



Inspection report for the property at

235 Everyday St.

This report is prepared exclusively for **Roger Waters**
Inspected On: **05-11-2026**

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[Published Report](#)



Inspected By:

Alex Abreu

The Scope and Purpose of a Home Inspection

Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend that you attend the inspection.

A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

This is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

The scope of this inspection

This inspection will include the following systems: exterior, roof, structure, drainage, foundation, attic, interior, plumbing, electrical and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive.

Your expectations

The overall goal of a home inspection is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a building. Such inspections are available but they are generally cost-prohibitive to most homebuyers.

How to Read This Report

Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our ["Summary Page"](#) and quickly get critical information for important decision making. However, we strongly recommend that you take the time to read the full [Report](#), which includes digital photographs, captions, diagrams, descriptions and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report online (the HTML version), which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information.

For the most reliable viewing experience, I recommend viewing the report on as large a screen as practical, as much detail can be lost on small devices like smart phones. For similar reasons, reports should only be printed in color to retain as much detail as possible and minimize misinterpretation of photographs.

This report can also be [printed on paper or to a PDF document](#).

Chapters and Sections

This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left side margin.

Most sections will contain some descriptive information done in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section and it may simply say "tested," or "inspected."

Observation Labels

All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

 **Major Concern:** Repair items that may cost significant money to correct now or in the near future, or items that require immediate attention to prevent additional damage or eliminate safety hazards.

 **Repair:** Repair and maintenance items noted during inspection. Please note that some repair items can be expensive to correct such as re-finishing hardwood floors, but are considered simply repair items due to their cosmetic nature.

 **Recommended Maintenance:** These are repair items that should be considered "routine home ownership items," such as servicing the furnace, cleaning the gutters or changing the air filters in the furnace.

 **Improve or Upgrade:** Observations that are not necessarily defects, but which could be improved for safety, efficiency, or reliability reasons. These are often items which reflect changes in building codes or standards.

 **Recommended Disclosure Items:** These are observations for which we recommend that sellers disclose more information to buyers so that buyers can better understand recent servicing, repairs or maintenance or even construction history or building and site design.

 **Inspection Notes:** Aside information and /or comments elaborating on descriptions of systems in the home that the inspector might find useful to purchase decisions or home ownership. .

 **Limitations:** Conditions present at the time of inspection which limited the scope of this visual inspection

Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

Summary

Major Concerns

No major concerns were noted during this visual inspection.

Repairs

G1-1 Grounds - Driveways/Walkways/Flatwork: **CRACKS NOTED IN FLATWORK**

Cracks were noted in the driveway flatwork. This is common in flatwork, especially as it ages. Regular sealing of small to moderate cracks with a quality exterior flexible sealant can minimize water penetration and prolong the life of the flatwork. Large cracks can present a more urgent need for repair, especially if the cracks lead to displacement and trip hazards.



- *No immediate repair appears necessary, though water will continue to deteriorate the surface until the flatwork is repaired or replaced.*

 **G1-2 Grounds - Driveways/Walkways/Flatwork:** Typical cracks were noted in concrete patio. This is mostly a cosmetic defect though displaced concrete could pose a trip hazard. No immediate repair appears necessary, though water will continue to deteriorate the surface until it is replaced.

 **E-1 Exterior - Exterior Doors:** The weather stripping at the threshold of the front entry door is damaged. This should be repaired or replaced for added efficiency

 **DPB-1 Decks, Porches and Balconies - Concrete Decks, Stoops, Landings and Porches:** The front concrete steps are non conforming. The difference in heights here could pose a hazard to foot traffic.

P-2 Plumbing - Waste Pipe and Discharge: **WASTE PIPE SLOPE**

The waste plumbing at the primary bathroom shower is not properly sloped to drain. A quarter-inch / foot slope needs to be maintained in the direction of the sewer. This can impede proper waste plumbing flow and lead to restrictions.

Recommendation

Hire a licensed plumber to further evaluate and repair the sewer line and adjust the support as needed.

 **WH-1 Water Heaters - Water Heater:** The **temperature and pressure relief valve** (TPRV) discharge tube for the water heater is terminating into a drain pan. This is not recommended (UPC). Ideally, the discharge tube for a relief valve:

- Terminates to an exterior location or above a drain, though this is not always possible
- Terminates between 6 and 24-inches off the ground (UPC)
- Slopes to drain to prevent water pooling inside the discharge tube

- Is not made from pipe with an inside diameter less than 3/4 on an inch
- Terminates to a visible location that can be monitored for leaks and discharges
- Does not have a threaded termination point which would prevent accidental capping of this important discharge
- Does not terminate into a drain pan

I recommend having this relief valve discharge tube further investigated and repaired as recommended by a licensed plumber.

I-2 Interior - Windows: CRACKED PANES OF GLASS NOTED

Cracked panes of glass were noted. This requires glazing replacement to repair. The following locations were noted: Front bedroom

Recommendation

Replace cracked panes of glass as needed.

 **A-2 Attic - Attic Insulation:** The fiberglass insulation is uneven or missing in various areas. We recommend evening out the insulation for added efficiency

A-3 Attic - Attic Fan Exhaust Vents: CORRUGATED KITCHEN EXHAUST VENT PIPE

The kitchen fan duct is done using corrugated pipe. The kitchen fan vent pipe should be smooth wall only so it can be cleaned to prevent grease build-up which can be a fire hazard.

