



Pacific Inspection Services

Residential Property Inspections

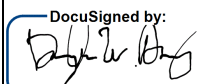
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Home Inspection Report for 18935 5th Street West, Sonoma CA

HOME INSPECTION REPORT



DocuSigned by:

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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: 60426-2

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.

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.

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.

ATTENTION

SMOKE DETECTORS / ALARMS

One of the bedrooms did NOT have a smoke alarm installed at the time of inspection. We recommend that smoke alarms be installed in any room designed for sleeping. We also recommend regularly scheduled tests and battery replacement (if applicable.)

OTHER INTERIOR ROOMS

MAIN ENTRY & OFFICE AREA

One or more of the polycarbonate (or equivalent) domes in the skylights are observed to be cracked and broken. Tape has been applied to prevent moisture entry. We recommend repairing or replacing any damaged skylight components. We recommend further evaluation and correction by the appropriate qualified tradesperson.



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ELECTRICAL SYSTEM

CONDUCTORS

The following Potentially Hazardous conditions were found that involve the electrical conductors:

One or more electrical junction boxes were noted in the attic area over the kitchen that were missing the protective covers. The lack of appropriate covers exposes live conductors. For your safety we recommend the installation of covers as soon as possible by the appropriate qualified professional.

SWITCHES & OUTLETS

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

There are multiple 3-prong electrical outlets present 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.

There were two electrical outlets in the main entry / office 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.

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

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

One of the bedrooms did NOT have a smoke alarm installed at the time of inspection. We recommend that smoke alarms be installed in any room designed for sleeping. We also recommend regularly scheduled tests and battery replacement (if applicable.)

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 was one functioning carbon monoxide detector found in the structure at the time of inspection. This unit was tested via the "Test" button and appeared to be functioning properly. We recommend regularly scheduled tests and battery replacement (if applicable.)

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.



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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 specialists and, if necessary, have any and all components through which air moves cleaned as a prudent investment in environmental hygiene.

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: 7.5.

COMPARISON RATING: Above Average.

ENERGY RATING: Slightly Above 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:	Unknown. Believed to be approximately 80 - 90 years old.
BUILDING TYPE:	Previous barn structure that has been converted to living space.
SPACE BELOW GRADE:	Part under floor crawl space and part slab-on-grade construction.
WATER SOURCE:	Public water system.
SEWAGE DISPOSAL:	I am unable to determine whether this building is serviced by a public sewer system or a private septic system. We recommend inquiring of the seller / occupants for more information about this condition.
UTILITIES STATUS:	All the utilities (Water, Gas & Electric) were "On" at the time of the home inspection.
SECURITY SYSTEM:	One or more home security system components were visibly present at the time of the inspection. We do NOT inspect or test these systems as the inspection of security systems is outside the scope of this home inspection. We recommend that you have proper operation demonstrated to you by the sellers or the security system company.

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 - 9:00 AM. End Time - 11:00 AM.
WEATHER:	Clear.
AMBIENT TEMP:	60 - 65 degrees at the start. 70 - 75 degrees at the end.
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 condition. Concrete, Gravel & Crushed Stone (decomposed granite or equivalent)

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 appears to have been maintained.

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.

GATES: The gates / operation of the gates was not inspected and is not a 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.

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: Good condition. Open design, An extension of the main roof structure.



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REAR DECK

TYPE & CONDITION: Good to Fair Condition. Wood framed with wood plank surface boards.

There is typical weathering and cracking noted to the surfaces of the deck as well as other deck components.

The wood deck is built too close to the ground (or access to the underside is blocked by skirting or vegetation). As a result, we are unable to fully view or inspect the underside and framing components. Be aware that hidden conditions may exist which are outside the scope of this inspection.

DECK RAILINGS: Good condition.

DECK COVER: None, Open design.

LEFT SIDE DECK

TYPE & CONDITION: Fair condition. Wood framed with wood plank surface boards.

The wood deck is built too close to the ground (or access to the underside is blocked by skirting or vegetation). As a result, we are unable to fully view or inspect the underside and framing components. Be aware that hidden conditions may exist which are outside the scope of this inspection.

Damage and / or deterioration was noted to one or more of the deck surface boards. Be aware that the damaged conditions 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.





