Inspection Report

Property Address:
58 Brooklyn St A & B
Royal Oaks ca 95076

Santa Cruz County Home Inspections

Brandon Stickel
541 E Beach st.
Watsonville, CA 95076
(831)254-9661

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General Summary

Invoice

Agreement

Date: 5/10/2017	Time: 03:30 PM	Report ID: 171005 - Brooklyn ct
Property: 58 Brooklyn St A & B Royal Oaks ca 95076	**Customer:**	**Real Estate Professional:**

Comment Key or Definitions

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Report References

Home Orientation Exterior = The home will viewed in the perspective from the street. When items located on the exterior portion of the house will be denoted as Front, Back, Left, Right as viewed from the street. I.E. "the main water shutoff valve is located on the right side of the house. "

Home Orientation Interior = When calling out items on the interior they will be referenced from the entrance of the room they are in unless otherwise noted. I.E. "there is a hole in the left wall of the back room off the kitchen."

Age Of Home:	Client Is Present:	Radon Test:
Over 10 Years	Yes	No
Water Test:	**Weather:**	**Temperature:**
No	Clear	Over 65
Rain in last 3 days:		
No		

1. Roof

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

		IN	NI	NP	RR
1.0	Roof Covering				•
1.1	Gutters and Downspouts				•
1.2	Flashing	•			
1.3	Vents, Skylights, Chimney, and other roof penetrations	•			
1.4	Roof Structure and Attic		•		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Styles & Materials

Roof Covering type:
3-Tab fiberglass
Asphalt/Fiberglass

Viewed roof covering from:
Walked roof

Sky Light(s):
None

Chimney (exterior):
N/A

Roof Structure:
Not visible

Roof-Type:
Gable

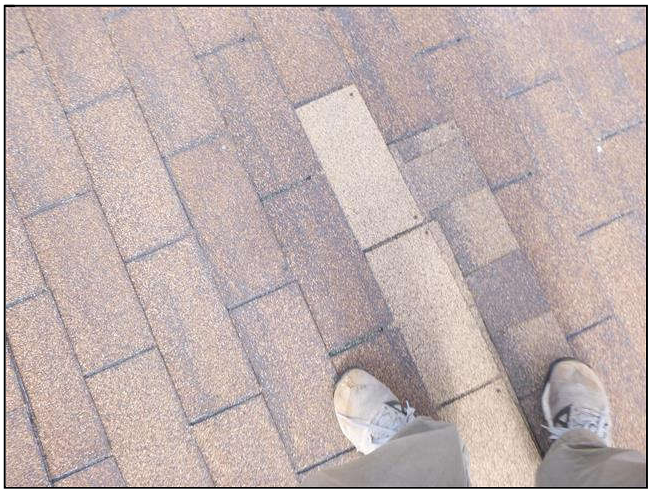
Method used to observe attic:
Inaccessible

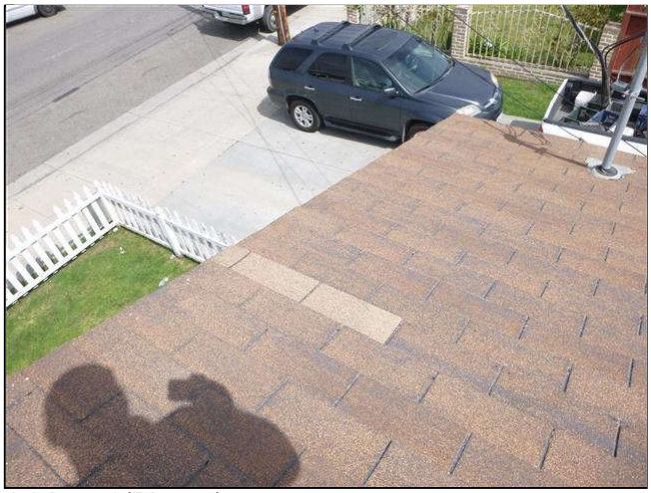
Attic info:
No attic access

Comments:

1.0 (1) Unit A: The roof is a single layer of composition shingles. The roof shows normal to moderate ware and I would age this roof at 15 to 20 years old. Missing or damaged shingles noted in several areas. A hole was also noted in the roof at the back left corner. Further evaluation then repair or replacement by a qualified local tradesman is recommended. No signs of leaking noted at time of inspection.

1.0 Item 1(Picture)


1.0 Item 2(Picture)


1.0 Item 3(Picture)

1.0 Item 4(Picture)

1.0 Item 5(Picture)

1.0 Item 6(Picture)

(2) Unit B: The roof is a single layer of composition shingles. The roof shows normal to moderate ware and I would age this roof at 15 to 20 years old. Missing or damaged shingles noted in several areas. Further evaluation then repair or replacement by a qualified local tradesman is recommended. No signs of leaking noted at time of inspection.

