM: None found. IF a security system is present, we recommend that you have proper operation demonstrated to you by the sellers or the security system company. The inspection of security systems is outside the scope of this home inspection.

INSPECTION DAY CONDITIONS

BUILDING OCCUPIED? Some or all rooms have furnishings, but there does not appear to be any current occupants.

CLIENT PRESENT: Yes.

PEOPLE PRESENT: The following people were present during the inspection or the post inspection walk-through:
Prospective buyer, Buyers agent(s)

TIME OF INSPECTION: Start Time - 11:00 AM.
End Time - 1:30 PM.

WEATHER: Clear.

AMBIENT TEMP: 75 - 80 degrees.

SOIL CONDITIONS: Dry.



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GROUND

Our inspection of the grounds is limited to the surface grade, walkways, driveways, attached planters, and other hardscaping which are immediately adjacent and connected to the inspected structure(s). We do not address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. We do not determine property line boundaries, nor do we inspect detached decks, out buildings, storage sheds, landscaping, grounds lighting or associated electrical. Common or shared fencing is also not inspected. Fire pits, BBQ's and other similar items are not inspected nor is the presence of natural or LP gas routed to them verified.

DRIVEWAYS & WALKWAYS

DRIVEWAYS & PARKING AREAS: Good condition. Gravel driveway.

WALKWAYS: Good to Fair condition. Concrete & Flagstone.

The walkway surfaces are noted to be raised or settled in some areas creating Potential Tripping Hazards.
Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



LANDSCAPING & DRAINAGE

SAFETY NOTICE: The landscaping may include pre-cast concrete accessories, such as bird baths, fountains, statues, benches, etc. Although we do not inspect such items, many consist of heavy, stacked, and balanced components that can represent a safety hazard, and particularly to children. Therefore, they should be confirmed to be adequately secured to prevent accidental tipping or falling, or removed from the premises.

TREES & SHRUBS: The vegetation in the immediate areas around the house is in need of routine maintenance.

GRASS / LAWN AREAS: Does not apply.

LANDSCAPE SPRINKLERS: Landscape sprinklers / irrigations systems are not operated or inspected as part of the home inspection. IF an irrigation system is present, we recommend having it inspected by an independent landscaping company familiar with irrigation systems OR having the current owners / occupants explain the timers and zones present and what areas are covered by the system.

FENCES: The perimeter fencing around the property is NOT inspected as part of the home inspection.

SITE GRADING: Gentle slope. The surface grading in the immediate areas around the structure appears to be generally effective with no readily visible areas of past or present water ponding noted. I recommend inquiring of the sellers as to any drainage issues that may be present during periods of heavy rain.



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PATIO(S)

TYPE & CONDITION: Good condition. Concrete.

PATIO RAILINGS: Not Applicable. Ground level patio. Railings are not required when the height of the patio surface is under 30 inches.

PATIO COVER: Fair condition. Open design. An extension off the main structure.

The framing that is attached to the exterior siding of the house is tilted and there are visible cracks in the siding. This connection does not appear to be securely attached to the house structure. We recommend having these conditions further evaluated and corrected by the appropriate qualified professional.



DECK(S), BALCONIES & WALKWAYS

TYPE & CONDITION: Fair to Poor condition.

Given the amount of decking, balconies and walkways, it is not possible to identify each and every location where adverse conditions are present. Therefore, the following comments will summarize the overall conditions. Additionally, the pictures shown are just examples of the conditions present. Each wooden structure assembly will need to be further evaluated and repaired / replaced.

All of the decks, balconies and wooden walks around the house have areas where there is either wood fungus present or moisture damage / deterioration. The most severe damage is noted to the deck at the right side of the house. For safety reasons, we advise NOT using any of the decking, wooden walkways and balconies until they have been further evaluated, repaired or replaced by a qualified professional.





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Damage and / or deterioration was noted to some of the deck framing members (as viewed from the perimeter and / or underside). Unless otherwise specified, the locations of the damaged components is random. Be aware that this condition may extend into inaccessible areas. I am unable to determine the extent of this condition without destructive discovery (ie; removing component materials). Destructive discovery is outside the scope of this limited visual inspection. Recommend having this condition further evaluated and corrected by a licensed and qualified building contractor.

Pictures for examples of the damaged / deteriorated conditions noted.





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Pictures for examples of the damaged / deteriorated conditions noted.



RAILINGS:

Fair condition.

There are adverse conditions noted at many of the railings around the decks, balconies and walkways. Prior to use and for optimal safety, we recommend having all of the railings evaluated and repaired by the appropriate, qualified professional.

Listed below are some of the adverse conditions noted.

The vertical height of the railings is less than the current standard of 42 inches. This requirement changed January, 2008. While there is no requirement to upgrade to the latest standard, as a safety upgrade, we recommend having the railings evaluated and corrected by the appropriate qualified tradesperson.

RAILINGS cont.:

The vertical height of the railings is less than the current standard of 42 inches. This requirement changed January, 2008. While there is no requirement to upgrade to the latest standard, as a safety upgrade, we recommend having the railings evaluated and corrected by the appropriate qualified tradesperson.





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RAILINGS:

The railing dividers/balustrades in some places are installed horizontally instead of vertically. This is not typical. Railing balustrades that are installed horizontally create a ladder effect and can be easily climbed. This can be a very hazardous condition if children are present. For the safety of children, we recommend direct supervision when they are in these areas.



There are NO vertical balustrades installed at some of the railings. Current requirements are to have balustrades with a spacing not to exceed 4 inches. We recommend installation of balustrades as the current configuration presents a Potential Hazard.

Deterioration is noted to one or more of the railings or railing components. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



Example only. There are other locations



Example only. There are other locations



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STAIRS, STOOPS, & LANDINGS:

CONDITION: Fair condition.

Due to the various adverse conditions noted with the stairs, steps, landings and associated components. Prior to use, we recommend having all of the stair assemblies evaluated and repaired by the appropriate, qualified professional to ensure that they are safe for use.

Wood fungus and damage / deterioration was noted to the surface boards or framing at the underside of the steps in various locations. Wood fungus is the first stage of dry rot, and is usually treatable with a fungicide. We recommend that you consult a licensed pest inspection company for information regarding this procedure.



There are improper and uneven rise / tread ratios noted at one or more of the stair assemblies around the structure. This is a potential tripping hazard. The height of the individual risers (the vertical portion of the steps) typically should not vary more than 3/8" from one step to another. Recommend having this condition evaluated and corrected by the appropriate, qualified tradesperson.

HAND RAILS: Fair condition.

There are NO balustrades installed at the stairs on the left side of the structure. Current requirements are to have balustrades installed with a spacing / gap not to exceed 4 inches. We recommend installation of balustrades as the current configuration presents a Potential Hazard.





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HAND RAILS cont.:

The handrails are loose at multiple stair assemblies around the structure. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



Damage / deterioration is noted to one or more of the railings or railing components around the house. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



There are NO graspable handrails installed at some of the stairways around the house. For safety, current standards require a graspable handrail be installed on at least one side of a stairway. Recommend having this condition evaluated and corrected by a licensed and qualified building contractor.





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EXTERIOR OF STRUCTURE(S)

The inspection of the exterior and immediate surrounding areas is limited to visible and readily accessible areas. Areas hidden from view by vegetation, at or below grade level, behind walls or stored items cannot be judged and are not part of this inspection, taking into account typical wear for properties of this age and type (excluding cosmetic considerations). Moisture intrusion through cracks and openings in the exterior siding, trim, windows and doors is a source of moisture damage and deterioration. We recommend sealing all cracks and openings in and between the exterior siding and trim materials, especially around doors and windows. Routine maintenance and painting may extend the service life and minimize deterioration of the exterior surfaces.

HOUSE EXTERIOR

EXTERIOR WALL CLADDING:

Good to Fair Condition. Wooden horizontal shiplap style siding.

Upper level siding components that are too high to reach without the aid of an extension ladder are not inspected in the same manner as the lower levels. They will be visually inspected from the lower levels but cannot be checked / probed for integrity as the lower level areas are.

There are one or more holes in the exterior siding. This condition can allow birds, bats, rodents etc. access to interior framing and other areas of the structure. We recommend sealing up any voids, holes or openings in the exterior.



The siding is cracked / weathered in some places around the structure. This is usually the result of deferred paint maintenance at some time in the past. This condition is conducive to allowing moisture to penetrate the surfaces and eventual deterioration.

EXTERIOR MOLDINGS & TRIM:

Good to Fair Condition. Wood.

Upper level trim components that are too high to reach without the aid of an extension ladder are not fully inspected as part of this inspection. We will make a reasonable effort to report on the conditions of the trim IF we can reach them from multi-level rooftop surfaces. But be aware, they are not inspected in the same manner as the lower levels. They will be visually inspected but cannot be checked / probed for integrity as the lower level areas are.

The trim boards are weathered in some areas around the structure. This is usually the result of deferred paint maintenance at some time in the past. This condition is conducive to allowing moisture to penetrate the surfaces and eventual deterioration.



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EAVES & OVERHANGS:

Good to Fair Condition.

Upper level eave and fascia components that are too high to reach without the aid of an extension ladder are not fully inspected as part of this inspection. We will make a reasonable effort to report on the conditions of the trim IF we can reach them from multi-level rooftop surfaces. But be aware, they are not inspected in the same manner as the lower levels. They will be visually inspected but cannot be checked / probed for integrity as the lower level areas are.

