Confidential Inspection Report

LOCATED AT:
3227 Weldon Avenue
Los Angeles, California 90065

PREPARED EXCLUSIVELY FOR:
David Keller & Kelly Brewer

INSPECTED ON:
Wednesday, July 3, 2019

Inspector, Tom de Spain
Advanced Building Inspections
26500 Agoura Road, Ste 102-567
Calabasas, CA 91302
Office 818.883.9810

Executive Summary

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

FOUNDATION PEST CONTROL
EXTERIOR/SITE/GROUND
FE **s-39:** There is evidence commonly associated with wood-destroying pest and/or organism activity. We recommend consultation with a licensed pest control operator.

WATER SUPPLY EXTERIOR PLUMBING
EXTERIOR/SITE/GROUND
CORR UPGR **s-43:** BIB HANDLES: Backflow prevention devices are now required on exterior hose bibs to prevent contamination of the domestic water supply. Upgrading the hose bibs should be considered.

CORR **s-44:** The plumbing lines are not insulated as per current code. We recommend upgrading for energy savings.

ELECTRICAL OUTDOOR RECEPTACLES
EXTERIOR/SITE/GROUND
UPGR **s-51:** There are no electrical receptacles on the outside of the house. As an upgrade, we recommend that at least one receptacle be installed.

SURFACES WOOD SIDING
EXTERIOR/SITE/GROUND
CORR **s-53:** Sections of the siding are damaged. We recommend these sections be repaired or replaced.

CORR **s-54:** There are unsealed joints in the siding that may allow water penetration. We recommend the joints be caulked and sealed to prevent leakage and damage.

CORR **s-55:** Gaps in the siding were observed at one or more of the pipe and/or vent penetrations. We recommend all such gaps be sealed or plugged in the course of routine property maintenance.

CORR **s-56:** Portions of the siding are in contact with and/or embedded in concrete. This is not an accepted practice, but modification would be difficult. As preventive maintenance, we recommend the area be flooded with a wood preservative from time to time.

IMPROVEMENTS PATIO COVERING
EXTERIOR/SITE/GROUND
FE CORR **s-66:** The patio cover & framing is deteriorated, showing evidence commonly associated with pest infestation. We recommend the damaged parts be replaced. Advice regarding possible pest infestation should be obtained from a licensed pest. We recommend further evaluation and corrections.

s-68: For attention to the condition(s) noted above, and/or cost estimates, if necessary, we recommend the advice and services of a licensed general contractor.

IMPROVEMENTS STAIRS
EXTERIOR/SITE/GROUND
SFTY CORR **s-72:** The steps at the front are nonconforming. Standards require all steps to be almost identical in 'rise' and 'run' for safety. Ideally, the stairs should be rebuilt. If not, we recommend caution in the use of this stairway.

IMPROVEMENTS HANDRAILS
EXTERIOR/SITE/GROUND
CORR **s-74:** The railings at the front step are damaged. We recommend they be repaired or replaced.

s-75: The handrail(s) for the stairway did not have newel-posts or "return" to the wall. The newel posts and wall returns serve two purposes; the first is to indicate to the visually impaired that they have reached the end (top or bottom) of the steps/stairwell. The second is to prevent clothing, garments or bags from getting hung up on the open-ended handrails.

FENCING/GATES/GROUND FENCING
EXTERIOR/SITE/GROUND
CORR **s-77:** There is major damage to the fencing. We recommend the fencing be repaired and/or replaced.

VEGETATION
EXTERIOR/SITE/GROUND
s-84: Trees were planted too close to the structure. This condition limits the inspection and is conducive to moisture intrusion/deterioration and provides ready access to rodents and insects.

OTHER FEATURES EAVES/SOFFITS
EXTERIOR/SITE/GROUND
CORR **s-89:** EAVES: Rafter tails are deteriorated. We recommend repair or replacement.

GENERAL COMMENT
EXTERIOR/SITE/GROUND
FE **s-91:** There are isolated areas where evidence commonly associated with pest infestation or infection was observed. We recommend obtaining a current report from a licensed pest control operator regarding repair or treatment of these areas.

FOUNDATION FOUNDATION
BASEMENT/CRAWLSPACE
FE **s-101:** CONCRETE/BLOCK: Based on its appearance and/or age, the foundation, or sections of it may not be reinforced. Foundations without modern reinforcement such as "rebar" are more prone to failure during a seismic event. Typically, concrete foundations built prior to the 1940s, or brick foundations built with "header" courses are unreinforced. We recommend consulting with a qualified engineer to determine if the foundation should be replaced or modified.

FE **s-102:** CONCRETE/BLOCK: The floor framing has shifted and settled over time and is no longer level. We recommend further evaluation by a qualified specialist.

FE **s-103:** CONCRETE/BLOCK: The concrete foundation is older, less than present standards, and does not go deep into the ground. The base of the footings are exposed in areas and does not have adequate soil support.

STRUCTURE MUDSILL
BASEMENT/CRAWLSPACE
CORR **s-104:** The mudsill is the wood member resting directly on the foundation. There are voids between the mudsill and the foundation which is not considered good practice. We recommend these voids be filled for full support of the framing.

STRUCTURE SUBFLOORING
BASEMENT/CRAWLSPACE
CORR **s-105:** The subfloor beneath the left front area is damaged. We recommend the subflooring be repaired and all damaged material replaced.

STRUCTURE FLOOR JOISTS
BASEMENT/CRAWLSPACE
CORR **s-106:** There is excessive notching in the floor framing at the left front area. This has weakened the framing. We recommend repair or modification to conform to accepted standards.

STRUCTURE BEAMS
BASEMENT/CRAWLSPACE
UPGR **s-107:** The girders or support beams of the floor structure are 'overspanned' by today's standards and sagging was noted. We recommend repairs by a qualified specialist.

STRUCTURE POSTS
BASEMENT/CRAWLSPACE

SFTY UPGR **s-109:** Wooden support posts were not securely fastened to beams above. This is a safety hazard since they can separate during a seismic event. A qualified contractor should evaluate and make repairs as necessary, such as installing metal ties, bracing with lumber and/or plywood gussets as per standard building practices. Proper strapping example shown in first photo.

FE CORR **s-110:** The bottoms of the posts are supported at or below the grade of the crawl space soil. This condition is conducive to deterioration. Action should be taken to insure that a 6 inch clearance is maintained between wood and soil.

FE CORR **s-111:** A number of the supports are out of plumb or have shifted to the side. We recommend adjustment to provide full support.

CORR **s-112:** The floor supports are marginally connected and are subject to failure in the event of excessive soil movement and/or seismic activity. We recommend additional connections be installed.

CORR **s-113:** Many posts have been shimmed. The shimming is excessive and the attachment of the posts is minimal. We recommend replacement of the shimmed posts with properly installed posts cut to exact length.

CORR **s-114:** The support posts are installed in a substandard manner, as compared to present standards. We feel that upgrades should be considered.

STRUCTURE PIERS
BASEMENT/CRAWLSPACE

UPGR **s-115:** The support piers are installed in a substandard manner. We recommend new piers be installed as an upgrade, especially if other major improvements are undertaken.

SEISMIC ANCHOR BOLTS
BASEMENT/CRAWLSPACE

SFTY UPGR **s-116:** Anchor bolts were located at the addition only. We recommend upgrades to the original foundation.

MOISTURE/VENTILATION/PEST MOISTURE
BASEMENT/CRAWLSPACE
FE **s-117:** Evidence of prior water intrusion was found in one or more sections of the crawl space. For example, sediment stains on the vapor barrier or foundation, and/or efflorescence on the foundation. Accumulated water is a conducive condition for wood destroying insects and organisms and should not be present in the crawl space. The client should review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space. The crawl space should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, a qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating in crawl spaces include:
Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines).
Improving perimeter grading.
Repairing, installing or improving underground footing and/or curtain drains,
Ideally, water should not enter crawl spaces, but if water must be controlled after it enters the crawl space, then typical repairs include installing trenches, gravity drains and/or sump pump(s) in the crawl space

MOISTURE/VENTILATION/PEST VENTILATION
BASEMENT/CRAWLSPACE
CORR **s-120:** The vent openings feature louvered grills. This type of cover restricts air circulation by 50 percent and is easily clogged with debris. In order to improve ventilation, we recommend removal of the louvered grills and 1/4" wire mesh installed in their place.

MOISTURE/VENTILATION/PEST PEST CONTROL
BASEMENT/CRAWLSPACE
FE **s-123:** In the area near the left front area, there is evidence commonly associated with wood-destroying pest and/or organism activity. We recommend consultation with a licensed pest control operator.

CORR **s-124:** There is scrap wood on the soil in the area. Cellulose debris can result in wood-destroying organism activity. We recommend removal of the wood scrap.

FE CORR **s-125:** There is earth-to-wood contact in several areas. This condition is conducive to wood destroying organism activity. We recommend a minimum clearance of 6 inches be maintained between soil and the bottom of the wood line. Any damaged or deteriorated material discovered in the course of this work should be replaced or removed.

STEPS/STAIRS RAILINGS
BASEMENT/CRAWLSPACE
SFTY UPGR **s-127:** There are no railings where needed. As a safety upgrade, we recommend installing railings

PLUMBING DRAIN LINES
BASEMENT/CRAWLSPACE
UPGR **s-129:** Improper hangers/strapping is used for the ABS/PVC drain piping. We recommend using correct strapping materials.

CORR **s-130:** There is a long section of the waste line that is not properly supported. We recommend strapping to the framing in accordance with present standards.

CORR **s-131:** The drains are slow, indicating possible obstruction. We recommend cleaning to allow free-flowing drainage.

ELECTRICAL WIRING
BASEMENT/CRAWLSPACE
CORR **s-135:** There is abandoned electrical at the left front area. We recommend disconnecting the wiring and electrical components.

OTHER FEATURES GENERAL COMMENT
BASEMENT/CRAWLSPACE
CORR **s-138:** Debris/trash was observed. This is conducive to rodent and termite infestation. We recommend removal of debris.

COMPOSITION ROOF
COVERING ROOF COVERINGS.
CORR **s-145:** Debris has accumulated on the roof. This condition restricts roof-water runoff and is conducive to moisture intrusion and damage to the building components.

DRAINAGE
DRAINAGE ROOF COVERINGS.
UPGR **s-146:** GUTTERS: There were no gutters to control the roof-water runoff. These systems capture and divert water away from the building. We recommend installation as an upgrade.

FLASHING(S)
FLASHINGS ROOF COVERINGS.
FE **s-147:** A number of the vent flashings were over exposed at the lower edges. More of the flashings should be covered to prevent moisture intrusion and damage to the building components. We recommend further evaluation and repair.

PENETRATION(S)
PENETRATIONS ROOF COVERINGS.
CORR **s-148:** PENETRATIONS: The mastic (tar-like sealant) used to seal components at the roof penetration was cracked. This condition is conducive to moisture intrusion and deterioration. We recommend repair.

INSPECTOR COMMENTS
FULL SYSTEM REVIEW ROOF COVERINGS.
FE **s-150:** Given the condition(s) noted in this section, a full evaluation of the system and components is needed to determine the extent of corrections be needed.

FRAMING
FRAMING ATTIC/ROOF FRAMING.
CORR **s-162:** Direct daylight was visible through the sheathing and roofing material in the attic. This condition is conducive to moisture intrusion and deterioration.

FE **s-163:** The roof framing ridge-beam was narrower than the face of the rafters fastened to it. This condition does not provide adequate support for the lower edge of the roof rafters thereby reducing their load carrying capabilities.

VENTILATION
VENTILATION ATTIC/ROOF FRAMING.
CORR **s-165:** One or more attic vent screens were missing. This condition allows birds, insects and other creatures to enter and nest the attic space. We recommend they be replaced.

INSULATION
INSULATION ATTIC/ROOF FRAMING.
UPGR **s-166:** There was no insulation in the attic. This condition is not energy-efficient and the building may experience excessive heat-gain in the summer and heat-loss in the winter. We recommend adding insulation in the attic.

INSPECTOR COMMENTS
FULL SYSTEM REVIEW ATTIC/ROOF FRAMING.
SFTY CORR **s-168:** Missing electrical cover plates.

SFTY CORR **s-169:** No light provided in the attic for servicing mechanical components

BRANCH WIRING BRANCH CIRCUITRY
ELECTRICAL SYSTEM
SFTY CORR **s-199:** Unsecured wiring was noted in one or more areas. We recommend that it be secured in accordance with present standards.