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TYPE & CONDITION cont.:

Damage and / or deterioration was noted to some of the deck framing members (as viewed and probed from the top in between the surface boards. 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.

Some surface board nails / fasteners are noted to have backed out and are protruding from the deck surfaces. This condition creates Potential Tripping Hazards. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



DECK RAILINGS:

Not Applicable. Deck railings are not required when the height of the deck surface is under 30 inches.

DECK COVER:

None, Open design.



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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. Board & Batten style wood panel 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.

The siding at one or more locations around the structure is damaged or deteriorated. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



There are wooden siding components that are in contact with the soil, landscaping materials or concrete. This condition will have an adverse affect on the duration of wood materials. Where practical, it is recommended to create adequate separation between the ground and wooden trim components.





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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 (and possibly adjacent materials) at one or more locations around the structure is damaged or deteriorated. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



CLOSET & UTILITY DOORS:

Good to Fair condition.

There is moisture damage noted to the bottom of the right side storage closet door. We recommend further evaluation and correction by the appropriate, qualified professional.





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EAVES & OVERHANGS:

Good to Fair Condition.

There is deterioration noted to the fascia boards and/or associated components at the eave overhangs in one or more locations around the structure. 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 places around the structure. 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:

Good to Fair Condition.

As part of routine home maintenance, we recommend that all exterior surfaces be adequately painted or stained. Paint and / or stain serves as a protective coating and helps preserve any wooden or equivalent components by preventing moisture from penetrating the surfaces.



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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

ACCESSIBILITY:

Some areas of this structure have open beam or vaulted type ceilings. Vaulted ceilings or open beam ceilings do not allow for an attic space.

Good access where present.

The attic hatch is located on the ceiling in kitchen.

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 to Fair Condition.
Conventional framing.





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STRUCTURE cont.:

The roof rafters both at the outer edges and in the roof field areas have visible sagging and deflection noted as viewed from the exterior of the structure. Due to construction design, we are unable to openly view these components. The only way to determine the cause would be destructive discovery (ie: removing materials) which is outside the scope of a home inspection. If this is a concern to interested parties, we recommend further evaluation and correction by a licensed and qualified building / framing contractor.



ROOF SHEATHING:

Good condition where visible and accessible. O.S.B. (Oriented Strand Board) Sheathing. & Solid wood plank sheathing.

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 condition.

Fiberglass Batting / Blanket.

The existing insulation value is approximately R-30.

Note: The minimum standard insulation level for new home construction in California is R-30 (depending on the other energy efficiency considerations of the structure). There is no requirement for upgrading to that standard, however you can greatly increase the energy efficiency and comfort of a home by installing insulation with an R-value higher than the minimum requirements. If the level reported is below the current minimum level of R-30, the addition of insulation would be a wise energy upgrade.

VENTILATION:

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



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ROOF

STYLE: Gable and Modified Gable roof.

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

The pitch on some sections of this roof 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: Good to Fair Condition.

ROOF FINDINGS: The roof covering has typical and expected wear for its age and there were no reportable conditions noted. It appeared to be adequately protecting the underlying structure at the time of the inspection.



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ROOF FINDINGS cont.:

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.



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 - 10 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.

Note: One half of the roof is newer than the other. The estimated life of this roof is based on the older sections of roofing.

EXPOSED FLASHINGS

OVERALL CONDITION: Good to Fair Condition.

There are nails (or other fasteners) present on the roof or roof flashings that are not sealed to prevent moisture entry. All exposed nails should be properly sealed because they are a potential cause of roofing leaks. We recommend further evaluation and correction by the appropriate qualified tradesperson.



GUTTERS & DOWN SPOUTS

TYPE & CONDITION: Good to Fair 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.



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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 & EATING AREA

SINK(S): Good condition. Stainless Steel.

FAUCET(S): Good condition.

GARBAGE DISPOSAL: Good condition. The garbage disposal was operated using the control switch. The disposal responded and appeared to be functioning properly.

Note: No waste or debris was added to the disposal, as a result we do not test or evaluate the efficiency of the unit.