There is deterioration noted to the lower ends of the barge rafters at one or more locations around the structure. Barge rafters are the rafters that run along the outside edges on the gable ends (sloped sides) of the roof. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



The perimeter support framing and roof sheathing at the eave overhangs for the rear patio covering is deteriorated in multiple places. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



There is no drip edge flashing installed on the lower edges of the roof sheathing in some upper level locations. Without a proper drip edge installed or roofing felt paper sufficiently extending over the edge of the sheathing, moisture will collect on the lower edge of the roof sheathing, fascia board, and rafter tails and cause premature deterioration.

PAINT & STAIN:

Fair condition.

There are areas on the house that are in need of painting or staining. We recommend that all exterior surfaces be adequately painted or stained. Paint / stain serves as a protective coating and helps preserve any wooden or equivalent components by preventing moisture from penetrating the surfaces.

OTHER OBSERVATIONS:

The vertical clearance noted between the left side decking and the walkway is lower than the minimum height of six feet eight inches (6' 8") and poses a potential head bump concern. This condition is also present at the front of the house where the overhead deck / walkway is located. Where it is practical we recommend correcting this condition.





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PARKING STRUCTURE

TYPE: No parking structures are provided.



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ROOF SYSTEM

Our roof inspection is to report on the type and condition of roofing materials, missing and/or damaged material, and attachments (excluding antennas, solar systems, etc.) where visible. This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof. Condition of the roofing underlayment material is not verified/inspected. For further evaluation and a roofing certification we recommend you consult a qualified licensed roofing contractor, some lenders may require a roofing certification. Buildings that have tile or wood shingle/shake materials and are going to be tented for termites should be re-inspected for possible damage caused by the extermination process before the close of escrow. The visible areas of the attic and roof framing were examined to determine their current condition and visible water stains. Areas concealed from view by any means are excluded from this report. Insulation is not moved during the inspection. Attic framing members/components and other multiple item systems are tested by examining a representative sampling as opposed to specific functionality of every single item. The accessible permanently installed equipment or components are checked for basic operation. Thermostatically operated attic vent fans are excluded from the inspection.

ATTIC & FRAMING

ATTIC Good access.

ACCESSIBILITY:

The attic hatch is located on the ceiling in the upper level hallway.

There is NO flooring present in the attic. As a result, viewing was limited to observing from the hatch areas only. Due to the risk of personal injury or the potential of causing damage to attic components, we do NOT walk throughout the entire attic. Be aware that there are areas in the attic that were not visible and that there may be hidden challenges that are outside the scope of this visual inspection.

STRUCTURE: Good condition where visible and accessible. Conventional framing.



ROOF SHEATHING: Good condition where visible and accessible. Solid wood plank sheathing.

Water staining is noted to some roof sheathing and/or framing in the attic. These stains appear to be from a past moisture challenge, however we cannot be absolutely sure. We recommend that this area be monitored in the future for any signs of active moisture leakage.



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INSULATION:

Insulation is present in the attic / over the ceilings of this home. When insulation is in place, the visible inspection of some attic components is limited. The ceiling, ceiling joists, electrical wiring, light fixtures and plumbing components are at least partially concealed. Be aware there may be hidden defects that were not visible.

Good to Fair Condition.
Fiberglass Batting / Blanket.

The existing insulation value is approximately R-19 and higher where the insulation is under the roof.



The insulation in some areas is placed / installed against the underside of the roof sheathing instead of on the upper side of the ceiling. This allows any moisture that condensates in the attic to get trapped against the framing members.



VENTILATION:

Ventilation appears adequate. There were no readily visible ventilation related challenges observed at this time.

There is a mechanically controlled attic fan noted to be present in the attic. This fan is either solar, manual or thermostatically controlled. Adjusting and/or testing these devices is beyond the scope of this inspection. Recommend having the seller demonstrate proper operation. Also, sometimes there is a main power switch located remotely at the interior of the house. If there is a switch, we recommend inquiring of the seller as to its location.



OTHER OBSERVATIONS:

There is visible evidence from the attic hatch of past or present animal (birds, bats, rodents, squirrels etc.) activity in the attic as indicated by either traps, feces / droppings or carcasses. Be aware, since we do not enter the attic area and walk around, the evidence / damage resulting from animal activity may be worse in other areas of the attic that were not viewed at the time of the inspection. We recommend contacting the appropriate pest control operator to identify the animal(s) and take action for remediation. Once the animals have been eliminated and removed, we recommend having the entire attic area, including the insulation evaluated for both contamination and efficiency.



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HOUSE ROOF

STYLE: Cross Gable roofing and some shed style roofing.

ROOF PITCH(S): The pitch of the roof varies from approximately 2:12 to approximately 7:12.

The pitch of the roof over the rear patio area is not appropriate for the type of roofing materials used. This may not allow the roof coverings to perform as intended / designed. Composition shingles are not typically recommended to be installed on roof pitches that are less than 4:12. Typically a roof pitch between 2:12 & 4:12 is considered a low slope application and requires a double layer of felt underlayment or a specialty type of felt paper / waterproof membrane underlayment. We are unable to fully determine if the proper installation methods have been used (without removal of roofing materials.) If proper methods were not used on the entire roof, the life expectancy of this roof will be somewhat shortened from what is estimated below.



ROOF MATERIAL: The roof covering is architectural composition asphalt shingles, also called dimensional composition. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules.



OVERALL CONDITION: Fair condition.





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ROOF FINDINGS:

The fiberglass asphalt composition shingles have moderate to heavy granular loss / deterioration noted in some sections. Despite this condition, they appeared to be adequately protecting the underlying home structure at the time of the inspection.



Be aware that this condition does indicate a limited life expectancy. You may wish to consult with a qualified roofing contractor to discuss options and costs for replacement.

Moss is growing on the roof surfaces in some places. Moss growth can lift shingles and leads to gradual deterioration of the roofing surface. We recommend that the roof surfaces be cleaned of this growth with the appropriate cleaning solution.

There is debris (leaves, sticks, etc.) accumulating on the patio covering roof surfaces. We recommend that roof surfaces are cleaned on a regular basis.



OF LAYERS:

The roof had one layer of composition asphalt shingles installed at the time of the inspection.

HEAT REFLECTIVE:

No.

ROOF ACCESS:

A ladder was used to gain access to the roof. The inspector walked around the roof to view the various surfaces.

ESTIMATED REMAINING LIFE:

The following estimate is given as a courtesy only and should not to be construed as any type of guarantee. We are only attempting to give you a rough idea of the amount of useful life left in this roofing material. There are many contributing factors that ultimately determine how long a roof surface will last. The approximate remaining life of this roof surface is 5 - 7 years with proper maintenance.

If you feel that this estimate is not accurate, we recommend consulting with a licensed roofing contractor for a more in depth roof / life expectancy analysis.

OTHER OBSERVATIONS:

Even though we do not inspect fireplaces and chimneys, we did evaluate the structural integrity of the chimney. We found that the exterior chimney is broken completely through at or near the roof line.



This condition was determined by standing on the roof and putting moderate side pressure on the chimney. This type of damage is typically the result of seismic activity and IF the chimney is still in 'use', may allow flames to enter the attic in the event of a chimney fire. It also causes the chimney to be very unstable from the roof upwards. We recommend having the chimney further evaluated and repaired by the appropriate, qualified professional.



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EXPOSED FLASHINGS

**OVERALL
CONDITION:**

Good to Fair Condition.

There is no flashing installed between the rear patio roof and the vertical walls of the house. This condition can allow moisture to gain entry. We recommend further evaluation and correction by the appropriate, qualified professional.





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GUTTERS & DOWN SPOUTS

TYPE & CONDITION: Fair to Poor condition. Metal rain gutters.

Regularly scheduled rain gutter cleaning is a preventative maintenance procedure which should be performed at least once a year. Failure to keep the rain gutters clean will lead to premature rusting which eventually shortens the useful life of the gutters.

There is debris (from overhanging vegetation, mineral deposits from roof shingles, etc.) accumulating in one or more of the rain gutters. We recommend having the gutters cleaned to prevent premature rusting and improper drainage. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



The gutters were noted to be rusted through and leaking at one or more locations around the structure. This is typical for older gutters but indicates a very limited life expectancy. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



The rain gutters along the lower edge of the rear patio covering have pulled away from the eaves and are sagging and will not function as intended. We recommend having these conditions further evaluated and corrected by the appropriate qualified professional.





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KITCHENS & LAUNDRY

The inspection of refrigerators, stand alone freezers, built-in ice makers, and portable appliances including but not limited to microwaves and dishwashers are outside the scope of this inspection. No opinion is offered as to the adequacy of built-in dishwasher or microwave operations. Oven self-cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. The operation of laundry equipment is NOT a part of this inspection. If a washer and dryer are present, NO physical testing of these appliances will be performed. Appliances are not moved during the inspection, therefore the floor and walls under or behind these units are not inspected.

KITCHEN AREA

SINK(S): Good condition. Cast iron.

FAUCET(S): Good to fair condition.

The left side water control handle does not turn and hit a positive stop. Instead the handle will turn around and around. This is not typical. We recommend correction by an appropriate qualified tradesperson.



