SKYLINE INSPECTION SERVICES

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It was prepared for the below-named
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Oakland, California
September 12, 2022 - 9:00 a.m.
Report Number 22204

This Report Prepared for

Inspected by Bob Dullum
Member: American Society of Home Inspectors (ASHI)

If you are not named above and wish to use this report, we strongly urge that you retain Skyline Inspection Services or another qualified inspection firm for an on-site review of this building and report. This report is based on information obtained at the site. With time, conditions change and the information may no longer be accurate. We will return to the property and review the report with interested parties for an additional fee upon request. This offer is good for six months from the date of inspection, after which a complete reinspection should be performed.

This inspection was performed and this report produced according to the limitations and exclusions specified in the enclosed contract. In this contract our liability is limited to twice the cost of the inspection. Skyline Inspection Services will, upon request, perform an inspection without this limit on liability for an additional fee.

This report does not provide substitute disclosure for any party. This report is copyrighted by Skyline Inspection Services. No part may be used or reproduced in any form or by any means without prior written consent of Skyline Inspection Services. Areas obscured by furnishings were not accessible to inspection. These areas should be examined after the furnishings have been removed.

The terms "not accessible" and "inaccessible" when used in this report indicate uninspected components that may have hidden defects not observed or noted in this report. These areas are beyond the scope of this inspection and should be inspected after access is provided.

CONTENTS

INTRODUCTION

Introduction

This is a report on the conditions, which existed on this day and time. It is not a guarantee or warranty against future failures or problems which may occur even in the near future.

This is a listing inspection, performed for the owner of the property. If this is used by potential buyers of the property, we strongly recommend that Skyline Inspection Services be retained to return to the property and perform a verbal review of this report in order to help facilitate a complete and thorough understanding of all of the finding in this report. We recommend that this report be read and understood completely prior to making any purchase decisions.

We do not perform a full-cycle test of any appliances and only check to see if they respond when turned on. We recommend the appliances be serviced and tested by a qualified appliance repair and service company.

Property Description

The building is a one- and two-story, single-family residence. This report describes the building as viewed from the street. The building site slopes moderately down to the rear. The sky was clear at the time of our inspection.

We were informed that the building was constructed in 1922. Various modifications and additions have been made to the building since its original construction. We recommend a permit history be obtained from the local building department to determine if modifications to the building were made with proper permits.

General Comments

This report lists the apparent conditions of items subject to wear from normal use. We typically use five terms to report these conditions: *new* or *relatively new, minor wear, moderate wear, generally worn,* and *poor.*

A *new* or *relatively new* item usually shows no signs of wear. An item reported as showing *moderate wear* appears to be in the mid-range of its anticipated lifespan. The term *poor condition* indicates a system or component that is at, or near, the end of its useful life span. Between these three basic levels we add two intermediate conditions: *minor wear*, which is not quite *new*; and *generally worn*, indicating a component nearing the end of its useful life.

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

A determination as to the presence of animal pests, rodents, termites, decay, or other wood destroying organisms is beyond the scope of this inspection. A qualified pest control firm should be contacted with any questions concerning the presence or treatment of these organisms. We are not qualified in these fields. Periodic examinations should be made by a licensed pest control firm as part of routine property maintenance.

We may make recommendations or suggestions in this report that differ from requirements by the local building department. For determinations as to what is permitted in this jurisdiction, the local building department should be consulted.

This report includes only those areas that are visually accessible and not areas that are made inaccessible by walls, concrete, earth, or any other obstacle to physical access or visual inspection, such as furniture or stored items. Defects in mechanical equipment not disclosed by our functional operation or visual inspection are not included. Items or conditions not mentioned in this report are not within the scope of this inspection. An examination of every window, door, light switch, outlet, water valve, etc., was not made.

This report is not a "Code" inspection. Any determination as to whether the building complies with past or present local building codes is beyond the scope of this report. We recommend the local building department be contacted if an inspection for "Code" compliance is desired.

Any determination as to whether components are installed to the manufactures specifications is beyond the scope of this report.

At the end of this report we will list the recommendations we believe to be the most important. These recommendations should not be considered the only significant items. You should establish your own priorities after thoroughly studying this report, reviewing all the recommendations in the report, and consulting experts or specialists as desired.

EXTERIOR

Siding

The building has stucco siding.[X1, X2] We observed several indications of previous stucco repair and we recommend a history of these repairs be obtained.

Exterior Conditions

The framing behind the stucco was inaccessible for inspection. Any determination of prior or active leakage or damage to the framing is beyond the scope of this report. The building was being inspected for moisture- and pest-related damage by a structural pest control firm at the time of our inspection and we recommend their report be reviewed and any recommended repairs be made by a qualified contractor.

Exterior Finish

The building exterior has been recently painted.

Eaves

We observed sagging at the eaves in several places, which is not unusual in buildings of this kind. We recommend the eaves be monitored for future sagging and resupported if necessary.

There is an exposed rafter at the right rear is damaged and we recommend it be repaired or replaced as needed.

Front Porch and Stairs

There is a concrete porch and stairs at the front entry. The concrete is supported by wooden framing.[X3]

We observed settling at this porch and future settling and movement should be expected.[X4] Water was ponding on the porch at the time of our inspection as a result of the settlement. We recommend periodic monitoring and repair by a qualified contractor if necessary.

There are indications of previous ponding on this surface. We recommend this area be monitored in wet weather to determine if a significant amount of ponding occurs, and if the standing water causes moisture-related damage or creates any problems related to using this area.

These surfaces have been painted and could be slippery when wet. We recommend self-adhering strips or non-slip materials be applied as needed to provide safer walking surfaces.

Upper Right Rear Deck

There is a wood-framed deck at the upper right rear. This deck has synthetic wooden decking. The deck shows minor wear.

The support framing has been secured to the building using bolts or screws through the stucco siding. We recommend the areas around these holes be checked periodically for water entry and possible damage.

Lower Left Rear Deck

There is a wood-framed deck at the lower left rear. This deck has synthetic wooden decking. The deck shows minor wear.

The attachment at the building does not appear to be provided with proper, metal flashings to divert water away from the building. We recommend these connections be monitored for leaks and properly flashed or periodically recaulked to prevent moisture and damage if necessary.

The support framing has been secured to the building using bolts or screws through the stucco siding. We recommend the areas around these holes be checked periodically for water entry and possible damage.