DISHWASHER: Good condition. The dishwasher was ran through a "Normal" or "Light Wash" cycle. It appeared to run satisfactorily and completed the cycle before the inspection was completed.

RANGE/BURNERS: Good condition. The cooktop present is powered by Gas. The burners were all operated using the controls. All of them responded by starting up and shutting down properly.

OVEN(S): Good condition. The oven is powered by Gas. The oven controls were set to "Bake" and the temperature adjusted. The oven responded and appeared to be functioning properly.

Self-cleaning / steam cleaning feature(s) are available. For the sake of time, cleaning cycles are not tested. We recommend inquiring of the seller for more information regarding any self-cleaning functions.

EXHAUST FAN / RANGE HOOD: Overhead type exhaust venting is present. This type of system is designed to exhaust the cooking odors, etc. to the exterior of the structure.

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

REFRIGERATOR: Refrigerators are not inspected and are not included in the home inspection.

MICROWAVE: The microwave oven is not a built-in design. As a result, it was not tested and is not a part of this home inspection.

COUNTERTOPS: Good condition. Countertops are Granite.

CABINETS: Good condition.

DOORS: Good condition.

WINDOWS: Good condition. Aluminum clad, Wood framed, Fixed Pane, Dual pane insulated.

WALLS: Good condition. Painted.

CEILINGS: Good condition. Painted.

FLOORING: Good condition. Tile flooring.



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CLOSETS:	The closet in this room was locked at the time of the inspection. No viewing inside was possible.
CEILING FAN:	Good condition. The ceiling fan was operated by using either a pull chain and/or a wall switch. The ceiling fan responded and appeared to be functioning properly.
GFCI OUTLETS:	Ground Fault Circuit Interrupter (GFCI) protected outlets are present and functioning properly.



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LAUNDRY AREA & HOOKUPS

LOCATION: Main floor kitchen laundry area.

ATTENTION: No operation or testing will be performed of the laundry equipment as part of this home inspection. Since we do not run the equipment, NO functional testing will be performed of the water control valves OR the drain system. We recommend inquiring of the seller as to any issues with the laundry equipment or associated systems.

HOOK-UPS: Good condition.

A gas service pipe and shut-off valve are provided. The gas piping is currently capped off.

A 240 volt electrical outlet is provided. We did not physically test this outlet for proper wiring, however, we assume that it is functional as it was being used by the dryer at the time of the inspection.

There is NO water collection / drain pan installed under the washing machine. While it is not required, it is highly recommended to install the washing machine in a collection pan to prevent damage to the flooring in the event of a water leak. The collection pan should drain to a safe location, preferably at the exterior of the structure.

DRYER VENTING: Dryer venting guidelines: Domestic clothes dryer vents shall be made of metal, with a minimum diameter of 4 inches, and have smooth interior surfaces with the following exception: Approved clothes dryer transition ducts (ie: flexible metal or plastic) not more than 6-feet in length may be used in connection with domestic dryer exhausts. Additionally, the duct shall terminate on the outside of the building, no screens can be installed at the duct termination, and the termination must be equipped with back-draft damper.

The dryer vent terminates at the exterior, right side wall of the structure.

The dryer was NOT operated to verify proper dryer vent airflow. We recommend routinely checking dryer vent airflow as a lint accumulation or restriction can be a fire hazard.



SINKS: None installed.

FAUCET(S): Visibly in Good condition for the washing machine. Be aware, the washing machine water supply valves handles were NOT operated / tested.

CABINETS: There are no cabinets installed in the laundry area. There are open shelves installed / provided.

VENTILATION: Good condition. There are one or more operable windows in this room for ventilation. While exhaust vent fans are not required in laundry rooms, we recommend ventilation be added to help exhaust the heat generated by the clothes dryer.

DOORS: Good condition.

WINDOWS: Good condition. Vinyl clad, Wood framed, Double hung, Dual pane insulated.

SCREENS: Good condition.

WALLS: Good condition. Painted.

CEILINGS: Good condition. Painted.

FLOORING: Good condition. Tile flooring.



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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.

PRIMARY BATHROOM

- SINK(S):** Good condition.
- FAUCET(S):** Good condition.
- VANITY(S):** Good condition.
- COUNTERTOP(S):** Good condition. Countertops are Tile.
- 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. A hydro-massage / jetted bathtub is present.