The sink faucet (or water spout) is loose where it attaches to the countertop. We recommend adjustment or repair by an appropriate qualified tradesperson.



GARBAGE DISPOSAL: None installed.

DISHWASHER: The dishwasher is not functioning properly. It did not respond to operation of the front onboard controls. Recommend further evaluation and repair by the appropriate appliance repair technician.





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RANGE/BURNERS:

A natural gas supply pipe is present however it was not connected to the range / oven. No testing was possible. We recommend having these conditions further evaluated and corrected by the appropriate, qualified professional.



The range/oven/heater that is present is an antique and considered somewhat of a 'Novelty' type of appliance. Because of it's age, and it being a specialty type system, we recommend that an appliance expert familiar with this type of device be contacted to make a full evaluation and to ensure it is safe for day to day operation.

EXHAUST FAN / RANGE HOOD:

Good to Fair condition. A ceiling mounted exhaust fan is present. This type of system is designed to exhaust the cooking odors, etc. to the exterior of the structure.

The exhaust fan was operated using the control switch. The fan responded and was functioning satisfactorily.

REFRIGERATOR:

None present.

COUNTERTOPS:

Good condition. Countertops are Formica (plastic laminate).

CABINETS:

Good condition.
There is typical "use-related" wear on the cabinets and drawers.

DOORS:

Good to Fair condition.

The interior door leading to the hallway is rubbing or dragging the flooring during operation. We recommend adjustment or repair by the appropriate qualified trades person.



The double doors leading to the deck are rubbing at the bottom which makes operation difficult. We recommend having these conditions further evaluated and corrected by the appropriate, qualified professional.



SCREEN DOORS:

Good condition.

WINDOWS:

Good to Fair condition. Wood framed, Hopper, Single Pane.

The latches do not engage fully at both side of the windows. We recommend having these conditions further evaluated and corrected by the appropriate, qualified professional.



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SCREENS:	<u>No window screens are installed in this room.</u> We recommend having screens installed.
WALLS:	Good condition. Painted.
CEILINGS:	Good condition. Painted.
FLOORING:	Good condition. Linoleum (or equivalent) floor covering.
GFCI OUTLETS:	No Ground Fault Circuit Interrupter (GFCI) protected outlets are installed in this room. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended to have GFCI protected outlets installed in all appropriate areas. See the "Switches & Outlets" section of the report for more details.
OTHER OBSERVATIONS:	<u>One or more of the 3-prong electrical outlets in this room did not appear to be wired properly as our electrical tester indicated an "Open Ground" condition.</u> See the Outlets & Switches section of the report for more information regarding this condition.

LAUNDRY AREA & HOOKUPS

LOCATION:	There are no laundry hookups present in this structure.
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BATHROOMS

Bathrooms are inspected in a cursory fashion. Each accessible fixture is operated to test its function and visually inspected to determine its current condition. Angle stop / water supply valve(s) for sinks and toilets are not turned. These devices will frequently leak after being moved if they have not been used or regularly maintained. Bathtubs and sinks are not filled up so the function of the overflow openings is not tested / verified as part of our inspection. Determining whether shower pans, or tub/shower surrounds, are water tight or have any rot (or other damage) behind them is beyond the scope of this inspection. It is very important to maintain all caulking and grout in the bath and shower areas. Hairline cracks in tiles that are essentially cosmetic may not be reported. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance is always required whenever there is water contact with various materials. We do not operate or inspect saunas, steam-shower equipment, water filtering systems or other ancillary appliances (ie: toilets with advanced rinsing, drying features). All areas under sinks may not be visible due to stored personal items at the time of inspection and should be checked at your walk-through before the close of escrow.

MAIN FLOOR BATHROOM

SINK(S):	Good condition.
FAUCET(S):	Good condition.
VANITY(S):	Good condition.
COUNTERTOP(S):	Good condition.
TOILET(S):	Good condition. The toilet present is a "low-flow" type (which is required in some jurisdictions) and uses less water per flush than older types.
BATHTUB:	Good condition. Free-standing, cast iron tub.
SHOWER(S):	Good condition. Shower over tub. A shower curtain is installed.
TUB/SHOWER SURROUND(S):	Good condition.
VENTILATION:	Good condition. An exhaust vent fan is installed and functioning properly.
DOORS:	Good condition.
WINDOWS:	Good condition. Wood, Double hung, Single Pane. Note: Older wood framed double hung windows are considered to be in serviceable condition if one or both of the sashes are operable.
SCREENS:	<u>No window screen is installed in this room.</u> We recommend having screens installed.
WALLS:	Good condition. Painted & Tiled.
CEILINGS:	Good condition. Painted.
FLOORING:	Good condition. Tile flooring.
GFCI OUTLETS:	No Ground Fault Circuit Interrupter (GFCI) protected outlets are installed in this room. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended to have GFCI protected outlets installed in all appropriate areas. See the "Switches & Outlets" section of the report for more details.



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UPSTAIRS LEFT REAR ENSUITE BATHROOM

SINK(S): Good condition. Pedestal style

Unprofessional and/or non-standard repair methods are present at the drain line for this sink. I recommend consulting with a licensed plumbing contractor to make recommendations for repair or replacement.



FAUCET(S): Good condition.

COUNTERTOP(S): No standard countertops are present. The sink perimeter provides some countertop space.

TOILET(S): Good condition. The toilet present is a "low-flow" type (which is required in some jurisdictions) and uses less water per flush than older types.

The toilet in this bathroom is loose at the connection to the floor. There are no visible signs of leakage at this time, however loose toilets are prone to leaking. We recommend further evaluation and correction by the appropriate, qualified professional.



BATHTUB: Good condition. Free-standing, cast iron tub.

SHOWER(S): Good to Fair condition. Shower over tub. A shower curtain is installed.

The shower diverter valve knob is loose and leaks water during operation of the standard tub spout. We recommend further evaluation and correction by the appropriate, qualified professional.



TUB/SHOWER SURROUND(S): Good condition.

VENTILATION: Good condition. There are one or more operable windows in this bathroom which is acceptable for ventilation. We recommend that the window(s) be open during operation of bathtubs or showers to vent the humid air generated. Although not required, installing an exhaust vent fan would improve ventilation.

DOORS: Good condition.

WINDOWS: Good condition. Wood framed, Hopper, Single Pane.

SCREENS: No window screen is installed in this room. We recommend having screens installed.

WALLS: Good condition. Painted & Wood.

CEILINGS: Good condition. Painted.



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FLOORING: Good condition.

GFCI OUTLETS: No Ground Fault Circuit Interrupter (GFCI) protected outlets are installed in this room. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended to have GFCI protected outlets installed in all appropriate areas. See the "Switches & Outlets" section of the report for more details.

UPSTAIRS PRIMARY BEDROOM SUITE BATHROOM

SINK(S): Good condition. Pedestal style.

FAUCET(S): Good condition.

COUNTERTOP(S): No standard countertops are present. The sink perimeter provides some countertop space.

TOILET(S): Good condition. The toilet present is a "low-flow" type (which is required in some jurisdictions) and uses less water per flush than older types.

BATHTUB: Good condition.

SHOWER(S): Good to Fair condition. Shower over tub.
A shower curtain is installed.

During operation of the shower, water was observed to be dripping / running from the water spout. Ideally, this diverter valve will stop all of the water from the spout and divert it to the shower head. This is a common condition and does not appear to be adversely affecting the water flow from the showerhead.



TUB/SHOWER SURROUND(S): Good to Fair condition.

There are cracks, voids, or openings in the caulking and/or grout at one or more locations in the bathtub or shower surround. This condition may allow moisture to gain entry. We recommend having any voids sealed (by the appropriate qualified tradesperson) to prevent moisture entry.



VENTILATION: Good condition. There are one or more operable windows in this bathroom which is acceptable for ventilation. Although not required, installing an exhaust vent fan would improve ventilation.



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DOORS:	Good condition.
WINDOWS:	Good condition. Vinyl clad, Wood framed, Double hung, Dual pane insulated.
SCREENS:	Good condition.
WALLS:	Good condition. Painted & Tiled.
CEILINGS:	Good condition. Painted.
FLOORING:	Good condition. Mosaic (or equivalent) floor tile.
GFCI OUTLETS:	Ground Fault Circuit Interrupter (GFCI) protected outlets are present and functioning properly.



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OTHER INTERIOR ROOMS

Our inspection of the readily accessible portions of the rooms includes the surface of walls, ceiling and floors. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are often found on interior wall and ceiling surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. New paint and flooring can remove or conceal evidence of any past conditions that may have been present prior to the work being performed. We recommend inquiring about any past conditions that may no longer be visible. We do not evaluate curtains, drapes, blinds, shutters or any type of window treatment. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not always possible due to weather, temperature, and lighting conditions.

REAR MUD ROOM & STAIRWAY

DOORS: Good condition.

WINDOWS: Good to Fair condition. Wood framed, Fixed Pane, Hopper, Single Pane.

There are no chains to hold the windows up when they are opened. Additionally, one of the windows was stuck in the closet position. We recommend having these conditions further evaluated and corrected by the appropriate, qualified professional.



One (or more) of the upper windows in this room are noted to be chipped, cracked or broken. Any type of damage to window glass compromises its integrity. We recommend having any cracked or broken windows repaired or replaced by the appropriate, qualified window & glass professional.



SCREENS: No window screens are installed in this room. We recommend having screens installed.