SFTY CORR **s-200:** There are uncovered junction box(es). We recommend these be covered to protect the wiring connections.

ELECTRICAL RECEPTACLES: OVERALL
ELECTRICAL SYSTEM
SFTY CORR **s-202:** There are ungrounded three prong receptacles in one or more areas. We recommend all ungrounded 3 pronged receptacles be properly grounded or restored to their original two prong configuration. Generic photo shown.

CORR **s-203:** One or more receptacles are not working. We recommend the circuit and receptacles be checked and repaired as necessary. Generic photo shown.

WATER SUPPLY INTERIOR SUPPLY
PLUMBING
FE CORR **s-224:** Inadequate water pressure noted. Only one toilet was able to be flushed at a time. We recommend further evaluation and repair as necessary by a qualified plumbing specialist.

UPGR **s-225:** The exterior & interior plumbing lines are not insulated as per current code. We recommend upgrading for energy savings.

DRAIN/WASTE/VENT DRAIN LINES
PLUMBING
FE **s-232:** We recommend a full camera review of the main line and waste piping system. Failure to conduct a sewer line inspection can result in expensive and extensive repairs.

FE CORR **s-234:** The kitchen drain line is leaking at the exterior. We recommend that it be repaired.

CORR **s-235:** Improper hangers/strapping is used for the ABS/PVC drain piping. We recommend upgrading.

CORR **s-236:** There is a long section of the waste line that is not properly supported. We recommend it be strapped to the framing in accordance with present standards.

CORR **s-237:** There are plastic plumbing pipes at the exterior. Standards require this type of pipe be protected and, in most jurisdictions, this has been interpreted to mean painted for protection against the sun. We recommend the pipes be painted.

GENERAL COMMENT
PLUMBING
FE **s-244:** An excessive loss of water flow occurred while operating a number of fixtures simultaneously. This condition may be the result of low water pressure, defective pressure regulator and/or a restriction in the water supply piping system. We recommend further evaluation by a qualified plumber.

EXPANSION TANK
WATER HEATER
SFTY UPGR **s-261:** There is no thermal expansion tank installed at the water heater. We recommend installation of a thermal expansion tank as per present standards.

GAS SUPPLY
WATER HEATER
UPGR **s-263:** GAS SHUT OFF VALVE: The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.

FE CORR **s-264:** GAS SHUT OFF VALVE: The gas pilot was off at the tank. A qualified contractor should evaluate and repair if necessary.

SFTY CORR **s-266:** CONNECTOR: There is no water to gas pipe bonding wire. This is common in newer applications. Recommended upgrade.

WATER CONNECTORS
WATER HEATER
CORR **s-271:** INLET/OUTLET: The visible water supply connectors for the water heater were not insulated to minimize heat loss.

EQUIPMENT FAN/LIMIT SWITCH
FORCED HOT AIR HEAT
SFTY CORR **s-288:** ADJUST: The setting for the fan/limit switch is too high. The temperature heat differential between the return and registers is above 60°. The furnace could potentially overheat and, in the extreme case, become a hazard. We recommend the switch be adjusted.

PLUMBING TOILET
LEFT FRONT BATHROOM
FE **s-332:** Galvanized water supply was noted at the toilet. Galvanized steel pipe has a life expectancy between 35 and 45 years. Galvanized steel pipes will rust and corrode from the inside out, can become restricted over time and eventually leak. When loss of pressure/flow is noted at plumbing fixtures, restrictions may have already occurred. We suggest further review by a qualified licensed plumber prior to closing.

SURFACES ENCLOSURE
LEFT FRONT BATHROOM
CORR **s-344:** The glass enclosure has been leaking at the lower corners. No damage was visible, but resealing or repairing the enclosure is recommended.

PLUMBING TOILET
MASTER BATHROOM
CORR **s-358:** The toilet doesn't flush properly. We recommend repair.

SURFACES ENCLOSURE
MASTER BATHROOM
CORR **s-371:** The glass enclosure has been leaking at the lower corners. No damage was visible, but resealing or repairing the enclosure is recommended.

DOORS & WINDOWS DOORS
MASTER BATHROOM
CORR **s-375:** SWINGING: The entry door rubs on the frame. We recommend planing or sanding for smoother operation.

PLUMBING DRAIN TRAPS
KITCHEN
CORR **s-382:** The drain pipe fitting is leaking. We recommend repair or replacement.

PLUMBING AIR GAP
KITCHEN
CORR **s-384:** The air gap leaks. We recommend repair.

SURFACES COUNTERTOPS
KITCHEN
CORR **s-399:** The rigid grout joint between the counter and the backsplash is standard practice. There are hairline cracks and this condition is likely to return even after patching. We recommend a flexible sealant at this location.

ELECTRICAL RECEPTACLES: OVERALL
INTERIOR
SFTY CORR **s-427:** There are one or more ungrounded 3 prong receptacles. We recommend all ungrounded 3 pronged receptacles be properly grounded or restored to their original two prong configuration. Generic photo shown.

CORR **s-428:** One or more receptacles are not working. We recommend further investigation and repair, if necessary.

SURFACES WALLS/CEILINGS OVERALL
INTERIOR
FE CORR **s-436:** Moisture was detected on wall(s) and/or ceiling(s). The source of moisture should be identified and corrected.

SURFACES FLOORS: OVERALL
INTERIOR
FE **s-437:** The floors exceed current standards of 1/4 inch in 10 feet. If concerned, we recommend further evaluation by a qualified specialist.

FE **s-438:** If these conditions are of concern, more detailed evaluation and proposals for corrective work could be obtained from a licensed general contractor. Measurement and evaluation of floor slope and/or settlement is beyond the scope of our inspection.

DOORS & WINDOWS DOORS: OVERALL
INTERIOR
CORR **s-440:** One or more doors are a poor fit and have uneven gaps. We recommend repair or replacement.

ELECTRICAL RECEPTACLES
DINING ROOM
CORR **s-458:** The receptacle is not working. We recommend further investigation and repair, if necessary.

SURFACES WALLS
DINING ROOM
FE CORR **s-459:** Moisture was detected on the wall. The source of moisture should be identified and corrected.

DOORS & WINDOWS DOORS
HALLWAY
CORR **s-466:** SLIDING: The sliding door does not operate properly, indicating the track is misaligned, dirty, or the wheels are damaged. We recommend repair or replacement.

ELECTRICAL RECEPTACLES
RIGHT CENTER BEDROOM
SFTY CORR **s-469:** There are one or more ungrounded three prong receptacles in this area. We recommend they be properly grounded or restored to their original two prong configuration.

SURFACES FLOOR
MASTER BEDROOM
CORR **s-481:** GENERAL: Portions of the flooring are uneven. This condition appears to result from mismatching of the underlying framing or subflooring. We recommend repair for a better appearance and a more even walking surface.

DOORS & WINDOWS DOORS
MASTER BEDROOM
CORR **s-482:** SLIDING: The sliding door does not operate properly, indicating the track is misaligned, dirty, or the wheels are damaged. We recommend repair or replacement.

Wednesday, July 3, 2019
David Keller & Kelly Brewer
3227 Weldon Avenue
Los Angeles, California 90065

Dear David Keller & Kelly Brewer,

We have enclosed the report for the property inspection we conducted for you on Wednesday, July 3, 2019 at:

3227 Weldon Avenue
Los Angeles, California 90065

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

SFTY = Conditions noted that may pose a safety hazard to humans, the building or both. These conditions warrant further evaluation by a specialist in the appropriate trade.
FE = Further Evaluation: Conditions noted that warrant further evaluation by specialists in the appropriate trades.
CORR = Conditions noted in need of maintenance, repair, or replacement.
UPGR = Systems or components either not available or improved since the building was constructed.

We thank you for the opportunity to be of service to you.

Sincerely,

Tom de Spain

Inspector, Tom de Spain
Advanced Building Inspections
26500 Agoura Road, Ste. 102-567
Calabasas, CA 91302
818.883.9810

Table of Contents

Introduction

We have inspected the major structural components and mechanical systems for signs of significant non- performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the California Real Estate Inspection Agreement. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CONTINGENCY PERIOD OR REMOVAL DATE OF THE ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard California Real Estate Inspection Agreement contract provided by the inspector who prepared this report.

Introductory Notes

It is the client's sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to or after the close of escrow, please contact our office immediately for an additional evaluation regarding such "condition."

ORIENTATION

1: DIRECTION: For purposes of identification and reporting, the front of this building faces southwest.

NOTES

2: DISCLAIMERS: Exclusions in the CREIA and ASHI standards of practice are adopted in the California business and professions code, section 7195 to 7199 in which the state of California defines a "Home Inspector" and itemizes their duties.

3: DISCLAIMERS: We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

4: DISCLAIMERS: There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. We recommend the client or their representative review all appropriate public records.

5: DISCLAIMERS: There may come a time when you discover something with the home that you feel may have been missing from the home inspection. Here are some things we'd like you to keep in mind.

Intermittent Or Concealed Problems:
Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:
These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things:
Our reports may identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the $200 problems; it is to find the $2,000 problems. These are the things that affect people's decisions.

Contractor's Advice:
A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with minor repairs.

Last Man In Theory:
While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce his liability. This is understandable.

Most Recent Advice Is Best:
There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.

Why Didn't We See It?
Contractors often say, I can't believe the inspector didn't find this problem. There are several reasons for these apparent oversights:

Most Contractors Have No Clue What's Inside or Outside The Scope Of A Standard Home Inspection: All of our inspections are conducted in accordance with the California Real Estate Inspection Association (CREIA). The Standards of Practice specifically state what's included and excluded from the standard home inspection.
Most contractors have no clue this document exists and many have a tendency to "blame the Home Inspector" for any issue found, regardless of whether the issue is within the "scope" of the standard home inspection.

Conditions During The Inspection:
It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom Of Hindsight:
When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

A Long Look:
If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take days and would cost considerably more. We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, etc.

An Invasive Look:
Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not Insurance:
In conclusion, a home inspection is designed to better your odds of not purchasing a "money pit". It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

6: WEATHER: Over the course of this inspection the temperature was estimated to be between 80 and 90 degrees.

7: WEATHER: Partly cloudy
8: WEATHER: Ground was dry
9: The building was estimated to be approximately 96 years old.

10: The building is a single story. Approximately 1300 sq. ft, singleSingle family home.

11: The building was not occupied during the inspection.

12: People present: Clients, pest/termite inspector, sewer line inspector & selling agents
13: Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

FE **14:** MORE: There is no garage on this property. Some jurisdictions require at least one covered parking area. No action is required, but the lack of a garage may impact the issuance of permits for future remodeling and/or additions.

FE **15:** MORE: Sections of this building may have been remodeled. We recommend consultation with the owner to determine if all necessary permits were obtained, inspections performed and final signatures obtained.

16: MORE: We are not soil, geotechnical, civil, or structural engineers and cannot render an opinion regarding soil stability, potential soil and/or structural movement. If desired, qualified specialists could be consulted on these matters.

17: SOIL: The soil in this area is considered 'expansive' because it expands and contracts with variations in moisture content. This may, in turn, cause movement in the support structure. We saw no conditions requiring immediate attention.

18: SOIL: However, this movement may cause cosmetic cracking, sticking doors, etc. Maintaining good drainage is the most cost effective way to minimize this movement. If desired, information regarding expansive soil could be obtained from a soils engineer.

19: SOIL: Part or all of the structure may be constructed on fill soils. If desired, a qualified engineer could be consulted for information regarding soil stability, past soil subsidence or any that may be expected.

20: ENVIRONMENTAL: The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

FE **21:** ENVIRONMENTAL: For additional information regarding environmental issues, we suggest you obtain and review the State of California publication, 'Environmental Hazards: Guide for Homeowners and Buyers' available from your real estate professional.

FE **22:** ENVIRONMENTAL: There are conditions conducive to the growth of Fungi and/or related Pathogenic Organisms. These substances may be present at this time.

23: ENVIRONMENTAL: The inspection does not include reporting on the presence of these substances and/or their possible health issues. We recommend further evaluation by a fungal expert in this field.

24: Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, soil contamination, and Chinese drywall. We are not trained or licensed to recognize or analyze these materials. If one or more these materials is thought to be present during the inspection or noted in this report, then a full evaluation should be conducted by a specialist in the appropriate trade.
Structures built prior to 1978 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, heating ducts, exhaust vents, and/or ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection.
The client should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation.

FE **25:** This house appears to be a 'flipped' property. Although the home may be in good cosmetic condition, the client must understand that new paint and flooring does not make a new house.