The hydro-massage tub was filled and the jets were operated using the standard controls. The pump appeared to be functioning properly as water flowed freely from all the jets.

Note: There are multiple water pipe and jet connections around these tubs. Some (and usually most) of which are not visible from the small equipment access opening (if one is present). Any one of these connections could have a small leak that might not be visible from the access opening, or become apparent until the system is operating under pressure for a while. Beware, there may be leaks that were not discovered at the time of the inspection. There were no readily visible challenges observed at this time.





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BATHTUB cont.:

Ground Fault Circuit Interrupter (GFCI) electrical protection for the hydro-massage tub motor IS provided by a GFCI Outlet located on the wall next to the heater.



SHOWER(S):

Good condition. Roman style tub/shower. Open design. A shower curtain is installed.

TUB/SHOWER SURROUND(S):

Good to Fair condition.

One (or more) of the escutcheon plates for the water control valves are loose or improperly sealed where they connect to the shower surround. This can allow moisture into the wall cavities. We cannot determine the extent of this condition without destructive discovery (which is outside the scope of this inspection.) Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



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. Pocket door.

The latch for the pocket door is not properly aligned and as a result it does not engage as it should. We recommend further evaluation and correction by the appropriate, qualified professional.

WINDOWS:

Good condition. Wood framed, Fixed Pane, Vinyl, Sliding, Dual pane insulated.

SCREENS:

Good condition.

WALLS:

Good condition. Painted.

CEILINGS:

Good condition. Wooden ceilings.

FLOORING:

Good condition. Tile flooring.

SKYLIGHTS:

Good to Fair condition.

We did not physically test / open the operable skylight(s) in this room. We recommend having the seller / current occupant demonstrate proper operation of these systems. We could not find the extension handle, therefore we did not operate this skylight.



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SKYLIGHTS cont.:

There is evidence that the dual pane seal for the glass in the skylight(s) has failed as evidenced by moisture/dirt between the panes. This condition is sometimes difficult to detect due to lighting conditions at the time of the inspection. For this reason, you may encounter additional skylights that exhibit this condition which are not noted in this report. We recommend further evaluation and repair by the appropriate, qualified professional.



GFCI OUTLETS:

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

SECOND 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.

SHOWER(S):

Good condition. Stand-up stall shower with a conventional style (i.e. hinged) glass shower door. This shower utilizes a handheld shower attachment.

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:

Good condition.

WALLS:

Good condition. Painted.

CEILINGS:

Good condition. Wooden ceilings.

FLOORING:

Good condition. Terra Cotta floor tiles

GFCI OUTLETS:

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

OTHER OBSERVATIONS:

There is an electric wall heater installed in this room. The heater was tested by using the onboard controls. The heater responded and appeared to be 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.

MAIN ENTRY & OFFICE AREA

DOORS: Good condition.

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

SCREENS: Good condition.

WALLS: Good condition. Painted.

CEILINGS: Good condition. Painted.

FLOORING: Good to Fair condition. Terra Cotta floor tiles
Area rugs are present in some areas of this room which limits the ability to view all areas of the primary floor covering materials.

There are one (or more) chipped, cracked, or broken floor tiles noted.
We recommend further evaluation and repair by the appropriate, qualified professional.



CLOSETS: Good condition.



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SKYLIGHTS:

Fair condition.

One or more of the polycarbonate (or equivalent) domes in the skylights are observed to be cracked and broken. Tape has been applied to prevent moisture entry. We recommend repairing or replacing any damaged skylight components. We recommend further evaluation and correction by the appropriate qualified tradesperson.



OTHER OBSERVATIONS:

One or more of the electrical outlets tested in this room were inoperable and did not appear to be energized. If there is a wall switch that controls these outlets, we were unable to locate it. See the Outlets & Switches section of the report for more information regarding this condition.

GREAT ROOM

DOORS:

Fair condition.

The exterior doors are rubbing at the bottom making them difficult to operate. We recommend having these conditions further evaluated and corrected by the appropriate, qualified professional.

There is damage / deterioration noted to the exterior door threshold and trim. We recommend further evaluation and repair by the appropriate qualified tradesperson.