Recommended Maintenance

WH-2 Water Heaters - Water Heater: THERMAL EXPANSION DEVICE NEEDED

A thermal expansion device is recommended for the water supply system. This is typically provided by an expansion tank. Expansion tanks help reduce pressure on the plumbing system by creating a buffer or a place for water to expand into as water expands with thermal expansion. The installation of an expansion device or pressure tank is modern installation practice and will be required if a pressure-reducing valve has been installed on a public water supply or if the plumbing system is closed. Open systems do not require a thermal expansion device, though they can still be an excellent way to help prevent build-up of pressures in the piping system. Consult with a qualified plumber to install thermal expansion as needed.

Improve Or Upgrade Items

P-1 Plumbing - Water Service Supply: CONSIDER A FLOW SENSOR ON THE MAIN WATER PIPE

[A Flo water sensor](#) should be considered to protect the building. These are smart home technologies that can monitor the house for leaks and shut the water to the home off in case leaks are detected.

K-1 Kitchen - Dishwasher: NO WATER HAMMER ARRESTOR WAS FOUND - DISHWASHER

Water hammer arrestors are [required](#) where quick closing valves are utilized - this is most dishwashers and washing machines. Installation of a hammer arrestor device is recommended for improved reliability of the piping system.

Due Diligence Items

🔍 **GC-1 General Comments - Building Characteristics, Conditions and Limitations: OLD BUILDINGS AND LEAD AND ASBESTOS**

In 1978, federal laws were passed to prohibit use of lead and asbestos in building materials. Manufacturers of building materials were allowed to sell existing stocks of materials that were manufactured with lead and asbestos, so even buildings constructed as late as the mid-1980's could possibly contain lead or asbestos. Identification and testing for lead and asbestos and other environmental testing is beyond the scope of this home inspection. If you wish to seek additional information, I recommend contacting an environmental lab or industrial hygienist.

🔍 **RCG-1 Roof, Chimney and Gutters - Roof Materials: NEW ROOF NOTED**

The roofing material on this building is a recently installed dimensional or architectural-grade shingle. The installation appears neat and professional. Examples of observations noted during the inspection include:

Recommendation

Inquire with the seller about any warranty and/or installer information for this new roof covering installation.



- These are often rated as 30-40-year shingles. In practice, as a roof assembly, these tend to last about 18-23 years, depending on the quality of the installation, the steepness of the roof, and the exposure.
- Many professional roofing companies will offer limited workmanship warranties. Please note that roofs are not a shingle; they are an assembly, and they require regular cleaning and maintenance to keep them performing reliably.

🔍 **P-3 Plumbing - Waste Pipe and Discharge: VIDEO SEWER SCOPE RECOMMENDED**

An evaluation of the sewer line below the ground is beyond the scope of this inspection. A sewer scope is recommended to further evaluate the sewer line and the below ground connections between the house and the municipal sewer line as these are not visible to inspection. Sewer scopes are done using video cameras and can show the materials, condition and reliability of the sewer line. If a video scope has not been done recently, I recommend having a sewer scope performed.

🔍 **AP-1 Additional Plumbing - Irrigation: IRRIGATION SYSTEM NOTED**

An exterior irrigation system was noted for this yard. Sprinkler systems are beyond the scope of this inspection. My own experience with irrigation systems is that they require annual attention/repair/servicing after every winter.

Recommendation

Inquire with the seller for any information about winterizing this system, as this should be done before cold weather. When testing the system, be sure sprinkler heads are adjusted so the system is not watering the side of the house. Hire a specialist to evaluate this system further as desired.

🔍 **I-1 Interior - Floors and Floor Materials: FLOORS ARE NOT LEVEL**

The floors are not level.

Recommendation

Inquire with the seller for any history of repairs or movement. No signs of recent movement were

visible at the time of inspection. However, the structure here is mostly concealed from view, so it is not possible to predict if a future repair could be needed.

🔍 **A-1 Attic - Roof Framing and Sheathing: DISCOLORATION NOTED ON SHEATHING**

Mold-like substances or stains were noted on several sheets of plywood in the attic. This did not appear persistent or active at the time of inspection - the sheathing tested as dry during inspection, and staining was spotty and not persistent across the sheathing. Given the visible conditions at the time of inspection, I see no evidence that a repair is needed at this time.

Recommended Disclosure Items

📋 **HB-1 Hall Bathroom - General Bath: UPDATED BATHROOM FINISHES NOTED**

The bathrooms here appear to be recently updated. Disclose any information about the scope and extent of this work and any permits / receipts for bathroom updating work.

📋 **PB-1 Primary Bathroom - General Bath: UPDATED BATHROOM FINISHES NOTED**

The bathrooms here appear to be recently updated. Disclose any information about the scope and extent of this work and any permits / receipts for bathroom updating work.