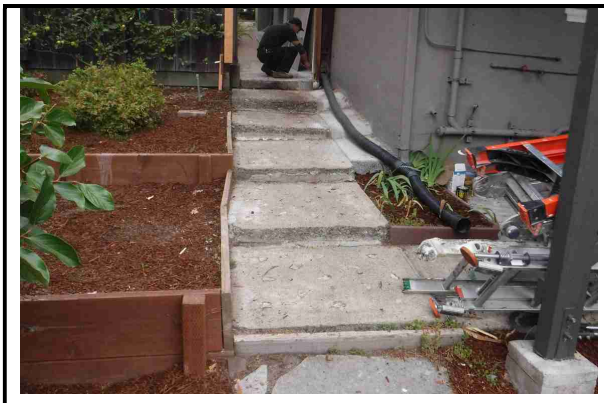
The support framing does not have diagonal bracing and may be subject to failure. We recommend adequate bracing be installed by a qualified contractor.

Decks General

The deck connections to the house are weak by current standards and we recommend metal tension-ties be installed to more securely attached the deck framing to the house.

Exterior Railings

Several of the on-grade stairways are not provided with proper railings.[X5] The openings on the railings at the lower deck are too large creating a safety hazard. We recommend proper railings be installed as needed for safety.



On-grade steps missing railings.

Walkways

There is a concrete patio at the right rear. The patio is uneven, creating potential trip hazards, and we recommend repair as necessary to provide for safe foot traffic.

The concrete steps and walkways at the rear are uneven, creating potential trip hazards. We recommend repair as needed to provide for safe foot traffic.

We recommend the sidewalks be inspected and repaired as needed for compliance with the City of Oakland's sidewalk ordinance.

Driveway

There is a concrete driveway at the left front. The driveway is in generally worn condition and damaged in several places. We recommend the driveway be repaired or replaced as needed.

The driveway slopes down toward the garage. There is a shallow drain swale across the driveway at the front of the garage.[X6] The driveway drain does not appear to be adequate. We recommend it be monitored or tested and improved as needed to direct storm water away from the garage interior.

Retaining Walls

There are wooden retaining walls at the rear.[X7] There is a wood retaining wall at the rear with steel "I" beam posts that is in relatively new condition. There are concrete block retaining walls at the right rear that show moderate wear. dry stack-type retaining walls at the lower right rear.

The walls are not provided with sufficient barriers or guardrails to prevent a fall. We recommend adequate safety barriers be installed as needed.

The left rear wood retaining wall shows displacement or leaning in several places and may soon need replacement.[X8] We recommend periodic monitoring and repair by a qualified contractor if necessary.

We recommend the retaining walls be checked periodically for future movement. Replacement may eventually be needed.

A determination as to whether the retaining walls are adequate to support the weight of the soil is beyond the scope of our inspection.

Displaced rear retaining wall.

Landscaping

There are several trees at this property and we recommend they be examined by a qualified arborist. Regular care can extend the life of a tree and can reduce the potential for falling branches.

The property has an irrigation system for the landscaping. Inspection of irrigation systems is beyond the scope of this report.

Fencing

There is fencing at the sides and rear. An examination of the property fencing is not included in this report.

Exterior Structures

There is a retractable awning at the upper right rear deck that we did not inspect. We recommend the operating instructions be obtained and reviewed.

[X1] *Stucco consists of cement and sand plaster, reinforced with wire mesh, and installed over a water-resistant membrane. New stucco is typically pigmented rather than painted, and the surface may show absorption of moisture from rains. Stucco cracking is common and may be caused by movement in the wall framing, foundation settling, seismic activity, or stucco shrinkage. Minor cracks usually do not need repair and are normally filled when the stucco is painted. Cracks large enough to allow water entry should be caulked or patched. In relatively new construction, the bottom of the stucco typically has a metal edge called a "weep screed." The soil surface should be maintained below this edge to prevent moisture and unseen termite entry behind the stucco.*

[X2] In older buildings, the bottom of the stucco often extends below soil level and may conceal damaged framing or termite entry. These areas should be inspected regularly by a pest control firm. There is a potential for damaged wood framing and sheathing behind older stucco surfaces, especially in areas where water from the roof or downspouts flows over the wall surfaces. We recommend periodic inspections be made by a qualified pest control firm. It may be necessary to make openings in the stucco to determine the condition of the wood framing behind.

[X3] Concrete, brick, tile, and other masonry stairs, landings, and decks are often supported by wood framing. A membrane is typically placed over the framing to prevent moisture entry and damage. The framing beneath should be regularly checked for signs of water penetration. Any cracks or openings in these surfaces should be caulked or filled to prevent water entry.

[X4] Adjacent porches and walkways may tilt or settle away from the building, often because their footings or supports are not adequate. Rainwater may enter gaps created by the settling, resulting in additional movement or possible framing damage. Any gaps should be caulked or sealed to prevent water entry. Any substantial settling that creates a hazard to foot traffic should be repaired.

[X5] For maximum safety, staircases with four or more steps (or risers) should have handrails between one and one-half and two inches wide, shaped so the handrail can be readily grasped. Handrails should be 34 to 38 inches above the leading edge of the stairway tread and should return to the railing,post, or floor without open ends that can catch clothing. Modern standards call for openings less than four inches in diameter as it has been found that a small child can slip through a larger opening. Guardrails should be at least 42inches high.

[X6] Drains can be effective in reducing ponding and controlling surface water around the building. Drains can be clogged with debris, and care should be taken to prevent obstruction of the drain openings. All surface drains should be tested periodically by using a garden hose and observing the discharge location of the drains, if known. Testing drainage pipes is beyond the scope of this inspection. We can test subsurface drainage piping for an additional fee if desired.

[X7] Wooden retaining walls are subject to deterioration from moisture or wood-destroying insects. Modern wooden retaining walls are typically constructed with pressure-treated lumber, which is decay resistant. Redwood, though naturally decay-resistant, eventually deteriorates.

[X8] Displacement indicates that a retaining wall has moved from its original position. Leaning may indicate that retaining walls are not adequate to support the soil behind them. Substantial leaning indicates that there is a potential for failure and that the retaining walls should be replaced for safety. Generally, new walls higher than four feet must be designed by a qualified engineer.

ROOFING

Composition Shingle Roofing

The house has a composition shingle roof. Many shingles show signs of excessive degranulation which will shorten the life span of the shingles. We recommend new roof surfaces be installed.[R1]

Modified Bitumen Roofing

There are modified bitumen roofs on the garage and the fascia gutters. This roofing shows moderate wear.

Roof Flashings

The roof flashings primarily are sheet metal.[R2] Several of the roof flashings are not properly installed, which may result in roof leakage.

Several of the exposed metal flashings are secured with nails that are exposed and are not caulked or sealed.

Several roof-to-wall connections are not properly flashed by modern standards.

There are parapet walls at the roof perimeter of the garage.[R3] The parapet walls do not have metal cap flashings.

The roof-to-chimney connections are not properly flashed.

Improper roof-to-wall flashing.

Improperly installed flashing.

Skylights

There are several skylights. The skylights flashings are improper and we recommend proper skylight flashings be installed by a qualified contractor.

Roof Drainage

There are membrane-lined, raised fascia-style gutterways at the main house.[R4] Drainage at the garage is provided by an opening in the parapet wall.