WALLS: Good to Fair condition. Wooden wall coverings. Painted.

There are cosmetic type blemishes (ie: nail holes, chips, scrapes, etc.) on one or more of the walls.

CEILINGS: Good condition. Wooden ceilings, Open Beam.



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Home Inspection Report for 18935 5th Street West, Sonoma CA

FLOORING: Good to Fair condition. Square linoleum (or equivalent) tiles.

Some of the floor tiles are chipped and damaged. We recommend further evaluation and correction by the appropriate, qualified professional.

STAIRWAY: Good condition.

Potential Head Bump Warning! The stairway headroom should be greater than or equal to six feet eight inches (6' 8") between the stair tread upper surface measured at the tread outer edge, and the ceiling above. The clearance present does NOT meet this industry standard. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



STAIR RAILINGS: Good to Fair condition.

There is NO graspable hand rail installed at the stairway. For safety, current standards require a graspable handrail be installed. Recommend having this condition evaluated and corrected by a licensed and qualified building contractor.

There are NO vertical balustrades installed at the railings. As a result, there are opening present that pose a potentially hazardous condition. Current requirements are to have balustrades with a spacing not to exceed 4 inches. We recommend having these conditions further evaluated and corrected by the appropriate, qualified professional.



MAIN ENTRY & LIVING ROOM

DOORS: Good condition.

SCREEN DOORS: There is NO screen door installed at the exterior entry door.

WINDOWS: Good to Fair condition. Wood framed, Double hung, Fixed Pane, Single Pane.



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WINDOWS cont.:

There are damaged or broken sash cords, ropes or balances noted at one or more windows. As a result, the windows do not stay properly in the open position. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



SCREENS:

No window screens are installed in this room. We recommend having screens installed.

WALLS:

Good condition. Painted.

CEILINGS:

Good condition. Painted.

FLOORING:

Good to Fair condition. Hardwood plank flooring.
There is typical use-related wear noted to the surfaces of the flooring.

Area rugs are present in some areas of this room which limits the ability to view all areas of the primary floor covering materials.

MAIN FLOOR LEFT SIDE BEDROOM

DOORS:

Good to Fair condition.

There is moisture damage to some of the trim around the windows in the exterior entry door. We recommend further evaluation and correction by the appropriate, qualified professional.



SCREEN DOORS:

There are NO screen doors installed at the exterior entry doors.

WINDOWS:

Good condition. Vinyl clad, Wood framed, Double hung, Single Pane.

SCREENS:

No window screens are installed in this room. We recommend having screens installed.

WALLS:

Good condition. Painted.

CEILINGS:

Good condition. Painted.

FLOORING:

Good condition. Hardwood plank flooring.
There is typical use-related wear noted to the surfaces of the flooring.

Area rugs are present in some areas of this room which limits the ability to view all areas of the primary floor covering materials.

CLOSETS:

Good condition.

SINK(S):

Good condition.

FAUCET(S):

Good condition.

SMOKE ALARMS:

The smoke detector in this room was not functioning properly at the time of the inspection. This is a Potential Fire Hazard! We recommend that this unit be further evaluated and replaced if necessary. Regularly scheduled battery replacement is also recommended.



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MAIN FLOOR FRONT RIGHT BEDROOM & SUN ROOM

DOORS:

Fair condition.

The striker plate / latch on the interior sun room door is misaligned and as a result the door does not close and latch properly. We recommend adjustment or repair by the appropriate qualified trades person.



The deadbolt latch is not functioning properly at the exterior door and as a result we were unable to open / operate the doors. We recommend further evaluation and correction by the appropriate, qualified professional.



SCREEN DOORS:

There are NO screen doors installed at the exterior entry doors.

WINDOWS:

Good to Fair condition. Wood, Sliding, Single Pane.

One of the sun room windows appears to be pushed out at the bottom as indicated by a visible gap. We recommend further evaluation and correction by the appropriate, qualified professional.



One of the windows in the sun room are noted to be cracked or broken. Any type of damage to window glass compromises its integrity. We recommend having any cracked or broken windows repaired or replaced by the appropriate, qualified window & glass professional.



SCREENS:

No window screens are installed in this room. We recommend having screens installed.

WALLS:

Good condition. Painted.

CEILINGS:

Good condition. Painted.

FLOORING:

Good to Fair condition. Hardwood plank flooring.
There is typical use-related wear noted to the surfaces of the flooring.

Area rugs are present in some areas of this room which limits the ability to view all areas of the primary floor covering materials.



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CLOSETS: Good condition. Bifold doors.

SINK(S): Good condition.

FAUCET(S): Good to fair condition.

One or both of the angle stops (water supply line shut-off valves) under the sink had been turned OFF prior this inspection. These valves are typically turned OFF as a result of leaks at the sink faucet or other water supply components (including the angle stop itself.) We did NOT operate these valves as part of this inspection. We recommend inquiring of the seller as to the history of this condition.



SMOKE ALARMS: A smoke alarm was present and functioning properly at the time of inspection.

UPSTAIRS PRIMARY BEDROOM SUITE

DOORS: Good to Fair condition.

One or more of the exterior doors are difficult to operate and latch the door pins properly. We recommend having these conditions further evaluated and corrected by the appropriate, qualified professional.

SCREEN DOORS: Fair condition.

The hinge is loose on the front facing balcony screen door. We recommend having these conditions further evaluated and corrected by the appropriate, qualified professional.



WINDOWS: Good condition. Wood, Double hung, Single Pane.

The physical operation of the window with the room air-conditioner installed was NOT tested. Recommend having operation of this window demonstrated once the air-conditioner is removed prior to the close of escrow.

SCREENS: No window screens are installed in this room. We recommend having screens installed.

WALLS: Good condition. Wooden wall coverings.

CEILINGS: Good condition. Wooden ceilings.

FLOORING: Good condition. Hardwood plank flooring.
There is typical use-related wear noted to the surfaces of the flooring.

Area rugs are present in some areas of this room which limits the ability to view all areas of the primary floor covering materials.



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CLOSETS:

Good condition. Walk-in type closet.

There are moisture stains on the walls in the closet. We recommend further evaluation and correction by the appropriate, qualified professional.



SINK(S):

Good to Fair condition.

Heavy rusting is noted around the overflow opening in the sink. We recommend further evaluation and correction by the appropriate, qualified professional.



FAUCET(S):

Fair condition.

The left side water control valve handle at the sink in this room was stuck and did not function properly. We recommend further evaluation and correction by the appropriate, qualified professional.



SMOKE ALARMS:

A smoke alarm was present and functioning properly at the time of inspection.

GFCI OUTLETS:

Ground Fault Circuit Interrupter (GFCI) protected outlets are present and functioning properly.



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UPSTAIRS LEFT SIDE BEDROOM

DOORS: Good condition.

WINDOWS: Good condition. Wood framed, Double hung, Single Pane.

The physical operation of the window with the room air-conditioner installed was NOT tested.
Recommend having operation of this window demonstrated once the air-conditioner is removed prior to the close of escrow.

SCREENS: No window screen is installed in this room. We recommend having screens installed.

WALLS: Good condition. Wooden wall coverings.

CEILINGS: Good condition. Wooden ceilings.

FLOORING: Good condition. Hardwood plank flooring.
There is typical use-related wear noted to the surfaces of the flooring.

Area rugs are present in some areas of this room which limits the ability to view all areas of the primary floor covering materials.

CLOSETS: Good condition.

SMOKE ALARMS: There were no smoke alarms in this bedroom at the time of the inspection. A smoke alarm is required to be installed inside any room that is designed or intended for sleeping. We recommend having an appropriate smoke detector installed in this room.



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HEATING & COOLING SYSTEMS

Our examination of the heating and cooling system includes a visual inspection of the exposed and accessible heating and cooling equipment, thermostats, safety components, venting and distribution components. We activate the systems using normal operating controls and examine the systems for proper function, excessive or unusual wear and general state of repair. Heat exchangers and evaporator coils are inaccessible by design and must be completely removed from the furnace cabinet to be correctly evaluated, therefore, the inspection of heat exchangers and evaporator coils is beyond the scope of this inspection. Window or wall mounted air-conditioners will not be operated or inspected. We recommend annual servicing and inspection of all HVAC equipment by a properly qualified and licensed technician.

KITCHEN HEATING SYSTEM

BRAND NAME Williams.

AGE OF HEATING UNIT: I am unable to determine the age of this heater based on the manufacturer's label. We did observe that this unit was tested by the American National Standards Institute (ANSI) in 1977. Typically this date predates the manufactured date by approximately 2 years. Based on that information, we believe this unit to be approximately 47 years old.

OVERALL CONDITION: The operating condition of the furnace is unknown as the system was turned "Off" at the time of inspection. No testing could be performed. For safety reasons Inspectors are not allowed to turn furnaces "On" and / or light pilot lights. Be aware, hidden defects may be present that require repair. We recommend that the local utility company or an HVAC technician be called to light the pilot and check this appliance for safety.



TYPE: Gravity Vented Wall Furnace.

ENERGY / FUEL TYPE: Powered by Natural Gas. This unit utilizes a standing pilot light. A gas supply line is present with the appropriate flexible connector installed.



CAPACITY OF UNIT: 15,400 BTU.

COMBUSTION VENTING: Good condition.

EXHAUST VENTING: Good condition.