The Complete Report

General Comments.....	p. 14
Building Characteristics, Conditions and Limitations	p. 14
Grounds.....	p. 15
Drainage and Site.....	p. 15
Driveways/Walkways/Flatwork.....	p. 15
Grounds, Trees and Vegetation.....	p. 16
Exterior Stairs.....	p. 16
Retaining Walls	p. 16
Fences.....	p. 16
Exterior	p. 16
Siding and Trim.....	p. 16
Exterior Vent and Exhaust Terminations.....	p. 17
Eaves	p. 17
Exterior Doors.....	p. 17
Exterior Window Frames	p. 18
Exterior Hose Bibs	p. 18
Exterior Electric Receptacles and Fixtures.....	p. 18
Decks, Porches and Balconies.....	p. 18
Wood Decks Porches and Balconies.....	p. 18
Concrete Decks, Stoops, Landings and Porches.....	p. 18
Water-Resistant Decks and Balconies.....	p. 19
Garage.....	p. 19
Garage General.....	p. 19
Garage Doors and Automatic Openers.....	p. 19
Garage Floor	p. 19
Garage Stairs	p. 19
Garage Electric Receptacles and Fixtures	p. 19
Electric Vehicle Power Supply	p. 20
Roof, Chimney and Gutters	p. 20
Roof Materials	p. 20
Chimneys	p. 20
Skylights	p. 20
Gutters and Downspouts.....	p. 20

Fuel Storage and Distribution..... p. 21

Gas Meter p. 21

Electric Service p. 21

Electric Service Voltage Tested p. 21

Electric Service..... p. 21

Electric Service Equipment..... p. 21

Sub Panel p. 21

Appliance Disconnects..... p. 21

Electrical Grounding System..... p. 21

Electrical Bonding System..... p. 22

Electric Distribution and Finish.....p. 22

Branch Wiring..... p. 22

Receptacles and Fixtures p. 22

Smoke and Carbon Monoxide Alarm Systems p. 23

Heating, Cooling, Fireplaces and Ventilationp. 23

Heating Systems..... p. 23

Vents and Flues p. 24

Air Filters p. 24

Heating and Cooling Distribution Systems..... p. 24

Heat Pumps and Cooling Systems..... p. 24

Mechanical Ventilation Systems p. 25

Plumbingp. 25

Water Service Supply..... p. 25

Distribution Pipe p. 26

Waste Pipe and Discharge.....p. 27

Water Heaters p. 28

Water Heater p. 28

Additional Plumbing..... p. 29

Irrigation p. 29

Interior p. 29

Floors and Floor Materials..... p. 29

Walls, Ceilings, Trim, Hallways and Closets p. 29

Wall Insulation and Air Bypass p. 30

Interior Stairs and Railings..... p. 30

Interior Doors..... p. 30

Windows..... p. 30

Kitchen p. 30

 Sinks and Faucets p. 30

 Disposers p. 30

 Dishwasher p. 30

 Ranges, Ovens and Cooktops p. 31

Laundry Facilities..... p. 31

 Dryer p. 31

 Laundry Sinks..... p. 31

 Laundry Ventilation..... p. 31

Hall Bathroom p. 31

 Sinks and Cabinets p. 31

 Toilet..... p. 31

 Bathtub / Shower p. 32

 Bathroom Ventilation p. 32

 General Bath p. 32

Primary Bathroomp. 32

 Sinks and Cabinets p. 32

 Toilet..... p. 32

 Bathtub / Shower p. 32

 Bathroom Ventilation p. 33

 General Bath p. 33

Atticp. 33

 Attic Access..... p. 33

 Attic Pulldown Ladders..... p. 33

 Roof Framing and Sheathing p. 33

 Fire Separation and Fire Blocking p. 33

 Attic Insulation p. 33

 Attic Fan Exhaust Vents p. 34

 Attic and Roof Cavity Ventilation p. 34

Crawl Spacep. 35

 General Crawl Space p. 35

 Crawl Space Access p. 35

 Crawl Space Ventilation p. 35

 Posts and Footings..... p. 35

 Insulation p. 35

 Moisture Conditions p. 35

Structure and Basement.....p. 35

Foundation p. 35

Floor, Wall and Ceiling Framing p. 36

Basement p. 36

General Comments

Building Characteristics, Conditions and Limitations

Type of Building : Residential Single Family

Approximate Square Footage: 1300

The approximate square footage listed here is listed as a courtesy and is based off of public records and disclosure. An evaluation of square footage of the buildings and property lines is beyond the scope of this inspection.

Approximate Year of Original Construction: 1945

*Unless the wiring in the building has been fully updated, this building likely has wiring that predates the late 1980's. Branch circuit wiring installed in buildings built prior to the late 1980's is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. **Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius.** Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring. It is beyond the scope of this inspection to determine if any such incompatible components are installed. Based on the age of this building, be aware that such components may be present.*

Occupancy: Unoccupied but staged with furniture

Weather during the inspection: Clear

Ground/Soil surface conditions: Dry

(GC-1) Due Diligence: **OLD BUILDINGS AND LEAD AND ASBESTOS**

In 1978, federal laws were passed to prohibit use of lead and asbestos in building materials. Manufacturers of building materials were allowed to sell existing stocks of materials that were manufactured with lead and asbestos, so even buildings constructed as late as the mid-1980's could possibly contain lead or asbestos. Identification and testing for lead and asbestos and other environmental testing is beyond the scope of this home inspection. If you wish to seek additional information, I recommend contacting an environmental lab or industrial hygienist.