We recommend screened enclosures be installed around the drain openings to hold back debris and prevent clogging.

Downspouts

Several downspouts empty near the foundation walls.[R5] We recommend the foundation area be monitored for signs of water entry and the downspouts be modified to direct rainwater away from the foundation if needed.

The flexible drain piping is exposed above grade and could be easily damaged. We recommend the installation of properly buried, smooth-wall, subsurface drain piping be considered.

Roofing General

We recommend the plants be trimmed well away from the roof surface to prevent debris accumulation and roof surface damage.

We inspected the roofing systems after obtaining access with a ladder.

Roof surfaces, rain gutters, downspouts, and subsurface drain lines should be checked regularly. Leaves and other debris should be removed as needed. Gutter joints and connections may need periodic caulking or sealing. Screens can be installed at downspout gutter connections to keep debris from blocking the downspouts. We recommend periodic inspections be performed to be sure the roof drainage systems function properly. Observing roof and foundation areas during or shortly after heavy rains is a good way to find deficiencies in the roof and area drainage systems.

This inspection addresses only the apparent visual condition of roofing materials, and does not include invasive testing or guarantee against present or future leakage. Annual examinations should be made by a qualified roofer for needed periodic maintenance and repair.

[R1] Roof surfaces that are in worn or poor condition may need replacement even if no leakage has occurred. Several factors should be considered when deciding if a roof surface needs replacement. A qualified roofing contractor should be consulted to determine if a roof is repairable and, if so, at what cost. Will the roofer guarantee any proposed repairs? How long will the repairs extend the roof life? Could roof leakage cause significant interior damage? It is usually best to replace roof surfaces that show substantial wear.

[R2] The house has a composition shingle roof. The house has a composition shingle roof. Sheet metal, rolled roofing materials, or sealing compounds such as mastic are the typical flashing materials used to prevent water penetration at roof surface connections and penetrations. Flashings need periodic maintenance and should be inspected annually.

[R3] Parapets are short walls that extend above the roof. Horizontal surfaces at the tops of the parapets may not shed water adequately and can allow water entry at cracks or connections. Sheet metal caps are typically used in commercial construction to prevent water entry. These areas can also be protected by applying a roofing material or by sealing with a waterproof coating.

[R4] The gutters are formed by a channel at the roof edge that is lined with the roofing membrane. The roof perimeter is more subject to wear and solar deterioration than other areas, and may require periodic coatings or repair by a qualified roofer.

[R5] *Substantial water will flow from a roof and enter the foundation area unless it is directed away from the building perimeter, which is usually done by installing extensions or splash blocks for the downspouts. Subsurface drain piping may be needed in some areas to provide adequate drainage.*

ATTIC

Attic

The attic access is in a bedroom closet ceiling. The attic access opening is too small by modern standards and we recommend it be enlarged to provide for better and safer access.

Our inspection of the attic was limited to a visual examination from the access opening to prevent damage to the ceilings below. Portions of the attic areas were not accessible to our inspection and unobserved deficiencies may be present.

The attic is framed with 2x (two-inch nominal dimension) rafters and ceiling joists. The rafters are overlaid with board sheathing. Several aspects of the attic framing are outdated and the framing appears undersized by modern standards. We recommend the attic framing be examined and reinforced as needed by a qualified contractor before new roofing or other weight is placed on the framing.

There are several stains on the roof framing, which indicate previous or active leakage.

The attic ventilation appears sufficient.

The attic is insulated with fiberglass batts that are approximately six to eight inches thick.

We observed knob and tube wiring in the attic.[A1]

[A1] *Special procedures should be followed prior to insulating an attic that has knob and tube wiring, including an inspection of the wiring by a qualified electrician who can certify it as safe. A warning notice should be posted stating that live wiring is present beneath the insulation. One method to reduce the risk of wire overheating is to lower the amperage carried by the wiring. This can be done by installing 15-amp fuses or breakers to protect the circuits with knob and tube wiring. Buried wiring is inaccessible to our inspection. Some insurance underwriters will not approve coverage for properties where the knob and tube wiring has been covered with insulation. Other underwriters will not approve any building with knob and tube wiring. Consult your insurance carrier before adding attic insulation.*

STRUCTURE

Substructure Access

We obtained access to the subfloor areas through the lower level laundry area. There is also a subfloor access at the left rear exterior. The left rear exterior subfloor area access is too small and we recommend the framing be modified as necessary to provide safe and sufficient access. Modern standards call for a minimum 18 x 24-inch access opening.

We inspected the subfloor areas by walking and crawling beneath the accessible portions of the building floors. Portions of the foundation were not accessible to our inspection.[S1] Several of the lower rooms are finished. The walls and floors are covered with framing and/or finish materials, which obstructed our view.

Building Type and Foundation

The building is a wood-framed structure with a raised perimeter concrete foundation and intermediate pier supports. The right lower level has a concrete slab floor. We observed several apparently typical cracks in the slab floors.

The floors are uneven in several places, possibly due to movement in the expansive soils. Seasonal or periodic movement is not unusual in buildings of this kind.

The foundation is outdated by modern standards. The concrete does not appear to be steel-reinforced and probably does not have footings that extend deeply into the soil. Foundations of this kind are more susceptible to cracking, settlement, and deterioration from moisture entry and earthquake damage.

We observed cracks that appear typical for a building of this age and kind.[S2]

The original foundation appears constructed of a poor quality concrete, which is typical for structures of this age.[S3] The need to eventually replace these concrete walls should be anticipated.

The concrete shows minor surface spalling or surface deterioration in several places.[S4]

Framing

The building has a wood-framed flooring system. The subfloor framing consists of one-inch thick (nominal) decking boards installed over two-inch thick (nominal) joisting. The undersides of the floors under the house are insulated with fiberglass batts with vapor barriers, which can help reduce heating costs.[S5] Much of the substructure area framing is obscured by the insulation and was not accessible to our inspection.

Several aspects of the substructure framing are outdated and would be considered substandard according to modern construction practice. This framing may need modification during future seismic upgrading.

We observed several stains on the subfloor area framing, apparently indicating previous water entry or leakage.[S6] We recommend a qualified structural pest control firm be consulted and repairs be made as needed by a qualified contractor.

Portions of the subfloor framing have been charred by fire. No significant damage was noted to the framing.

We observed indications of previous wood-destroying pest activity and we recommend a current structural pest report be consulted to determine if active pests are present.

Seismic

The wall framing was inaccessible to our inspection and we were unable to determine the kind or extent of wall bracing.

Plywood bracing panels have been installed in several places. These panels should help provide additional resistance to movement during an earthquake. Any determination as to whether the panel installation meets modern engineering requirements is beyond the scope of this inspection.