FILTERING: N/A.

DUCTS & PLENUMS: N/A.

USER CONTROLS: The operating condition of the thermostat is unknown, as I was unable to test this system.



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LIVING ROOM HEATING SYSTEM

BRAND NAME Williams.

AGE OF HEATING UNIT: I am unable to determine the age of this heater based on the manufacturer's label. We did observe that this unit was tested by the American National Standards Institute (ANSI) in 1977. Typically this date predates the manufactured date by approximately 2 years. Based on that information, we believe this unit to be approximately 47 years old.

OVERALL CONDITION: The operating condition of the furnace is unknown as the system was turned "Off" at the time of inspection. No testing could be performed. For safety reasons Inspectors are not allowed to turn furnaces "On" and / or light pilot lights. Be aware, hidden defects may be present that require repair. We recommend that the local utility company or an HVAC technician be called to light the pilot and check this appliance for safety.



TYPE: Gravity Vented Wall Furnace.

ENERGY / FUEL TYPE: Powered by Natural Gas. This unit utilizes a standing pilot light. A gas supply line is present with the appropriate flexible connector installed.



CAPACITY OF UNIT: 15,400 BTU.

COMBUSTION VENTING: Good condition.

EXHAUST VENTING: Good condition.

FILTERING: N/A.

DUCTS & PLENUMS: N/A.

USER CONTROLS: The operating condition of the thermostat is unknown, as I was unable to test this system.



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FRONT RIGHT BEDROOM HEATING SYSTEM

BRAND NAME Williams.

AGE OF HEATING UNIT: I am unable to determine the age of this heater based on the manufacturer's label. We did observe that this unit was tested by the American National Standards Institute (ANSI) in 1991. Typically this date predates the manufactured date by approximately 2 years. Based on that information, we believe this unit to be approximately 35 years old.

OVERALL CONDITION: The operating condition of the furnace is unknown as the system was turned "Off" at the time of inspection. No testing could be performed. For safety reasons Inspectors are not allowed to turn furnaces "On" and / or light pilot lights. Be aware, hidden defects may be present that require repair. We recommend that the local utility company or an HVAC technician be called to light the pilot and check this appliance for safety.



TYPE: Gravity Vented Wall Furnace.

ENERGY / FUEL TYPE: Powered by Natural Gas. This unit utilizes a standing pilot light.
A gas supply line is present with the appropriate flexible connector installed.



CAPACITY OF UNIT: 9,600 BTU.

COMBUSTION VENTING: Good condition.

EXHAUST VENTING: Good condition.

FILTERING: N/A.

DUCTS & PLENUMS: N/A.

USER CONTROLS: The operating condition of the thermostat is unknown, as I was unable to test this system.

AIR CONDITIONING UNIT

TYPE: One or more window or wall mounted air-conditioning unit(s) are present. Since these units are not considered to be built-in, they are NOT a part of this inspection.



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PLUMBING SYSTEM

All visible portions of the water supply and waste line plumbing systems were inspected. All plumbing fixtures (unless otherwise noted in this report) were operated using normal controls with the exception of the angle stop valves located under the sinks and behind the toilets. Of course, plumbing pipes and other components inside wall or ceiling cavities or otherwise concealed are not examined. The purpose of the plumbing inspection is to determine whether the system is functional and serviceable in its present condition, and is NOT to determine if every plumbing code was strictly adhered to. We recommend that you double check all the plumbing lines under the kitchen and bathroom sinks after all the belongings are moved out. Sometimes these lines are bumped when removing stored items and leaks will occur.

SUPPLY LINES

LOW FLOW FIXTURES:

As of January 1, 2017, building standards / California state law require that water flow rates for fixtures in the home not exceed 1.6 gallon per flush for toilets, 2.2 gallons per minute for faucets, and 2.5 gallons per minute for shower heads. It is beyond the scope of this inspection to determine the flow rates of the plumbing fixtures in the home. We recommend inquiring of the seller to determine if the fixtures in this structure conform to this California state law requirement.

OVERALL CONDITION:

Fair condition.

TYPE OF WATER PIPES:

Water supply lines that are not visible (i.e. inside walls, ceilings, or inaccessible under floor areas, etc.) are not part of these conclusions.

The following type(s) of water supply piping were identified: Galvanized.

WATER SHUT-OFF:

Located at the exterior of the water tower structure.

There were other shut-off valves also viewed around the structure. We recommend inquiring of the seller to determine the purpose of any other shut-off valves on the property so that you can quickly and safely shut off the water in case of an emergency.



The physical operation of the water shut-off valve(s) was not tested. It is common for leakage to occur after turning a handle that has not been operated for an extended period of time. We cannot guarantee that valves will operate properly or will not begin to leak after they have been operated. Recommend ensuring that the valve(s) are operational and functioning as designed.

HOSE BIBS:

Good condition where randomly tested.

Be aware that we do not test all the hose bibs that are present. We only perform a random sampling. As a result, you may encounter other hose bibs that leak at the handle during operation or that have other typically minor challenges.



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SUPPLY LINE COMMENTS:

The galvanized water supply pipes may be nearing the end of their useful life. The average life expectancy of galvanized pipes is 40 - 50 years. This is typically the result of corrosion building up on the inside which restricts water flow due to the reduced inside diameter of the pipes.

This life expectancy is an average, as individual systems vary widely in their actual lifespan due to the mineral content in the water and other factors. The water volume appeared adequate at the time of the inspection.

Water volume and flow at the time of the inspection appeared adequate at the various interior fixtures. There was no readily visible evidence of active water supply line leakage in the water distribution system. If leaking does occur, we recommend that it be immediately repaired by a licensed Plumber. We cannot predict when or if the system will develop leaks. We recommend that you monitor the system.

WATER SOFTENER: None apparent.

WASTE LINES

OVERALL CONDITION:

Good to Fair condition where visible.

TYPE OF DRAIN PIPES:

Waste / drain lines that are not visible (i.e. inside walls, ceilings, or inaccessible under floor areas, etc.) are not part of these conclusions.

The following type(s) of waste / drain lines were identified: Cast Iron, Galvanized, ABS black plastic.

COMMENTS:

We were unable to locate the main waste line cleanout at the time of the inspection. It is possible that the cleanout may be present but was concealed by vegetation or landscaping materials. A cleanout is used to allow access to the waste line pipes in the event of a drain blockage. We recommend contacting the appropriate individual (ie: seller or plumbing contractor) to locate or install an appropriate cleanout.

Note: We do NOT inspect the sewer lateral. This is the section of waste piping that runs from the house to the city sewer (or septic system). These lines often get compromised by tree roots or other under ground items causing damage or blockage. It is highly recommended to have the sewer lateral inspected using a small camera system. If this type of inspection is desired, we recommend contacting the appropriate qualified tradesperson.

The rooftop plumbing vents appear serviceable with no readily visible obvious challenges viewed.

There is a non-standard plumbing cap (ie: wooden plug) being used at one of the waste lines in the under floor / basement area. As a result, there is an active waste line water leak visible. We recommend further evaluation and correction by a licensed plumbing contractor.



Since one or more waste line plumbing leaks are currently noted in the system, we recommend that it be immediately repaired by a licensed Plumber. We cannot predict when or if the system will develop future leaks, therefore you are advised to monitor the system.



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FUEL SYSTEM

GAS METER / TANK LOCATION:

The natural gas meter and shut-off valve is located at the front of the house.

A PG&E Smart meter is installed.

Visit: <http://www.pge.com/smartmeter/> for information on the advanced features of this meter and its associated fuel cost monitoring program.



There was NO visible wrench present or near the gas meter and shut-off valve at the time of the inspection. We recommend having the appropriate wrench located in visible proximity to the gas meter and shut-off valve so you can turn the gas 'Off' in the event of an emergency (ie: fire or earthquake). Gas valves are often very difficult to turn / operate and we recommend becoming familiar with the process of turning the main gas valve 'Off' should the circumstances arise.

OVERALL CONDITION:

Visibly in Good condition where visible and accessible.

Note: Most all of the gas appliances (eg: heaters, kitchen cooktop/oven) were not tested as they were "Off" at the time of the inspection. Therefore some of the gas lines were not functioning tested. Be aware, there may be gas line related challenges that were not identified at the time of the inspection.

COMMENTS:

The gas service and associated systems appear serviceable. The natural gas lines at the meter are corrosion proofed where they are visible at the entry point to the ground.

WATER HEATER

LOCATION:

Located in the sub-area, towards the rear of the house.

BRAND NAME:

State Select.

AGE OF UNIT:

Based on the manufacturers label, we have attempted to determine the year that this unit was manufactured. Based on that information, the year of manufacture was 2005. That makes this unit 20 - 22 years old.

The useful life expectancy of a tank style gas water heater is approximately 10 years. They may exceed this life expectancy depending on the quality of water present and the maintenance that has been performed. Routine maintenance such as draining the tank annually can help extend the life.

This unit has exceeded the average life expectancy of a water heater and is at the end of it's useful life. Before catastrophic failure / leakage occurs, we recommend contacting the appropriate professional to make recommendations regarding replacement options for this unit.

TYPE:

Tank style water heater.



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VISUAL CONDITION: Fair condition. Adequate hot water was present at all of the interior fixtures.

Please be aware that this is an older unit and statistically is at the end of its useful life.