RECENT RENOVATIONS NOTED

Newer construction presents a more difficult inspection challenge due to the lack of any history at the structure. Items such as foundation settling, materials aging and other conditions that would be evident due to the natural aging and usage of the house have not yet become evident. Often there will be adjustments and minor repairs at most new structures over the first few years of occupation that will become evident only during usage and should be expected with any new structure.

Even though this is not a new structure, I would recommend gaining permits and "as-built" drawings from the current owner since there was a substantial renovation that occurred for which permits may have been taken out. These can be useful in the future so that changes, repairs or references can be made to this information. Warranties for all the appliances and interior systems equipment should also be saved.

For new renovations, accumulating some spare materials such as floor tile, specialty type trims or tile work, roofing and other materials for minor repairs and replacements in the future is recommended. Generally as the years go by, model numbers and glazing types for materials change and it is difficult sometimes to get matching material. Keeping a small stockpile on hand can be very helpful in repairing the structure in the future.

Grounds

Drainage and Site

Clearance to Grade: Standard

Downspout Discharge: Above grade

Site Description: Flat

Driveways/Walkways/Flatwork

Driveway: Concrete

Walkways: Concrete

Patios: Concrete

(G1-1) Repair: **CRACKS NOTED IN FLATWORK**

Cracks were noted in the driveway flatwork. This is common in flatwork, especially as it ages. Regular sealing of small to moderate cracks with a quality exterior flexible sealant can minimize water penetration and prolong the life of the flatwork. Large cracks can present a more urgent need for repair, especially if the cracks lead to displacement and trip hazards.



- *No immediate repair appears necessary, though water will continue to deteriorate the surface until the flatwork is repaired or replaced.*



(G1-2) Repair: Typical cracks were noted in concrete patio. This is mostly a cosmetic defect though displaced concrete could pose a trip hazard. No immediate repair appears necessary, though water will continue to deteriorate the surface until it is replaced.

Grounds, Trees and Vegetation

Trees/Vegetation too near building: No

Exterior Stairs

Exterior Stairs: None noted

Retaining Walls

Retaining Wall Material: None Noted

Fences

Exterior Fencing: Present

The property has a fencing system in place. Inspection and evaluation of fencing is beyond the scope of a home inspection. If the fencing system is important for your use of this property, I recommended a self-examination to see how it will meet your needs. I may make cursory comments about fencing as a courtesy.

Exterior

Siding and Trim

Siding Material: Stucco

This building has a hardcoat stucco siding system. When installed over a wood building, stucco should be installed with two layers of underlayment below the plaster and a weep screed system which allows air to dry any accumulated moisture behind the plaster. Stucco is one of the nicest and lowest-maintenance siding systems but it is installation-sensitive. Poor installation can lead to expensive moisture control problems. The critical weather barrier, which is installed beneath the plaster is not visible to inspection, limiting the inspectors' ability to see how the system is performing. During our visual inspection, we look for clues to help make an educated guess about the future reliability of this system. More detailed information can be gained through destructive testing. This involves drilling holes in the plaster and using a moisture probe to determine if any sections of the building have moisture control problems. Destructive testing such as this is the only way to get reliable information on how the system is performing and it is beyond the scope of this inspection. Please also note that destructive testing is also limited and should be scheduled for times of year with the most precipitation: if it has been dry for an extended period, moisture probe testing may be worthless as building materials would be dry.



This photo shows an example of moisture probes looking for moisture in a synthetic stucco system.

Exterior Vent and Exhaust Terminations

Exterior Siding and Vent Terminations: Present

Eaves

Open rafters

Exterior Doors

Exterior Door Styles: Solid core, Sliding glass, Glass panel doors

🔧 (E-1) Repair:

The weather stripping at the threshold of the front entry door is damaged. This should be repaired or replaced for added efficiency



Exterior Window Frames

Window Frames: Metal

Exterior Hose Bibs

Operating

Exterior Electric Receptacles and Fixtures

Inspection Method: Representative Testing

Electric Receptacles: Three wire receptacles

Decks, Porches and Balconies

Wood Decks Porches and Balconies

Present

To see a prescriptive guide for residential wood deck construction click [this link](#).

Ledger Board: Not visible

Guardrail: None needed

Decking Material: Hardwood

Posts, Beams and Footings: Not Visible

Concrete Decks, Stoops, Landings and Porches

Concrete Features: Concrete entry porch



(DPB-1) Repair:

The front concrete steps are non conforming. The difference in heights here could pose a hazard to foot traffic.



Water-Resistant Decks and Balconies

Water Proof Surfaces: None Noted

Guardrail: None needed

Garage

Garage General

Garage Type: One Car Garage, Detached

Limitations: STORAGE IN GARAGE

Storage in the garage inhibited the view of most of the garage and limited visual inspection of this space.

Garage Doors and Automatic Openers

Automatic Garage Opener: Present

Garage Occupant Door: Not Applicable

Garage Floor

Garage Slab: Concrete, Typical Cracks Noted

Inspection Notes: TYPICAL SLAB CRACKS NOTED

Typical cracks were noted in the concrete garage slab. No control joints were used in the pour here so the concrete will crack. You can fill the cracks with a masonry rated caulking, but no repair is needed at this time; this is a cosmetic defect.