The building-to-foundation connections have been substantially upgraded. Anchor bolts and other seismic connectors have been added to the foundation in several places.[S7]

Subfloor Area

Ventilation provided to the areas beneath the building appears adequate.

The subfloor area soils were generally dry at the time of our inspection. A subsurface drainage system has been added in the subfloor area at the left in front of the lower bedroom wall. We recommend the subfloor area drainage be monitored in wet weather and improved as needed should significant dampness or water flow be observed.

Soil has accumulated against the framing in several places. We recommend the soil be cleared away from the framing, eliminating all wood-soil contact, and regular examinations be made to prevent future wood-soil contact. It may be necessary to install concrete retaining walls to support the soil in this area.

There are several concrete piers on the soil above the cut-in-grade that may be subject to failure if the soil in this area is not adequately supported.

Lower Level Areas

The lower right rear laundry room has below-grade concrete slab floors. Floors that are below the exterior soil level may be subject to water or moisture entry, especially in very rainy weather. It is not unusual to find occasional or unexpected water entry in below-grade areas that have been dry for years.

We recommend the lower level areas be monitored for water entry and the drainage be improved as needed.

Foundation General

We observed several uneven areas in the floors, which may indicate foundation movement or settlement. Some unevenness of this type is not unusual in buildings of this age and kind.

We recommend a qualified engineer be retained to review the current upgrades and to design or specify any additional seismic improvements appropriate for the building.

[S1] Access is often obstructed by insufficient clearance beneath the floor framing, by ducting, pipes, stored items, finished wall surfaces, or other obstructions to visual examination. Wherever possible, access should be provided to these areas so that an inspection can be made. With access and opportunity for inspection, defects may be found in the inaccessible areas.

[S2] Cracking is common in concrete walls. Minor cracks caused by shrinkage or settling can be found in even relatively new foundations. Moderate or larger cracks may indicate ongoing settling or movement and the eventual need for underpinning or foundation repair. There is no way to determine if a crack will grow in size or if new cracks will form. Most large cracks were once small. The best way to estimate the likelihood of future movement may be to monitor the number and size of cracks over a period of time.

[S3] Concrete is a mixture of sand, cement, and rocks (aggregate). Too much rock was used in many older foundations, making it porous and weak. Round beach sand was often used instead of sharp sand from a quarry. Old, poor quality concrete is susceptible to moisture entry and will often crumble and deteriorate with age, causing settlement. Some building departments will not permit the installation of earthquake bolts into poor quality concrete. To adequately reinforce these buildings against seismic activity it may be necessary to install new concrete foundation walls.

[S4] Concrete deterioration and surface spalling are usually the result of prolonged moisture penetration. As moisture moves through the concrete and dries on the surface, mineral salts dissolved in the water form crystals, which expand and cause surface crumbling, or spalling. Minor surface deterioration is common in older foundations. With continued moisture penetration over many years, concrete can deteriorate to the point where replacement becomes necessary.

[S5] Floor framing insulation is important over unheated basements or crawlspaces in cold winter areas. In areas with moderate winters, flooring insulation is preferred but not always required. Insulation obscures portions of the floor from inspection, and there may be hidden defects in these areas.

[S6] Moisture stains indicate previous water penetration. Stains are commonly found around bathroom and kitchen waste piping and at the building perimeter, and may indicate previous leakage that has since been repaired. Any indications of active leakage or moisture-related damage should be promptly repaired by a qualified contractor.

[S7] Anchor bolts and other devices are used to secure the framing to the foundation to resist displacement during earthquakes or high winds. The modern standard calls for bolting at least every six feet, with bolts within the last twelve inches of each piece of sill plate. Buildings greater than one story or on hillsides may require additional bolts and other seismic devices. For more information on seismic bolting and bracing, we suggest you visit: www.bayarearetrofit.com,

ELECTRICAL

Electrical Service

The main service panel is fed by overhead wiring, which is typically owned and maintained by the local utility provider.

Main Electrical Panel

The main breaker panel is at the right front exterior. We estimate the capacity of this system to be 125 amps at 120/240-volts. This capacity should be adequate for normal electrical use.

Fuse Subpanel

There is a fuse-protected subpanel in an entry closet. This panel has screw-in (plug or "Edison"-type) fuses. This is an outdated and potentially hazardous fuse block, with no cover and exposed hot or energized electrical terminals. Fuse panels are considered outdated and some insurance companies now require upgrading to circuit breakers in order to obtain homeowners' insurance.

Outdated fuse subpanel.

Since the early 1980s, the installation of electrical panels in clothes closets or other areas where flammable materials might be stored has not been permitted by most building departments. Clothing or stored belongings may also block panel access in an emergency. Clearance should be maintained between the panel and any stored items. We recommend panel removal or relocation be considered.

The neutral wires in this panel are protected by fuses in a "fused neutral" configuration, which is potentially hazardous.[E1]

We recommend this panel be replaced with a modern circuit breaker panel.

Arc Fault Circuit Interrupter (AFCI)

The circuits are not protected by arc fault circuit interrupter (AFCI) breakers; we suggest they be installed by a qualified electrician to meet modern safety standards or as part of future remodeling.[E2]

Wiring

We observed several wiring methods, including Romex (nonmetallic-sheathed cable or NMC), flexible metal cable (BX or AC/MC) and knob and tube wiring.[E3]

Extension cord wiring has been installed in the garage. This wiring is not suitable for permanent installations. The use of extension cords indicates an insufficient number of receptacles by modern safety standards. We recommend the improper extension cord wiring be removed or replaced with properly installed wiring and additional receptacles be installed as needed.

Fixtures

Several closets have exposed bulb light fixtures. Incandescent light fixtures should be used in closets only when located over the door or on the ceiling and at least twelve inches from storage areas. Exposed bulbs and pendant lights should not be used. We recommend fluorescent lights be used in closets for fire safety, as they are cooler and require less clearance from storage areas.

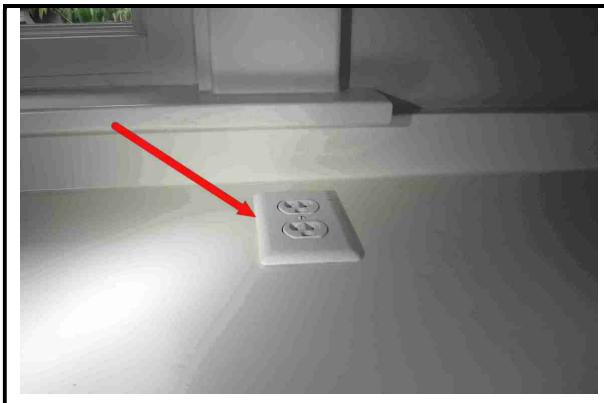
Receptacles and Switches

We observed both two-hole and three-hole receptacle outlets, including several ungrounded three-hole outlets.[E4] We recommend each three-hole outlet be examined by a qualified electrician and properly grounded as needed.