1.0 Item 7(Picture)

1.0 Item 8(Picture)

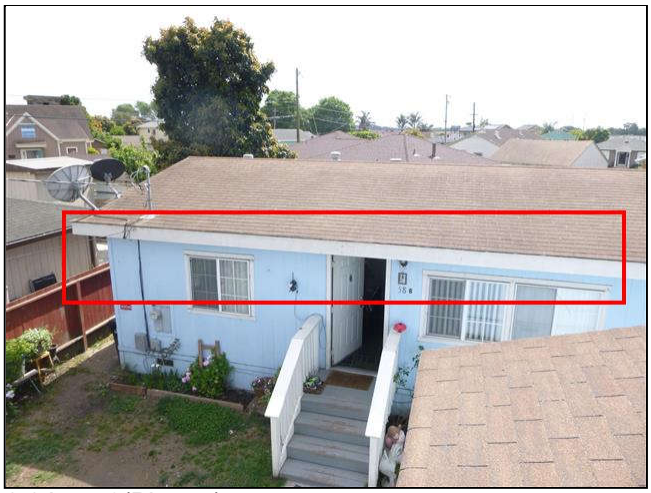
1.0 Item 9(Picture)

1.0 Item 10(Picture)

1.0 Item 11(Picture)

1.1 No gutters found on unit A or B. Gutters are recommended because they control the flow of run off away from the home and it's foundation. Adding gutters to both units is recommended.

1.1 Item 1(Picture)


1.1 Item 2(Picture)

1.4 The home was of a mobile home type which does not have an accessible attic space. The roof structure was inspected via walking on it and any visible areas. The roof felt acceptable under foot.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

		IN	NI	NP	RR
2.0	Wall Covering, Flashing and Trim				•
2.1	All Exterior Doors	•			
2.2	Adjacent Walkways and Driveways	•			
2.3	Stairs, Steps, Stoops, Stairways and Ramps				•
2.4	Porches, Patios, Decks, Balconies and Carports				•
2.5	Railings, Guards and Handrails	•			
2.6	Eaves Soffits and Fascia				•
2.7	Windows (a representative number)	•			
2.8	Vegetation, Surface Drainage, Retaining Walls, Grading of the property, where they may adversely affect the structure due to moisture intrusion	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR

Styles & Materials

Siding Style:
T-111

Siding Material:
Composite board

Exterior Entry Doors:
Wood

Appurtenance:
Deck with steps

Driveway:
Concrete

Comments:

2.0 (1) Unit A: Damage noted to the skirt and skirt trim around the home at the left side, left and right back corners. Further evaluation by a qualified local pest inspector is recommended.

2.0 Item 1(Picture)

2.0 Item 2(Picture)

2.0 Item 3(Picture)

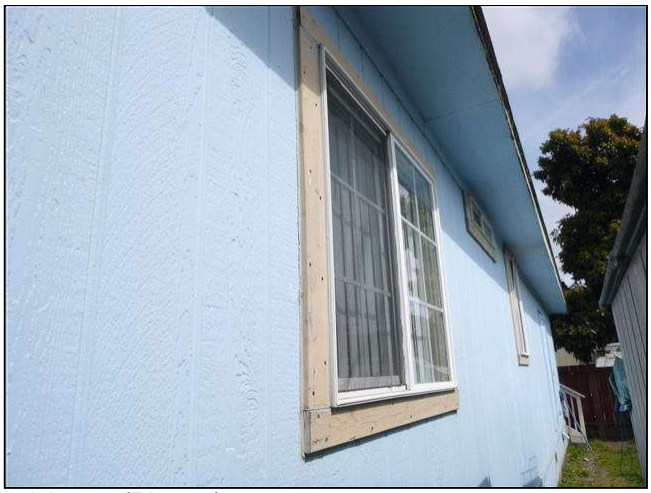
2.0 Item 4(Picture)

(2) Unit B: Loose trim noted at the front right corner of the home. Repair or replacement by a qualified local tradesman as needed is recommended.

2.0 Item 5(Picture)

(3) Unit B: Exposed wood noted at the back and left side of the home around the windows. Proper prep and paint recommended to increase the life span of the material.

2.0 Item 6(Picture)


2.0 Item 7(Picture)

2.0 Item 8(Picture)

2.3 Stairway height varies more than 3/8 of an inch. Noted at all stairs on unit A & B. Improper rise or run was noted at the stairs. This means that one or more of the stairs was higher or longer than the others or that the length of the stairs does not meet current standards. This should be considered a tripping hazard. Recommend correction be made by a qualified local tradesman.

2.3 Item 1(Picture)

2.3 Item 2(Picture)

2.3 Item 3(Picture)

2.4 Unit A: Wood damage noted at front stairs. Further evaluation by a qualified local pest inspector is recommended.

2.4 Item 1(Picture)

2.6 Unit B: Damage noted at the front left corner of the home. Further evaluation by a qualified local pest inspector is recommended.

2.6 Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Basement, Foundation, Crawlspace and Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

		IN	NI	NP	RR
3.0	Foundation, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)		•		
3.1	Walls (Structural)	•			
3.2	Columns or Piers		•		
3.3	Floors (Structural)		•		
3.4	Ceilings (structural)		•		
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		**IN**	**NI**	**NP**	**RR**

Styles & Materials

Foundation:
Skirting

Method used to observe Crawlspace:
Could not access
Obstructed

Floor Structure:
2 X 6

Wall Structure:
2 X 4 Wood

Columns or Piers:
Masonry block

Ceiling Structure:
Not visible

Comments:

3.0 Crawl spaces for unit A & B where inaccessible due to lots of stored items under the home. I view what I could through the items and surrounding foundation vents. No negative signs noted at time of inspection but further evaluation when access to crawlspace is provided is recommended.