The dual pane seal has failed at one or more of the windows in the exterior doors. This condition is evidenced by fogging, moisture, evidence of moisture, or hazing between the two panes of glass. We recommend contacting a qualified window glass company to determine if these windows can be repaired.

Note: This condition is sometimes very difficult to detect due to climatic conditions and/or lighting conditions at the time of the inspection. For this reason you may encounter additional windows that exhibit this condition which are not noted in this report.





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SCREEN DOORS:	There are NO screen doors installed at the exterior entry doors.
WINDOWS:	Good condition. Vinyl clad, Wood framed, Double hung, Dual pane insulated.
SCREENS:	Good to Fair condition. <u>One or more of the window screens in this room are damaged (ie: worn, frayed, holes etc.).</u> We recommend having the screens repaired / replaced.
WALLS:	Good condition. Painted & Bare Wood.
CEILINGS:	Good to Fair condition. Wooden ceilings, Open Beam. <u>There are moisture stains on the ceiling in one or more locations in this room.</u> These stains appear to be the result of past leaks, however, it is not possible to be absolutely certain. We recommend inquiring of the seller as to the history of leaks.
FLOORING:	Good to Fair condition. Hardwood plank flooring. There is typical use-related wear noted to the surfaces of the flooring. <u>The floor is soft and sloping in areas between the front / main entry area and the kitchen.</u> We are unable to determine the extent of this condition without destructive discovery (ie: removing materials) which is outside the scope of a home inspection. Be aware that adverse conditions may exist that extend into inaccessible areas. We recommend further evaluation and correction by the appropriate, qualified professional.
CLOSETS:	Good condition.
CEILING FAN:	Good condition. The ceiling fans were operated via the wall switches. The fans responded and appeared to be functioning properly.
SKYLIGHTS:	Good condition.
SMOKE ALARMS:	A smoke alarm was present and functioning properly at the time of inspection.
CARBON MONOXIDE ALARM:	A carbon monoxide detector was present and functioning properly at the time of inspection.
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.





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REAR PRIMARY BEDROOM

DOORS: Good condition.

The flooring or landing in front of the outward swinging entry door is lower than the typical height of 1 inch below the bottom of the door. This is not typical and creates a Potential Hazard. Current requirements state a maximum difference of 1-1/2 inches between the bottom of the door and the floor or landing. Recommend having this condition evaluated and corrected by the appropriate qualified professional.



SCREEN DOORS: There are NO screen doors installed at the exterior entry doors.

WINDOWS: Good condition. Vinyl, Sliding, Dual pane insulated.

SCREENS: Good condition.

WALLS: Good condition. Painted.

CEILINGS: Good condition. Painted.

FLOORING: Good condition. Hardwood plank flooring.

CLOSETS: Good condition. Walk-in type closet.

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

RIGHT SIDE BEDROOM

DOORS: Good condition.

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

SCREENS: Good condition.

WALLS: Good condition. Painted.

CEILINGS: Good condition. Painted.

FLOORING: Good condition. Tile 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: There is No built-in style closet present in this room.

Note: While local building codes and state laws do not mandate closets, most people (ie: real estate agents, appraisers, and home buyers) typically expect them. If you are missing a closet, you can still legally market and sell the home, though it is common to use built-in wardrobes or armoires to fulfill functional storage expectations.

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.

OTHER OBSERVATIONS: 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. See the Outlets & Switches section of the report for more information regarding this condition.



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LOFT AREA & STAIRWAY

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

There are gaps / voids around the windows that is letting light show through. Consideration should be given to having these areas sealed. We recommend having these conditions further evaluated and corrected by the appropriate, qualified professional.



SCREENS: Good to Fair condition.
One or more of the window screens in this room are damaged (ie: worn, frayed, holes etc.). We recommend having the screens repaired / replaced.

WALLS: Good condition. Wooden wall coverings.

CEILINGS: Good to Fair condition. Wooden ceilings.

The ceiling is visible sagging which is evident along the back wall of this area. This sagging is consistent with the sagging that was viewed in the roofing surfaces. We are unable to determine the extent of this condition without destructive discovery (ie: removing materials) which is outside the scope of a home inspection.