Garage Stairs

Garage Stairs: None noted

Garage Electric Receptacles and Fixtures

Inspection Method: Representative Testing

Electric Receptacles: Three wire receptacles

Electric Vehicle Power Supply

None noted

Roof, Chimney and Gutters

Roof Materials

Method of Roof Inspection: Walked on roof

Roof Style: Gable

Flashings, Valleys and Penetrations: Metal Valleys Noted

Roof Covering Materials: Three-tab composition shingle

Approximate Age of Roof Covering: 2-5 Years

Overlay Roof: No

(RCG-1) Due Diligence: **NEW ROOF NOTED**

The roofing material on this building is a recently installed dimensional or architectural-grade shingle. The installation appears neat and professional. Examples of observations noted during the inspection include:

Recommendation

Inquire with the seller about any warranty and/or installer information for this new roof covering installation.



- These are often rated as 30-40-year shingles. In practice, as a roof assembly, these tend to last about 18-23 years, depending on the quality of the installation, the steepness of the roof, and the exposure.
- Many professional roofing companies will offer limited workmanship warranties. Please note that roofs are not a shingle; they are an assembly, and they require regular cleaning and maintenance to keep them performing reliably.

Chimneys

None noted

Skylights

None noted

Gutters and Downspouts

Gutter and Downspout Materials: Aluminum

Fuel Storage and Distribution

Gas Meter

Present

Gas Shutoff Location: Left of structure

Electric Service

Electric Service Voltage Tested

Service Voltage: 120/240

Electric Service

Service Entrance: Above Ground

Electric Service Equipment

Main Panel Amperage: 125 amps

Main Electric Panel Location: Exterior

Overcurrent Protection Devices: Breakers

Panel Manufacturer: Square D

Sub Panel

Sub Panel: None Noted

Appliance Disconnects

Disconnects Noted: Air Conditioner

Electrical Grounding System

Present - Could Not Confirm

During a home or property inspection, every effort is made to inspect the visible components of the electrical system grounding. The grounding system is critical for safely discharging electrical

surges, especially in the case of lightning strikes. There is no way in the context of a home inspection to verify the "effectiveness" of the grounding system as much of the system is not visible, and there are no practical tests one can perform in the way we can test a furnace or a plumbing fixture. However, many things can lead me to recommend further evaluation of the grounding system by a licensed electrical contractor, and they will be documented in the observations below if discovered.

Electrical Bonding System

Present - Could Not Confirm

During the inspection, I attempt to visually document electrical system bonding. There is no way in the context of a home inspection to verify the "effectiveness" of system bonding. All metallic systems in the building are required to be "bonded" (connected) to the building's electrical grounding system. Bonding creates a pathway to shunt static charges (that would otherwise build up on the system) to earth, and to provide a pathway to trip a breaker in the event that these bonded metallic components became energized. There are many things that can lead me to recommend further evaluation of this system by a licensed electrical contractor and they will be documented as repair items in the observations below if discovered.

Electric Distribution and Finish

Branch Wiring

Wire Material: Copper, Multi-strand Aluminum

Wiring Method: Non-metallic sheathed cable

Receptacles and Fixtures

Inspection Method: Representative Testing

A representative number of receptacles and switches were tested during inspection. Any defects found during inspection are noted in this report. Only visible and accessible receptacles and switches were tested during inspection and personal items and furnishings are not moved to access any receptacles or fixtures. Inspection/testing of the electrical system can be challenging. It should be anticipated that not all defects will be discovered and that some issues found may actually not be defects at all. Tools used to verify proper wiring and function can vary wildly in reliability/consistency. The kinds of tools that could be used to confidently analyze the system and its function cannot typically be done in the context of a Standard Home Inspection. I look for indications of issues, based on the age of the home, types of wiring systems used etc, as well as

personal experience and by testing with a variety of common tools. Issues identified, will be further discussed with recommendations in the electrical section below.

Electric Receptacles: Three wire receptacles

Smoke and Carbon Monoxide Alarm Systems

CO Alarms: Present

✦ **Inspection Notes:** Carbon monoxide alarms were found and noted during the inspection. Be sure to check these regularly. The standard is 1/ floor and one outside all sleeping areas.

Smoke Alarms Noted: ☒ In All Bedrooms

Smoke Alarms: Present

During the home inspection, I try and test a representative sample of the smoke alarms by using the test button on the alarms. This is NOT an accurate test of the sensor, just a test to see if the unit is powered. For reliability, fire marshals recommended updating smoke alarms every ten years and changing batteries bi-annually. The latest data indicate that we should be using photoelectric technology in our smoke alarms for improved fire detection and reducing problems with false alarms, which can lead to disabling of this critical safety system. Unfortunately, the alarms must be removed to determine if they are photo-electric or ionization types. It is surprisingly complex to accurately test a smoke alarm system and determine the reliability, age, and type of sensor technology used, especially as many homes can have half a dozen or more alarms throughout the house. A complete evaluation of smoke alarms is beyond the scope of this inspection. For optimal fire safety, I recommend taking control of these critical safety devices and learning about how to service and maintain your smoke alarm system to keep the building occupants safe. For more information, please read this link. [For more information, please read this link.](#)

Heating, Cooling, Fireplaces and Ventilation

Heating Systems

Energy Source: Natural gas

Heating Method: Gas forced air furnace

This house has a gas forced air furnace. A critical component to all combustion heating equipment is the heat exchanger. This is the welded metal assembly inside the furnace that contains the products of combustion so that moisture, carbon monoxide and other products of combustion do not mix with interior air and get safely vented to the exterior. Heat exchangers on modern furnaces have an average life expectancy of 15-20 years. Unfortunately, heat exchangers are concealed inside the heating equipment; they are not visible and specifically excluded from a home inspection. Cracks in heat exchangers may be concealed and can pose a potential safety hazard.



This shows an image of a heat exchanger.

Manufacturer: Carrier

Age: 2023

Listed Max Capacity Per Data Plate: 60,000 btu's

Last Service Record: None

Vents and Flues

Present

Air Filters

Filtration Systems: Disposable

CHANGE DISPOSABLE HVAC FILTERS QUARTERLY

The heating and cooling system has disposable air filters installed. These should be changed quarterly or more to ensure proper airflow at the furnace. Be sure to install the filters with the arrows pointing in the same direction as the airflow in the furnace.

Heating and Cooling Distribution Systems

Heat Source in Each Room: Present

Distribution Method: Forced Air / Ducts

Heat Pumps and Cooling Systems

Air Conditioning Present

The following list is a minimum set of requirements to be expected of heat pump or air conditioning servicing. I provide these as a courtesy to show they types of check-ups that should be expected from a professional servicing.

- *Check compressor efficiency*
- *Check refrigerant level*
- *Clean the condenser coil*
- *Change or clean air filters*
- *Inspect contactors and wiring*
- *Inspect drive-sheaves, pulleys and belts*
- *Check and adjust for proper air flow*
- *Clean the blower motor as needed*
- *Lubricate all motors and shaft bearings*
- *Check, calibrate and program the thermostats and be sure the thermostat has adequate batteries as needed*
- *Check unit smoke detector, clean filter if applicable*
- *Check safety disconnect, laser-temp -- check across contacts*

Manufacturer: Carrier

System Type: Air Source

Energy Source: Electric

Age: 2023

Mechanical Ventilation Systems

Bath Fan Ducting: Ducted to exterior

Kitchen Fan Ducting: Ducted to exterior

Plumbing

Water Service Supply

Pipe Material: Copper

Water Supply: Public water

Pressure Reducing Valve: Present

This house has a pressure-reducing valve to control the water pressure. This typically turns the piping system for the building into a closed system. Closed systems require some type of thermal expansion device, typically provided by an expansion tank at the water heater. Though other options exist, such as a Governor 80.

Main Water Shut-off Location: Front of structure

Flow Sensor : None Found



(P-1) Improve or Upgrade:

CONSIDER A FLOW SENSOR ON THE MAIN WATER PIPE

A [Flow water sensor](#) should be considered to protect the building. These are smart home technologies that can monitor the house for leaks and shut the water to the home off in case leaks are detected.



Distribution Pipe

Supply Pipe Materials: Copper, PEX

Copper water supply pipes were installed. Copper pipes installed prior to the late 1980s may be joined with solder that contains lead, which is a known health hazard, especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained approximately 50% lead. Note that testing for toxic materials such as lead is beyond the scope of this inspection. Consider having a qualified lab test for lead, and if necessary, take steps to reduce or remove lead from the water supply. Various solutions include:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than 6 hours
- Install appropriate filters at points of use
- Use only cold water for cooking and drinking, as hot water dissolves lead more quickly than cold water
- Treat well water to make it less corrosive
- Have a qualified plumber replace supply pipes and/or plumbing components as necessary

Note,

These are a bunch of different types of copper that can be used. The table below shows the different types of copper.

Type	Fitting Methods	Flexible form available	Common Use
Type K	•Soldered •Compression •Push-fit •Press-connect •Flare (flexible pipe)	Yes	Main water lines, underground lines
Type L	•Soldered •Compression •Push-fit •Press-connect •Flare (flexible pipe)	Yes	Branch water supply lines
Type M	•Soldered •Compression •Push-fit •Press-connect	No	Branch water supply lines
DWV	Soldered, Slip-joint	No	DWV plumbing lines

This building has PEX tubing used for supply piping. There are multiple types of PEX tubing including: A, B, C as well as some with aluminum walls. Crimp ring connections on B and C PEX

pipe have very specific installation guidelines and most of these connections will not be visible at the time of inspection (just like any other type of pipe fitting). It is beyond the scope of this inspection to evaluate a significant number of these connections.. Any leaking noted at fittings should result in more careful inspection of all of the plumbing system by a licensed plumber that is experienced in the installation of these types of connections. We look for signs of leaks in the building using infrared and moisture meters.

Functional Flow: Average

Circulation Pump: None Noted

Plumbing Testing Procedures: All Plumbing was Tested

MONITOR PIPES AND PLUMBING SYSTEMS AFTER MOVING IN

I recommend monitoring waste and supply plumbing and plumbing fixtures for several months after moving in. I ran all plumbing fixtures during the inspection. Any leaks or signs of active or past leaks will be noted elsewhere in this report. Daily use of plumbing presents more stress and challenges to piping systems than simply testing them during inspection.

Waste Pipe and Discharge

Discharge Type: Public Sewer - Buyer

Waste and Vent Pipe Materials: ABS plastic

(P-2) Repair: **WASTE PIPE SLOPE**

The waste plumbing at the primary bathroom shower is not properly sloped to drain. A quarter-inch / foot slope needs to be maintained in the direction of the sewer. This can impede proper waste plumbing flow and lead to restrictions.

Recommendation

Hire a licensed plumber to further evaluate and repair the sewer line and adjust the support as needed.



(P-3) Due Diligence: VIDEO SEWER SCOPE RECOMMENDED

An evaluation of the sewer line below the ground is beyond the scope of this inspection. A sewer scope is recommended to further evaluate the sewer line and the below ground connections between the house and the municipal sewer line as these are not visible to inspection. Sewer scopes are done using video cameras and can show the materials, condition and reliability of the sewer line. If a video scope has not been done recently, I recommend having a sewer scope performed.

Water Heaters

Water Heater

System Type: Tank

Manufacturer: Bradford-White

Size: 40 gal

Age: 2022

Energy Source: Gas

Straps : Present

Pad: None Needed

Drain Pan: Present with drain

Expansion Tank: None Noted - Recommended

Relief Valve: Terminates Into Drain Pan

(WH-1) Repair:

The [temperature and pressure relief valve](#) (TPRV) discharge tube for the water heater is terminating into a drain pan. This is not recommended (UPC). Ideally, the discharge tube for a relief valve:

- Terminates to an exterior location or above a drain, though this is not always possible
- Terminates between 6 and 24-inches off the ground (UPC)
- Slopes to drain to prevent water pooling inside the discharge tube
- Is not made from pipe with an inside diameter less than 3/4 on an inch
- Terminates to a visible location that can be monitored for leaks and discharges
- Does not have a threaded termination point which would prevent accidental capping of this important discharge
- Does not terminate into a drain pan



I recommend having this relief valve discharge tube further investigated and repaired as recommended by a licensed plumber.

(WH-2) Recommended Maintenance: **THERMAL EXPANSION DEVICE NEEDED**

A thermal expansion device is recommended for the water supply system. This is typically provided by an expansion tank. Expansion tanks help reduce pressure on the plumbing system by creating a buffer or a place for water to expand into as water expands with thermal expansion. The installation of an expansion device or pressure tank is modern installation practice and will be

required if a pressure-reducing valve has been installed on a public water supply or if the plumbing system is closed. Open systems do not require a thermal expansion device, though they can still be an excellent way to help prevent build-up of pressures in the piping system. Consult with a qualified plumber to install thermal expansion as needed.

Additional Plumbing

Irrigation

Noted For Buyer

(AP-1) Due Diligence: **IRRIGATION SYSTEM NOTED**

An exterior irrigation system was noted for this yard. Sprinkler systems are beyond the scope of this inspection. My own experience with irrigation systems is that they require annual attention/repair/servicing after every winter.

Recommendation

Inquire with the seller for any information about winterizing this system, as this should be done before cold weather. When testing the system, be sure sprinkler heads are adjusted so the system is not watering the side of the house. Hire a specialist to evaluate this system further as desired.

Interior

Floors and Floor Materials

Floor Materials: Wood, Tile

Floor Settlement: Minor (Minor to Moderate Typical - Inquire With Seller)

(I-1) Due Diligence: **FLOORS ARE NOT LEVEL**

The floors are not level.

Recommendation

Inquire with the seller for any history of repairs or movement. No signs of recent movement were visible at the time of inspection. However, the structure here is mostly concealed from view, so it is not possible to predict if a future repair could be needed.

Walls, Ceilings, Trim, Hallways and Closets

Wall and Ceiling Materials: Drywall

Wall Insulation and Air Bypass

Wall Insulation: Not Visible

Interior Stairs and Railings

None

Interior Doors

Interior Doors: Solid and Hollow Core

Windows

Window Glazing: Double pane

Interior Window Frame: Metal

Window Styles: Casement, Sliding



(I-2) Repair:

CRACKED PANES OF GLASS NOTED

Cracked panes of glass were noted. This requires glazing replacement to repair. The following locations were noted: Front bedroom

Recommendation

Replace cracked panes of glass as needed.



Kitchen

Sinks and Faucets

Kitchen Sinks: Tested

Disposers

Disposer: Operated

Dishwasher

Dishwasher: Present

Dishwasher Air Gaps and Johnson Tees: Air Gap Present

Water Hammer Arrestor : None Noted



(K-1) Improve or Upgrade: NO WATER HAMMER ARRESTOR WAS FOUND - DISHWASHER

Water hammer arrestors are [required](#) where quick closing valves are utilized - this is most dishwashers and washing machines. Installation of a hammer arrestor device is recommended for improved reliability of the piping system.

Ranges, Ovens and Cooktops

Range/ Oven /Cook-tops: Gas

Laundry Facilities

Dryer

Not tested

Power Source: Gas

Exhaust Duct: Ducted to Exterior

Laundry Sinks

Tested

Laundry Ventilation

Type: Fan and window

Hall Bathroom

Sinks and Cabinets

Tested

Toilet

Flushed and Tested

Bathtub / Shower

Tested

Bathroom Ventilation

Type: Operable window

General Bath

Recently renovated

(HB-1) Recommended Disclosure Items: **UPDATED BATHROOM FINISHES NOTED**

The bathrooms here appear to be recently updated. Disclose any information about the scope and extent of this work and any permits / receipts for bathroom updating work.

Primary Bathroom

Sinks and Cabinets

Tested

Toilet

Flushed and Tested

Bathtub / Shower

Tested

Shower Type: Tile

TILE SHOWER NOTED

Please note that the longevity and reliability of the tile depend on what it is mounted on and what it is mounted with. This critical tile preparation is not visible to inspection. We make our best guesses about tile reliability using visual inspection and sounding for loose tiles. Moisture meters can also be used in some wall applications, but the moisture meter presents a false positive on most tile floors or pans. Regular tile cleaning and sealing can help prolong the life of a tile shower installation. Temporary repairs to tile can sometimes be made depending on how the tile was prepared and the owner's desire for a cosmetic appearance.

Bathroom Ventilation

Type: Bath fan, Operable window

General Bath

Recently renovated

 (PB-1) Recommended Disclosure Items: UPDATED BATHROOM FINISHES NOTED

The bathrooms here appear to be recently updated. Disclose any information about the scope and extent of this work and any permits / receipts for bathroom updating work.

Attic

Attic Access

Only partial access

Attic Pulldown Ladders

None Noted

Roof Framing and Sheathing

Rafters: 2x4

Sheathing: Plywood

 (A-1) Due Diligence: DISCOLORATION NOTED ON SHEATHING

[Mold-like substances](#) or stains were noted on several sheets of plywood in the attic. This did not appear persistent or active at the time of inspection - the sheathing tested as dry during inspection, and staining was spotty and not persistent across the sheathing. Given the visible conditions at the time of inspection, I see no evidence that a repair is needed at this time.

Fire Separation and Fire Blocking

Fire Blocking and Fire Separation in Attic: Not Visible

Attic Insulation

Insulation Type: Fiberglass

Approximate Insulation R-Value on Attic Floor: 11, 20

✂ (A-2) Repair:

The fiberglass insulation is uneven or missing in various areas. We recommend evening out the insulation for added efficiency



Attic Fan Exhaust Vents

✂ (A-3) Repair:

CORRUGATED KITCHEN EXHAUST VENT PIPE

The kitchen fan duct is done using corrugated pipe. The kitchen fan vent pipe should be smooth wall only so it can be cleaned to prevent grease build-up which can be a fire hazard.



Attic and Roof Cavity Ventilation

Attic Ventilation Method: Ridge vents, Soffit vents

Attic and roof cavity ventilation is a frequently misunderstood element of residential construction. All roof cavities are required to have ventilation. The general default standard is 1 to 150 of the attic area and ideally, this comes from at least 60% lower roof cavity ventilation and 40% upper, but this is an over-simplification of the subject. As a good guiding principle the most important elements for healthy attic spaces, which are traditionally insulated and ventilated are:

- 1. Make sure the ceiling between the living space and the attic is airtight**
- 2. Ventilate consistently across the whole lower part of the roof cavity with low, intake soffit venting*
- 3. Upper roof cavity venting is less important and if over-installed can exacerbate air migration into the attic from the living space.*
- 4. Avoid power ventilators which can depressurize the attic and exacerbate air migration from the house into the attic.*

For more information, please see: [Link](#)

Crawl Space

General Crawl Space

Method of Inspection: Crawled

During inspection of the crawl space, every effort is made to inspect the entire space. Visual inspection of crawl spaces is difficult and limited as access is often restricted by pipes, ducts and sub-floor insulation as well as limited clearances.

Crawl Space Access

Crawl Space Access Locations: Interior access hatch (Bedroom closet)

Crawl Space Ventilation

Ventilation Method: Exterior wall vents

Posts and Footings

Standard

Insulation

Insulation Type: None noted

Approximate R-Value: None noted

Moisture Conditions

No water was visible or present at the time of inspection, Signs of prior drainage problems noted - minor, Seepage noted through foundation

Structure and Basement

Foundation

% of Foundation Not Visible: 100%

Evidence of Seismic Protection: Present

Signs of seismic protection were noted during the inspection. This inspection is not a cohesive analysis of seismic engineering, but I do look for signs of seismic protection.

Building Configuration: Crawl space

Foundation Description: Poured concrete

✦ **Inspection Notes: TYPICAL FOUNDATION CRACKS NOTED**

Small cracks were noted in the foundation. The purpose of the foundation is to connect the weight of the building to well-compacted soils below the house so that the house does not move or settle. Concrete cracking can indicate poorly compacted soils below the house which could require repair, but small cracks such as these can also be a sign of routine concrete shrinkage. ***It is not possible to determine or verify the cause of these cracks during a visual inspection.*** The easiest way to prevent ongoing settlement in buildings is by controlling roof runoff and site drainage to promote dry soils around the foundation; wet soils do not bear weight well. This will also help to prevent crawl space moisture problems. In my experience, small cracks like these are common in concrete foundations of this age.



- No repair seems needed at this time. These look like typical cracks in foundations of this age.
- Monitor these cracks. If continued movement is noted, seek additional opinions from a structural engineer or qualified contractor to determine an accurate scope and urgency for repair.

Floor, Wall and Ceiling Framing

Wall Framing: Not visible

Wall Sheathing: Not visible

Floor Framing: 2x8, Plywood and girders

Sub-Floor Material: Plywood

Ceiling Framing: Not visible

Basement

None



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