3.0 Item 1(Picture)

3.0 Item 2(Picture)

3.0 Item 3(Picture)

3.4 Roof structure obstructed due to drywall and no attic access. Unable to inspect non visible structure.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Heating and Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

		IN	NI	NP	RR
4.0	Heating System	•			
4.1	Normal Operating Controls	•			
4.2	Automatic Safety Controls	•			
4.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)		•		
4.4	Presence of installed heat source in each room	•			
4.5	Chimneys, Flues and vents (for gas water heaters or heat systems)	•			
4.6	Cooling System			•	
4.7	Normal Operating Controls			•	
4.8	Presence of installed cooling source in each room			•	
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		**IN**	**NI**	**NP**	**RR**

Styles & Materials

Heat Type:
Forced Air

Energy Source:
Gas

Number of Heat Systems (excluding wood):
Two

Heat System Brand:
COLEMAN

Ductwork:
Insulated

Filter Type:
Washable

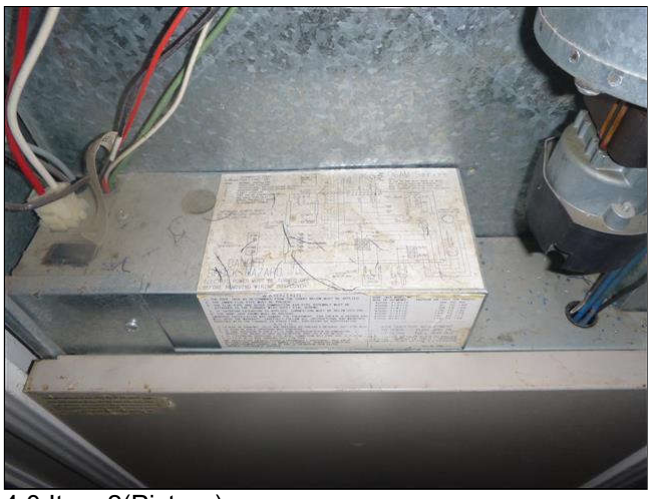
Number of AC Only Units:
None

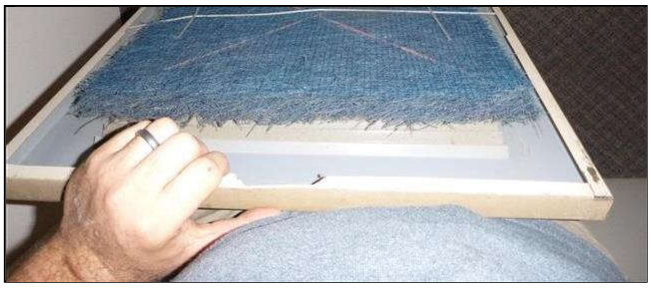
Comments:

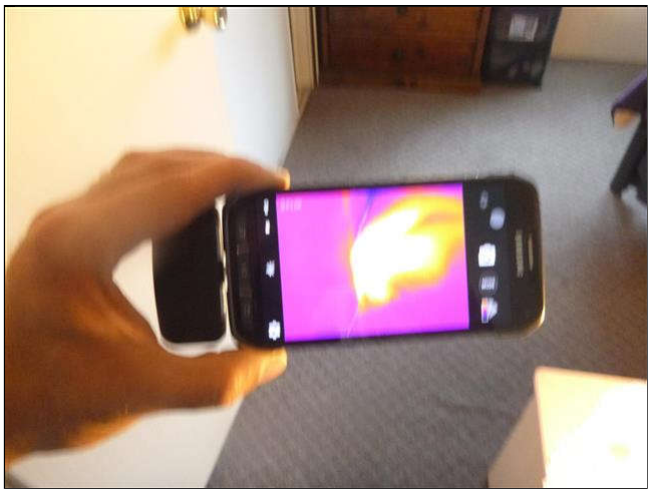
4.0 The unit is older but in good shape and clean for unit A & B. Functionality for both units was verified at each vent with thermal imaging.

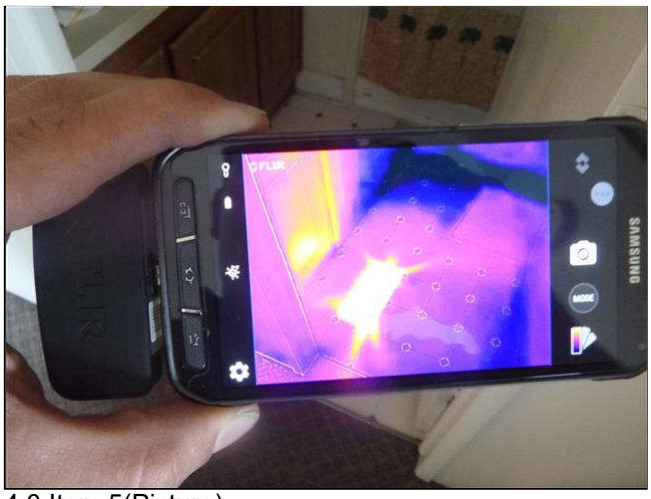
It is recommended by the manufacturer that all heating units be serviced annually by a qualified local tradesman to improve there life span and efficiency.