If this is a concern, interested parties should engage the services of a licensed structural framing contractor.

FLOORING: Good condition. Hardwood plank flooring.

CLOSETS: Good condition. There are two small doors that allow access to a storage area.



STAIRWAY: Good condition.



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STAIR RAILINGS:

The handrails at the stairway do not conform to the current design standard for handrails. For safety, the railings should return back to the wall at both the upper and lower termination points. This method is to eliminate the section that ends abruptly on the top and bottom of the railing. Recommend having this condition evaluated and corrected by a licensed and qualified building contractor.



There are NO railings or vertical balustrades installed at the side of stairway. 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.



LOFT GUARDRAILS:

The spacing of the railing balustrades exceeds the current standard of 4". This standard has changed over the years and has progressively decreased in width. The balustrade spacing for older homes was 9" on center and then it became 6". While there is no requirement for upgrading to 4" centers, you should be aware that this condition presents a Potential Hazard to infants and small children.





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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.

PRIMARY BEDROOM HEATING SYSTEM

BRAND NAME Cozy.

AGE OF HEATING UNIT: Based on the manufacturers label the year of manufacture was 1989. That makes this unit over 30 years old.

This wall heater is statistically at the end of its useful life. Additionally, these units are not as energy efficient as newer units due to the presence of a standing pilot light. Consideration should be given to upgrading this heating unit.

OVERALL CONDITION: Fair condition. The system responded to operation of the thermostat control(s) and appeared to be functioning properly.



TYPE: Gravity Vented Wall Furnace.

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

CAPACITY OF UNIT: 25,000 BTU.

COMBUSTION VENTING: Good condition.

EXHAUST VENTING: Good condition.

FILTERING: N/A.

DUCTS & PLENUMS: N/A.

USER CONTROLS: Good condition. The thermostat is NOT the programmable type.



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PRIMARY BATHROOM 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 1990. 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.

This wall heater is statistically at the end of its useful life. Additionally, these units are not as energy efficient as newer units due to the presence of a standing pilot light. Consideration should be given to upgrading this heating unit.

OVERALL CONDITION: Fair condition. The furnace responded to operation of the thermostat control(s) and appeared to be functioning properly.



TYPE: Gravity Vented Wall Furnace.

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

CAPACITY OF UNIT: 9,800 BTU.

COMBUSTION VENTING: Good condition.

EXHAUST VENTING: Good condition.

FILTERING: N/A.

DUCTS & PLENUMS: N/A.

USER CONTROLS: Good condition. The thermostat is NOT the programmable type.



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RIGHT SIDE BEDROOM AIR CONDITIONING UNIT

BRAND NAME Midea.

AGE OF UNIT: Unknown.

OVERALL CONDITION: Good condition. The system responded to operation of the onboard thermostat controls and appeared to be functioning properly.



TYPE: Wall mounted air-conditioning unit.

ENERGY SOURCE: 120 Volt.

USER CONTROLS: Good condition. This unit has onboard controls and a remote control.

PRIMARY BEDROOM AIR CONDITIONING UNIT

BRAND NAME Midea.

AGE OF UNIT: Unknown.

OVERALL CONDITION: Good condition. The system responded to operation of the onboard thermostat controls and appeared to be functioning properly.



TYPE: Wall mounted air-conditioning unit.

ENERGY SOURCE: 120 Volt.

USER CONTROLS: Good condition. This unit has onboard controls and a remote control.



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PRIMARY HEATING & COOLING SYSTEM

LOCATION: This heating and cooling system has two major components, an air-handler / fan assembly and an inverter / condensing unit. The air handler / fan assembly is located at the interior main room of the structure and the inverter / condensing unit sits outside on the right side of the structure.



BRAND NAME: BlueRidge.

AGE OF UNIT: Based on the manufacturers label the year of manufacture was 2021. That makes this unit 4 - 6 years old.

Compared to a traditional electric HVAC system, a ductless mini-split system generally has a longer life when maintained properly. A traditional electric Heat Pump average life expectancy is 15 years, with proper maintenance. A ductless split system average life expectancy is 20 years with proper maintenance.