The number of outlets or receptacles available for use is fewer than is required in new construction, which encourages the use of extension cords and can result in hazardous conditions. We recommend additional outlets be added as needed for convenience and safety.

An electrical receptacle has been installed on the fireplace mantel, with the openings facing upward, which would allow spilled fluids to flow into the outlet, causing damage or creating a potentially hazardous condition. We recommend it be removed or relocated to a vertical surface where water and other liquid spillage is less likely.

There are several GFCI-protected outlets.[E5] These outlets should be tested periodically by pressing the test and reset buttons on the outlet faces to ensure proper functioning.



Electrical outlet on fireplace mantel.

[E1] *Fuses are installed on both hot and neutral wires in some older fuse panels. While this might seem to provide added safety, the opposite is true. If the neutral fuse blows, the circuit would be "hot," but appear to be "dead," creating a hazardous condition. This condition indicates an outdated system. A temporary safety improvement would be the installation of jumper wires to bypass the neutral fuses. Installing a new circuit breaker panel is the preferred solution.*

[E2] *Arc fault circuit interrupter (ARCI) breakers are relatively new safety devices, required in new construction. AFCI breakers are designed to prevent fires by detecting an electrical arc and disconnection the power before the arc starts a fire. AFCIs have a test button that should be operated periodically to ensure the device is working properly. To reset an ARCI breaker, push the switch to the "off" position and then push the switch to the "on" position.*

[E3] Most buildings prior to the 1950s were wired with knob and tube systems. In some building jurisdictions, knob and tube wiring with plastic insulation was used until the 1960s. Over time, the brittle insulation on older wire breaks down, especially at ceiling mounted light fixtures as these lights expose the wiring to heat over a long period of time. The splices in knob and tube systems are soldered, and overloads can melt the solder, causing loose connections and a possible fire hazard. Using only 15-amp fuses or breakers can reduce the potential for overloading.

[E4] Ungrounded three-hole outlets, also known as open grounds, are common in older buildings and typically occur when two-hole outlets are replaced with three-hole types without adding a grounding wire. Properly installed three-hole outlets have a third grounding wire and are necessary for appliances with three-prong plugs. Using a three-prong plug in an ungrounded three-hole outlet is potentially hazardous. The accepted means of correcting this condition include replacement with a two-hole receptacle, installation of a proper grounding wire to the outlet, or replacement with a GFCI receptacle.

[E5] Ground fault circuit interrupters are breakers or receptacle outlets designed to protect against electrical shocks. In recent years, most jurisdictions have required ground fault protection for outlets in kitchens, bathrooms, exteriors, basements, and garages (except those in a designated appliance location such as for laundry equipment. A single GFCI receptacle may be used to protect other outlets downstream from it on the same circuit. GFCI outlets and breakers have test buttons that should be operated periodically to ensure the devices are functioning properly.

PLUMBING

Introduction

As of January 1, 2017, building standards and state law requires that the flow rate for fixtures in a home not exceed: 1.6 gpf (gallons per flush) for toilets, 2.2 gpm (gallons per minute) for faucets and 2.5 gpm for showerheads. It is beyond the scope of this inspection to determine the flow rate of plumbing fixtures in the home.

Water Supply

The main shutoff valve for the water supply is at the front exterior.

The underground main supply piping was not accessible to our inspection and we could not determine the material or piping size.

A pressure regulator is located on the water line near the main valve.[P1] We measured the water pressure after the regulator at 100 pounds (PSI). The regulator may need adjustment or repair. Sediment can accumulate in the regulator, affecting its performance. We recommend the water pressure regulator be serviced.

The interior water supply piping is copper. The flow at the building water supply fixtures appears adequate. A recirculation pump has been installed in the cabinet under the sink in the hall bathroom.

The hose faucets are not equipped with anti-siphon valves as is required in new construction. We suggest anti-siphon devices be installed to prevent the accidental flow of wastewater into the water supply piping.

Waste Piping

The drain, waste, and vent piping system is primarily cast iron and galvanized steel. There are several cleanouts for the waste piping system at the right rear and left exteriors of the building.

The underground waste piping that runs from the building to the main sewer may be original, and piping of this age is often worn or damaged in the underground portions. Old sewer piping is often blocked or damaged by roots and other obstructions. We recommend a history of any previous drain blockages be obtained.

We recommend the sewer laterals be examined for defects by a qualified plumber using special video equipment designed for this purpose.

Gas Piping

The gas meter is located beneath the building at the left front. The gas shutoff valve is on the vertical pipe to the left of the meter.

The gas piping is provided with an automatic seismic gas shutoff valve, which is designed to be triggered by movement and disconnect the gas supply to the building in an earthquake. We recommend the manual for the seismic shutoff device be obtained for information on proper maintenance and resetting procedures.

Plumbing General

The water supply waste and gas piping systems have been substantially modified from the original. We recommend a history of plumbing modifications be obtained. A determination as to whether these modifications are adequate or proper is beyond the scope of this inspection.

Angle stops are shutoff valves normally found beneath sinks and toilets in modern construction. They provide a convenient disconnect in case of leakage and facilitate repairs. These shutoff valves are rarely used, and may "freeze" in place or leak when operated. Angle stops should be operated periodically to keep the valves functional. We do not normally turn these valves during an inspection as this may cause them to leak.

Waste piping should be cleaned out periodically to remove any accumulation of grease, hair, or dirt, and to help prevent future debris blockage and subsequent drainage failure. We do not inspect buried, or otherwise inaccessible, supply or waste piping.

The gas and water piping was not fully accessible and an examination of each connection was not made. The standard test for gas leakage is to have the piping pressure tested. This is sometimes required before the gas can be turned on after it has been disconnected. With testing and a close examination of all the piping, leaking or other defects may be found.

We recommend storing a large wrench near the main gas valve so the gas can be shut off quickly in an emergency. To shut off the gas, turn the valve 90 degrees so the handle is at a right angle to the pipe. Gas valves are often difficult to turn and the small earthquake wrenches sold at hardware stores may be too small to operate these valves easily. We recommend testing the valve periodically by turning it slightly to see if it moves. A plumber or the local utility company could adjust or lubricate this valve if necessary to allow for easy operation.

[P1] *Regulators are installed to reduce water pressure and are typically required in new construction when the incoming pressure exceeds 80 pounds. Water pressure regulators are mechanical devices and need periodic maintenance for proper functioning. We suggest the regulator be checked, cleaned, and adjusted as necessary when a plumber is next on site for other maintenance or repair.*

WATER HEATING

Water Heater

There is a gas-fired, non-storage, on demand, water heater at the right exterior. The water heater manufacturer's date is 2002. This water heater shows moderate wear.