This comment is made in regards to industry standards across the US. Routine maintenance (such as flushing the heat exchanger or storage tank) can effectively help increase the life of water heaters. Interested parties are encouraged to inquire of the seller / occupants regarding any maintenance that has been performed.

A water shut-off valve is present on the incoming water supply line to the water heater. While this was not always required, it is typically required in current construction.

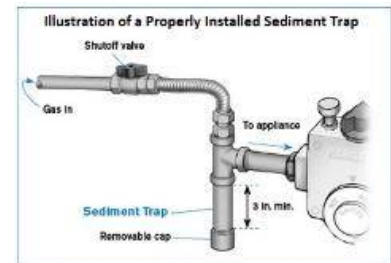
Note: The physical operation of this valve was NOT tested as part of the home inspection.



SIZE / CAPACITY: 50 Gallons.

ENERGY / FUEL TYPE: Powered by Natural Gas. A gas supply line is present with the appropriate flexible connector installed.

There is NO capped sediment trap installed at the incoming gas supply line for this appliance. This is commonly a code requirement as well as a requirement by most appliance manufacturers. The sediment trap, when properly installed, will change the direction of the gas flow thereby allowing it to collect any sediment or debris before it reaches the appliance gas controls. We recommend having this gas line modified to incorporate a sediment trap.



THERMAL EXPANSION SYSTEM(S);

As water is heated, it expands in volume and creates an increase in the pressure within the water system. This action is referred to as "Thermal expansion". In an "open" water system, expanding water which exceeds the capacity of the water heater flows back into the city main where the pressure is easily dissipated. A "closed water system", however, prevents the expanding water from flowing back into the main supply line and the result of the "thermal expansion" can create a rapid and dangerous pressure increase in the water and system piping. Thermal expansion and the repeated expansion and contraction of components in the water heater and piping system can cause premature failure of the temperature and pressure relief valve, and possibly the heater itself.

We are unable to determine if this water system is "open" or "closed", for that reason we report on the visual presence of a thermal expansion tank. IF this is an "open" water system, the need for an expansion tank may not be necessary and our comments may not apply.

There is NO thermal expansion tank installed in the cold water distribution piping. We recommend ensuring that there is some means of handling the thermal expansion in the water system.



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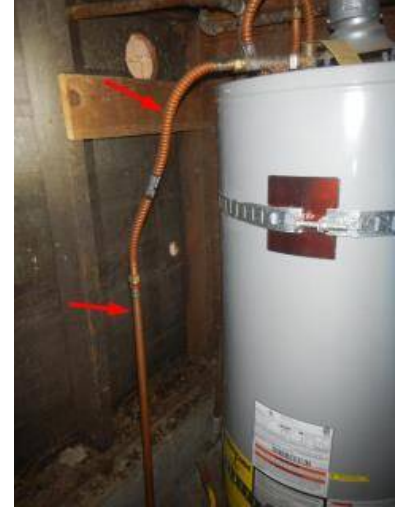
TEMPERATURE & PRESSURE RELIEF VALVE:

A Temperature & Pressure Relief (TPR) Valve was noted to be installed at the water heater. The presence and proper installation of this valve is required by the manufacturer. The physical testing of these devices is NOT a part of this inspection, however, these valves should be operated at least once a year as specified by the manufacturer.

For more information regarding proper testing of the TPR valve, we recommend visiting the following website from Watts, the largest manufacturer of TPR valves:

<https://www.watts.com/dfsmedia/0533dbba17714b1ab581ab07a4cbb521/24279-source/pg-tp-asm-e-pdf>.

The drain line for the TPR valve is not properly supported. This drain line should be secured to prevent it from movement, damage, or failure (ie: coming apart at one of the connections). Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



COMBUSTION VENTING:

Good condition.

EXHAUST VENTING:

Good condition.

EARTHQUAKE STRAPPING & BRACING:

The water heater is strapped and/or braced in accordance with the current State of California standard.

INSULATION:

This unit is internally insulated.

OTHER OBSERVATIONS:

Past or present animal activity is noted in the area of the water heater. We recommend contacting the appropriate pest control operator to identify the animal(s) and take action for remediation.



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ELECTRICAL SYSTEM

Electrical features/components are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring inside the electrical panels is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not include: determining electrical capacity, determining over current capacity for any item (including appliances), comparing circuit breaker capacity to installed appliance listings. The inspection does not include interior or exterior low voltage wiring or fixtures, telephone components, security systems, intercoms, stereos, cable or satellite TV components, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution, personal injury or death. In the event we recommend further evaluation of the electrical system, it is likely that a licensed professional will find additional electrical hazards which this limited inspection did not identify. Due to the complexity of electrical systems and possible severe consequences of improper handling or workmanship, we advise using a qualified licensed electrician for repairs, upgrades or modifications.

INCOMING SERVICE

SERVICE TYPE: The incoming electrical service to this structure is Overhead conductors. Both 120 volt & 240 volt electric is provided.

MAIN BREAKER RATING: 60 Amps.
This is a lower than average incoming service compared to modern standards. As a result it may not be adequate for modern lifestyles. With this lower than average main breaker rating, you typically will NOT be allowed to have any 240 Volt electric appliances such as an electric cooktop, electric oven, central air-conditioner, etc.

CONDITION: Good condition.

The incoming overhead service conductors are routed through and contacting tree branches or limbs. Tree limbs can place strain on the electrical weatherhead, possibly causing damage and creating hazardous conditions. Recommend either contacting the local utility company or a licensed electrician to determine what course of action should be taken.



SYSTEM TYPE: Overload protection is provided by circuit breakers and screw in type fuses. The wiring used is a combination of two wire ungrounded type, and three wire grounded non-metallic sheathed wiring Romex or equivalent (newer type).

Screw-in type fuses are no longer used in current construction as the type of overload protection. We recommend giving consideration to upgrading this panel to circuit breakers which are the current industry standard of overload protection.



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There also was visible Knob & Tube wiring in the attic areas. I believe that the knob & tube wiring has been abandoned as the areas we observed had been cut or did not appear to be energized.



Knob & tube wiring is an antiquated wiring that was used prior to the 1940's. Many insurance companies will refuse to insure homes that still use this type of wiring. I recommend you consult with the current owners to determine if all of this wiring has been abandoned. If it has NOT, I recommend that a licensed Electrician specializing in older construction further evaluate and repair/upgrade as needed.

MAIN PANEL & METER

LOCATION: Located in the water tower structure at the right rear corner of the house.

A PG&E Smart meter is installed.

Visit: <http://www.pge.com/smartmeter/> for information on the advanced features of this meter and its associated fuel cost monitoring program.



PROTECTION TYPE: Overload protection is provided by circuit breakers.

CONDITION: Fair condition.

The front dead-face cover was removed and the internal visible wiring was viewed. NO wires were touched or moved during the visual inspection of the internal components.



A Federal Pacific Electric (FPE) 'Stab-Lok' circuit breaker panel is noted to be present. Federal Pacific brand electric panels have inherent flaws that make them more hazardous than modern panels. The circuit breakers have a much higher failure rate and will not reliably trip when an overload condition is present. The connection point between the breaker and the bus bar is also weak by nature and can work loose over time resulting in overheating. Both of these items increase the chance of a house fire. We suggest doing further research and consult with a licensed electrician who is familiar with Federal Pacific panels to determine what action is to be taken.



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POTENTIAL HAZARDS:

The following Potentially Hazardous conditions are observed at this panel:

There is an unused circuit breaker opening in this panel that does not have a proper protective cover installed. These covers are important because without them, someone could stick their fingers into the panel and come into direct contact with high voltage. Recommend having this condition evaluated and corrected by a licensed electrician.



GROUNDING:

Electrical grounding is provided by a ground rod.

BONDING:

A direct connection between various parts of the plumbing system, the gas system and the electrical system is referred to as 'Bonding'. Bonding these systems provides a safe and direct path to 'Ground' in the event that the pipes become electrically energized due to a lightning strike, wiring issue, or an equipment failure.

I am unable to determine if the electrical system is properly bonded. We recommend having a licensed electrician further evaluate the system and locate / add the appropriate bonding connectors.

Note: In some homes the bonding is not readily visible and may not be located during the home inspection.

OTHER OBSERVATIONS:

Some, but not all of the breakers are marked or labeled to aid in identifying the areas serviced by each individual circuit. We do not know, nor do we test to verify whether the markings present are accurate. We recommend that you have ALL of the breakers identified and marked.

There is an electrical disconnect box present behind one of the electrical meters in the water tower that is no longer in use as the wires have been disconnected inside the assembly. We recommend inquiring of the seller / occupants for more information about the cause / history of this condition.





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SUB-PANEL #1

LOCATION: Located on the exterior right side of the house.

PROTECTION TYPE: Overload protection is provided by fuses.

Screw-in type fuses are no longer used in current construction as the type of overload protection. We recommend giving consideration to upgrading this panel to circuit breakers which are the current industry standard of overload protection.

CONDITION: Fair condition.

The front dead-face cover was removed and the internal visible wiring was viewed. NO wires were touched or moved during the visual inspection of the internal components.



POTENTIAL HAZARDS: The following Potentially Hazardous conditions are observed at this panel:

Multiple wires are connected to a single lug on one or more of the fuses inside this panel. Manufacturers require that only one wire be secured at each lug. We recommend contacting a licensed electrician to reposition these wires so that no more than one wire is secured at each circuit lug.