Be aware that many flips started out in varying degrees of neglect or disrepair.
Be aware that most flips are sold without warranties.
Be aware that most flips lack one level of meaningful disclosure.
Be aware that flips are often performed without necessary permit. We recommend that permits be researched from local jurisdiction and that all permits have been signed off.

Before flip

26: Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

27: Important notice to third parties or other purchasers: receipt of this report by any purchasers of this property other than the party(s) identified on this report and on the inspection agreement is not authorized by Advanced Building Inspections, Inc. Advanced Building Inspections, Inc. strongly advises against any reliance on this report. We recommend that you retain a qualified professional inspector to provide you with your own report.

28: Recalls on consumer products and product safety alerts are almost added daily, if client is concerned about appliances or other items installed in the home that may be on such lists, please go to the following web site for more info www.recalls.gov
In addition to information on the most recent recalls, there are links to the web sites of all six contributing agencies where earlier recalls are listed, along with safety tips and helpful information.

Exterior/Site/Ground

The inspector is not required to: 1. Inspect door or window screens, shutters, awnings or security bars 2. Inspect fences, gates or operate automated door or gate openers for their safety devices 3. Use a ladder to inspect systems or components.

BASIC INFORMATION
29: TOPOGRAPHY: General lot topography: Hillside
30: TOPOGRAPHY: General lot topography: Cut and fill
31: TOPOGRAPHY: General lot topography: Stair step site
32: RETAINING WALL: Retaining wall location: On property at the front and rear of the structure.

33: RETAINING WALL MATERIAL: Retaining wall material: Poured concrete, concrete block, railroad ties, wood and rock & block rubble walls.

34: DRIVEWAY: Driveway: Pavers set on a compacted gravel and/or sand bed
35: PATIO: Patio: Concrete
36: EXTERIOR PRIMARY FINISH: Exterior wall coverings: Combination of stucco and Wood.

37: EXTERIOR WINDOW MATERIALS: Primary exterior window material: Vinyl/plastic or vinyl clad

FOUNDATION PEST CONTROL
38: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

FE **39:** There is evidence commonly associated with wood-destroying pest and/or organism activity. We recommend consultation with a licensed pest control operator.

WATER SUPPLY WATER SHUT-OFF LOCATION
40: EXTERIOR: The domestic water supply main shut-off valve is outside at the left front corner of the building.

WATER SUPPLY WATER SHUT-OFF COMMENTS
41: The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

WATER SUPPLY EXTERIOR PLUMBING
42: The plumbing on the exterior of the building and in the yard appears to be properly installed and in serviceable condition. We make no attempt to locate and test every hose bib. Testing of irrigation systems is beyond the scope of our inspection.

CORR UPGR **43:** BIB HANDLES: Backflow prevention devices are now required on exterior hose bibs to prevent contamination of the domestic water supply. Upgrading the hose bibs should be considered.

CORR **44:** The plumbing lines are not insulated as per current code. We recommend upgrading for energy savings.

WATER SUPPLY MAIN SUPPLY

45: There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

WATER SUPPLY SEWER CLEANOUT LOCATION

46: EXTERIOR: The sewer cleanout is located at the front retaining wall and front slope.

GAS SYSTEM GAS METER LOCATION

47: The gas meter is outside on the left side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

GAS SYSTEM GAS METER COMMENTS

48: The gas meter appeared to be in a serviceable condition. A seismic gas shut off valve is installed.

GAS SYSTEM GAS PIPING

49: The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

SERVICE MAIN SERVICE DROP

50: The service drop appears to be properly installed and in good condition.

ELECTRICAL OUTDOOR RECEPTACLES

UPGR **51:** There are no electrical receptacles on the outside of the house. As an upgrade, we recommend that at least one receptacle be installed.

SURFACES STUCCO

52: As with any recently refinished and freshly painted surface, the stucco & wood may have conditions present that were not readily apparent at the time of our inspection. We do not suggest that this inspection has identified all such conditions.

SURFACES WOOD SIDING

CORR **53:** Sections of the siding are damaged. We recommend these sections be repaired or replaced.

CORR **54:** There are unsealed joints in the siding that may allow water penetration. We recommend the joints be caulked and sealed to prevent leakage and damage.

CORR **55:** Gaps in the siding were observed at one or more of the pipe and/or vent penetrations. We recommend all such gaps be sealed or plugged in the course of routine property maintenance.

CORR **56:** Portions of the siding are in contact with and/or embedded in concrete. This is not an accepted practice, but modification would be difficult. As preventive maintenance, we recommend the area be flooded with a wood preservative from time to time.

DOORS & WINDOWS DOORS
57: The exterior doors appear to be properly installed and in serviceable condition.

DOORS & WINDOWS WINDOWS
58: The windows appear to be properly installed and in serviceable condition.

DOORS & WINDOWS GLAZING
59: Because it is harder to break and less likely to cause injury if broken, safety glass is now required in specified locations. These include, but are not limited to, all door glass, most large windows, and windows near doors and floors.

60: Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated window seals can and will fail at any time.

GRADING & DRAINAGE GRADING
61: The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

GRADING & DRAINAGE DRAINAGE

62: The exposed portions of the surface drainage system appear to be adequate to handle normal surface runoff and provide for the efficient drainage of the area adjacent to the structure.

GRADING & DRAINAGE DRAINS TESTED

FE **63:** Representative inlets of the roof water drain system were tested by inserting a hose into the drain inlets and then letting it run for 10 minutes. There was no water back-up or overflow from the drain inlets tested.

IMPROVEMENTS DRIVEWAY

64: The driveway appears to be properly installed and is generally in good condition.

IMPROVEMENTS WALKWAYS

65: The walkways appear to be properly installed and are in serviceable condition.

IMPROVEMENTS PATIO COVERING

FE CORR **66:** The patio cover & framing is deteriorated, showing evidence commonly associated with pest infestation. We recommend the damaged parts be replaced. Advice regarding possible pest infestation should be obtained from a licensed pest. We recommend further evaluation and corrections.


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CORR **67:** There is earth-to-wood contact at the patio cover. This condition is conducive to infestation of wood-destroying pests/organisms. We recommend that all earth-to-wood contacts be broken and any damaged materials be replaced.

68: For attention to the condition(s) noted above, and/or cost estimates, if necessary, we recommend the advice and services of a licensed general contractor.

IMPROVEMENTS DECK

69: The decks appear to be properly constructed and generally in serviceable condition, with no need for significant maintenance or repair at this time.

70: The wood deck was constructed too close too the ground. This condition is conducive to moisture damage and deterioration.

71: We made no attempt to inspect the inaccessible areas under the deck. It is common for some damage and/or deterioration to exist in these areas while, as a whole, the deck would still be considered serviceable.

IMPROVEMENTS STAIRS

SFTY CORR **72:** The steps at the front are nonconforming. Standards require all steps to be almost identical in 'rise' and 'run' for safety. Ideally, the stairs should be rebuilt. If not, we recommend caution in the use of this stairway.

IMPROVEMENTS GUARDRAILS

73: The railings appear to properly installed and are in serviceable condition.

IMPROVEMENTS HANDRAILS

CORR **74:** The railings at the front step are damaged. We recommend they be repaired or replaced.

75: The handrail(s) for the stairway did not have newel-posts or "return" to the wall. The newel posts and wall returns serve two purposes; the first is to indicate to the visually impaired that they have reached the end (top or bottom) of the steps/stairwell. The second is to prevent clothing, garments or bags from getting hung up on the open-ended handrails.

FENCING/GATES/GROUND FENCING

76: The fences appear to be properly installed and in serviceable condition.

CORR **77:** There is major damage to the fencing. We recommend the fencing be repaired and/or replaced.

RETAINING WALLS

78: True retaining walls are engineered structures retaining earth which, if it collapsed, would adversely affect the integrity of buildings, driveways, pools or other improvements. We are not qualified to analyze such structures.

79: Decorative retaining walls are generally landscaping features which, even though aesthetically important and expensive to repair or replace, would not adversely affect the buildings or other site improvements if damaged or eliminated.

80: The retaining walls on this property include both the decorative and structural variety. Only the structural walls are necessary to provide support for existing improvements.

CORR **81:** STRUCTURAL: The structural retaining walls appear to have performed as intended and are in serviceable condition.

CORR **82:** DECORATIVE: The decorative retaining walls appear to have performed as intended and are in serviceable condition.

VEGETATION

FE **83:** Trees may have an impact on the site, structure and main sewer line.

84: Trees were planted too close to the structure. This condition limits the inspection and is conducive to moisture intrusion/deterioration and provides ready access to rodents and insects.

OTHER FEATURES TRIM

85: The exterior trim appears to be properly installed and is in good condition.

86: As with any recently refinished and freshly painted surface, trim conditions may be present that were not readily apparent at the time of our inspection. We do not suggest or represent that this inspection will identify all such conditions.

OTHER FEATURES FASCIA

87: The fascia appears to be properly installed and in good condition.

OTHER FEATURES EAVES/SOFFITS

88: The eaves and overhangs appear to be properly installed and in good condition.

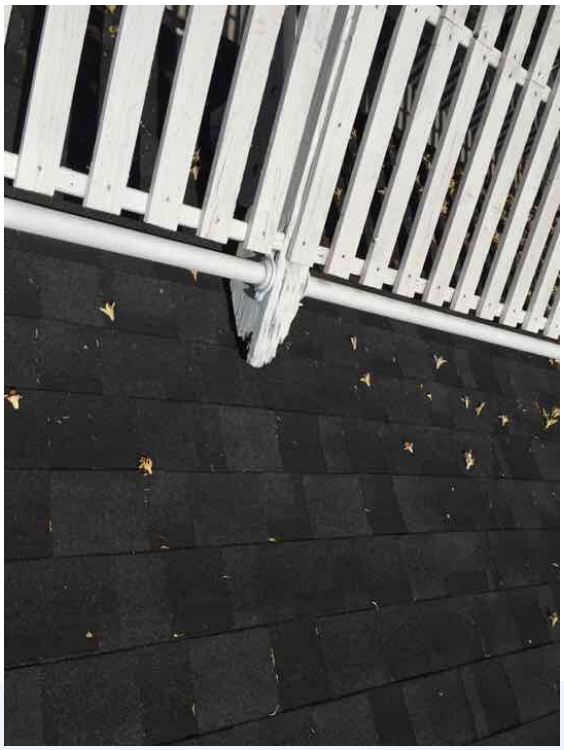
CORR **89:** EAVES: Rafter tails are deteriorated. We recommend repair or replacement.

OTHER FEATURES PAINT/STAIN

90: The exterior finishes are in good condition and have an attractive appearance.

GENERAL COMMENT

FE **91:** There are isolated areas where evidence commonly associated with pest infestation or infection was observed. We recommend obtaining a current report from a licensed pest control operator regarding repair or treatment of these areas.



FE **92:** Non-original construction was noted. We suggest review of all plans and permits with the owner and/or the local building official for information regarding this work.

93: The items listed were visually observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with the exception to lawn sprinklers and low voltage yard lighting. This inspection is a visual observation and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal water and sewer service piping or concealed clean outs. This inspection is not intended to address or included and geologist conditions or site stability information, for information in theses areas we recommend consulting with a geologist and/or a geotechnical engineer. The visible exterior surfaces and materials of the building were observed to determine their current conditions. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors are the source of moisture damage and deterioration. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around window and doors. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces. All maintenance, repairs or corrections should be made a specialist's in the appropriate trade using approved methods.

Basement/Crawlspace

The basement/crawlspace is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement/crawlspace, some items will be reported under the individual systems to which the belong.

BASIC INFORMATION

94: FOUNDATION: Foundation type: Raised perimeter with isolated piers
95: MATERIAL: Foundation material: Poured concrete
96: WALL SYSTEM: Wall system: Wood stud walls
97: FLOOR SYSTEM: Floor system: Wood joists support by beams

FOUNDATION ACCESS

98: The basement/crawlspace is accessible from the exterior of the house.

FE **99:** Access to the right side and rear area of the crawl space was restricted by plumbing lines, moisture personal items and/or low clearances. The crawlspace could be only partially inspected.

FOUNDATION FOUNDATION

100: CONCRETE/BLOCK: Hairline and/or small cracks, within normal tolerances, are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated.

Crack patch?

FE **101:** CONCRETE/BLOCK: Based on its appearance and/or age, the foundation, or sections of it may not be reinforced. Foundations without modern reinforcement such as "rebar" are more prone to failure during a seismic event. Typically, concrete foundations built prior to the 1940s, or brick foundations built with "header" courses are unreinforced. We recommend consulting with a qualified engineer to determine if the foundation should be replaced or modified.