On-demand water heaters often have complex installation specifications, and it is very common to find the manufacturer's specifications were not followed when these units are installed. We recommend the manufacturer's installation specs for this water heater be obtained and reviewed by a qualified contractor.

The water heater has a pressure relief (PR) valve.[W1]

Tankless Water Heaters

Tankless water heaters require regular maintenance. Most tankless heater warranties will become void if the manufacturer's maintenance procedures are not followed. These procedures typically include:

-Checking and cleaning the in-line screen filter every 6-12 months. This filter is located on the cold water inlet fixture below the heater.

-Flushing the unit's heating coils to remove mineral deposits every 6-24 months (depending on water quality). The heating coils should be flushed using a portable sump pump with 3-4 gallons of white vinegar, or another approved descaling solution, for approximately 45 minutes.

Some models require the intake fill valve to be rebuilt every 3-5 years. It is important to perform all tankless water heater maintenance in accordance with manufacturer's instructions. It may be necessary to retain a qualified plumbing contractor to perform regular servicing and maintenance.

The water temperature adjustment control should be kept in the middle range. The water temperature should never be set above 120 degrees to prevent scalding someone.

As with all on-demand water heaters without a recirculation pump, there is a longer delay in the hot water reaching the faucets than with a tank water heater.

[W1] A temperature and pressure relief (PR) valve is a safety valve that releases excess pressure from the water heater in the event the regulator fails. It is an important safety device that can prevent a dangerous explosion.

CENTRAL HEATING

Furnace

There is a gas-fired furnace in the subfloor area. The furnace is a forced-air unit with a blower to distribute conditioned air through a ducting system. The input capacity is rated at 60,000 BTUs. The furnace manufacturer's date is 2016; it shows minor wear.

The heat exchanger in the furnace was not accessible to visual inspection.[H1]

The furnace is an induced-draft, high efficiency, condensing type. The increased efficiency creates lower flue temperatures and allows plastic piping to be used in the venting system. A condensate lift pump has been provided to pump the condensate moisture through a plastic tube. We recommend the reservoir and pump be checked periodically for overflow or leakage.

The disposable furnace filter is at the bottom of the furnace.[H2] We recommend the filter be checked monthly and replaced at least twice annually for efficient furnace operation.

Warm air is distributed to the conditioned spaces through a ducting system. The older ducting is the rigid type, which is wrapped with an apparent asbestos material.

A determination as to whether adequate heating is provided to all the interior spaces is beyond the scope of this inspection.

Heating General

Servicing should be performed annually as part of routine maintenance. Significant defects may be found in this equipment during proper servicing.

Special care should be taken to avoid storing combustible materials (clothing or other items that could burn) near gas-fired heating equipment to prevent a potential fire hazard.

[H1] The heat exchanger is a metal chamber that encloses the flame and transmits heat to the circulating air. With age and use, cracks or rust holes can develop in heat exchangers. Fumes from the burners may flow through the exchanger wall and enter the living area. We advise installing carbon monoxide detectors in several interior rooms to warn occupants if the exchanger produces hazardous gases. Heat exchangers should be carefully examined as part of routine servicing. Only a small portion of a typical heat exchanger is accessible to visual inspection and unobserved holes or cracks may be present.

[H2] Air filters prevent the accumulation of dust and dirt on the blower fan blades, which can significantly reduce efficiency. Air filters should be checked monthly and changed or cleaned, depending on type, as necessary. A clogged air filter can lead to reduced airflow over a furnace heat exchanger, resulting in premature heat exchanger cracking or failure.

FIREPLACE AND CHIMNEY

Living Room Fireplace and Chimney

There is a masonry fireplace in the living room. A prefabricated gas log fireplace and flue liner has been installed and the original firebox and chimney flue were not accessible to our inspection. We recommend the manual for this unit be obtained and reviewed for proper operation and maintenance procedures.

The glass front on this fireplace will get very hot while in operation, creating a significant burn hazard. We recommend the installation of a freestanding screen in front of the fireplace for increased safety.

The fireplace has a stucco-sided brick chimney.[F1, F2] The flue interior was not accessible to our inspection.

The gas flue has a rain cap.

Fireplaces and Chimneys General

Fireplaces that are used regularly should be checked annually by a licensed chimney sweep or qualified chimney contractor. Fireplaces and chimneys should also be inspected after any indications of movement from settling or earthquake activity. Determinations as to whether fireplaces or chimneys have adequate draw, or are subject to smoking, or as to the soundness of chimney flue tiles, brickwork, or sheet metal are beyond the scope of our inspection.

[F1] Modern brick or concrete block chimneys are lined with clay tile or concrete sections mortared together. The purpose of the liner is to contain a potential chimney fire. Liners and the mortar that join them together may deteriorate with age and use, reducing their effectiveness. Flue liners are not typically accessible to visual examination. Tall chimneys that extend above the roofline may need to be braced to prevent movement, which can break the mortar, bricks, or liner. All older chimneys should be carefully checked by a qualified chimney contractor before building a fire (or before the close of escrow). Any flue that is inaccessible may contain a defective flue liner or the liner may have been omitted.

[F2] Most chimneys installed before 1940 have no steel reinforcing, are easily damaged in minor earthquakes, and are often cracked or broken in moderate seismic activity. Older masonry chimneys will likely fail in a major earthquake, such as the 1989 Loma Prieta quake. Many newer chimneys installed between 1945 and 1970 are poorly reinforced and may also perform poorly. All masonry structures are vulnerable in an earthquake. The only real protection against chimney failure in a major seismic event may be complete chimney removal or replacement with a sheet metal flue. Metal flues enclosed in wood framing and wood or stucco siding can often be designed to blend with older architectural styles.

INTERIOR

Walls, Ceilings, and Floors

The interior wall and ceiling surfaces are primarily plaster. Sheet rock or gypsum board has been installed in several places.

A furnace duct is exposed in the lower left rear bedroom. This is a substandard practice and we recommend duct be properly enclosed.

We observed sloping or unevenness in the floors in several places, which is not unusual in buildings of this age and kind.

The laundry concrete floors are painted and may be slippery when wet. We recommend a suitable nonslip coatings be applied as needed for safety.

Fire Safety

There are several smoke detectors.[I1] Several smoke detectors are installed on walls, which may result in the alarms not functioning properly. We recommend they be moved to ceiling locations.

Recent news articles report that qualified fire protection experts now believe that ionization-type smoke alarms are not reliable and that their failures have resulted in many home-fire related deaths. We understand that over 90% of all home-installed smoke alarms are the potentially hazardous type. Photoelectric-type smoke alarms are considered much safer and we strongly recommend each alarm device be checked and replaced as needed.

Security System

The building has a security system. We recommend the system installer or a security company be consulted as to proper operation of this system. An examination of this system is beyond the scope of this inspection.

Windows

The building has primarily vinyl plastic-framed windows. There are also several wood-framed windows. Several dual-glazed or double-pane, energy-efficient-type windows have been installed.[I2] The windows we operated functioned properly.