OTHER OBSERVATIONS: Some, but not all of the breakers are marked or labeled to aid in identifying the areas serviced by each individual circuit. We do not know, nor do we test to verify whether the markings present are accurate. We recommend that you have ALL of the breakers identified and marked.



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SUB-PANEL #2

LOCATION: Located on the exterior right side of the house.

PROTECTION TYPE: Overload protection is provided by circuit breakers.

CONDITION: Fair condition.

The front dead-face cover was removed and the internal visible wiring was viewed. NO wires were touched or moved during the visual inspection of the internal components.



A Federal Pacific Electric (FPE) 'Stab-Lok' circuit breaker panel is noted to be present. Federal Pacific brand electric panels have inherent flaws that make them more hazardous than modern panels. The circuit breakers have a much higher failure rate and will not reliably trip when an overload condition is present. The connection point between the breaker and the bus bar is also weak by nature and can work loose over time resulting in overheating. Both of these items increase the chance of a house fire. We suggest doing further research and consult with a licensed electrician who is familiar with Federal Pacific panels to determine what action is to be taken.

POTENTIAL HAZARDS: The following Potentially Hazardous conditions are observed at this panel:

One or more grounding wires are connected to the neutral bus bar. In a sub-panel only neutral wires should be connected to the neutral bus bar (which is isolated from the metal panel housing via a plastic riser). All grounding wires should be connected to a bus bar which is directly grounded to the sub-panel housing. Recommend having a licensed electrician further evaluate and repair as needed.



OTHER OBSERVATIONS: The breakers are NOT marked or labeled to aid in identifying the areas serviced by each individual circuit. We recommend that you have ALL of the breakers identified and marked.



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SUB-PANEL #3

LOCATION: Located in the attic area of the house with access via the small door opening at the top of the stairs.



PANEL LOCATION COMMENT: Access to this panel is restricted and limited. For safety reasons there needs to be free and clear access to panels for servicing, etc. When / where practical, consideration should be given to relocating this panel.

PROTECTION TYPE: Overload protection is provided by circuit breakers.

CONDITION: Good condition.

The front dead-face cover was removed and the internal visible wiring was viewed. NO wires were touched or moved during the visual inspection of the internal components.



POTENTIAL HAZARDS: The following Potentially Hazardous conditions are observed at this panel:

There are one or more unused circuit breaker openings in this panel that do not have proper protective covers installed. These covers are important because without them, someone could stick their fingers into the panel and come into direct contact with high voltage. Recommend having this condition evaluated and corrected by a licensed electrician.



One or more grounding wires are connected to the neutral bus bar. In a sub-panel only neutral wires should be connected to the neutral bus bar (which is isolated from the metal panel housing via a plastic riser). All grounding wires should be connected to a bus bar which is directly grounded to the sub-panel housing. Recommend having a licensed electrician further evaluate and repair as needed.



OTHER OBSERVATIONS: Some, but not all of the breakers are marked or labeled to aid in identifying the areas serviced by each individual circuit. We do not know, nor do we test to verify whether the markings present are accurate. We recommend that you have ALL of the breakers identified and marked.

OTHER SUB-PANELS: No other sub-panels were found. If there are other panels that we did not discover, please notify us immediately so that we can inspect those panels and include the findings for your report.



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OF CIRCUITS

MAJOR CIRCUITS: Three major circuits were noted. Major circuits are defined as 240 volt circuits which are typically used for electric ovens, cooktops, clothes dryers, air-conditioners, hot-tubs, etc. (typically 30 or more amps, however in some cases 20 amps).

Only one major circuit is recommended for installation in a structure with only 60 amps of incoming power. This is not usually hazardous, but can be an inconvenience, because breakers may trip if all of these major appliances are in use at one time. (This comment is in consideration of the typical standards. Electricians are sometimes able to get approval for deviations from this requirement by the local building authority if a load calculation is performed on the electrical system, however, we have no way of knowing whether or not a calculation has been performed).

MINOR CIRCUITS: There were eleven minor circuits noted, (minor circuits are those which use 20 amps or less). This amount of minor circuits is typical and acceptable.

CONDUCTORS

OVERALL CONDITION: Good to Fair Condition.

ENTRANCE CABLES: Unable to determine whether copper or aluminum.

BRANCH WIRING: Copper.

HAZARDOUS CONDITIONS: There were No apparent hazards noted with the branch wiring.



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SWITCHES & OUTLETS

TESTING PROCEDURE:

Our inspection of the electrical outlets is conducted using a simple circuit analyzer found at most hardware stores. We test a representative sample of outlets to determine if the circuits are functioning. There are many anomalies possible in outlet wiring that our tester is not capable of detecting. Any anomalies we do report are likely isolated to the outlet tested but could also indicate improper wiring techniques of another outlet in the circuit. Any incorrect wiring should be investigated thoroughly and corrected by a licensed and qualified electrician.

OVERALL CONDITION

Good to Fair Condition.

Ground Fault Circuit Interrupter (GFCI) protected electrical outlets may not have been required at the time this building was constructed, however, for the safety of the occupants we recommend consulting with a licensed electrician to ensure that GFCI protection is present in all the appropriate locations. This is an important and relatively inexpensive upgrade.

Today's electrical standards now require a device called an Arc-Fault Circuit Interrupter (AFCI). An AFCI is a device that provides protection from the effects of arc faults by recognizing characteristics unique to arcing, and then de-energizing the circuit upon detection of an arc fault. AFCIs are required on all 120 volt 15 and 20 amp branch circuits supplying outlets, except for the circuits or outlets that are required to be GFCI protected. For optimal safety, consideration should be given to upgrading to AFCI circuit breakers in all the appropriate locations.

HAZARDOUS CONDITIONS:

The following Potentially Hazardous conditions were found at one or more of the electrical switches and/or outlets:

There are one or more 3-prong electrical outlets in the house that do not appear to be properly grounded as our tester indicated an 'Open Ground' condition. We recommend all ungrounded three pronged receptacles be grounded or restored to their original two prong configuration (except where upgrading to GFCI protection would be appropriate). Recommend having this condition evaluated and repaired by a licensed electrician.



OTHER OBSERVATIONS:

There are outlets in the lower level basement area that did not appear to be energized. Our tester indicated "No Electricity Present". If there is a switch that controls this outlet, we did not locate it. Recommend having this condition evaluated and corrected by a licensed electrician.





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CRAWLSPACE / BASEMENT & FOUNDATION

Our inspection of the under floor crawlspace area includes a visual examination of the visible portions of the foundation, structural framing, ventilation and floor insulation. While the inspector is in the crawlspace, components relating to the other systems of the building are also evaluated, such as exposed plumbing pipes, the electrical system, and the heating and cooling system. It is common and acceptable to find moisture (damp soil) in the crawlspace. However, excessive moisture can adversely affect the structure and the durability of some components. We will state in the report if we believe that excessive moisture is a concern.

FOUNDATION

TYPE & CONDITION: Concrete stem wall at the perimeter with a combination of intermediate foundation walls and post & pier supports used at the interior areas.

Good condition where visible and accessible. The foundation appears to be performing satisfactorily with no readily visible challenges observed.

FOUNDATION OBSERVATIONS: Typical & expected settling / curing type cracks are noted to the concrete stem wall in one or more locations. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence of expansive soils. The cracks viewed did not appear to be structurally threatening.

SUBSTRUCTURE

SUBFLOOR: Good condition where visible. Tongue & Groove.

Staining is noted to the sub-flooring or framing components under the main floor bathrooms in some areas. These stains appear to be from past moisture challenges as they were dry at the time of inspection. We recommend that this area be monitored in the future for any signs of active moisture leakage.

FLOOR INSULATION: No under floor insulation is present. The lack of under floor insulation is common in older structures. Properly installed sub-area insulation would help improve the energy efficiency of the house.

SEISMIC BOLTING / ANCHORING: No foundation bolts, tie-down brackets, or equivalent are present. This condition can allow the structure to shift off of the foundation in the event of major earth movement. It may also affect your ability to secure homeowners insurance with some insurance companies.

Note: Given the age of the structure, the lack of bolts is not uncommon. While no particular deficiencies were noted, we recommend that upgrading be considered. If more information is desired, we recommend contacting a seismic specialist or a general contractor.

GIRDERS & JOISTS: Good condition where visible and accessible.

OTHER OBSERVATIONS: There is evidence of past or present wood destroying organisms (termites or equivalent) activity as indicated by damage on one or more under floor components. We are not qualified and cannot render an opinion on whether there is an active infestation present, therefore we recommend employing the services of a licensed Pest Control company for inspection, evaluation, and recommendations for remediation.

There is visible evidence in the areas under this structure of past or present animal activity (rodents, etc.) as indicated by feces / droppings. We recommend contacting the appropriate pest control operator to take action for remediation.



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BASEMENT

WALLS: Good condition.

WINDOWS: Good to Fair Condition. Wood framed, fixed pane, single pane.

One or more of the windows in the basement are cracked / broken. We recommend further evaluation and correction by the appropriate, qualified professional.

INTERIOR SUPPORTS: Good condition.

BEAMS: Good condition.

FLOOR AND DRAINAGE: Good condition.