FE **102:** CONCRETE/BLOCK: The floor framing has shifted and settled over time and is no longer level. We recommend further evaluation by a qualified specialist.

FE **103:** CONCRETE/BLOCK: The concrete foundation is older, less than present standards, and does not go deep into the ground. The base of the footings are exposed in areas and does not have adequate soil support.

STRUCTURE MUDSILL

CORR **104:** The mudsill is the wood member resting directly on the foundation. There are voids between the mudsill and the foundation which is not considered good practice. We recommend these voids be filled for full support of the framing.

STRUCTURE SUBFLOORING

CORR **105:** The subfloor beneath the left front area is damaged. We recommend the subflooring be repaired and all damaged material replaced.

STRUCTURE FLOOR JOISTS

CORR **106:** There is excessive notching in the floor framing at the left front area. This has weakened the framing. We recommend repair or modification to conform to accepted standards.

STRUCTURE BEAMS

UPGR **107:** The girders or support beams of the floor structure are 'overspanned' by today's standards and sagging was noted. We recommend repairs by a qualified specialist.

Bowing in middle

STRUCTURE POSTS

108: The floor system is supported by wooden posts set over concrete pier blocks.

SFTY UPGR **109:** Wooden support posts were not securely fastened to beams above. This is a safety hazard since they can separate during a seismic event. A qualified contractor should evaluate and make repairs as necessary, such as installing metal ties, bracing with lumber and/or plywood gussets as per standard building practices. Proper strapping example shown in first photo.

FE CORR **110:** The bottoms of the posts are supported at or below the grade of the crawl space soil. This condition is conducive to deterioration. Action should be taken to insure that a 6 inch clearance is maintained between wood and soil.

FE CORR **111:** A number of the supports are out of plumb or have shifted to the side. We recommend adjustment to provide full support.

CORR **112:** The floor supports are marginally connected and are subject to failure in the event of excessive soil movement and/or seismic activity. We recommend additional connections be installed.

Disconnected posts

CORR **113:** Many posts have been shimmed. The shimming is excessive and the attachment of the posts is minimal. We recommend replacement of the shimmed posts with properly installed posts cut to exact length.

CORR **114:** The support posts are installed in a substandard manner, as compared to present standards. We feel that upgrades should be considered.

STRUCTURE PIERS

UPGR **115:** The support piers are installed in a substandard manner. We recommend new piers be installed as an upgrade, especially if other major improvements are undertaken.

SEISMIC ANCHOR BOLTS

SFTY UPGR **116:** Anchor bolts were located at the addition only. We recommend upgrades to the original foundation.

MOISTURE/VENTILATION/PEST MOISTURE

FE **117:** Evidence of prior water intrusion was found in one or more sections of the crawl space. For example, sediment stains on the vapor barrier or foundation, and/or efflorescence on the foundation. Accumulated water is a conducive condition for wood destroying insects and organisms and should not be present in the crawl space. The client should review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space. The crawl space should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, a qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating in crawl spaces include:
Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines).
Improving perimeter grading.
Repairing, installing or improving underground footing and/or curtain drains,
Ideally, water should not enter crawl spaces, but if water must be controlled after it enters the crawl space, then typical repairs include installing trenches, gravity drains and/or sump pump(s) in the crawl space

118: The basement/crawlspace was dry at the time of our inspection. We observed no adverse conditions or damage related to excessive moisture.

MOISTURE/VENTILATION/PEST VENTILATION

UPGR **119:** Because of the configuration of the foundations, ductwork, and other items, portions of the basement/crawlspace have inadequate cross ventilation. If mustiness becomes evident, installation of additional vents would be recommended.

CORR **120:** The vent openings feature louvered grills. This type of cover restricts air circulation by 50 percent and is easily clogged with debris. In order to improve ventilation, we recommend removal of the louvered grills and 1/4" wire mesh installed in their place.

MOISTURE/VENTILATION/PEST PEST CONTROL

121: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

122: Damage may extend into concealed or inaccessible areas. Any additional damage or deterioration found in the course of repairs should also be repaired or replaced.

FE **123:** In the area near the left front area, there is evidence commonly associated with wood-destroying pest and/or organism activity. We recommend consultation with a licensed pest control operator.

CORR **124:** There is scrap wood on the soil in the area. Cellulose debris can result in wood-destroying organism activity. We recommend removal of the wood scrap.

FE CORR **125:** There is earth-to-wood contact in several areas. This condition is conducive to wood destroying organism activity. We recommend a minimum clearance of 6 inches be maintained between soil and the bottom of the wood line. Any damaged or deteriorated material discovered in the course of this work should be replaced or removed.

STEPS/STAIRS STAIRS

126: The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.

STEPS/STAIRS RAILINGS

SFTY UPGR **127:** There are no railings where needed. As a safety upgrade, we recommend installing railings

PLUMBING INTERIOR SUPPLY

128: The exposed and accessible supply piping generally appears to be properly installed and in good condition.

PLUMBING DRAIN LINES

UPGR **129:** Improper hangers/strapping is used for the ABS/PVC drain piping. We recommend using correct strapping materials.

CORR **130:** There is a long section of the waste line that is not properly supported. We recommend strapping to the framing in accordance with present standards.

CORR **131:** The drains are slow, indicating possible obstruction. We recommend cleaning to allow free-flowing drainage.

132: The piping should be routinely cleaned to remove the buildup of grease, hair and dirt, and help prevent debris blockage and subsequent drainage failures.

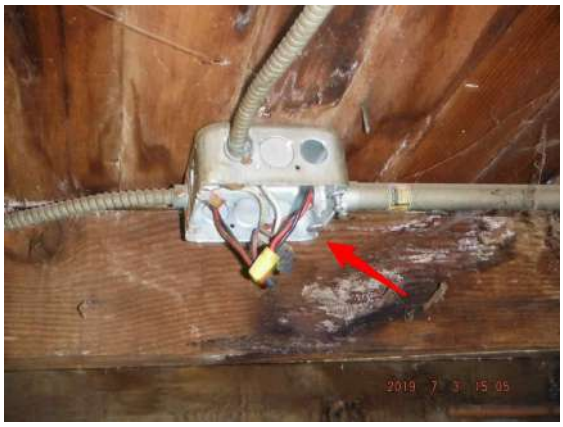
PLUMBING GAS PIPING

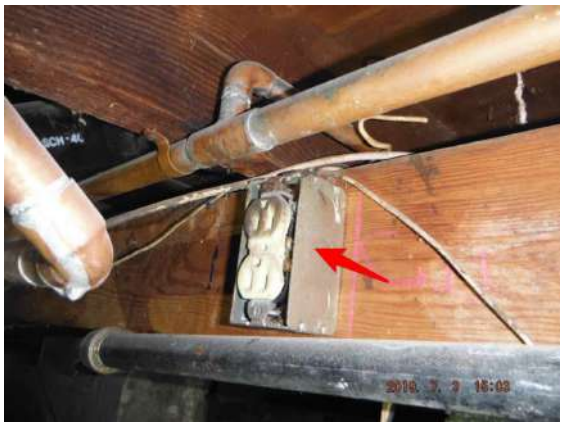
133: Inaccessible gas supply line within walls, slabs and underground are not within the scope of this report and are not inspected/tested. We recommend further evaluation by a qualified specialist.

134: The visible gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

ELECTRICAL WIRING

CORR **135:** There is abandoned electrical at the left front area. We recommend disconnecting the wiring and electrical components.





OTHER FEATURES FLOOR INSULATION

UPGR **136:** There is no insulation beneath the floors, which is a common finding in older homes. While optional, upgrading would reduce cold air infiltration and make the home more comfortable.

OTHER FEATURES GENERAL COMMENT

137: All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, structural engineer or a geologist, but this be made with the seller about knowledge of any foundation or structural repairs.

CORR **138:** Debris/trash was observed. This is conducive to rodent and termite infestation. We recommend removal of debris.

CORR **139:** Abandoned pipes were noted in the crawlspace. We recommend disconnecting and removing all unused plumbing pipes.

Roof Coverings.

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks. The inspector is not required to walk on the roof surface if in the opinion of the inspector there is risk of damage or a hazard to the inspector.

Roof Information

INSPECTION METHOD
140: Inspector walked the accessible roof(s).

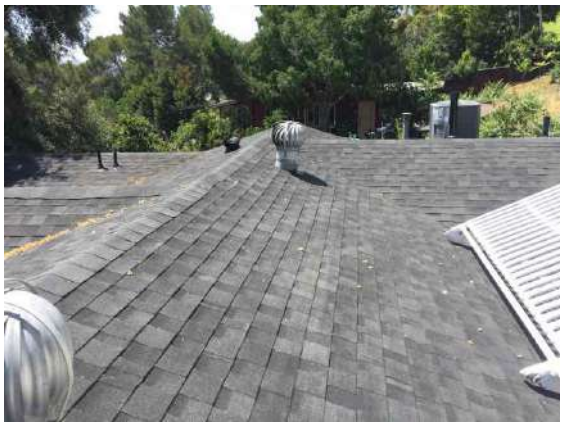
COVERING
141: Roof covering is fiberglass/asphalt composition shingles.

LAYERS
142: 1 layer

DRAINAGE
143: No gutters or eave troughs.

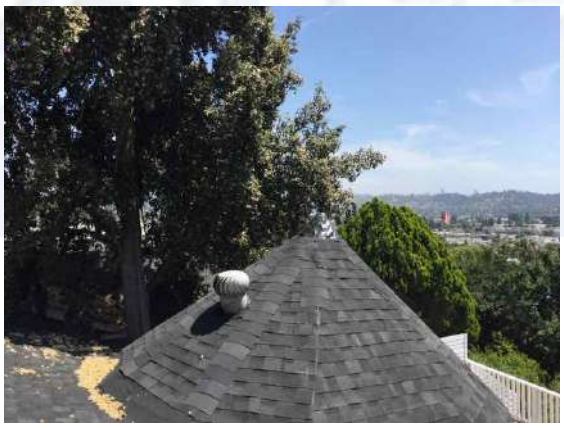
Covering

COMPOSITION ROOF
FE **144:** The composition roof area(s) appeared to be in generally serviceable condition.

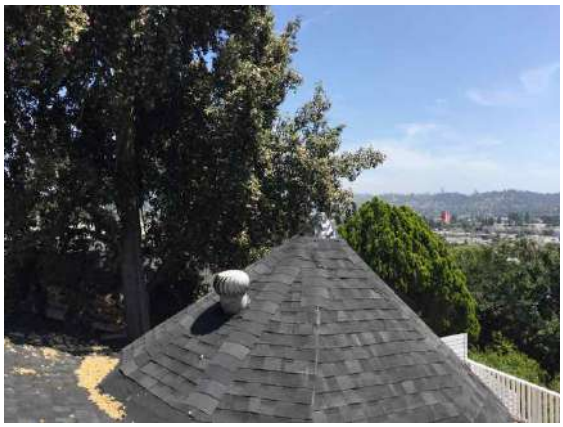






CORR **145:** Debris has accumulated on the roof. This condition restricts roof-water runoff and is conducive to moisture intrusion and damage to the building components.



Drainage

DRAINAGE

UPGR **146:** GUTTERS: There were no gutters to control the roof-water runoff. These systems capture and divert water away from the building. We recommend installation as an upgrade.

Flashings

FLASHING(S)

FE **147:** A number of the vent flashings were over exposed at the lower edges. More of the flashings should be covered to prevent moisture intrusion and damage to the building components. We recommend further evaluation and repair.

Penetrations

PENETRATION(S)

CORR **148:** PENETRATIONS: The mastic (tar-like sealant) used to seal components at the roof penetration was cracked. This condition is conducive to moisture intrusion and deterioration. We recommend repair.

Full System Review

INSPECTOR COMMENTS

149: The visible areas of the roof and components were observed to determine their current conditions. Areas concealed from view by any means are excluded from this report. The Inspection cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The testing of gutters, downspout's and underground drain piping is beyond the scope of this report. all maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

FE **150:** Given the condition(s) noted in this section, a full evaluation of the system and components is needed to determine the extent of corrections be needed.

Attic/Roof Framing.

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only. The inspector is not required to: 1. Inspect mechanical attic ventilation systems or components. 2. Determine the composition or energy rating of insulation materials.