The glass in the entry door is apparently untempered.[I3] We recommend the glass in areas of potential impact be replaced with safety glass, or protective safety films be applied to the glass in these areas.

The bedroom windows are too small to provide safe escape in a fire and we recommend adequate egress be provided.[I4]

Doors

Several of the doorframes are noticeably unsquare, which is usually caused by foundation settling or movement.

Several doors do not have stops and we recommend they be added as needed to protect the walls.

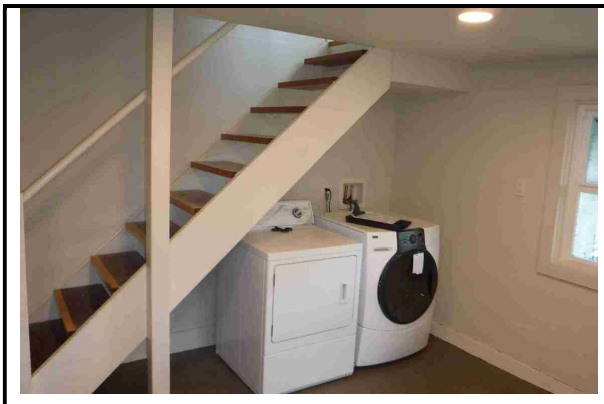
Several doors open over steps down. We recommend these doors be modified to swing in the other direction, or platforms be built that are level with the floors. These doors are potentially dangerous and could lead to a fall if someone is unaware of the drop-offs.

An exterior door to the lower right laundry area opens inward. This door is exposed to the weather and wind-driven rain. Inward-swinging doors are especially difficult to weather-strip effectively and we recommend his door be monitored for water entry in wet weather.

Stairways and Railings

The overhead clearance above the lower level stairway is not sufficient and could cause injury. We suggest a sign be placed over the stairway to warn persons of impaired overhead clearance. The minimum overhead clearance in modern construction is six feet eight inches above a line drawn along the leading edge of the steps.

The lower staircase is unusually narrow. The standard requirement in new construction is 36 inches.



Large openings in lower level railings.

There are large openings in the lower level stair railings, creating a potentially unsafe condition.[15] The stair railing to the lower level does not terminate against the wall or a post as required in new construction and can catch clothing, creating a falling hazard.

We recommend proper railings be installed as needed for safety.

Interior General

We operated a representative sampling of the windows. All windows were not checked for proper functioning, cracked or broken glass, or for the presence or condition of screens. This inspection does not include areas that are obscured by furniture, carpets, coverings, or any other items.

We do not perform a survey of the floors for slope or uniform elevation as part of our standard inspection.

[11] We strongly urge all property residents to test smoke alarms by pressing the test button as soon they move into a new property and again each month. Most batteries should be changed every six months. This is easy to remember if you change batteries at the same time as you adjust your clocks for daylight savings time semi-annually. Smoke detectors should be installed on every floor, including basements, in every bedroom and in hallways near sleeping areas. Direct-wired smoke detectors should also have backup batteries so they will function in a power outage. Fire extinguishers should be provided in kitchens and garages for emergency use. We also recommend carbon monoxide detectors be installed.

[12] Dual-glazed windows reduce energy loss and noise transmission. A common problem with dual-glazed windows is a failure in the seals, which allows moisture entry and allows condensation or fog to form between the panes of glass. This condition is often not visible during our inspection and can occur at different times due to changes in temperature. It is possible to have each window tested for seal failure. This determination is beyond the scope of our inspection. The only effective repair is typically windowpane replacement. Newer windows may be covered by the manufacturer's warranty.

[13] The general rule for new construction is that glass that is less than 18 inches from the floor (and larger than nine square feet), glass that is within 24 inches of the edge of a swinging door, or glass in a door (unless smaller than three inches in diameter) must be the tempered safety type. While there is no requirement to change existing glass, safety glass is usually required when new glass is installed. Special care should be taken in these areas until safety glass is installed. Furniture can often be arranged to direct traffic away from non-safety glass windows. Applying decals to sliding glass doors and large windows can help prevent accidents caused by persons who may think they are walking through an open door. Special plastic films are available that can be applied to the glass to reduce the likelihood of injury should the glass break.

[14] Basements and sleeping rooms below the fourth story require at least one escape or rescue window for emergency egress. Most building codes for new construction require as egress window to be at least 5.7 square feet in size, at least 24 inches high, 20 inches wide, with a sill not more than 44 inches above the floor.

[15] For maximum safety, staircases with four or more steps (or risers) should have handrails between one and one-half and two inches wide, shaped so the handrail can be readily grasped. Handrails should be 34 to 38 inches above the leading edge of the stairway tread and should return to the railing,post, or floor without open ends that can catch clothing. Modern standards call for openings less than four inches in diameter as it has been found that a small child can slip through a larger opening. Guardrails should be at least 42 inches high.

KITCHEN AND LAUNDRY

Kitchen

The wood flooring, countertops, cabinets, disposer at the sink, and dishwasher are in relatively new condition. The gas range shows minor wear. We did not test the dishwasher.

The trap arm has negative slope and we recommend the piping be adjusted or replaced as needed to slope down to the drain for good wastewater flow.

Romex wiring (NMC or nonmetallic cable) is exposed under the upper cabinet. We recommend proper protection from potential impact be provided for safety.

There are several GFCI-protected receptacles in the kitchen, which is a good safety feature.

An electric heater has been installed under the kitchen cabinet. The heater is noisy and we recommend it be repaired or replaced.

Negative slope at kitchen sink drain.

Exposed wires under an upper kitchen cabinet.

Laundry

There is a laundry area at the lower right rear level. The laundry is equipped with a clothes washer and a dryer. Gas piping is provided for the clothes dryer. Operation and inspection of laundry equipment is beyond the scope of our inspection.

We suggest the clothes washer hose connectors be upgraded with metal-sheathed “no-burst” types to reduce the potential for hose failure.

The laundry area has a painted concrete floor.

BATHROOMS

Upper Level Bathroom

This bathroom has a GFCI-protected receptacle, both a window and fan for ventilation, tile flooring, a countertop, cabinet, china sink, and a shower. The shower walls and pan are tile. The bathroom fixtures and surfaces are in relatively new condition. We observed no significant deficiencies in these areas. We did no flood test the shower pan to determine if it is watertight.

The shower enclosure has safety glass labels.[B1]

Lower Level Bathroom

This bathroom has a GFCI-protected receptacle, window for ventilation, and a shower. The ceramic tile shower walls and pan show minor wear. We did no flood test the shower pan to determine if it is watertight.

The shower does not have a curtain or door and we suggest one be installed.

This bathroom has a china sink. The countertop, cabinet, sink, and tile flooring are in new condition.

