



# EXTERIOR & GARAGE

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

## EXTERIOR OF STRUCTURE

### WALL CLADDING:

Fair condition. Wood panel siding.

Damage or deterioration from moisture is noted to the siding at one or more locations around the structure (see pictures for examples).

Siding is weathered in some areas around the structure.  
Wood members were noted which are in contact with the soil or concrete. This condition will have an adverse affect on the duration of wood components. It is recommended to have adequate separation between the ground and siding components.





## Residential Property Inspections

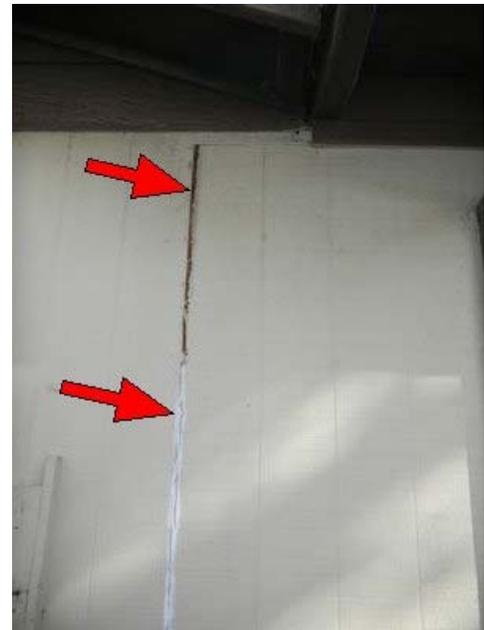
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### Property Condition Report for: 555 Anywhere Avenue, Santa Rosa CA

Vegetation or storage of belongings limited the viewing / inspection of exterior wall surfaces in some locations. Beware that challenges may be present which are outside the scope of this visual inspection. We recommend keeping vegetation trimmed back where it is in contact with exterior wall surfaces.



The siding at the left side of the house is observed to be pulled apart at one of the connection seams. I am unable to determine the cause of this condition.



#### MOLDINGS & TRIM:

Good to Fair Condition. Wood. Damaged or deteriorated trim is noted at one or more locations around the structure (see pictures for examples).



Wood members were noted which are in contact with the soil or concrete. This condition will have an adverse affect on the duration of wood components. It is recommended to



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have adequate separation between the ground and siding components.

#### EAVES & OVERHANGS:

Fair condition.  
The roof sheathing at the eave overhangs is deteriorated at one or more locations along the front of the garage and house.  
Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



One or more of the rafter tails are deteriorated from moisture in the same areas as the deteriorated roof sheathing.  
Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



#### Note:

Overhang areas that have a soffit installed prevents viewing of the roof sheathing materials in these areas. Be aware that there may be hidden challenges which are not a part of this visual inspection.

#### PAINT & STAIN:

Fair condition.  
The paint is noted to be cracking, chipping, peeling or flaking off in some locations. This will allow moisture to penetrate wood surfaces and eventual deterioration of components. The paint or stain is near the end of it's useful life. Recommend contacting a qualified painting company to evaluate this condition and make recommendations for corrective action.

#### CAULKING & WEATHERSTRIPPING:

Good to Fair Condition.  
Caulk is missing or deteriorated at some siding and trim components. Caulking in these areas prevents moisture from getting trapped between trim and wall coverings eventually causing deterioration of wood components. The caulk also acts as an air infiltration barrier and helps keep the home more energy efficient.

#### SLAB ON GRADE:

The front left two rooms of the structure are constructed slab-on-grade, there are no raised foundations or under floor crawlspaces. Slab is not visible due to carpet and/or floor coverings . No readily visible challenges are noted.

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



also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage.

## PARKING STRUCTURE

**TYPE:** Garage, Attached, 2 Car.

**CONDITION:** Good to Fair Condition.

There is no auto barrier in front of the water heater. As a safety upgrade, we recommend installing a bumper or equivalent to prevent a car bumper from striking the water heater.

**VEHICLE DOORS:** There is NO automatic garage door opener installed at the overhead door.

The physical operation of the overhead garage door was NOT TESTED as the door spring cables were broken. Recommend contacting a Garage Door service and repair company to make necessary repairs and adjustments.





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#### SIDE DOORS:

Good to Fair Condition.

The window on the side door has been broken out and the opening is boarded closed.

The trim on the exterior of the door is damaged.



#### DOOR INTO HOUSE:

Good condition.

#### FIRE DOOR:

Solid core and self closing doors were not installed in older dwellings. However, since most fires start in the garage, they are now required in newer installations to prevent fire from spreading into the house.

This is a solid core or fire resistive entry door.

This door does not have a properly adjusted self closing device. Self closing doors are recommended for increased fire protection. The testing procedure is to open the door to the half-open position and let the door swing to the closed position. If correctly adjusted, the door should close and latch by itself.

#### WINDOWS:

Good to Fair Condition. Aluminum, Sliding, Single Pane.

The window is difficult to operate. Minor adjustments are needed.

#### SCREENS:

No screen is installed in this room.

#### FIRE SEPARATION WALL:

Statistics show that most house fires start in the garage, a proper firewall helps prevent the fire from spreading to the occupied space of the structure. Modern safety standards require a fire separation between the garage and adjacent living, attic and under floor spaces. This home appears to meet that standard,