Attic and roof framing information

ATTIC ACCESS(ES)
151: Photos

152: Access; 1
153: HATCH TYPE: The attic access is a hatch in the ceiling.

154: LOCATION: Location: Bedroom closet.

ROOF FRAMING
155: The roof framing is conventional.

ROOF SHEATHING
156: The roof sheathing material is wood planks.

INSULATION
157: There is no insulation in the attic.

VENTILATION
158: Ventilation is provided by a gable & roof venst.

Framing

ACCESS

159: The attic space was restricted by framing and/or vaulted ceilings. The attic examination was limited to the accessible areas.

160: The attic inspection was conducted from the opening only due to limited access. Conditions may exist that were not visible from the access opening.

FRAMING

161: The original roof framing appeared functional. Although the roof framing does not conform to present building standards, no adverse conditions were noted.

CORR **162:** Direct daylight was visible through the sheathing and roofing material in the attic. This condition is conducive to moisture intrusion and deterioration.

FE **163:** The roof framing ridge-beam was narrower than the face of the rafters fastened to it. This condition does not provide adequate support for the lower edge of the roof rafters thereby reducing their load carrying capabilities.

Ventilation

VENTILATION
164: The vents appeared to be adequate and in generally serviceable condition.

CORR **165:** One or more attic vent screens were missing. This condition allows birds, insects and other creatures to enter and nest the attic space. We recommend they be replaced.

Insulation

INSULATION

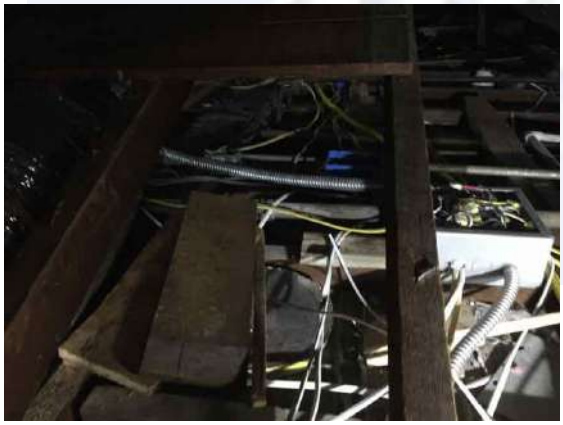
UPGR **166:** There was no insulation in the attic. This condition is not energy-efficient and the building may experience excessive heat-gain in the summer and heat-loss in the winter. We recommend adding insulation in the attic.

Full system review

INSPECTOR COMMENTS

167: The visible areas of the attic and roof framing were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Thermostatically operated attic fans are excluded from this inspection. All maintenance repairs or corrections should be made by specialist in the appropriate trade using approved methods.

SFTY CORR **168:** Missing electrical cover plates.



SFTY CORR **169:** No light provided in the attic for servicing mechanical components

Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

ENERGY SAVING ITEMS

170: SETBACK THERMOSTAT: Setback clock thermostat: Installed
171: INSULATED GLASS DOORS: Insulated glass doors: Installed
172: INSULATED GLASS WINDOWS: Insulated glass windows: Installed
173: WEATHERSTRIPPING DOORS: Door weatherstripping: Installed
174: WEATHERSTRIPPING WINDOWS: Window weatherstripping: Installed
UPGR **175:** LIGHTING: LED lighting in most cases is dimmable and can reduce energy usage by up to 90% over conventional lighting. Recommended upgrade.

GENERAL CONSERVATION

176: LOW FLOW SHOWER HEADS: Low Flow Shower Heads: Installed
177: LOW FLOW TOILETS: Low Flow Toilets: Installed
UPGR **178:** HOT WATER PIPING: Hot Water Piping Insulation: None Installed
UPGR **179:** WATER HEATER COLD PIPING: Water Heater Cold Water Piping Insulation: None Installed
UPGR **180:** WATER HEATER HOT PIPING: Water Heater hot water piping insulation: None installed
181: REGISTERS/DUCT INSULATION: Duct Insulation: Installed

INSULATION ATTIC INSULATION

UPGR **182:** There is no attic insulation. As an upgrade we recommend that R-30 insulation be installed.

INSULATION WALL INSULATION

UPGR **183:** An examination of representative samples of exterior walls revealed no insulation present. Upgrading with the installation of blown-in insulation in the wall cavities should be considered.

INSULATION FLOOR INSULATION

UPGR **184:** There is no insulation beneath the floors, which is a common finding in older homes. While optional, upgrading would reduce cold air infiltration and make the home more comfortable.

GENERAL COMMENT

UPGR **185:** ENERGY EFFICIENCY: This structure appears to be partially insulated and energy efficient. Upgrading can further reduce heat loss, cold air infiltration and increase overall energy efficiency.

FE **186:** We recommend you retain a qualified energy conservation professional to evaluate this structure and identify the most effective manner to increase energy efficiency.

Electrical System

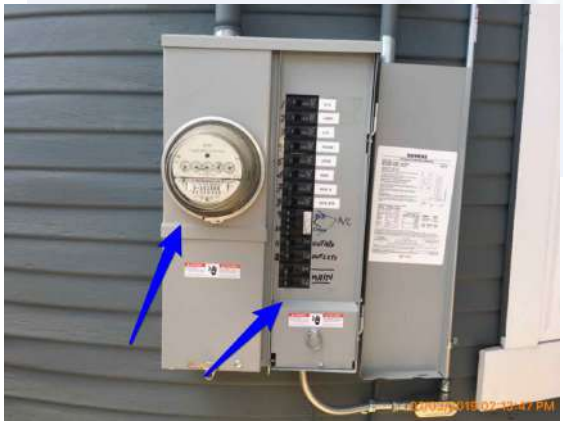
An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire. The inspector is not required to: 1. Operate circuit breakers or circuit interrupters 2. Remove cover plates. 3. Inspect de-icing systems or components. 4. Inspect private, solar or emergency electrical supply systems or components.

BASIC INFORMATION

187: SERVICE ENTRY: Service entry into building: Overhead service drop
188: VOLTAGE: Voltage supplied by utility: 120/240 volts
189: AMPERAGE: Capacity (available amperage): 100 amperes
190: GROUND: System grounding source: Water supply piping and driven copper rod
191: PROTECTION: Branch circuit protection: Circuit breakers
192: CONDUCTORS: Wiring material: Copper wiring where seen on panel box.

ELECTRIC LOCATIONS METER & MAIN

193: The meter and main electrical service panel are outside on the right-front corner of the building.



ELECTRIC LOCATIONS MAIN DISCONNECT

194: The main disconnect is incorporated into the electrical service panel.

SERVICE MAIN SERVICE DROP

195: The service drop appears to be properly installed and in good condition.

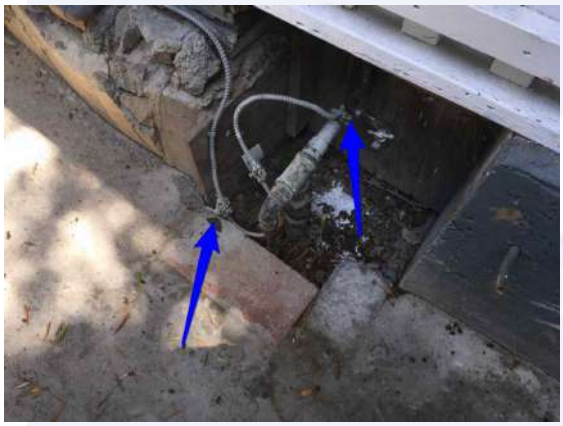
SERVICE MAIN BREAKER MAIN PANEL

196: GENERAL: The main service panel is in good condition with circuitry installed and fused correctly.

197: BREAKERS: The circuits in the panel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by actually operating the breakers.

SERVICE MAIN SERVICE GROUNDING

198: The system and equipment grounding appears to be correct.



BRANCH WIRING BRANCH CIRCUITRY

SFTY CORR **199:** Unsecured wiring was noted in one or more areas. We recommend that it be secured in accordance with present standards.

SFTY CORR **200:** There are uncovered junction box(es). We recommend these be covered to protect the wiring connections.

ELECTRICAL RECEPTACLES: OVERALL

201: For reference, present standards for typical room plugs require grounded, 3 prong receptacles within six feet of any point on all walls. Upgrading is required in older buildings only during remodeling.

SFTY CORR **202:** There are ungrounded three prong receptacles in one or more areas. We recommend all ungrounded 3 pronged receptacles be properly grounded or restored to their original two prong configuration. Generic photo shown.

CORR **203:** One or more receptacles are not working. We recommend the circuit and receptacles be checked and repaired as necessary. Generic photo shown.

ELECTRICAL SWITCHES: OVERALL

204: We checked a representative number of switches and found they were operating and in serviceable condition.

ELECTRICAL LIGHTS: OVERALL

205: The light fixtures on the outside walls of the structure were tested when possible. Testing the operation of the landscape lighting, including any low voltage lighting systems, is beyond the scope of this inspection.

206: The light fixtures in this building are generally in serviceable condition.

ELECTRICAL GFCI PROTECTION

207: GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists. GFCI protection is inexpensive and can provide a substantial increased margin of safety.

208: GFCI protection is installed for all of the receptacles where this type of protection is presently required. We recommend testing these devices on a monthly basis. GFCI protection is inexpensive and can provide a substantial increased margin of safety.

GENERAL COMMENT

209: Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seen. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

210: Review of all low voltage wiring, including telephone, TV and satellite, alarm, intercom, and computer wiring is not within the scope of our inspection. Consult the appropriate service technician for full evaluation of their operating conditions.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist. The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains, drain stops or evaluate backflow devices or drain line cleanouts. 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation or solar heating systems or components. 3. Inspect whirlpool baths, steam showers or sauna systems or components. 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks. 5. Inspect well or water treatment systems. 6. Operate fixture angle stops or shut-off valves.

BASIC INFORMATION
211: DOMESTIC WATER: Domestic water source: Public supply
212: LANDSCAPE WATER: Landscape water source: Public supply
213: MAIN WATER LINE: Main water line: Copper
214: SUPPLY PIPING: Supply piping: Copper and galvanized steel where seen.

215: WATER PRESSURE: Water pressure: Low-range of normal water pressure
216: WASTE DISPOSAL: Waste disposal: Municipal
217: WASTE PIPING: Waste piping: Plastic where seen
218: OTHER DEVICES: Other installed systems: Landscape watering, not inspected

WATER SUPPLY WATER SHUTOFF LOCATION
219: EXTERIOR: The domestic water supply main shut-off valve is outside at the left front corner of the building.

WATER SUPPLY WATER SHUTOFF COMMENTS

220: The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

WATER SUPPLY MAIN SUPPLY

221: There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

WATER SUPPLY INTERIOR SUPPLY

FE **222:** The majority of the water supply, waste lines and gas lines are underground, in walls or installed in concealed areas of the structure and thus are not visible, their condition cannot be determined. Further evaluation is recommend by a qualified specialist.

223: The exposed and accessible supply piping generally appears to be properly installed and in good condition.

FE CORR **224:** Inadequate water pressure noted. Only one toilet was able to be flushed at a time. We recommend further evaluation and repair as necessary by a qualified plumbing specialist.

UPGR **225:** The exterior & interior plumbing lines are not insulated as per current code. We recommend upgrading for energy savings.

FE **226:** The extent of copper plumbing is unknown. Consultation with the owner/occupant and/or a licensed plumbing contractor is recommended.

WATER SUPPLY WATER PRESSURE

227: The system water pressure, as measured at the exterior hose bibs, is within normal range. 30 psi is considered a low normal.

Laundry room

At driveway

Left rear of house

WATER SUPPLY REGULATOR

228: There is a regulator installed near the main shut off to maintain water pressure at an acceptable level in an area where pressure is generally higher than normal. The pressure regulator is functioning as designed.

WATER SUPPLY FIXTURES: OVERALL

229: [NOTE] As of January 1, 2017, building standards/state law require that flow rates for fixtures in the home not exceed 1.6 GPF for toilets, 2.2 GPM for faucets and 2.5 GPM for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller.

230: Fixture angle stops were not tested. It is not within the scope of this inspection.

DRAIN/WASTE/VENT DRAIN LINES

231: The piping should be routinely cleaned to remove the buildup of grease, hair and dirt, and help prevent debris blockage and subsequent drainage failures.

FE **232:** We recommend a full camera review of the main line and waste piping system. Failure to conduct a sewer line inspection can result in expensive and extensive repairs.

CORR **233:** The drains are slow, indicating possible obstruction. We recommend the piping be cleaned to allow free-flowing drainage.