Bathrooms General

Caulked joints should be checked frequently and recaulked as necessary. Proper caulking prevents water penetration and damage to walls and floors. Before caulk is applied, the surfaces should be cleaned carefully and any loose caulk should be removed. A good quality bathroom caulk, such as silicone, should be used. Bathrooms are areas of high humidity and special care should be exercised to keep them well ventilated. Windows should be left open when showering or bathing, and fan-powered vents should be used when available.

[B1] Tempered glass became commonly required in shower stalls and enclosures during the late 1960s. Older tempered glass was not always labeled. Sometimes tempered glass labels are very faint or are obscured by soap film. Many untempered shower doors have been installed even after the requirements for tempered glass went into effect. Untempered shower doors, enclosures, and windows should be replaced with modern tempered glass for safety.

GARAGE

Garage

There is an attached garage at the left. The garage has a roll-up-style vehicle door with an automatic opener that did not reverse automatically when we obstructed its movement.[G1] We recommend the automatic reverse mechanism be adjusted or repaired.

There is no outlet near the door opener and we recommend a proper receptacle be installed.

The garage framing is outdated by modern standards and framing reinforcement may be necessary at some time.

Water appears to flow through the vehicle door in wet weather. We recommend this area be water tested or checked in wet weather, and a proper drain or diverter be installed to keep water off the garage floor if needed.

The concrete floor shows typical minor cracking.

The garage area is not provided with GFCI-protected receptacles as required in new construction. We recommend GFCI protection be added for greater electrical safety.

[G1] *Automatic garage doors should be provided with an automatic return mechanism that reverses the door automatically when its downward path is obstructed. Many older openers are not provided with this safety feature. Modern openers have photoelectric sensors for this purpose, and these can be installed on most older openers to upgrade them to modern safety standards.*

ENVIRONMENTAL

Asbestos

We observed apparent asbestos materials on the furnace ducting and inside an electrical compartment in the entry hall closet. We recommend review by a qualified asbestos testing and abatement firm.

Asbestos is found on most gas heating systems installed before 1978, in older vinyl tile flooring, in some acoustic ceiling tiles, in sprayed acoustic ceilings, and in various other locations. Exposure to asbestos may be a health hazard and should be avoided. It may be possible to significantly reduce or eliminate the dispersal of asbestos fibers by painting the material. Removal or containment of these materials should only be done by properly trained and equipped professionals. Contractors in various trade,s such as flooring, roofing, heating, plumbing, or electrical, may require asbestos abatement at additional expense prior to performing repairs, replacements, or modifications. For a determination as to the need for, or cost of, abatement, a qualified asbestos abatement contractor should be retained. The presence of asbestos can only be determined by laboratory analysis, which is beyond the scope of our inspection.

Lead Based Paint

The building exterior and interior appears recently painted. We were unable to determine if new federal guidelines were followed for the renovation of painted surfaces in buildings built before 1978. We recommend the name of the painting contractor be obtained and contacted to determine if proper painting procedures were followed.

Federal law requires that individuals receive certain information before renovating six square feet or more of painted interior surfaces or more than twenty square feet of painted exterior surfaces in residential buildings built before 1978. As of April, 2010, contractors who disturb lead-based paint in homes built before 1978 are required to be certified and follow specific work practices to prevent lead contamination. For more information on this subject please visit: htpp://www.epa.gov/lead/

Hazardous Materials

Various potentially hazardous materials have been used in the construction of buildings over the years. Many naturally occurring materials and man-made building materials have been found to be hazardous or to have adverse environmental impact. These include but are not limited to asbestos, formaldehyde, molds, lead paint, electromagnetic radiation, and radon. Buried fuel tanks may pose an environmental hazard. Hazardous materials, product liability, and environmental hazards are not included in the scope of our inspection. For information about hazardous materials, call the Environmental Protection Agency in San Francisco at (415) 744-1500.

PRIMARY RECOMMENDATIONS

Property Description

1. We recommend a permit history be obtained from the local building department to determine if modifications to the building were made with proper permits.

Lower Left Rear Deck

2. We recommend adequate bracing be installed by a qualified contractor.

Exterior Railings

3. We recommend proper railings be installed as needed for safety.

Walkways

4. The concrete steps and walkways at the rear are uneven, creating potential trip hazards. We recommend repair as needed to provide for safe foot traffic.

5. We recommend the sidewalks be inspected and repaired as needed for compliance with the City of Oakland's sidewalk ordinance.

Driveway

6. We recommend the driveway be repaired or replaced as needed.

Retaining Walls

7. We recommend adequate safety barriers be installed as needed.

Composition Shingle Roofing

8. We recommend new roof surfaces be installed.

Skylights

9. The skylights flashings are improper and we recommend proper skylight flashings be installed by a qualified contractor.

Foundation General

10. We recommend a qualified engineer be retained to review the current upgrades and to design or specify any additional seismic improvements appropriate for the building.

Fuse Subpanel

11. We recommend complete replacement of the older panels for greater safety and convenience.

Wiring

12. Extension cord wiring has been installed in the garage. We recommend the improper extension cord wiring be removed or replaced with properly installed wiring and additional receptacles be installed as needed.

Receptacles and Switches

13. We recommend each three-hole outlet be examined by a qualified electrician and properly grounded as needed.

14. We recommend additional outlets be added as needed for convenience and safety.

15. An electrical receptacle has been installed on the fireplace mantel, with the openings facing upward, which would allow spilled fluids to flow into the outlet, causing damage or creating a potentially hazardous condition. We recommend it be removed or relocated to a vertical surface where water and other liquid spillage is less likely.

Water Supply
16. We recommend the water pressure regulator be serviced.

Waste Piping
17. We recommend the sewer laterals be examined for defects by a qualified plumber using special video equipment designed for this purpose.

Living Room Fireplace and Chimney
18. We recommend the installation of a freestanding screen in front of the fireplace for increased safety.

Windows
19. We recommend the glass in areas of potential impact be replaced with safety glass, or protective safety films be applied to the glass in these areas.

20. The bedroom windows are too small to provide safe escape in a fire and we recommend adequate egress be provided.

Stairways and Railings
21. We recommend proper railings be installed as needed for safety.

Kitchen
22. The trap arm has negative slope and we recommend the piping be adjusted or replaced as needed to slope down to the drain for good waste water flow.

23. Romex wiring (NMC or nonmetallic cable) is exposed under the upper cabinet. We recommend proper protection from potential impact be provided for safety.

Garage
24. We recommend the automatic reverse mechanism be adjusted or repaired.

25. There is no outlet near the door opener and we recommend a proper receptacle be installed.

Asbestos
26. We recommend review by a qualified asbestos testing and abatement firm.

Thank you for using Skyline Inspection Services.

If you have any questions or if we can be of further assistance, please do not hesitate to call us at (925) 270-3942.