4.0 Item 1(Picture)


4.0 Item 2(Picture)


4.0 Item 3(Picture)


4.0 Item 4(Picture)



4.0 Item 5(Picture)

4.3 Crawl spaces for unit A & B where inaccessible due to lots of stored items under the home. I was unable to inspect the heat distribution system.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

		IN	NI	NP	RR
5.0	Main Water supply shut-off valve (Describe location)	•			
5.1	Main Fuel Supply shut-off valve (Describe Location)	•			
5.2	Water Heating Equipment, Controls, Chimneys, Flues and Vents	•			
5.3	Interior Water Supply, Fixtures, Faucets and Systems				•
5.4	Drainage, Waste and Vent System		•		
5.5	Interior Fuel Storage, Piping, Venting, Supports, Leaks	•			
5.6	Sump Pumps with accessible float			•	

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Styles & Materials

Water Source:
Public
Water Filters:
None
Plumbing Water Supply (into home):
Copper
Plumbing Water Distribution (inside home):
PEX
Washer Drain Size:
2" Diameter
Plumbing Waste:
ABS
Water Heater Power Source:
Gas (quick recovery)
Water Heater Capacity:
30 Gallon (small)
40 Gallon (1-2 people)
Manufacturer:
AMERICAN STANDARD
Water Heater Location:
Exterior closet

Comments:

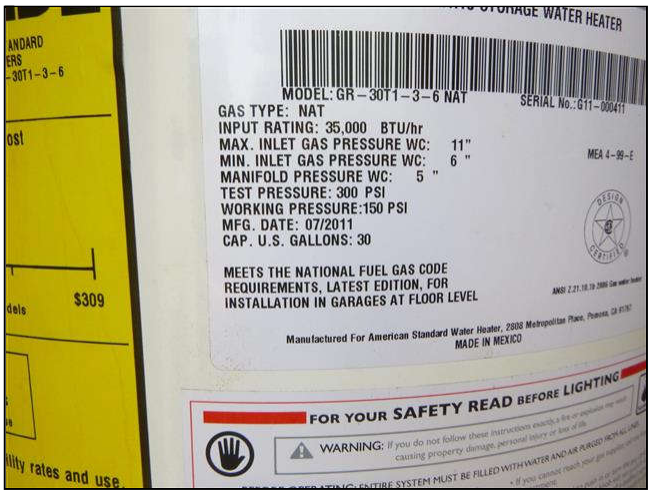
5.0 The main water shut off is located outside in the ground.

5.1 Main fuel supply shut off is located outside on the right side of the home. Recommend adding a wrench for emergency shutoff.

5.1 Item 1(Picture)

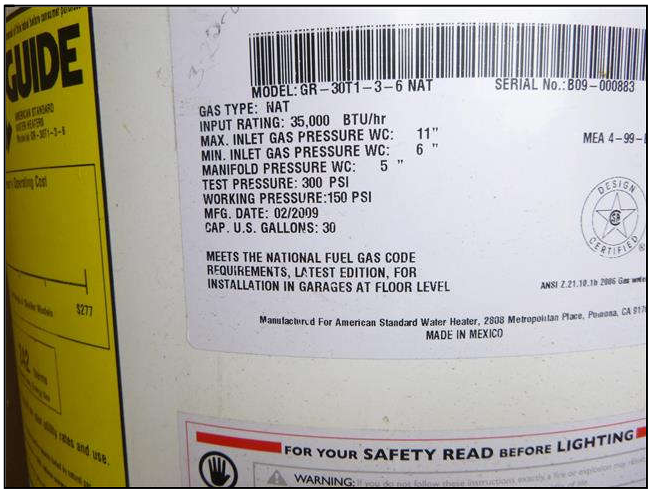
5.2 Both water heaters are installed properly and on the newer side at time of the inspection. Unit A has a 30 gallon water heater manufactured in 2011. Unit B has a 40 gallon water heater manufactured in 2009. Both functioned well at time of inspection.

5.2 Item 1(Picture)



5.2 Item 2(Picture)

5.2 Item 3(Picture)



5.2 Item 4(Picture)

5.3 (1) Unit A: No water spigots noted for washing machine dryer combo.

5.3 Item 1(Picture)

(2) Unit A & B: Drain stop not working or missing in the bathrooms. Recommend repair or replace as needed by a qualified local tradesman.

5.3 Item 2(Picture)

5.3 Item 3(Picture)

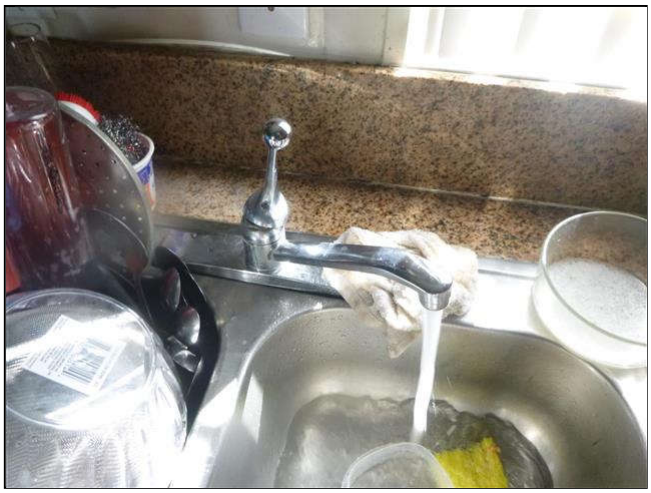
(3) Unit A: The water diverter in the hall bathroom leaks when the shower is running. Recommend repair or replace as needed by a qualified local tradesman.

5.3 Item 4(Picture)

(4) The toilets and shower heads in the home are low flow. Santa Cruz city and county require low flow fixtures at time of sale in some cases. This home meets the low flow requirements.

5.3 Item 5(Picture)

(5) Unit B: it is noted that the hot and cold water are reversed at the kitchen sink. FYI


5.3 Item 6(Picture)

(6) Unit A: It is noted that the hot water label is on the wrong nob at the kitchen sink.