FE CORR **234:** The kitchen drain line is leaking at the exterior. We recommend that it be repaired.

CORR **235:** Improper hangers/strapping is used for the ABS/PVC drain piping. We recommend upgrading.

CORR **236:** There is a long section of the waste line that is not properly supported. We recommend it be strapped to the framing in accordance with present standards.

CORR **237:** There are plastic plumbing pipes at the exterior. Standards require this type of pipe be protected and, in most jurisdictions, this has been interpreted to mean painted for protection against the sun. We recommend the pipes be painted.

DRAIN/WASTE/VENT SEWER CLEANOUT

238: EXTERIOR: The sewer cleanout is located at the front retaining wall & front slope

DRAIN/WASTE/VENT VENT LINES
239: The vent piping for the waste system appears to be properly installed and in good condition.

GAS SYSTEM GAS METER LOCATION
240: The gas meter is outside on the left side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

GAS SYSTEM GAS METER COMMENT
241: The gas meter appeared to be in a serviceable condition. A seismic gas shut off valve is installed.

GAS SYSTEM GAS PIPING
242: Inaccessible gas supply line within walls, slabs and underground are not within the scope of this report and are not inspected/tested. We recommend further evaluation by a qualified specialist.

243: The visual gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

GENERAL COMMENT
FE **244:** An excessive loss of water flow occurred while operating a number of fixtures simultaneously. This condition may be the result of low water pressure, defective pressure regulator and/or a restriction in the water supply piping system. We recommend further evaluation by a qualified plumber.

CORR **245:** One or more drains are slow. We recommend the trap(s) be cleaned of grease, hair, sludge, etc. and if this does not correct the problem, we recommend the line be 'snaked' by a professional sewer cleaning service.

FE **246:** GALVANIZED SUPPLY: Galvanized steel pipe has a life expectancy between 35 and 45 years. Galvanized steel pipes will rust and corrode from the inside out, can become restricted over time and eventually leak. When loss pressure/flow is noted at plumbing fixtures, restrictions may have already occurred. We suggest further review by a qualified licensed plumber prior to closing.

247: GALVANIZED SUPPLY: There are no visible signs of corrosion or other reportable conditions of the galvanized supply piping and, in our opinion, the piping should remain serviceable for the foreseeable future.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

248: Water heater photo

249: MANUFACTURER: Manufacturer: Bradford White
250: AGE: Estimated age: 4 years old.

251: LOCATION: Location: Exterior metal closet / enclosure at the left side of the house.

252: ENERGY SOURCE: Energy source: Natural gas
253: CAPACITY: Capacity: 40 gallons
254: UNIT TYPE: Unit type: Free standing tank
255: TEMPERATURE SETTING: Hot water temperature generally should not exceed 120 degrees F at any fixture. Elevated temperatures should be corrected.

256: ADEQUACY: The adequacy of the hot water supply or temperature was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures.

257: INSULATION: Insulation: Yes, installed behind outer jacket

TANK
258: The water heater tank appeared to be in a serviceable condition.

T/P RELEASE VALVE
259: A typical water heater has a safety device known as a relief valve and is sometimes known as a temperature and pressure valve. If pressure builds or temperatures reach dangerous levels the valve opens up and discharges the pressure. This prevents an explosion. Attached to the relief valve is a discharge pipe. The discharge pipe should be routed to an approved location or exterior. Generic photo shown.

EXPANSION TANK

260: The 2012 International Residential Code (P2903.4.2) requires the installation of an expansion tank on a hot water tank where thermal expansion may cause an increase in pressure. The tank is only required when the water supply system incorporates a backflow prevention device, check valve or similar device. The tank or device shall be sized in accordance with the manufacturer's recommendation. Generic photo shown.

SFTY UPGR **261:** There is no thermal expansion tank installed at the water heater. We recommend installation of a thermal expansion tank as per present standards.

GAS SUPPLY

262: GAS SHUT OFF VALVE: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

UPGR **263:** GAS SHUT OFF VALVE: The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.

FE CORR **264:** GAS SHUT OFF VALVE: The gas pilot was off at the tank. A qualified contractor should evaluate and repair if necessary.

265: CONNECTOR: The gas connector is an approved flexible type in good condition.

SFTY CORR **266:** CONNECTOR: There is no water to gas pipe bonding wire. This is common in newer applications. Recommended upgrade.

VENTING
267: The water heater vent is properly installed and appears in serviceable condition.

COMBUSTION AIR
268: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

269: The combustion air supply is adequate.

WATER CONNECTORS
270: INLET/OUTLET: The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

CORR **271:** INLET/OUTLET: The visible water supply connectors for the water heater were not insulated to minimize heat loss.

SEISMIC RESTRAINT

272: The water heater tank has been secured. This feature will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.

GENERAL COMMENT

273: This water heater is in the middle of its expected service life, was operating and with routine maintenance should be reliable for a number of years.

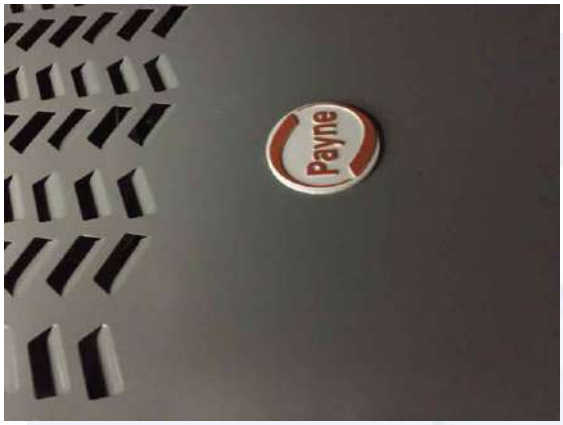
FE **274:** This a non-original water heater. We recommend review of all documentation and permits.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-invasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged. The inspector is not required to: 1. Inspect furnace heat exchangers or electric heating elements. 2. Inspect non-central air conditioning units or evaporative coolers. 3. Inspect radiant, solar, hydronic or geothermal systems or components. 4. Determine volume, uniformity, temperature, airflow, balance or leakage of any air distribution system. 5. Inspect electronic air filtering or humidity control systems or components.

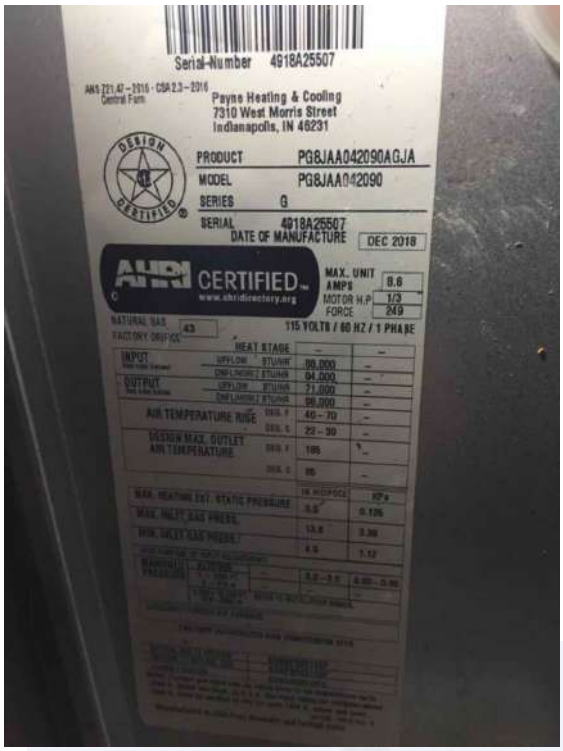
Forced Hot Air

BASIC INFORMATION
275: Forced air unit photo



276: MANUFACTURER: Manufacturer: Payne
277: LOCATION: Furnace location: Attic
278: ENERGY SOURCE: Energy source: Natural gas

279: BTU RATING: Furnace btu input rating: 80,000 btu's



EQUIPMENT SYSTEM NOTES

280: Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

281: The visible areas of the furnace unit, electrical/gas connections, ducting and filters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are check for basic operation. Determining the condition of the heat exchangers is beyond the scope of this inspection. The inspector does not light pilot lights. Thermostats are not checked for calibration or time limits. Routine maintenance is recommended per manufactures specifications and operating conditions. Our evaluation of the heating and air conditioning systems is both visual and functional, providing power and/or fuel is supplied to the components. Judging the cooling efficiency or adequacy of an air conditioner is a subjective evaluation; poor condition is noted only if, in the inspectors opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing. Dismantling and/or extensive inspection of internal components of the heating and air conditioning systems including heat exchangers is beyond the scope of this inspection.

EQUIPMENT GAS SUPPLY

282: GAS SHUT OFF VALVE: The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

EQUIPMENT REGULATOR & CONTROL
283: The gas pressure regulator and control valve appear to be properly installed and in serviceable condition.

EQUIPMENT BURNERS
284: The burners were inspected and found to be clean and in good working order.

EQUIPMENT HEAT EXCHANGER
285: [NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

EQUIPMENT IGNITION SYSTEM
286: The heating unit is equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light.

EQUIPMENT FAN/LIMIT SWITCH
287: The devices controlling the internal temperatures of the system and the opening and closing of the fuel valve appears to be working properly and is in serviceable condition.

SFTY CORR **288:** ADJUST: The setting for the fan/limit switch is too high. The temperature heat differential between the return and registers is above 60°. The furnace could potentially overheat and, in the extreme case, become a hazard. We recommend the switch be adjusted.

EQUIPMENT PLENUM
289: The plenum is the 'box', or portion of the ductwork, attached directly to the furnace acting as the termination or collector for all the individual supply or return ducts attached to it.

EQUIPMENT AIR FILTERS
290: The air filter for the heating unit is a conventional, disposable filter.

VENTING/COMBUSTION VENT
291: The heating system vent is properly installed and appears in serviceable condition where seen.

VENTING/COMBUSTION COMBUSTION AIR
292: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

DISTRIBUTION DUCTS

293: Per the California Energy Commission "Beginning 10/1/2005, Title 24 of the Building Energy Efficiency Standards requires that ducts be tested for leaks when a central air conditioner or furnace is installed or replaced. Ducts that leak 15% or more must be replaced." An inspection will not be able to determine if air loss (leaky ducts, etc.) exceeds the maximum allowed 15%. This test can only be done by a qualified specialist and is beyond the scope of this inspection. It is advised to consult with a qualified specialist on this matter as the examination may determine that repairs or replacement of the ducting system is required.

294: The ducts appear to be properly installed and are in serviceable condition.

CONTROLS THERMOSTAT

295: The thermostat appears to be properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat.

ELECTRICAL HVAC WIRING

296: WIRING: All accessible wiring appears in good condition.

ELECTRICAL HVAC DISCONNECT

297: The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

298: The local disconnect appears properly installed and in good condition.

GENERAL COMMENT

299: Our inspection of the heating system is non-invasive and is limited to visible components and their basic function. A full evaluation requires extensive testing and is beyond the scope of our inspection.

300: This component is a newer application. Review of all permits and Title 24 documentation is suggested.

301: Until eventual replacement of the heating system, we suggest periodic review by the local utility company and servicing by a qualified contractor for continued safe and efficient operation.

302: The heating is newer, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-invasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

BASIC INFORMATION

303: Air-conditioning unit photo

304: MANUFACTURER: Manufacturer: International Comfort
305: METHOD OF COOLING: Method of cooling: Freon gas compression
306: TYPE: Type of system: Gas heat with air conditioning
307: NUMBER OF UNITS: Number of units: 1
308: EQUIPMENT CONFIGURATION: Location of equipment: Split or remote system
309: CONDENSER LOCATION: Condenser location: Roof
310: DISCONNECT LOCATION: Electrical disconnect location: Adjacent to condensing unit

311: APPROX TONS: 3

ELECTRICAL HVAC WIRING

312: WIRING: All accessible wiring appears in good condition.

ELECTRICAL HVAC DISCONNECT

313: The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

314: The local disconnect appears properly installed and in good condition.

EQUIPMENT CONDENSING UNIT

315: CONDENSING UNIT: The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, hot gas discharge line, condenser fan, electrical panel box, and some accessory components.

316: CONDENSING UNIT: The condensing unit appears to be properly installed and in serviceable condition.

EQUIPMENT EVAPORATOR COIL

317: An evaporator is a device used to transfer or absorb heat from the air surrounding the evaporator to the refrigerant. In doing so, the liquid refrigerant is evaporated or boiled off as it passes through the evaporator.