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ASBESTOS

Based on the age of this structure, there is a possibility that asbestos based materials or products are present. Some of the more commonly found home construction materials which may contain asbestos include: 9" square floor tiles, insulation wrap for heating ducts, gas appliance exhaust pipes, roofing and siding materials, as well as acoustically sprayed ceilings. Asbestos is safe and legal to remain in homes as long as the asbestos materials are in good condition and the asbestos cannot be released into the air. We recommend further evaluation by the appropriate asbestos abatement company. For further information regarding asbestos based products, please visit the following website: http://inspectapedia.com/hazmat/Asbestos_Floor_Tile_ID.php.

MATERIAL FINDINGS

POTENTIAL ASBESTOS: We found construction materials which have a possibility of containing asbestos fibers. If the presence of any asbestos products is a concern to you. I recommend contacting the appropriate asbestos abatement company to make recommendations for remediation.

TESTING: No testing was performed by this company.

CONSUMER INFORMATION

According to the "Asbestos Institute", asbestos is only considered harmful when it becomes "friable" (easily crumbled or reduced to powder), so that the fibers can circulate through the air that we breath. The most common method of treating asbestos is "containment". Containment simply means containing the asbestos fibers from getting into the air stream. Sometimes this is done by painting over the substance with a specially formulated paint.

Asbestos can be legally removed by California homeowners if they conform to the requirements of their local jurisdiction. Some local air quality management districts are listed below.

For Marin County, Napa County, Southern Sonoma County and Northern Solano County, contact the Bay Area Air Quality Management District at 415-749-4762. Their website address is www.baaqmd.gov.

For Northern Sonoma County, contact the No. Sonoma County Air Pollution Control District at 707-433-5911.

For Lake County, contact the Lake County Air Quality Management District at 707-263-7000.

Contractors may only remove 100 square/linear feet of asbestos materials unless they have an asbestos abatement license. Even then, they are required to adhere to the local district regulations.

Abatement contractors are listed in the Yellow Pages under the heading "Asbestos Abatement & Removal Services"

For more information on asbestos products in buildings, you may wish to consult the "Asbestos Institute" online, at www.asbestos-institute.ca/



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INSPECTION CONTRACT

Below is a copy of the exact terminology used in our standard "Confidential Property Inspection Contract". This contract was signed by you, our client. If you were not present at the inspection then it was signed by your Realtor on your behalf, who is legally allowed to represent you in this transaction.

INSPECTION TERMS

INSPECTION FEE: The fee for this Home inspection was quoted and agreed upon prior to or at the inspection.

PAYMENT TERMS: We acknowledge receiving payment in full.

Payment method: Check #1304 from the account of Lauren Alice Ann Avery Trust B.

INSPECTOR: Eric Marsh.

A.I.I. Certified Master Inspector #1421

CONFIDENTIAL PROPERTY INSPECTION CONTRACT

WHAT YOUR INSPECTION INCLUDES

We will make a visual inspection of the prominently visible and accessible areas of the property. This inspection is a reasonable effort to assess the Serviceability and Durability of the components of the property in its present state as these items significantly affect the value, desirability, habitability, or safety of the dwelling. "Significantly" as used herein means a condition that is "important or consequential" i.e.: a deteriorated condition for which the expense to repair would exceed \$1000.00. Our analysis is limited to our written Report. The Report does not evaluate style, aesthetics, cosmetic deficiencies, or the location of a property.

The inspector will attempt to be reasonably accurate and thorough by pointing out both the strong and weak points of the property. Home ownership brings with it the certainty that failures and repairs will occur. Your home inspection will not be able to predict all such occurrences.

Our inspections are not intended as a service call. Operable conditions of mechanical, electrical, plumbing devices or other items are only surmised from the visible evidence. No maintenance services, removal of cowlings, or destructive discovery can or will be performed. If we locate an item that is not serviceable, or creates doubt for our inspector, then we will suggest that a licensed tradesperson be contacted to investigate further or make repairs. This could require an additional fee to the appropriate specialist and may require among other things, servicing equipment or destructive discovery. This inspection is not conducted to detect every minor problem or condition that may exist in the building.

You are encouraged to be on the site at the time of the inspection or at least arrive near the completion of our inspector's evaluation, so that the inspector can review the inspection report with you in person. If an additional visit to the property is required, it will be billed at our hourly rate.

The inspection will be performed in accordance with the Standards of Practice for the *American Institute of Inspectors®*, the terms of which are incorporated in this agreement. The Standards of Practice are available online through <http://www.inspection.org>. Refer to the Standards of Practice for equipment and components of the structure which are not to be operated or tested.



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RISK OF BUYERS & SELLERS

Buyers are always at risk. The visual inspection may illuminate some areas of risk, but it cannot eliminate it. The inspector is limited to only those deficiencies which are visible and accessible at the time of inspection. The inspector is not liable for non-visible, obscure, or concealed faults. Claims for concealed conditions and/or non-disclosed conditions, whether intentional or unintentional must be made against the seller of the property.

The most conscientious visual inspection is not capable of determining all conditions that actually exist within a structure. We make a random evaluation of some components and of course cannot move furniture, etc., to obtain access. Even with our thorough visual inspection there are some things our inspection cannot determine.

For example, here is a list of some, but not all of the things our inspection cannot determine:

- 1) Improper / non-visible wiring connections.
- 2) Random outlets or switches that do not function.
- 3) A drafty or hard to heat structure.
- 4) Leaks that only occur under unusual or unique conditions.
- 5) The inner workings of mechanical systems including heat exchangers and combustion chambers.
- 6) Underground or concealed systems or components.
- 7) Broken or leaking dual pane window seals.

Although, there are many items that our Inspector might determine or surmise if given enough time, our evaluation is also limited by a reasonable investment of the Inspector's time for the fee paid.

Hazardous materials are beyond the scope of this inspection report and the inspector is not an environmental expert. If asbestos, electromagnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, mold, soil contamination, or the quality of drinking water and waste disposal are a concern, you must contact an appropriate expert.

CODE COMPLIANCE

The inspection is one of "Serviceability", NOT code compliance. By necessity, our inspection deals with existing structures which may have older types of wiring, plumbing, heating, etc. As an illustration, today most local building departments require ground fault interrupter circuits, insulation in the exterior walls, anchor bolts, and many of other items which have not always been included in the building codes. Homes without these installations can be "Serviceable", even though they do not meet current codes or may not even be desirable for modern life styles. We assume, but do not warrant, that the then current codes were complied with at the time of construction.

WARRANTIES & INSURANCE

The inspection and report are not intended, nor should it be construed as a guarantee or warranty, expressed or implied, including any implied warranty of merchantability or fitness for use regarding the conditions of the property, items and systems inspected, and should not be relied upon as such.



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DISPUTE RESOLUTION

In the event of a claim by the Client that an installed system or component of the Property which was inspected by the Inspector was not in the condition reported by the Inspector at the time of the Inspection, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. Furthermore, any legal action must be brought within one (1) year from the date of the Inspection or will be deemed waived and forever barred.

If we are unable to come to a resolution as a result of communication between the parties, you are next required to submit to nonbinding mediation. Mediation is a process by which people come together with one or more professionally trained and experienced mediators who assist them in resolving their dispute by negotiating a mutually satisfactory agreement. The result of a successful mediation hearing is a written settlement agreement that is legally enforceable. If mediation is unsuccessful, the parties may then proceed to arbitration as outlined below.

Any unresolved dispute, controversy or claim arising out of or in connection with this agreement or the breach thereof shall be submitted to final and binding arbitration under the Rules of the National Academy of Conciliators or the American Arbitration Association, and the judgment may be entered on the decision of the arbitrator(s) by any court of competent jurisdiction. The parties shall have the right to discovery in accordance with California Code of Civil Procedure section 1283.05 (or any similar state law provision if arbitration takes place outside of California). The sole and exclusive standard against which the inspection shall be judged will be the Standards of Practice as published by the American Institute of Inspectors®, which are incorporated in this agreement. Exceptions to mandatory arbitration include the filing or enforcement of a mechanic's lien and the filing of judicial action to enable the recording of a notice of pending action, for attachment, receivership, injunction, or other provisional remedies. Any such action shall not constitute a waiver of the right to arbitrate under this provision.

Property or equipment in dispute must be made accessible for re-inspection and/or arbitration. Arbitration shall occur at the property in question. By agreement herein, no arbitration award in favor of the client shall exceed the lower amount of ten times the inspection fee, or \$5,000. Any arbitration award in favor of the inspector shall include payment of fees at the hourly rate below for time invested by the inspector, his/her representatives, staff, or principals.

SUBSTITUTE DISCLOSURE

The inspection performed by this inspector is supplemental to any real estate transfer or Seller's Disclosure Statement. It is NOT to be used as a substitute for such Disclosure Statements.

NOTE: The Inspection Fee paid is for the service performed on this property. Re-inspections, research, or expanded reports, (including disputed issues requiring investment of time by our staff or principals), will be payable at the rate of \$200.00 per hour.

PERMISSION WAS GRANTED TO PERFORM AN INSPECTION PER THE ABOVE AGREEMENT, PAYMENT WAS ALSO AGREED UPON AND IS NOTED ON THE ORIGINAL SERVICE AGREEMENT / CONTRACT. THE ORIGINAL DOCUMENT IS PERMANENTLY KEPT ON FILE AT OUR OFFICE. A COPY MAY BE OBTAINED IF REQUESTED.