OVERALL CONDITION: Good condition. The system was ran / tested in Cool mode. The heat pump responded to operation of the thermostat control(s) and appeared to be functioning properly.

TYPE: Ductless, Mini-Split system heat pump. Because this is a heat pump, this unit is capable of producing both Heated air AND Cooled air.

REFRIGERANT TYPE: This cooling unit uses R410A refrigerant. All air conditioners and cooling equipment currently being manufactured use hydro-fluorocarbon (HFC) refrigerants. R410A is the most common.

ENERGY SOURCE: 240 Volt. There IS an electrical disconnect (fuses / circuit breakers) present as is typically required.

DUCTS & PLENUMS: N/A.

USER CONTROLS: Good condition.



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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:

Good condition where visible and accessible.

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: Copper.

WATER SHUT-OFF:

Located at the left side of the structure.

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.

COMMENTS:

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.



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WASTE LINES

OVERALL CONDITION:

Good condition where visible and accessible.

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: ABS black plastic.

COMMENTS:

A main waste line cleanout was noted to be present at the left side of the structure. There were also other plumbing cleanouts viewed during the inspection. A cleanout is used to allow access to the waste line pipes in the event of a drain blockage.



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 was no readily visible evidence of active waste line leakage noted in the system at the time of the inspection. 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.

FUEL SYSTEM

GAS METER / TANK LOCATION:

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

There is a natural gas shut-off valve present in the front right corner of the barn structure.



There IS a handle present on the gas shut-off valve. We recommend that you periodically check the operation of the gas shut-off valve as these valves are often difficult to operate due to infrequent operation.

OVERALL CONDITION:

Good condition where visible and accessible.

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.



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WATER HEATER #1

LOCATION: Located at the laundry closet. Services the kitchen only.

BRAND NAME: Navien.

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 2025. That makes this unit less than 2 years old.

The water heater appears to be serviceable with no obvious indications of impending failure at this time. The expected life span of a tankless or On-Demand water heater is approximately 20 years.

TYPE: Direct Vent Automatic Instantaneous Water Heater. Category IV / High efficiency.

The water heater is a Tankless or On-demand design. Tankless water heaters are considered an energy efficiency component. They only heat the water used and do not store hot water in a tank. They provide a virtually unlimited amount of hot water. Some of these units only provide an adequate supply of hot water to one fixture at a time. Many of the newer, higher quality units will supply two or more fixtures at once. We suggest consulting with the current residents, if they are available, about the characteristics of this particular unit. Tankless water heater installation and maintenance requirements are different from those of traditional tank type units and may vary between manufacturers. Because installation and maintenance in accordance with the manufacturers specifications is important and can be critical to the units performance, it is highly recommended that you refer to the manufacturers documentation to ensure proper installation, maintenance, and operation.

Because tankless water heaters require periodic maintenance, such as scheduled flushing of the heat exchanger, it is recommended the you inquire of the seller for any available pertinent maintenance records for this unit. If the records are not available, it is highly recommended that the water heater be further evaluated and serviced by a licensed plumbing contractor.

Note: This unit is already equipped with a water heater isolation flush valve kit. This will help facilitate the flushing process.

VISUAL CONDITION: Good condition where visible and accessible. Adequate hot water was present at all of the interior fixtures.

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.





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SIZE / CAPACITY:	This Tankless or On-Demand water heater heats the water as there is a demand for it, therefore there is NO water storage tank. The size / recovery rate of this particular unit is 143 Gallons Per Hour (GPH) with a max input rating of 120,000 Btu/hr. Proper sizing is important, so please read the following information. While tankless water heaters do not run out of hot water, if not sized correctly, the flow rate of that water can be adversely impacted. The temperature of the water present will remain the same, but flow could slow to a trickle. Sizing is the technique that matches the capacity of the hot-water source to the needs of the homeowners. We do NOT perform any technically exhaustive calculations regarding proper sizing of a tankless water heater. IF this type of information is required, we recommend you consult with a licensed plumbing contractor to perform the calculations needed in determining if this unit will meet the needs of this structure.
ENERGY / FUEL TYPE:	Powered by Natural Gas. A gas supply line is present with the appropriate flexible connector installed.
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
COMBUSTION VENTING:	Good condition.
EXHAUST VENTING:	Good condition.
EARTHQUAKE STRAPPING & BRACING:	Not applicable. Tankless / On Demand water heaters do not have conventional strapping requirements. They should however be securely attached to a wall or some other fixed component.