318: The evaporator coil is concealed within the furnace and was not directly observed. We found no signs of leakage and damage is not likely because the condensing unit operated normally.

EQUIPMENT REFRIGERANT LINES
319: The accessible refrigerant lines appear to be in good condition.

320: The refrigerant lines were mostly inaccessible and could not be inspected. We suggest verification of proper insulation.

DISTRIBUTION DUCTS
321: Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

GENERAL COMMENT
322: Our inspection of the central air conditioning is limited to visible components and their basic functions. A full evaluation requires extensive testing and is beyond the scope of our inspection.

FE **323:** This component is a newer application. Review of all permits and Title 24 documentation is suggested.

324: The air conditioning is newer, responded to normal operating controls. The temperature differential between the supply and the return grills was within the normal range of (18 - 22) degrees. With routine maintenance it should be reliable for number of years.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

Left Front Bathroom

BASIC INFORMATION
325: Bathroom photo

326: WASH BASIN: Wash basin(s): one piece molded sink/countertop
327: BATHTUB/SHOWER: Shower: Site fabricated ceramic tile lined vessel
328: TUB/SHOWER WALLS: Tub/shower walls: Ceramic tile

PLUMBING DRAIN TRAP
329: DRAIN TRAP: The drain trap and associated piping are PVC plastic.

PLUMBING WATER BASIN
330: The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

PLUMBING TOILET
331: The toilet appeared to be serviceable. It is a low flow design.

FE **332:** Galvanized water supply was noted at the toilet. Galvanized steel pipe has a life expectancy between 35 and 45 years. Galvanized steel pipes will rust and corrode from the inside out, can become restricted over time and eventually leak. When loss of pressure/flow is noted at plumbing fixtures, restrictions may have already occurred. We suggest further review by a qualified licensed plumber prior to closing.

PLUMBING SHOWER
333: The shower was operated for the inspection and appeared to be in serviceable condition.

ELECTRICAL RECEPTACLES
334: INSTALLATION: The receptacle appears to be properly installed and was operational.

335: GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

ELECTRICAL SWITCHES
336: GENERAL: The switches are serviceable.

ELECTRICAL LIGHTS
337: The lights functioned.

HEATING EQUIPMENT HEAT OUTLET
338: OUTLET: There is no heat source provided in the bathroom.

SURFACES WALLS
339: The interior walls are serviceable.

SURFACES CEILING
340: The ceiling is in a serviceable condition.

SURFACES FLOOR
341: The finish floor in this bathroom is tile.

342: The floor appears to be properly installed and is in serviceable condition.

SURFACES SHOWER WALLS
343: The shower walls appear to be properly installed and in serviceable condition.

SURFACES ENCLOSURE
CORR **344:** The glass enclosure has been leaking at the lower corners. No damage was visible, but resealing or repairing the enclosure is recommended.

FE CORR **345:** Because of the nature of bathroom surface materials and construction, water damage in concealed areas is common. Any repairs or upgrading should include further investigation, where possible, of concealed areas and repair, if necessary.

SURFACES CABINETS
346: The cabinets are in serviceable condition.

SURFACES COUNTERTOPS
347: The countertop is in serviceable condition.

DOORS & WINDOWS DOORS
348: The door(s) are serviceable.

DOORS & WINDOWS WINDOWS
349: The window(s) are serviceable.

VENTILATION
350: Ventilation in this bathroom is adequate.

351: Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

Master Bathroom

BASIC INFORMATION

352: Bathroom photo

353: WASH BASIN: Wash basin(s): one piece molded sink/countertop
354: BATHTUB/SHOWER: Shower: Site fabricated ceramic tile lined vessel
355: TUB/SHOWER WALLS: Tub/shower walls: Ceramic tile

PLUMBING DRAIN TRAP

356: DRAIN TRAP: The drain trap and associated piping are PVC plastic.

PLUMBING WATER BASIN

357: The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

PLUMBING TOILET

CORR **358:** The toilet doesn't flush properly. We recommend repair.

CORR **359:** The seat is loose. We recommend re-securing.

PLUMBING SHOWER

360: The shower was operated for the inspection and appeared to be in serviceable condition.

ELECTRICAL RECEPTACLES
361: INSTALLATION: The receptacle appears to be properly installed and was operational.

362: GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

ELECTRICAL SWITCHES
363: GENERAL: The switches are serviceable.

ELECTRICAL LIGHTS
364: The lights functioned.

HEATING EQUIPMENT HEAT OUTLET
365: OUTLET: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

SURFACES WALLS
366: The interior walls are serviceable.

SURFACES CEILING
367: The ceiling is in a serviceable condition.

SURFACES FLOOR
368: The finish floor in this bathroom is tile.

369: The floor appears to be properly installed and is in serviceable condition.

SURFACES SHOWER WALLS
370: The shower walls appear to be properly installed and in serviceable condition.

SURFACES ENCLOSURE
CORR **371:** The glass enclosure has been leaking at the lower corners. No damage was visible, but resealing or repairing the enclosure is recommended.

FE CORR **372:** Because of the nature of bathroom surface materials and construction, water damage in concealed areas is common. Any repairs or upgrading should include further investigation, where possible, of concealed areas and repair, if necessary.

SURFACES CABINETS
373: The cabinets are in serviceable condition.

SURFACES COUNTERTOPS
374: The countertop is in serviceable condition.

DOORS & WINDOWS DOORS
CORR **375:** SWINGING: The entry door rubs on the frame. We recommend planing or sanding for smoother operation.

DOORS & WINDOWS WINDOWS
376: The window(s) are serviceable.

VENTILATION
377: Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

BASIC INFORMATION

378: Kitchen photo

379: ENERGY: Energy: Gas (or propane) appliances only

380: KITCHEN VENTILATION: Ventilation: Exhaust ducted to the exterior

PLUMBING DRAIN TRAPS

381: DRAIN TRAP: The drain trap and associated piping are ABS plastic.

CORR **382:** The drain pipe fitting is leaking. We recommend repair or replacement.

PLUMBING AIR GAP

383: The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This assures separation of the supply water from the waste water.

CORR **384:** The air gap leaks. We recommend repair.

PLUMBING SINK
385: TYPE: The sink is metal.

386: The sink appears to be properly installed and in serviceable condition.

PLUMBING GAS SUPPLY
387: GAS SHUT OFF VALVE: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

388: CONNECTOR: The gas connector is an approved flexible type in good condition.

ELECTRICAL RECEPTACLES
389: INSTALLATION: The receptacles appear to be properly installed and were operational.

390: GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

ELECTRICAL LIGHTS
391: The lights functioned.

HEATING EQUIPMENT HEAT OUTLET
392: OUTLET: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

SURFACES WALLS
393: The walls are generally serviceable.

SURFACES CEILING
394: The ceiling is generally serviceable.

SURFACES FLOOR
395: The floor is in a serviceable condition.

FE **396:** GENERAL: There is a minor slope in the flooring. We noted no resulting weakness or failure as a result of the slope. No immediate corrective actions are required.

SURFACES CABINETS
397: The cabinets are in serviceable condition.

SURFACES COUNTERTOPS
398: MATERIAL: The countertop is quartz.

CORR **399:** The rigid grout joint between the counter and the backsplash is standard practice. There are hairline cracks and this condition is likely to return even after patching. We recommend a flexible sealant at this location.

DOORS & WINDOWS WINDOWS
400: The windows were serviceable.

DOORS & WINDOWS VENTILATION
401: Kitchen ventilation is provided by a range hood over the burners, venting to the exterior. The fan appears to be properly installed and in serviceable condition.

FIRE EXTINGUISHER

402: We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

APPLIANCES STOVE

403: GENERAL: The stove/cooktop was turned on with the normal operating controls and found to be in satisfactory working condition.

APPLIANCES DISHWASHER

CORR **404:** The dishwasher is not properly attached to the cabinets. We recommend attachment according to the manufacturer's installation instructions.

Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

BASIC INFORMATION
405: Laundry Area Photo

PLUMBING DRAIN TRAP
406: DRAIN TRAP: The drain trap and associated piping are ABS plastic.

PLUMBING GAS SUPPLY
FE **407:** GAS SHUT OFF VALVE: The gas line is capped. No gas shut off valve is installed.

ELECTRICAL RECEPTACLES
408: INSTALLATION: The receptacle appears to be properly installed and was operational.

409: GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

ELECTRICAL LIGHTS
410: The light(s) functioned.

HEATING EQUIPMENT HEAT OUTLET
411: OUTLET: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

SURFACES WALLS
412: The walls are generally serviceable.

SURFACES CEILING
413: The ceiling is generally serviceable.

SURFACES FLOOR
414: The floor is in serviceable condition.

VENTING/COMBUSTION VENTILATION
415: Ventilation is provided by a window.

VENTING/COMBUSTION DRYER VENT
416: The dryer vent appears properly installed and in serviceable condition.

APPLIANCES WASHER/DRYER
417: The hookups for the washer and dryer are properly installed and in serviceable condition. There were no appliances in place at the time of this inspection.

Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected. For further detailed information, see the individual rooms comments below.

BASIC INFORMATION
418: BEDROOMS: Number of bedrooms: Three
419: BATHROOMS: Number of bathrooms: Two
420: WINDOW MATERIAL: Window material: Vinyl
421: WINDOW TYPE: Window type: Single-hung and horizontal sliding windows.

422: WINDOW GLAZING: Window glazing: Double pane
423: CEILING MATERIAL: Finished ceiling material: Drywall and/or Plaster
424: WALL MATERIAL: Finished ceiling material: Drywall and/or Plaster
425: FLOOR MATERIAL: Finished floor material: wood and tile

ELECTRICAL RECEPTACLES: OVERALL
426: For reference, as receptacles are discussed in this report, present standards for typical room plugs require grounded, 3 prong receptacles within six feet of any point on all walls. Upgrading is required in older buildings only during remodeling.

SFTY CORR **427:** There are one or more ungrounded 3 prong receptacles. We recommend all ungrounded 3 pronged receptacles be properly grounded or restored to their original two prong configuration. Generic photo shown.

CORR **428:** One or more receptacles are not working. We recommend further investigation and repair, if necessary.

ELECTRICAL SWITCHES: OVERALL
429: We checked a representative number of switches and found they were operating and in serviceable condition.

ELECTRICAL LIGHTS: OVERALL
430: The light fixtures in this building are generally in serviceable condition.

ELECTRICAL GFCI PROTECTION
431: GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists. GFCI protection is inexpensive and can provide a substantial increased margin of safety.

432: GFCI protection is installed for all of the receptacles where this type of protection is presently required. We recommend testing these devices on a monthly basis.

SURFACES SURFACES: OVERALL
433: The interior wall, floor, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear.

SURFACES WALLS/CEILINGS OVERALL
434: As with any recently refinished and freshly painted surface, conditions may be present that were not readily apparent at the time of our inspection. We do not suggest or represent that this inspection will identify all such conditions.

435: The wall and ceiling surfaces appear to be properly installed and generally in serviceable condition, with exceptions noted below or in other areas of this report.

FE CORR **436:** Moisture was detected on wall(s) and/or ceiling(s). The source of moisture should be identified and corrected.

SURFACES FLOORS: OVERALL

FE **437:** The floors exceed current standards of 1/4 inch in 10 feet. If concerned, we recommend further evaluation by a qualified specialist.

FE **438:** If these conditions are of concern, more detailed evaluation and proposals for corrective work could be obtained from a licensed general contractor. Measurement and evaluation of floor slope and/or settlement is beyond the scope of our inspection.

SURFACES CABINETRY: OVERALL

439: The cabinets are in a serviceable condition.

DOORS & WINDOWS DOORS: OVERALL

CORR **440:** One or more doors are a poor fit and have uneven gaps. We recommend repair or replacement.

UPGR **441:** Some door stops are damaged or missing. This condition will lead to damage of the wall surfaces. We recommend door stops be installed where needed.

442: Exterior door locks can be rekeyed after the transfer of ownership to ensure personal safety and security.

DOORS & WINDOWS WINDOWS: OVERALL

443: We operate a representative sample of the windows, but do not necessarily open, close, and latch every window. Our inspection standards require testing a minimum of one window in every room.

444: The windows tested appear to be properly installed and in serviceable condition.

445: Determining the condition of insulated glass doors and windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated door/window seals can and will fail at any time.