5.3 Item 7(Picture)

5.4 Crawl spaces for unit A & B where inaccessible due to lots of stored items under the home. I was unable to inspect any plumbing under the home. No adverse signs noted at time of inspection.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

		IN	NI	NP	RR
6.0	Service Entrance Conductors, Service Drop	•			
6.1	Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding	•			
6.2	Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage	•			
6.3	Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)				•
6.4	Polarity and Grounding of Receptacles within 6 feet of Interior Plumbing Fixtures and all Receptacles in Garage, Carport, Exterior Walls of Inspected Structure				•
6.5	All Ground Fault Circuit Interrupter Receptacles	•			
6.6	Location of Main and Distribution panels	•			
6.7	Smoke Detectors	•			
6.8	Carbon Monoxide Detector	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		**IN**	**NI**	**NP**	**RR**

Styles & Materials

Electrical Service Conductors:
Overhead service
Copper
220 volts

Panel capacity:
125 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
WESTINGHOUSE

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

Comments:

6.3 (1) Unit B: Receptacle at the back of the home is not energized. Repair as needed by a qualified local tradesman is recommended.

6.3 Item 1(Picture)

(2) Unit B: Light fixtures over both bathroom sink do not light. This could be a burnt out bulb. Further evaluation by a qualified local tradesman is recommended.

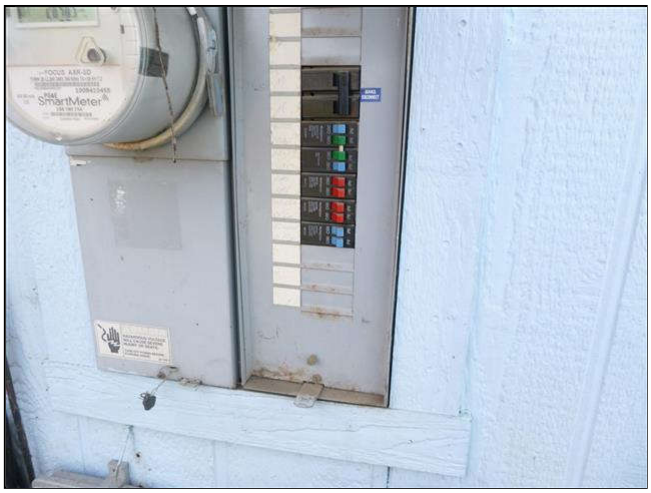
6.3 Item 2(Picture)

6.4 GFCI protection not provided at exterior receptacles or one kitchen receptacle in unit A. As an extra precaution and for safety it is a recommended upgrade that this component be installed when possible. Recommend GFCI type outlets that are within 72 inches of the sinks / damp areas be installed. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified local tradesman is recommended.

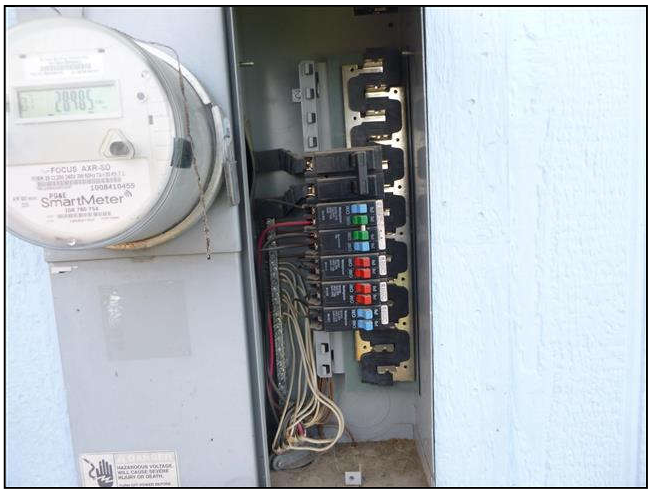
6.4 Item 1(Picture)

6.4 Item 2(Picture)

6.6 The main panel box is located at the left of unit A and B respectively.



6.6 Item 1(Picture)



6.6 Item 2(Picture)

6.6 Item 3(Picture)

6.6 Item 4(Picture)

6.7 Unit A & B: Smoke and Co2 detectors present in proper locations at time of inspection.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR
7.0	Insulation in Attic		•		
7.1	Insulation Under Floor System		•		
7.2	Vapor Retarders (on ground in crawlspace or basement)			•	
7.3	Ventilation of Attic and Foundation Areas	•			
7.4	Venting systems (Kitchens, Baths and Laundry)	•			
7.5	Ventilation Fans and Thermostatic Controls (in Attic)			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR

Styles & Materials

Attic Insulation:
Unknown

Ventilation:
Ridge vents
Soffit Vents

Exhaust Fans:
Fan with light

Dryer Power Source:
220 Electric
110 volt only (Stackable)

Dryer Vent:
Flexible Metal

Floor System Insulation:
Faced

Comments:

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

		IN	NI	NP	RR
8.0	Ceilings	•			
8.1	Walls	•			
8.2	Floors				•
8.3	Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails			•	
8.4	Counters and Cabinets (representative number)				•
8.5	Doors (representative number)	•			
8.6	Windows (representative number)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Carpet
Linoleum

Interior Doors:
Hollow core
Wood

Window Types:
Thermal/Insulated

Window Manufacturer:
UNKNOWN

Cabinetry:
Wood

Countertop:
Laminate
Granite

Comments:

8.0 Unit A: No evidence of water intrusion below hole in roof at time of inspection.

8.0 Item 1(Picture)

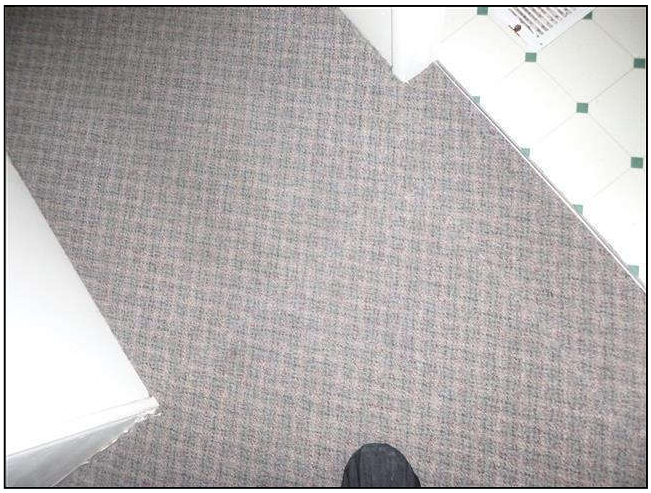
8.1 Unit B: Proper patching noted in the hall bathroom.

8.1 Item 1(Picture)

8.1 Item 2(Picture)

8.2 Unit A: Loose carpet noted in main living area. Repair or replacement as needed by a qualified local tradesman is recommended.

8.2 Item 1(Picture)


8.2 Item 2(Picture)

8.4 Unit B: Peeling wall paper on the side of one of the kitchen cabinets. Removal and repair as needed is recommended.

8.4 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances

		IN	NI	NP	RR
9.0	Dishwasher			•	
9.1	Ranges/Ovens/Cooktops	•			
9.2	Range hood	•			
9.3	Trash Compactor			•	
9.4	Food Waste Disposer			•	
9.5	Microwave Cooking Equipment		•		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR

Styles & Materials

Dishwasher Brand:
NONE

Disposer Brand:
NONE

Exhaust/Range hood:
UNKNOWN BRAND

Range/Oven:
GENERAL ELECTRIC

Built in Microwave:
NONE

Trash Compactors:
NONE

Comments:

General Summary

Santa Cruz County Home Inspections

541 E Beach st.
Watsonville, CA 95076
(831)254-9661

Customer

Address
58 Brooklyn St A & B
Royal Oaks ca 95076

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

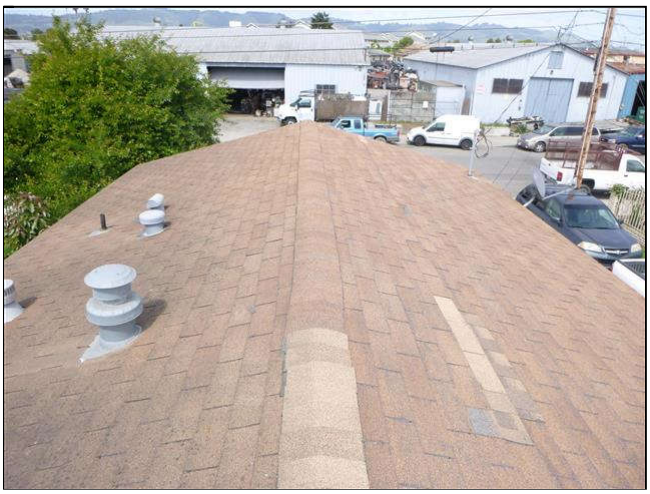
1. Roof

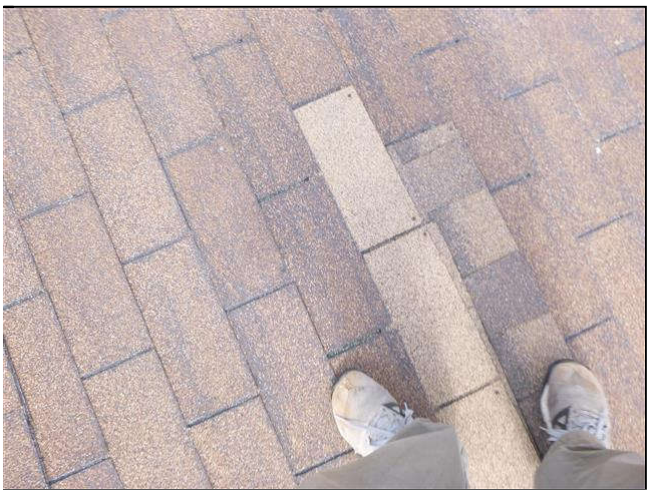
1.0 Roof Covering

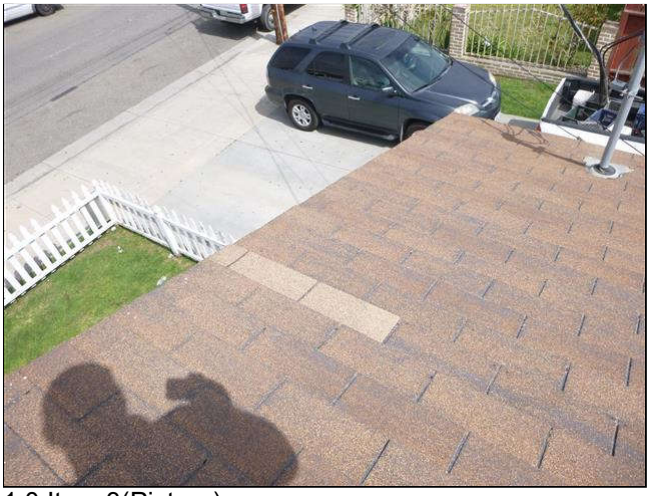
Repair or Replace

(1) Unit A: The roof is a single layer of composition shingles. The roof shows normal to moderate ware and I would age this roof at 15 to 20 years old. Missing or damaged shingles noted in several areas. A hole was also noted in the roof at the back left corner. Further evaluation then repair or replacement by a qualified local tradesman is recommended. No signs of leaking noted at time of inspection.

1. Roof


1.0 Item 1(Picture)


1.0 Item 2(Picture)


1.0 Item 3(Picture)

1.0 Item 4(Picture)

1.0 Item 5(Picture)

1.0 Item 6(Picture)

(2) Unit B: The roof is a single layer of composition shingles. The roof shows normal to moderate ware and I would age this roof at 15 to 20 years old. Missing or damaged shingles noted in several areas. Further evaluation then repair or replacement by a qualified local tradesman is recommended. No signs of leaking noted at time of inspection.

1. Roof

1.0 Item 7(Picture)

1.0 Item 8(Picture)

1.0 Item 9(Picture)

1.0 Item 10(Picture)

1.0 Item 11(Picture)

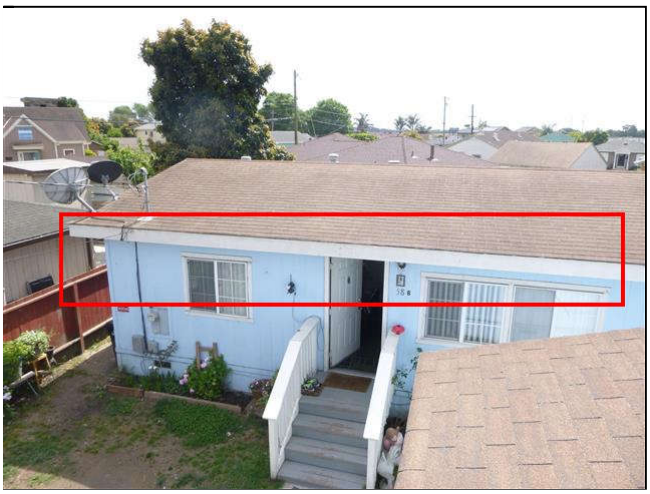
1.1 Gutters and Downspouts

Repair or Replace

No gutters found on unit A or B. Gutters are recommended because they control the flow of run off away from the home and it's foundation. Adding gutters to both units is recommended.

1. Roof

1.1 Item 1(Picture)



1.1 Item 2(Picture)

2. Exterior

2.0 Wall Covering, Flashing and Trim

Repair or Replace

(1) Unit A: Damage noted to the skirt and skirt trim around the home at the left side, left and right back corners. Further evaluation by a qualified local pest inspector is recommended.

2. Exterior

2.0 Item 1(Picture)

2.0 Item 2(Picture)

2.0 Item 3(Picture)

2.0 Item 4(Picture)

(2) Unit B: Loose trim noted at the front right corner of the home. Repair or replacement by a qualified local tradesman as needed is recommended.

2.0 Item 5(Picture)

(3) Unit B: Exposed wood noted at the back and left side of the home around the windows. Proper prep and paint recommended to increase the life span of the material.

2. Exterior

2.0 Item 6(Picture)

2.0 Item 7(Picture)

2.0 Item 8(Picture)

2.3 Stairs, Steps, Stoops, Stairways and Ramps

Repair or Replace

Stairway height varies more than 3/8 of an inch. Noted at all stairs on unit A & B. Improper rise or run was noted at the stairs. This means that one or more of the stairs was higher or longer than the others or that the length of the stairs does not meet current standards. This should be considered a tripping hazard. Recommend correction be made by a qualified local tradesman.

2. Exterior

2.3 Item 1(Picture)

2.3 Item 2(Picture)

2.3 Item 3(Picture)

2.4 Porches, Patios, Decks, Balconies and Carports

Repair or Replace

Unit A: Wood damage noted at front stairs. Further evaluation by a qualified local pest inspector is recommended.

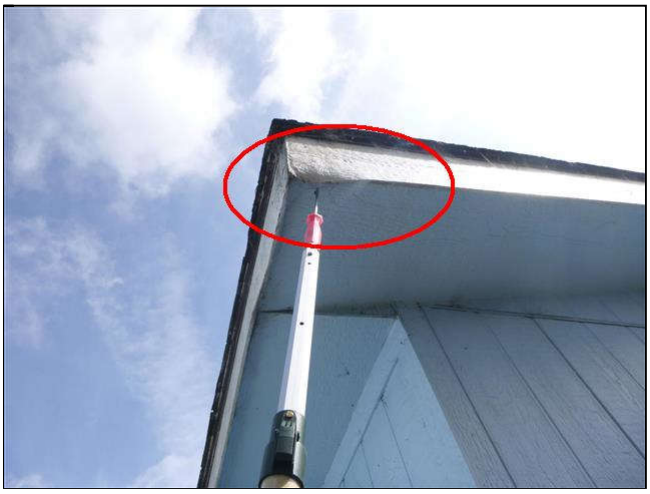
2.4 Item 1(Picture)

2.6 Eaves Soffits and Fascia

Repair or Replace

2. Exterior

Unit B: Damage noted at the front left corner of the home. Further evaluation by a qualified local pest inspector is recommended.



2.6 Item 1(Picture)

3. Basement, Foundation, Crawlspace and Structure

3.0 Foundation, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Not Inspected

Crawl spaces for unit A & B where inaccessible due to lots of stored items under the home. I view what I could through the items and surrounding foundation vents. No negative signs noted at time of inspection but further evaluation when access to crawlspace is provided is recommended.

3. Basement, Foundation, Crawlspace and Structure

3.0 Item 1(Picture)

3.0 Item 2(Picture)

3.0 Item 3(Picture)

3.4 Ceilings (structural)

Not Inspected

Roof structure obstructed due to drywall and no attic access. Unable to inspect non visible structure.

4. Heating and Cooling

4.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Not Inspected

Crawl spaces for unit A & B where inaccessible due to lots of stored items under the home. I was unable to inspect the heat distribution system.

5. Plumbing

5.3 Interior Water Supply, Fixtures, Faucets and Systems

Repair or Replace

(1) Unit A: No water spigots noted for washing machine dryer combo.

5. Plumbing

5.3 Item 1(Picture)

(2) Unit A & B: Drain stop not working or missing in the bathrooms. Recommend repair or replace as needed by a qualified local tradesman.

5.3 Item 2(Picture)

5.3 Item 3(Picture)

(3) Unit A: The water diverter in the hall bathroom leaks when the shower is running. Recommend repair or replace as needed by a qualified local tradesman.

5.3 Item 4(Picture)

5.4 Drainage, Waste and Vent System

5. Plumbing

Not Inspected

Crawl spaces for unit A & B where inaccessible due to lots of stored items under the home. I was unable to inspect any plumbing under the home. No adverse signs noted at time of inspection.

6. Electrical

6.3 Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)

Repair or Replace

(1) Unit B: Receptacle at the back of the home is not energized. Repair as needed by a qualified local tradesman is recommended.

6.3 Item 1(Picture)

(2) Unit B: Light fixtures over both bathroom sink do not light. This could be a burnt out bulb. Further evaluation by a qualified local tradesman is recommended.

6.3 Item 2(Picture)

6.4 Polarity and Grounding of Receptacles within 6 feet of Interior Plumbing Fixtures and all Receptacles in Garage, Carport, Exterior Walls of Inspected Structure

Repair or Replace

GFCI protection not provided at exterior receptacles or one kitchen receptacle in unit A. As an extra precaution and for safety it is a recommended upgrade that this component be installed when possible. Recommend GFCI type outlets that are within 72 inches of the sinks / damp areas be installed. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified local tradesman is recommended.

6. Electrical

6.4 Item 1(Picture)

6.4 Item 2(Picture)

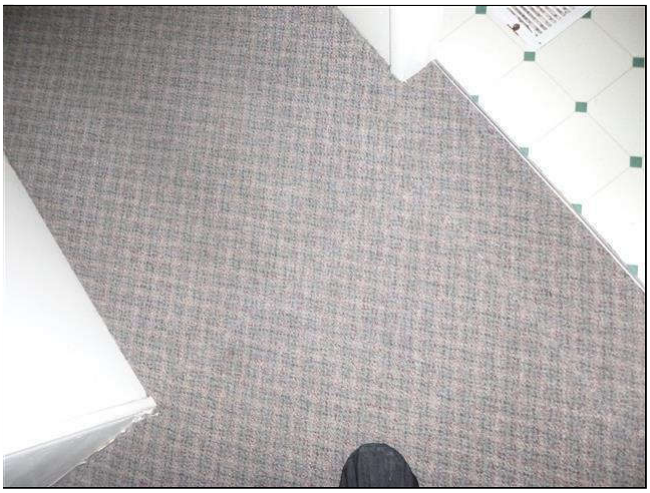
8. Interior

8.2 Floors

Repair or Replace

Unit A: Loose carpet noted in main living area. Repair or replacement as needed by a qualified local tradesman is recommended.

8.2 Item 1(Picture)



8.2 Item 2(Picture)

8.4 Counters and Cabinets (representative number)

Repair or Replace

Unit B: Peeling wall paper on the side of one of the kitchen cabinets. Removal and repair as needed is recommended.

8. Interior

8.4 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Santa Cruz County Home Inspections
541 E Beach st.
Watsonville, CA 95076
(831)254-9661
Inspected By: Brandon Stickel

Inspection Date: 5/10/2017
Report ID: 171005 - Brooklyn ct

Customer Info:	Inspection Property:
Customer's Real Estate Professional:	58 Brooklyn St A & B Royal Oaks ca 95076

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 2,000	350.00	1	350.00

Tax $0.00
Total Price $350.00

Payment Method:
Payment Status:
Note:

The address of the property is: 58 Brooklyn St A & B Royal Oaks ca 95076

Fee for the home inspection is $350.00INSPECTOR acknowledges receiving a deposit of $ from CLIENT.

THIS AGREEMENT made on 5/10/2017 by and between

Brandon Stickel (Hereinafter “INSPECTOR”) and the undersigned (hereinafter “CLIENT”), collectively referred to herein as “the parties.” The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller’s disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at http://www.nachi.org/sop.htm. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR’S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney’s fees and expenses and payments arising out of or related to the INSPECTOR’S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any

agreement for such additional inspections shall be in a separate writing or noted here: _____.

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.
7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.
8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.
9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.
10.**Your inspector has an affiliation with Residential Warranty Services (RWS), a third party service provider, in order to offer you additional value-added services including a complimentary RecallChek to help determine if the inspected property has any potentially dangerous recalled appliances, as well as a complimentary Home Warranty. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number) to RWS and/or its affiliate, (b) waive and release any restrictions that may prevent RWS and/or its affiliate from contacting you (including by telephone using automated dialing technology), and (c) authorize RWS and/or its affiliate to contact you regarding home services.**
11. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.
CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

_____May 11, 2017
CLIENT OR REPRESENTATIVE