WATER HEATER #2

LOCATION:	Located in the right rear storage closet.
BRAND NAME:	Reliance.
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 1989. That makes this unit over 35 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. <u>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.</u>
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.



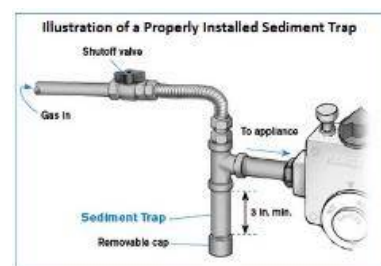
SIZE / CAPACITY: 40 Gallons.

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

The upper gas control adjustment valve handle / cover is missing. This will make it difficult to operate. We recommend further evaluation and correction by the appropriate, qualified professional.



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>.

**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.



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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: 100 Amps.

CONDITION: Good condition. The masthead, supports, meter housing, and cable entrance are in satisfactory 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. The wiring used is a combination of two wire ungrounded type, and three wire grounded non-metallic sheathed wiring Romex or equivalent (newer type).



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MAIN PANEL

LOCATION: Located on the exterior at the front of the structure.

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: 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: There were no readily visible electrical challenges observed at this panel.

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.

There is evidence that the electrical system is bonded as indicated by wires visibly connected / clamped onto one or more water pipes / gas pipes.

OTHER OBSERVATIONS: The breakers are all marked/labeled to aid in identifying the areas serviced by each individual circuit. We do not know, nor do we test to verify whether these markings are accurate. We recommend that you inquire of the current occupants as to the accuracy of these markings.



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LAUNDRY ROOM SUB-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: There were no readily visible electrical challenges observed at this panel.

OTHER OBSERVATIONS: The breakers are all marked/labeled to aid in identifying the areas serviced by each individual circuit. We do not know, nor do we test to verify whether these markings are accurate. We recommend that you inquire of the current occupants as to the accuracy of these markings.

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.

OF CIRCUITS

MAJOR CIRCUITS: Two 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). This amount of major circuits is typical and acceptable.

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



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CONDUCTORS

OVERALL CONDITION: Good condition where visible and accessible.

ENTRANCE CABLES: Unable to determine whether copper or aluminum.

BRANCH WIRING: Copper.

HAZARDOUS CONDITIONS: The following Potentially Hazardous conditions were found that involve the electrical conductors:

One or more electrical junction boxes were noted in the attic area over the kitchen that were missing the protective covers. The lack of appropriate covers exposes live conductors. For your safety we recommend the installation of covers as soon as possible by the appropriate qualified professional.



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 condition.
Ground Fault Circuit Interrupter (GFCI) protected electrical outlets have been provided at the appropriate areas for the era in which this building was constructed/remodeled.

The location requirements for GFCI protection has changed over the years. Therefore, 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.



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HAZARDOUS CONDITIONS:

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

There are multiple 3-prong electrical outlets present 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.

There were two electrical outlets in the main entry / office 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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FOUNDATION SYSTEM

Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation. We do not move furniture or lift carpeting and padding to look for cracks, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. Slab foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within to newer ones that have both. Regardless, many slabs are found to contain cracks when the carpeting and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. They can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage.

FOUNDATION OF STRUCTURE

CONDITION & TYPE: Good condition where visible and accessible.

Some portions of this structure appear to be constructed slab-on-grade. That means that there are NO raised foundations or under floor crawlspaces. Other areas appear to be constructed using a method that is commonly referred to as a sleeper-over-slab construction. This is floor joists and support framing built on top of a slab floor or foundation. Typically there is little or NO room to physically crawl under this type of construction which prevents inspections of the framing members beneath flooring areas.

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.

OTHER OBSERVATIONS: There is an under floor exhaust fan system installed as indicated by a duct and fan motor assembly on the exterior, rear of the structure. This system was running and exhausting air at the time of the inspection. We recommend inquiring of the seller / occupants for more information about this system.





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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.