446: Window maintenance should be done on a yearly basis to minimize wear and tear.
Step 1: Pull the tops of both window sashes out of the window frame as you would when cleaning the windows.
Step 2: Clean the liner tracks and the edges of the window sash with a dry rag. The liner is the inside frame of the window. For heavy dirt buildup use a solution of dish soap and warm water to clean the liner and the sides of the sash panels. Dry the liner and sash with a clean cloth.
Step 3: Spray some silicone lubricant onto a dry cloth. Wipe both liners down with the cloth. Wipe the sides of the sashes where they fit into the liner with the cloth. Spray more lubricant on the cloth as necessary to apply a thin coat of lubricant to the liner and sashes. Do not spray directly onto the parts.
Step 4: Reinstall the sashes into the window opening. Operate each sash up and down two to three times to evenly distribute the lubricant.

SAFETY FEATURES DETECTORS: OVERALL

447: Smoke alarms were not tested in this building. The life expectancy of smoke alarms is generally 10 years, after which point the sensors begin to lose sensitivity. The test button only confirms that the battery, electronics and alert system are working. It doesn't mean that the smoke sensor is working. Newer battery only alarms have a sealed 10 year battery installed. When the alarm chirps, it is signaling the end of life and must be replaced. Manufacturers usually have a date stamped on the inside of the detector. We recommend checking the date stamp and replacing the smoke detectors as needed.

448: The smoke detectors are appropriately located.

449: CARBON MONOXIDE : The carbon monoxide alarms were not tested. Carbon monoxide detectors have an average lifespan between five and ten years depending on the manufacturer. Most detectors have a manufacturing date stamped on or inside the detector, or a provision where the installation date is written on the unit. Newer battery only alarms have a sealed 10 year battery installed. When the alarm chirps, it is signaling the end of life and must be replaced. We recommend checking the date stamp on the back and replacing the detectors as necessary.

450: CARBON MONOXIDE : Carbon monoxide detector(s) are present.

SAFETY FEATURES FIRE EXTINGUISHER

SFTY UPGR **451:** We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

OTHER FEATURES HEAT SOURCE

452: We observed a permanent heat source in each habitable room throughout the building.

GENERAL COMMENT

453: In addition to any specific rooms noted, we inspected all rooms generally considered to be habitable space. These include, but are not limited to, the living room, dining room, family room, den, bedrooms, utility room, etc. if applicable.

454: We do not review/inspect window treatments, solar tubes, furniture, and/or any personal property.

Living Room

BASIC INFORMATION

455: Living room photo

SURFACES FLOOR

FE **456:** GENERAL: There is a minor slope in the flooring. We noted no resulting weakness, failure or nonperformance as a result of the slope. No immediate corrective actions are required. See foundation and/or other sections of this report regarding this issue.

Dining Room

BASIC INFORMATION

457: Dining room photo

ELECTRICAL RECEPTACLES

CORR **458:** The receptacle is not working. We recommend further investigation and repair, if necessary.

SURFACES WALLS

FE CORR **459:** Moisture was detected on the wall. The source of moisture should be identified and corrected.

Breakfast Room

BASIC INFORMATION

460: Breakfast room photo

SURFACES FLOOR

FE **461:** GENERAL: There is a minor slope in the flooring. We noted no resulting weakness, failure or nonperformance as a result of the slope. No immediate corrective actions are required. See foundation and/or other sections of this report regarding this issue.

Hallway

BASIC INFORMATION

462: Hallway photo

SAFETY FEATURES SMOKE/CO DETECTOR

463: The smoke detector alarm was present.

464: Carbon monoxide detector is present.

SURFACES FLOOR

FE **465:** GENERAL: There is a minor slope in the flooring. We noted no resulting weakness, failure or nonperformance as a result of the slope. No immediate corrective actions are required. See foundation and/or other sections of this report regarding this issue.

1 inch in two feet

DOORS & WINDOWS DOORS

CORR **466:** SLIDING: The sliding door does not operate properly, indicating the track is misaligned, dirty, or the wheels are damaged. We recommend repair or replacement.

Bedroom

Right Center Bedroom

BASIC INFORMATION

467: Bedroom photo

SAFETY FEATURES SMOKE/CO DETECTOR

468: The smoke detector alarm was present.

ELECTRICAL RECEPTACLES

SFTY CORR **469:** There are one or more ungrounded three prong receptacles in this area. We recommend they be properly grounded or restored to their original two prong configuration.

SURFACES FLOOR

FE **470:** GENERAL: There is a minor slope in the flooring. We noted no resulting weakness, failure or nonperformance as a result of the slope. No immediate corrective actions are required. See foundation and/or other sections of this report regarding this issue.

DOORS & WINDOWS CLOSET

CORR **471:** The clothing bar in the closet sags. Additional support could be added for a better appearance and to minimize chances for breakage.

Right Rear Bedroom

BASIC INFORMATION

472: Bedroom photo

SAFETY FEATURES SMOKE/CO DETECTOR

473: The smoke detector alarm was present.

SURFACES FLOOR

FE **474:** GENERAL: There is a minor slope in the flooring. We noted no resulting weakness, failure or nonperformance as a result of the slope. No immediate corrective actions are required. See foundation and/or other sections of this report regarding this issue.

DOORS & WINDOWS DOORS

CORR **475:** SWINGING: The entry door is out of alignment swinging back to the closed position when fully opened. We recommend adjustment.

DOORS & WINDOWS CLOSET

CORR **476:** The clothing bar in the closet sags. Additional support could be added for a better appearance and to minimize chances for breakage.

Master Bedroom

BASIC INFORMATION

477: Bedroom photo

SAFETY FEATURES SMOKE/CO DETECTOR

478: The smoke detector alarm was present.

ELECTRICAL RECEPTACLES

SFTY CORR **479:** There are three ungrounded three prong receptacles in this area. We recommend they be properly grounded or restored to their original two prong configuration.

SURFACES FLOOR

FE **480:** GENERAL: There is a minor slope in the flooring. We noted no resulting weakness, failure or nonperformance as a result of the slope. No immediate corrective actions are required. See foundation and/or other sections of this report regarding this issue.

CORR **481:** GENERAL: Portions of the flooring are uneven. This condition appears to result from mismatching of the underlying framing or subflooring. We recommend repair for a better appearance and a more even walking surface.

DOORS & WINDOWS DOORS

CORR **482:** SLIDING: The sliding door does not operate properly, indicating the track is misaligned, dirty, or the wheels are damaged. We recommend repair or replacement.

DOORS & WINDOWS CLOSET

CORR **483:** The clothing bar in the closet sags. Additional support could be added for a better appearance and to minimize chances for breakage.

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, creosote and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

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STANDARDS OF PRACTICE

RESIDENTIAL STANDARDS – FOUR OR FEWER UNITS

Originally Adopted September 13, 1983
Revised November 1, 1996
Revised April 15, 1999
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Table of Contents

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without

difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the *inspection* is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

Part II. Standards of Practice

A *real estate inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components* listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 – Foundation, Basement, and Under-floor Areas

A. Items to be *inspected*:
   1. Foundation *system*
   2. Floor framing *system*
   3. Under-floor ventilation
   4. Foundation anchoring and cripple wall bracing
   5. Wood separation from soil
   6. Insulation

B. The *Inspector* is not required to:
   1. *Determine* size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
   2. *Determine* the composition or energy rating of insulation materials

SECTION 2 – Exterior

A. Items to be *inspected*:
   1. Surface grade directly adjacent to the *buildings*
   2. Doors and windows
   3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails, and guardrails
   4. Wall cladding and trim
   5. Portions of walkways and driveways that are adjacent to the *buildings*

B. The *Inspector* is not required to:
   1. *Inspect* door or window screens, shutters, awnings, or security bars
   2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety *devices*
   3. Use a ladder to *inspect systems* or *components*

SECTION 3 – Roof Covering

A. Items to be *inspected*:
   1. Covering
   2. Drainage
   3. Flashings
   4. Penetrations
   5. Skylights

B. The *Inspector* is not required to:
   1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*
   2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage

SECTION 4 – Attic Areas and Roof Framing

A. Items to be *inspected*:
   1. Framing
   2. Ventilation
   3. Insulation

B. The *Inspector* is not required to:
   1. *Inspect* mechanical attic ventilation *systems* or *components*
   2. *Determine* the composition or energy rating of insulation materials

SECTION 5 – Plumbing

A. Items to be *inspected*:
   1. Water supply piping
   2. Drain, waste, and vent piping
   3. Faucets and *fixtures*
   4. Fuel gas piping
   5. Water heaters
   6. *Functional flow* and *functional drainage*

B. The *Inspector* is not required to:
   1. Fill any *fixture* with water, *inspect* overflow drains or drain-stops, or evaluate backflow *devices* or drain line cleanouts

2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks
5. *Inspect* wells or water treatment *systems*

SECTION 6 – Electrical

A. Items to be *inspected*:
   1. Service equipment
   2. Electrical panels
   3. Circuit wiring
   4. Switches, receptacles, outlets, and lighting *fixtures*

B. The *Inspector* is not required to:
   1. *Operate* circuit breakers or circuit interrupters
   2. Remove cover plates
   3. *Inspect* de-icing *systems* or *components*
   4. *Inspect* private or emergency electrical supply *systems* or *components*

SECTION 7 – Heating and Cooling

A. Items to be *inspected*:
   1. Heating equipment
   2. Central cooling equipment
   3. Energy source and connections
   4. Combustion air and exhaust vent *systems*
   5. Condensate drainage
   6. Conditioned air distribution *systems*

B. The *Inspector* is not required to:
   1. *Inspect* heat exchangers or electric heating elements
   2. *Inspect* non-central air conditioning units or evaporative coolers
   3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
   4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
   5. *Inspect* electronic air filtering or humidity control *systems* or *components*

SECTION 8 – Fireplaces and Chimneys

A. Items to be *inspected*:
   1. Chimney exterior
   2. Spark arrestor
   3. Firebox
   4. Damper
   5. Hearth extension

B. The *Inspector* is not required to:
   1. *Inspect* chimney interiors
   2. *Inspect* fireplace inserts, seals, or gaskets
   3. *Operate* any fireplace or *determine* if a fireplace can be safely used

SECTION 9 – *Building* Interior

A. Items to be *inspected*:
   1. Walls, ceilings, and floors
   2. Doors and windows
   3. Stairways, handrails, and guardrails
   4. *Permanently installed* cabinets
   5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals
   6. Absence of smoke and carbon monoxide alarms
   7. Vehicle doors and openers

B. The *Inspector* is not required to:
   1. *Inspect* window, door, or floor coverings
   2. *Determine* whether a *building* is secure from unauthorized entry
   3. *Operate*, test, or determine the type of smoke or carbon monoxide alarms or test vehicle door safety *devices*
   4. Use a ladder to *inspect systems* or *components*

Part III. Limitations, Exceptions, and Exclusions

A. The following are excluded from a *real estate inspection*:

1. *Systems* or *components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not *inspected* due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions

7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
13. *Determining* the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems* or *components*
18. Fire extinguishing and suppression *systems* and *component**s*** or *determining* fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
21. *Operating* shutoff valves or *shutting down* any *system* or *component*
22. Dismantling any *system*, structure, or *component* or removing access panels other than those provided for homeowner maintenance

B. The *Inspector* may, at his or her discretion:

1. *Inspect* any *building*, *system*, *component*, *appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such *inspection* shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

IV. Glossary of Terms

*Note: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific *function*

Building: The subject of the *inspection* and its *primary parking structure*

Component: A part of a *system*, *appliance*, *fixture*, or *device*

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a *real estate inspection*

Device: A *component* designed to perform a particular task or *function*

Fixture: A plumbing or electrical *component* with a fixed position and *function*

Function: The normal and characteristic purpose or action of a *system*, *component*, or *device*

Functional Drainage: The ability to empty a plumbing *fixture* in a reasonable time

Functional Flow: The flow of the water supply at the highest and farthest *fixture* from the *building* supply shutoff valve when another *fixture* is used simultaneously

Inspect: Refer to Part I, “Definition and Scope”, Paragraph A

Inspector: One who performs a *real estate inspection*

Normal User Control: Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*

Operate: Cause a *system*, *appliance*, *fixture*, or *device* to *function* using *normal user controls*

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A *building* that an *Inspector* has agreed to *inspect*

Primary Parking structure: A *building* for the purpose of vehicle storage associated with the *primary building*

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Real Estate Inspection: Refer to Part I, “Definitions and Scope”, Paragraph A

Representative Number: Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets

Safety Hazard: A *condition* that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to *normal user controls*

System: An assemblage of various *components* designed to *function* as a whole

Technically Exhaustive: Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis