DeBerry

INSPECTION SERVICES

HOME INSPECTION REPORT

2901 Webster Avenue
San Diego, Ca 92113

Client: Stephen Michea
July 8, 2024
File #240708AC

Prepared by: Chad Fisher, B.S.S.E., Certified CREIA Inspector

Introduction

A Home Inspection report is intended to establish the general condition and serviceability of the dwelling prior to transfer of ownership. The purpose and scope of this inspection, the Standards of Practice employed, and the limitations and exclusions are described in the Standard Residential Inspection Agreement. A blank copy of the Agreement is included at the end of this report. This report is provided for the sole and exclusive benefit of the Client and is not transferable.

Third Party Liability

The contents of this report are for the sole use of the Client named above and no other person or party may rely upon this report for any reason or purpose whatsoever without the prior written consent of DeBerry Inspection Services. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of DeBerry Inspection Services does so at their own risk and by doing so without the prior written consent of DeBerry Inspection Services waives any claim of error or deficiency in this report.

Definitions

In many instances the evaluation of items is subjective, especially with regard to items which have a cosmetic nature. The Client is therefore advised to inspect and evaluate such items personally. The following definitions are provided to acquaint the Client with the criterion used in evaluating the property:

GOOD – In above average condition, in as new condition

SATISFACTORY – In average condition for its age, serviceable

FAIR – In below average condition for its age, serviceability limited or impaired, in need of some maintenance or repair

POOR – In need of repair or replacement, not serviceable

Specialty Evaluations

The Client is advised that a Home Inspector is a generalist. Throughout this report, recommendations may be made for further evaluation by an appropriately qualified specialist. The Client is advised that such specialty evaluations often result in the discovery of additional defects. Any such specialty evaluations should therefore be completed before removing any investigation contingency and prior to the close of

escrow to avoid incurring unforeseen repair costs which may have been identified during such specialty evaluation.

General

The house is a single story wood frame structure with stucco siding. It is situated on a lot that slopes down at the north side. The dwelling is reported to be 94 years old. An addition has been added to the rear of the house. For the purpose of this report it is assumed that the front door faces north. The home was furnished at the time of the inspection, precluding inspection of some areas and/or features of the dwelling. The building on the south portion of the lot was also inspected on this date and will be referred to as 219 & 221 South 29th Street throughout this half of the report. The condition of 219 and 221 South 29th Street is described in the second half of this report.

This report describes all items/features of the home which were inspected. Items which are defective, are in need of attention, or are considered to be significant safety concerns appear as indented "bullets". Items which would normally be inspected but were not are also indented in a "bullet" format, along with the reasons for non-inspection. Relatively minor items, such as typical cosmetic defects and common "wear and tear" are contained in the general descriptive text. Maintenance recommendations and suggested upgrades may appear in either the general descriptive text or in the indented "bulleted" text.

Photographs are inserted in places throughout the report. The majority of these photos are intended to provide an enhanced understanding of defects described in the report, including defects which would typically be difficult for the Client to view directly. In some instances, one photo may be used to depict multiple similar defects. The use of photographs is not intended to imply relative importance of defects and some defects not photographed may be of more importance to the Client than photographed defects. Not all defects will be supported with photographs.

Roof

The low slope portion of the roof is covered with a rolled type roofing with an aggregate surface. The roof was visually inspected by walking the roof surface. The roofing appears to be in generally fair condition at this time. Some of the mineral surface is flaking off of the roofing in places at this time. This condition is typical of this type of roofing. The roofing seams and edges should be kept well sealed. The Client should be aware that built-up roofs require periodic maintenance and repair. The roof should be kept well sealed at the drain inlets. The drain inlets should be kept clean and the downspouts maintained to ensure water does not collect on the roof and is directed well away from the foundation and crawl space.

- There is debris present on the surface of the roof. The roof should be cleared of debris and kept clear.

- There are wrinkles in the roofing in places. This condition is caused by incomplete bonding of the roofing plys.

- There are no secondary roof drains present. Current local building codes require secondary roof drains. This may not have been required at the time of construction.

- The roof drain downspout at the northeast corner of the garage is missing and should be replaced.

- The roof drain downspout at the west side of the house discharges to the area around the foundation and should discharge away from the foundation.

The pitched portion of the roof at the front of the house is covered with clay tiles which were only visually inspected from the ground and from the low sloped portion of the roof because of the brittle nature of the tiles. Some portions of the roof are not visually accessible and were not inspected. The inspected portion of the roof appears to be in fair condition at this time.

- There are several broken tiles visible on the roof surface. Any cracked or broken tiles should be properly repaired or replaced.

The accessible roof penetrations and flashings are in generally satisfactory to fair condition at this time.

- The roof is in need of resealing at the junction with the chimney.

- The eaves at deteriorated at the northeast portion of the house. It is recommended that a licensed structural pest control company be contacted for further inspection and repair recommendations.

- It is recommended that a licensed roofing contractor be contacted for a complete roofing inspection and for further recommendations.

Attic

No access to the attic space could be located and the attic space was not inspected.

Electrical

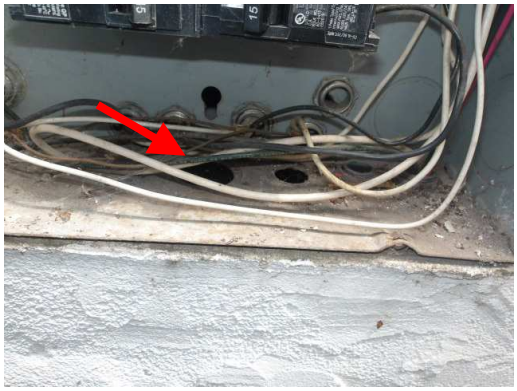
The electrical service is of the 120/240 volt overhead type. The main electrical panel is located outside at the southeast corner of the 219 & 221 South 29th Street building. There is adequate weather protection for the main electrical panel.

- The capacity of the main breaker is only 40 amps. The Client should be aware that this may not be sufficient for modern day appliances or for adding circuits.
- There is no inside coverplate for the panel. This is a safety hazard and the panel is in need of repair or replacement.

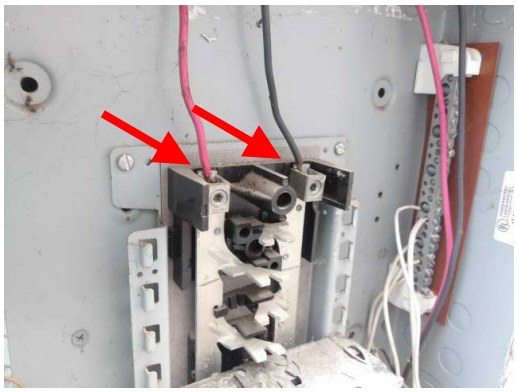
The main electrical sub-panel is located outside at the southwest corner of the garage. Overload protection is provided by circuit breakers. The wires visible in the sub-panel are copper.

- The panel is not rated for an exterior location and the panel should be replaced or properly provided with weather protection.

- There are uncapped knockout openings present in the bottom of the sub-panel. These openings should be properly capped as required by local building codes.



- The capacity of the wires feeding the panel are only 30 amps, however, the breaker feeding the panel appears to be 40 amps. This condition should be corrected.



- It is recommended that a licensed electrical contractor be contacted for further inspection of the electrical panels and for recommendations.

All accessible 120 volt three wire receptacles were tested for polarity.

- The three wire outlets in the bedrooms and living room are ungrounded. This house was originally equipped with two wire outlets, however, it is common to find that two wire outlets have been replaced with ungrounded three wire outlets in houses of this age. Local building codes do not allow replacement of

two wire outlets with ungrounded three wire outlets unless the replacement outlets are protected by ground fault circuit interrupt (GFCI) breakers. It is recommended that the ungrounded three wire outlets be properly replaced with two wire outlets, or be properly grounded, or be properly provided with GFCI breaker protection.

- There is only one outlet in the kitchen. This is not sufficient for modern day appliances and the kitchen electrical system should be properly upgraded.

Current local building codes require that ground fault circuit interrupt (GFCI) protection be provided for certain interior and exterior electrical outlets. A GFCI breaker is a safety device designed to help prevent injury which may be caused by faulty electrical appliances or by accidental contact with energized circuit components. GFCI protection was not required for homes built before approximately 1973 and does not appear to have been required at the time of construction.

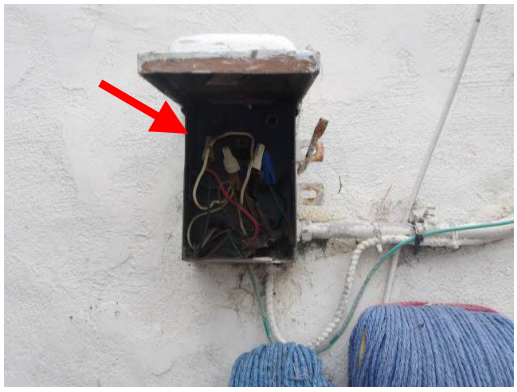
- In newly constructed dwellings GFCI protection is required for outlets installed outdoors, in bathrooms, and to serve all kitchen countertop locations as well as for non-dedicated convenience outlets located in garages and for outlets in certain other locations near likely contact with water. GFCI protection may not have been required at the above locations at the time of construction. There is no statutory requirement to retrofit to meet present standards, however, it is recommended that the Client consider having GFCI outlets installed in such locations as a safety upgrade.

The portions of the wiring which are visible throughout the house are predominantly of the nonmetallic plastic sheathed type (commonly referred to as “romex”).

- There is an uncovered junction box in the northwest corner of the garage. All junction boxes should be properly covered as required by local building codes.

- The electrical conduit between the garage and house is damaged and this wiring is in need of repair.

- There is a disconnect outside at the rear of the house which is being used as a junction box. This box should be sealed shut.



- The majority of the wiring is inaccessible and it was not determined if there is knob and tube type wiring in use. Knob and tube type wiring is an outdated type wiring system.
- It is recommended that a licensed electrical contractor be contacted for further inspection of the wiring and recommendations.

The majority of the switches and light fixtures tested throughout the house are serviceable at this time.

- The light fixture outside at the front of the house is missing its globe.
- The ceiling fan in the northeast bedroom wobbles and is in need of balancing.

Fire safety rules require that minimal smoke alarm coverage be present at the time of sale.

- The house is equipped with a smoke alarm in the southeast bedroom. The smoke alarm did not sound when the "test" button was pressed and the smoke alarm should be repaired or replaced.
- Additional smoke alarms should be properly installed in the hallway outside the bedrooms and in the other bedrooms as required by local building codes.

Effective July 1, 2011 the installation of carbon monoxide (CO) alarms was required in all single family dwellings throughout the State of California having a fossil fuel burning heater or appliance, fireplace, or an attached garage. CO alarms are required "outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s)" and "on every level of a dwelling unit including basements".

- The house is equipped with a CO alarm in the hallway. The CO alarm did not sound when the "test" button was pressed and the CO alarm should be repaired or replaced.

Heating

Heat is provided to the house by a Williams natural gas wall furnace located in the dining room. The furnace was visually inspected by opening the access panel near the bottom of the furnace and by looking through the louvers in the furnace cover. The visible portions of the gas vent and gas line are serviceable at this time. The gas supply shut-off valve is properly installed and no smell of gas was detected. Inspection of the heat exchanger for possible defects requires disassembly of the furnace and is beyond the scope of this inspection. The furnace is controlled by a thermostat. The furnace operated when activated by the thermostat.

- There is an accumulation of dust and debris inside the furnace and the furnace should be cleaned prior to use.

- The thermostat is located on the furnace. This condition will cause the furnace to cycle on and off more than typical and the thermostat should be properly relocated.

- It is recommended that a licensed heating contractor be contacted for further inspection of the heating system and for further recommendations.

Plumbing

No main water shut-off for the house was located other than at the street.

- A water shut-off at the house should be properly installed.

The water supply lines visible outside at the east side of the house are copper. The water pressure is 60 p.s.i. tested at the west hose bib, this is adequate. There are local water supply shut-off valves present at the plumbing fixtures. The local fixture shut-off valves were not tested. The Client is advised that local fixture shut-off valves are problematic in nature and often leak or break when opened or closed and that use of the main water shut-off is recommended rather than attempting to use the local fixture shut-off valves. It is beyond the scope of this inspection to evaluate the condition of the irrigation system. Allowing the irrigation system to spray onto the siding can cause damage to the siding and the irrigation system should not be allowed to spray onto the siding. It is recommended the Seller demonstrate the function of the irrigation system to the satisfaction of the Buyer.

- The water lines outside at the east side of the house are loose and should be properly secured in place.

- The flooring in the bathroom is sagging and the water damaged lower walls in this area tested elevated moisture with a Protimeter Surveymaster electronic moisture meter. This condition is apparently caused by plumbing leakage. The cause for this condition should be determined and corrected.

- It is recommended that a licensed plumbing contractor be contacted for further inspection and of the plumbing lines and for repairs.

The portions of the drain, waste, and vent lines which are visible throughout the house are of the ABS plastic and cast iron types.

- Cast iron drain lines have limited service life and tend to corrode and scale on the inside, which in turn causes the drains to run slowly. Determining the condition of the interior of the drain lines requires specialized equipment and is beyond the scope of this inspection. It is recommended that a licensed plumbing contractor having closed circuit television capabilities be retained in order to determine the condition of the interior of the drain lines.

Most dwelling drain systems are provided with one or more cleanouts to facilitate clearing of clogged drain lines. A cleanout was noted outside at the west side of the kitchen.

- No main drain cleanouts were located. The absence of access to the main drain can cause drain clearing to be more difficult and expensive. It is recommended that access to the main drain be provided.

The water heater is located outside at the southeast corner of the house and is a gas fired model with a 40 gallon storage capacity. The gas vent is serviceable at this time. The gas supply shut-off valve is properly installed and no smell of gas was detected. The water supply shut-off valve and pressure-temperature relief valve are also properly installed. The pressure-temperature relief valve is vented to the outside, this is proper. The water heater is secured by seismic restraints.

- There is no sediment trap present in the gas supply line. The absence of a sediment trap can cause the water heater to malfunction and manufacturers of

gas fired water heaters generally require the presence of a sediment trap. It is recommended that the Client consider installing a sediment trap.

The main gas shut-off for the house is located outside at the gas meter at the west side of the house.

Interior

The ceilings and walls throughout the house are in generally fair condition. There are typical marred and patched areas in the walls and ceilings. These conditions are cosmetic in nature.

- The ceilings are patched in places, especially in the dining room. The causes for these conditions were not determined.

- The ceiling in the bathroom is sagging. This condition is possibly the result of roof leakage. It could not be determined by visual inspection if this condition is caused by on-going leakage or if the leakage has been repaired.

- There is some water damage to the lower wall in the north side of the southeast bedroom. This condition is apparently caused by plumbing leakage. Because of this condition this area was tested for the presence of elevated moisture with a Protimeter Surveymaster electronic moisture meter and was found to contain excessive moisture at the time of the inspection. The cause for this condition

should be determined and corrected.

- Water intrusion can cause damage to the structure, as well as promote the growth of mold and mildew. It is beyond the scope of this inspection to determine the presence of potentially harmful mold and mildew. It is recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and for recommendations.

- There are cracks in the walls and ceilings in places throughout the house, and the wall seams are damaged in places, especially in the north side of the southeast bedroom. These conditions are apparently caused by some movement of the structure.

The visible portions of the carpeting are in generally satisfactory condition. The carpeting is stained in places. There are floor height variations in the wood framed floors. This condition is probably caused by the common sagging of the wood floor joists and wood sub-flooring or by settlement of the piers and posts in the foundation crawl space. The tile flooring is in fair condition. There are cracks in the tile flooring in several places.

- Portions of the interior of the house were inaccessible because of the presence of furniture and other personal property and could not be inspected. It is recommended that the Buyer examine the interior of the house after the furniture and other personal property has been removed.

The windows are in fair condition.

- The opening provided by the southeast bedroom window does not meet fire safety requirements of current local building codes. Current local building codes require that a bedroom fire egress window provide an opening at least 24 inches in height and 20 inches in width and provide an opening of at least 5.7 square feet. This may not have been required at the time of construction.

- Some of the window are painted shut and should be made operational, especially in the kitchen.

- One of the southeast bedroom window locks is broken and is in need of repair.

- Some of the window screens are damaged or missing.

The interior doors are in generally fair condition.

- Several of the door frames are out of square. This condition is apparently caused by some movement of the structure.

- The southeast bedroom closet door is loose on its hinges, rubs on the side of the door frame, and is in need of repair.
- The southeast bedroom door closes by itself. This condition is apparently caused by some movement of the structure.

- Some of the doors have been removed.

The door to the outside from the hallway is in poor condition.

- The hallway door does not seal tight and there is some deterioration to the doorframe. It is recommended that a licensed structural pest control company be contacted for further inspection and repair recommendations.

- The front door does not seal tight and is in need of adjustment or repair.

- The fireplace was blocked by storage at the time of the inspection and was not inspected. It is recommended that a certified chimney sweep be contacted for further inspection of the fireplace and chimney.

Kitchen

The kitchen double sink, faucet, and drain are in satisfactory condition. The kitchen countertop and cabinets are in generally fair condition.

- There is some water damage to the interior of the cabinet underneath the sink. The cause for this condition could not be determined by visual inspection, however, because of this condition this area was tested for the presence of elevated moisture with a Protimeter Surveymaster electronic moisture meter and was found to be dry at the time of the inspection. The Client is advised that the absence of moisture at this time does not necessarily indicate that any previous leakage has been successfully repaired or that future leakage will not occur. It is recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and for recommendations for the reasons stated above.

The stove burners are operational at this time.

- The rear of the stove is not secured to the floor or wall and the stove tips forward when pressure is applied to the oven door. The safety label on the oven door indicates that anti-tip brackets were required at the time of installation and anti-tip brackets should be properly installed.

It is beyond the scope of this inspection to evaluate the condition of any refrigerator.

Bathroom

The sink and faucet are in satisfactory condition.

- The sink drain plug has been removed.

The combination tub/shower and molded plastic marble enclosure are in generally fair condition. The adjacent caulking should be kept well sealed. The tub drain plug has been removed. The tub overflow was not leak tested.

- The tub has been patched around the drain. The cause for this condition was not determined.

- The shower walls/tub junctions have been patched. The patch should be removed and these area properly repaired as necessary.

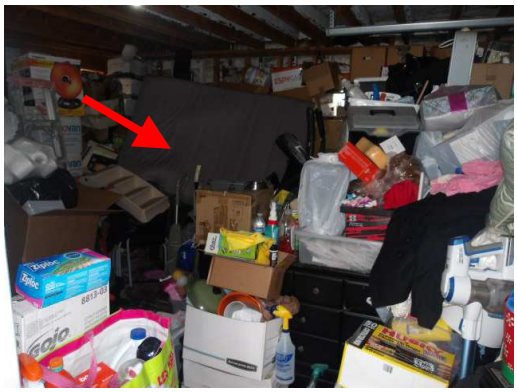
The commode is in working order. This bathroom is equipped with a vent fan which is operational.

- As mentioned above, the flooring around the commode is sagging and there is some water damage to the lower walls around the commode. Because of this condition this area was tested for the presence of elevated moisture with a Protimeter Surveymaster electronic moisture meter and was found to contain excessive moisture at the time of the inspection. This condition is apparently caused by plumbing leakage. The cause for this condition should be determined and corrected. It is recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and for recommendations for the reasons stated above.

Garage

The visible portion of the garage slab is in generally satisfactory to fair condition with some offset cracks and eroded areas.

- The majority of the interior of the garage was inaccessible because of storage and were not inspected. It is recommended that the Buyer examine the interior of the garage after the stored items have been removed.



The visible portion of the garage framing is in fair condition.

- There is some fire damage to the framing and sheathing in the garage. The fire damaged areas have not been scraped, sealed, and painted, indicating that the fire damage may not have been properly evaluated. It is recommended that a licensed contractor specializing in the evaluation and repair of fire damage be contacted for further inspection of the framing and sheathing and for repairs.

The garage vehicle door was blocked by storage at the time of the inspection and was not tested.

- The garage vehicle door is dented and crooked. The south garage vehicle door support also appears to have been disconnected. The door is in need of repair. It is recommended that a licensed garage door company be contacted for further inspection of the door and opener and for repairs.

The pedestrian door to the outside is in satisfactory condition.

- One of the garage vent screens is missing and should be rescreened.

Exterior

The concrete driveway is in generally satisfactory to fair condition with some slightly cracks, these cracks do not affect the driveway's serviceability. The concrete walkways and the rear patio are in fair condition.

- There is evidence of water ponding on the walkway at the rear of the house. The drainage should be improved in this area and water should not be allowed to pond in areas adjacent to the foundation.

- There is evidence of water ponding on the patio at the east side of the house. The drainage should be improved in this area and water should not be allowed to pond in areas adjacent to the foundation.

The chain link fencing is in generally satisfactory condition. The wood fencing is in fair condition.

- Some of the wood fence posts are loose or rotted and the fencing is leaning.

The drainage around the house should be maintained so that the soil slopes away from the foundation and water drains freely to the street or to another proper drainage discharge area.

The stucco siding is in generally fair condition with minor and hairline cracks which are typical for this type of material.

- The soil level is too high around the garage. This condition can cause deterioration of the wood framing. The soil level should be lowered to a level no higher than the concrete foundation walls. It is recommended that a licensed structural pest control company be contacted for further inspection and repair recommendations. In correcting the soil level care must be taken to avoid creating ponding near the foundation.

- The stucco is flaking off at the front of the garage and is in need of repair or replacement.

- The paint is flaking off the stucco in several places. This condition is cosmetic in nature.

- The wood window framing is deteriorated in places. It is recommended that a licensed structural pest control company be contacted for further inspection and repair recommendations.

- It is beyond the scope of this inspection to determine the presence of asbestos, however, there is an unused gas vent constructed of a fibrous cement type material which may contain asbestos visible outside at the east side of the house. The presence of asbestos can pose a health hazard. It is recommended that a qualified asbestos specialist be contacted for further inspection and for recommendations.

- The security bars at the west side of the living room are damaged.

- The bathroom vent fan backdraft damper is damaged and is in need of repair or replacement.

- There is a joint in the stucco at the main house/addition junction. This condition is apparently caused by some differential movement between the main house and the addition.

The exterior portion of the stucco covered chimney is poor condition.

- The top of the chimney is cracked. This condition is apparently caused by some settlement of the chimney.

- The to the chimney has been capped off. The cause for this condition was not determined.

- The chimney may not have a tile liner and may be subject to earthquake damage. This condition can also cause the chimney to become unsafe for burning solid fuels.

- It is recommended that a certified chimney sweep be contacted for further inspection of the fireplace and chimney and recommendations.

Foundation and Crawl Space

The foundation consists of perimeter concrete walls, interior concrete piers and wood posts, and a crawl space. The crawl space access hatches are located outside at the east side of the house. There is no insulation present between the floor joists. Modern construction standards require the presence of insulation underneath the floors for greater energy efficiency, however, this may not have been required at the time of construction. The crawl space vent screens are in generally satisfactory condition.

- The access hatches are smaller than 18 inches in height and 24 inches in width and do not meet current accessibility standards. One of the access hatches was sealed shut and the foundation crawl space was only inspected from the access hatches because of these conditions.

- Some of the posts consist of stacked blocks and there may not be concrete piers for these posts. All posts should be continuous and provided with piers for support.

- There are some added supports for the living room, however, there are no piers for these supports and these supports provide little support.

- There is some deterioration to the wood framing, especially near the north most access hatch. It is recommended that a licensed structural pest control company be contacted for further inspection and repair recommendations.

- The sill plates do not appear to be fastened to the top of the foundation walls with anchor bolts. Houses built after approximately 1933 are required to have the sill plates anchored to the foundation walls to improve resistance to seismic (earthquake) forces.

- The house appears to have possibly experienced some distress as evidenced by the cracks in the ceilings and walls, the joint in the stucco at the main/house addition junction, and the out of square condition of some of the door frames. It is recommended a registered professional engineer well versed in the evaluation of residential foundations be retained for further inspection and recommendations.

The accessible portion of the soil in the crawl space was dry at the time of the inspection. The crawl space should be kept dry and water should not be allowed to pond in the areas adjacent to the foundation.

DeBerry

INSPECTION SERVICES

HOME INSPECTION REPORT

219 & 221 South 29th Street
San Diego, Ca 92113

Client: Stephen Michea
July 8, 2024
File #240708AC

General

The building is a single story wood frame structure with stucco siding. It is situated on a lot that slopes down at the west and north sides. The dwelling is approximately 100 years old. For the purpose of this report it is assumed that the front doors face west. The homes were furnished at the time of the inspection, precluding inspection of some areas and/or features of the dwellings. The house on the north portion of the lot was also inspected on this date and will be referred to as 2901 Webster Avenue throughout the second half of this report. The condition of 2901 Webster Avenue is described in the first half of this report.

This report describes all items/features of the home which were inspected. Items which are defective, are in need of attention, or are considered to be significant safety concerns appear as indented “bullets”. Items which would normally be inspected but were not are also indented in a “bullet” format, along with the reasons for non-inspection. Relatively minor items, such as typical cosmetic defects and common “wear and tear” are contained in the general descriptive text. Maintenance recommendations and suggested upgrades may appear in either the general descriptive text or in the indented “bulleted” text.

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Roof

The roof is covered with a rolled type roofing with an aggregate surface. The roof was visually inspected by walking the roof surface. The roofing appears to be in generally satisfactory to fair condition at this time. Some of the mineral surface is flaking off of the roofing in places at this time. This condition is typical of this type of roofing. The roofing seams and edges should be kept well sealed. The Client should be aware that built-up roofs require periodic maintenance and repair. The roof drain inlets appear to be in generally serviceable condition, however, it is beyond the scope of this inspection to test roof drain systems. The roof should be kept well sealed at the drain inlets. The drain inlets should be kept clean and the downspouts maintained to ensure water does not collect on the roof and is directed well away from the foundation and crawl space.

- There are wrinkles in the roofing in places. This condition is caused by incomplete bonding of the roofing plys.

- There are no secondary roof drains present. Current local building codes require secondary roof drains. This may not have been required at the time of construction.

- There is debris present on the surface of the roof. The roof should be cleared of debris.

- The roof drain downspouts discharge adjacent to the foundation and should be reconfigured to drain away from the foundation.

- It is recommended that a licensed roofing contractor be contacted for inspection of the entire roof and for further recommendations.

The accessible roof penetrations and flashings are in generally satisfactory condition at this time.

Attic

Entrance to the attic space is provided through an access hatch in the ceiling of the kitchen in unit 221 South 29th Street. The attic space was inspected only from the access hatch because of the absence of adequate vertical clearance and/or of an adequate walking surface. Portions of the attic space are not visible from the access hatch and were not inspected. Approximately 4 inches of blown-in cellulose insulation is present between the ceiling joists. There are side vents which provide ventilation for the attic space.

- It is beyond the scope of this inspection to determine the presence of rodents, however, evidence of rodent activity was noted in the attic space. It is recommended that a licensed pest control company specializing in rodent remediation be contacted for further inspection and recommendations.

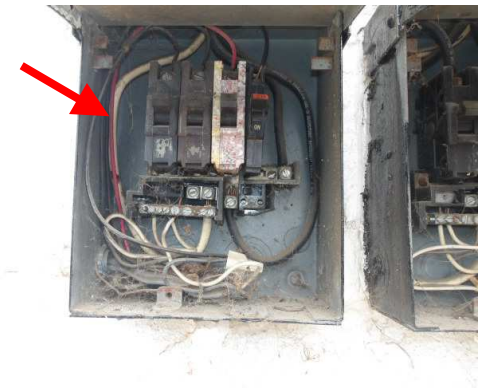
The conventional roof framing and board roof sheathing visible from the access hatch appear to be in fair condition at this time.

- There is some fire damage to the framing and sheathing in the attic space. The fire damaged areas have not been scraped, sealed, and painted, indicating that the fire damage may not have been properly evaluated. It is recommended that a licensed contractor specializing in the evaluation and repair of fire damage be contacted for further inspection of the framing and sheathing and for repairs.

Electrical

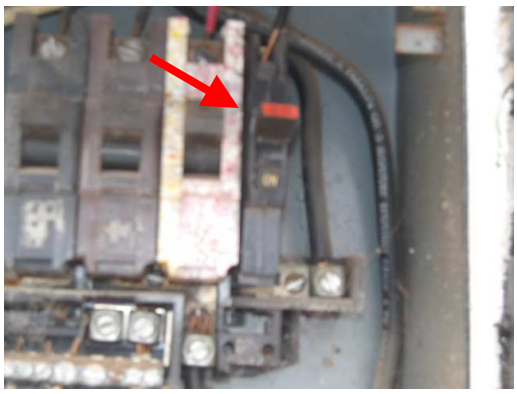
The electrical service is of the 120/240 volt overhead type. The main electrical panels are located outside at the southeast corner of the building. There is adequate weather protection for the main electrical panels. The wires visible in the panels are copper.

- The panels do not have inside coverplates. This is a safety hazard and the panels are in need of repair or replacement.



- There is no main breaker for the left panel and this panel is small and may not be sufficient for modern day appliances or for adding circuits.

- One of the left panel breakers is of the Federal Pacific "Stab-Lok" type. This type of breaker has been shown to be a hazard in some cases.



- The capacity of the main breaker for the right panel is only 40 amps. The Client should be aware that this may not be sufficient for modern day appliances or for adding circuits.

- It is recommended that a licensed electrical contractor be contacted for further inspection of the electrical panels and for recommendations.

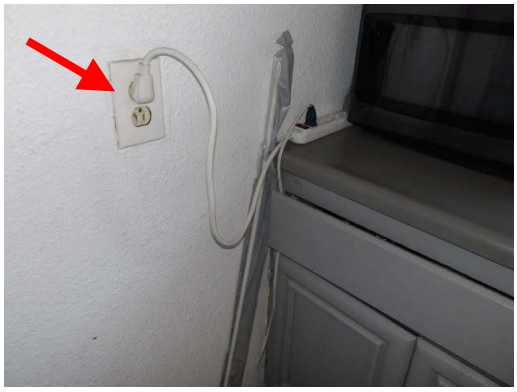
All accessible 120 volt three wire receptacles were tested for polarity.

- The three wire outlets in the living rooms and bedrooms are ungrounded. This house was originally equipped with two wire outlets, however, it is common to find that two wire outlets have been replaced with ungrounded three wire

outlets in houses of this age. Local building codes do not allow replacement of two wire outlets with ungrounded three wire outlets unless the replacement outlets are protected by ground fault circuit interrupt (GFCI) breakers. It is recommended that the ungrounded three wire outlets be properly replaced with two wire outlets, or be properly grounded, or be properly provided with GFCI breaker protection.

- The outlet in the southeast corner of the living room in 221 South 29th Street is loose and is in need of resecuring. This outlet reportedly sometimes trips a breaker when in use and this outlet is in need of repair or replacement.

- There is only one kitchen countertop outlet in the 219 South 29th Street and two kitchen countertop outlets in 221 South 29th Street and the kitchen electrical systems should be properly upgraded.

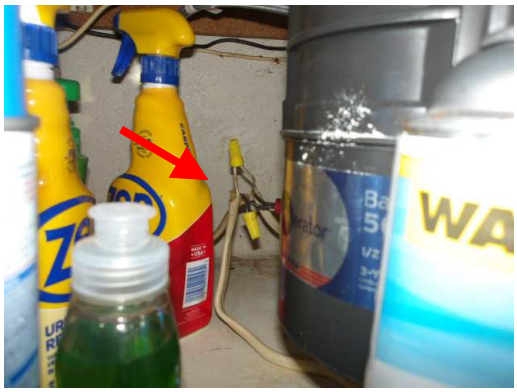


Current local building codes require that ground fault circuit interrupt (GFCI) protection be provided for certain interior and exterior electrical outlets. A GFCI breaker is a safety device designed to help prevent injury which may be caused by faulty electrical appliances or by accidental contact with energized circuit components. GFCI protection was not required for homes built before approximately 1973 and does not appear to have been required at the time of construction.

- In newly constructed dwellings GFCI protection is required for outlets installed outdoors, in bathrooms, and to serve all kitchen countertop locations as well as for non-dedicated convenience outlets located in garages and for outlets in certain other locations near likely contact with water. GFCI protection may not have been required at the above locations at the time of construction. There is no statutory requirement to retrofit to meet present standards, however, it is recommended that the Client consider having GFCI outlets installed in such locations as a safety upgrade.

The portions of the wiring which are visible throughout the house are predominantly of the nonmetallic plastic sheathed type (commonly referred to as “romex”) and of the knob and tube type.

- There are exposed wire splices in the cabinet space under the kitchen sink in 219 South 29th Street. All wires should be properly spliced inside of approved junction boxes as required by local building codes.



- There is wiring which is exposed to physical damage in the cabinet space under the kitchen sink in 219 South 29th Street. This wiring should be properly protected as required by local building codes.

- The knob and tube type wiring in the attic space appears to be in service at this time. Knob and tube type wiring is an outdated type wiring system and it is recommended that a licensed electrical contractor be contacted for further inspection and recommendations.

The majority of the switches and light fixtures tested throughout the building are serviceable at this time.

- Some of the light fixtures are missing their globes.

- The bedroom light fixture in 221 South 29th Street is hanging by its wires and is in need of repair.

The homes are equipped with smoke alarms in the hallway and kitchen of 219 South 29th Street and in the hallway of 221 south 29th Street. The smoke alarm in the hallway of 219 South 29th Street sounded when the "test" button was pressed. The Client is

advised that this method of testing ensures that the horns are operational, however, it does not test the smoke sensors. Ensuring that the smoke sensors are operational would require the use of real or simulated smoke and is beyond the scope of this inspection.

- The remainder of the smoke alarms did not sound when the "test" buttons were pressed and these smoke alarms should be repaired or replaced.

- Additional smoke alarms should be properly installed in all the bedrooms as required by local building codes.

Effective July 1, 2011 the installation of carbon monoxide (CO) alarms was required in all single family dwellings throughout the State of California having a fossil fuel burning heater or appliance, fireplace, or an attached garage. CO alarms are required "outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s)" and "on every level of a dwelling unit including basements".

The building is equipped with a CO alarm in the hallway of 219 South 29th Street. The CO alarm sounded when the "test" button was pressed. The Client is advised that this method of testing ensures that the horn is operational, however, it does not test the CO sensor.

- An additional CO alarm should be properly installed in the hallway of 221 South 29th Street.

Heating

Each home is equipped with a floor furnace.

- There is an accumulation of dust and debris inside the furnace for 221 South 29th Street and the furnace should be cleaned.

- The furnace for 219 South 29th Street was covered with personal belongings at the time of the inspection and was not inspected.

- The furnaces have been disconnected in the foundation crawl space and were not tested.

- The furnaces appears to be beyond their expected service life.
- There is currently no heat provided to the homes. It is recommended that a licensed heating contractor be contacted for further inspection of the furnaces and for repair or replacement recommendations.

Plumbing

The main water shut-off for the building is located outside at the west side of the building. The main water shut-off valve was not tested. The water supply lines visible at the water heaters and in the foundation crawl space are copper.

- There are galvanized steel water supply lines visible in the foundation crawl space. Galvanized steel water lines have limited service life and tend to corrode and scale on the inside, reducing water flow at the fixtures. It appears that the galvanized steel water supply lines have been abandoned and replaced by the copper water supply lines, however, it is not possible to confirm by visual inspection if all portions of the galvanized steel piping, particularly those portions inside the walls, have been replaced. It is recommended that a licensed plumbing contractor be contacted for further inspection of the water supply system and for recommendations.

The water pressure is 75 p.s.i. tested at the southeast hose bib, this is adequate. There are local water supply shut-off valves present at the plumbing fixtures. The local fixture shut-off valves were not tested. The Client is advised that local fixture shut-off valves are problematic in nature and often leak or break when opened or closed and

that use of the main water shut-off is recommended rather than attempting to use the local fixture shut-off valves. There is some corrosion on the local fixture shut-off valves underneath the sinks and commodes, however, there is no evidence of leakage at this time. It is beyond the scope of this inspection to evaluate the condition of any irrigation system.

The portions of the drain, waste, and vent lines which are visible throughout the house and in the foundation crawl space are of the ABS plastic and cast iron types. There is some typical corrosion on the cast iron drain lines which are visible in the foundation crawl space.

- The drain in the east side of the foundation crawl space is not sloped correctly and should be properly reconfigured such at the drain line slopes continuously downward away from the fixtures.

- The plumbing vent outside at the rear of the building left of the water heaters is disconnected and is in need of repair.

- Cast iron drain lines have limited service life and tend to corrode and scale on the inside, which in turn causes the drains to run slowly. Determining the condition of the interior of the drain lines requires specialized equipment and is beyond the scope of this inspection. It is recommended that a licensed plumbing contractor having closed circuit television capabilities be retained in order to determine the condition of the interior of the drain lines.

Most dwelling drain systems are provided with one or more cleanouts to facilitate clearing of clogged drain lines. Two cleanouts were noted outside at the south side of the building.

221 South 29th Street is equipped with hookups for a stackable clothes washer and gas clothes dryer. The hookups are located in the kitchen. The washer and dryer were not tested and it is beyond the scope of this inspection to perform operational testing of the washer and dryer hookups.

- The dryer discharges into the kitchen. The dryer be properly vented to the outside.

- The flexible gas line passes in front of the appliances and is exposed to damage. this condition should be properly corrected.

The left water heater outside at the rear of the house is a gas fired Rheem model with a 40 gallon storage capacity. The gas vent is serviceable at this time. The gas supply shut-off valve is properly installed and no smell of gas was detected. The water supply shut-off valve and pressure-temperature relief valve are also properly installed.

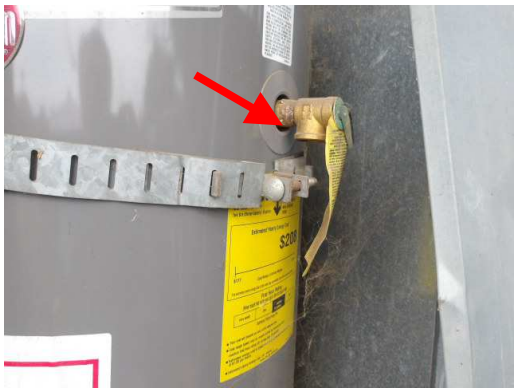
- There is no sediment trap present in the gas supply line. The absence of a sediment trap can cause the water heater to malfunction and manufacturers of gas fired water heaters generally require the presence of a sediment trap. It is recommended that the Client consider installing a sediment trap.

- A portion of the flexible gas line is outside the closet and is exposed to damage. This condition should be properly corrected.

- There is no water heater expansion tank installed. Most local jurisdictions require an expansion tank to limit pressure buildup in the water supply system.

This may not have been required at the time of installation, however, it is recommended that an expansion tank be properly installed.

- The pressure-temperature relief valve discharge is not vented to an approved location and the discharge should be properly extended close to the ground.



- The water heater is secured by seismic restraints, however, the lower restraint is too high and should be relocated to the lower 1/3 of the water heater.

The right water heater outside at the rear of the house is a gas fired Rheem model with a 40 gallon storage capacity. The gas vent is serviceable at this time. The gas supply shut-off valve is properly installed and no smell of gas was detected. The water supply shut-off valve and pressure-temperature relief valve are also properly installed. The pressure-temperature relief valve is vented to the ground. The water heater is secured by seismic restraints.

- There is no sediment trap present in the gas supply line. The absence of a sediment trap can cause the water heater to malfunction and manufacturers of gas fired water heaters generally require the presence of a sediment trap. It is recommended that the Client consider installing a sediment trap.

- There is no water heater expansion tank installed. Most local jurisdictions require an expansion tank to limit pressure buildup in the water supply system. This may not have been required at the time of installation, however, it is recommended that an expansion tank be properly installed.

The main gas shut-offs for the homes are located outside at the gas meters at the northwest corner of the building.

Interior

The ceilings and walls throughout the house are in fair condition. There are typical marred and patched areas in the walls and ceilings. These conditions are cosmetic in nature.

- There are cracks in the walls and ceilings in places throughout the building. These conditions are apparently caused by some movement of the structure.
- The ceilings in 219 South 29th Street are damaged in the hallway and kitchen.

- The ceilings and upper walls in the northwest and southwest corners of the building have been patched.

- The ceiling and upper walls in the kitchen in 221 South 29th Street are damaged.

- The damaged and patched areas are apparently the result of roof leakage. Water intrusion can cause damage to the structure, as well as promote the growth of mold and mildew. It is beyond the scope of this inspection to determine the presence of potentially harmful mold and mildew. It is recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and for recommendations.

The visible portions of the laminate flooring are in generally satisfactory condition. There are floor height variations in the wood framed floors. This condition is probably caused by the common sagging of the wood floor joists and wood sub-flooring or by settlement of the piers and posts in the foundation crawl space. The tile flooring is in generally fair condition.

- The tile flooring is loosely bonded in places and is in need of repair.

- Portions of the interior of the house were inaccessible because of the presence of furniture and other personal property and could not be inspected. It is recommended that the Buyer examine the interior of the house after the furniture and other personal property has been removed.

The windows are in fair condition. The dual glazed type windows were examined for evidence of condensation between the panes. This condition is typical of dual glazed windows which have lost their seals and is cause for replacement of the defective windows. No evidence of condensation was noted, however, detection of condensation between the panes is weather dependent and defective windows may not have been detectable at the time of the inspection.

- The bathroom window in 219 South 29th Street is damaged and is in need of repair or replacement.

- The double hung windows do not stay open by themselves or are stuck shut and are in need of repair.

- Some of the window screens are damaged.

- The security bars on the bedroom window in 221 South 29th Street are equipped with an inside release as required by fire safety requirements of local building codes. The release was not tested. It is recommended the Seller demonstrate the function of the security bars to the satisfaction of the Buyer.

The interior doors are in generally fair condition.

- Several of the door frames are out of square. This condition is apparently caused by some movement of the structure.

- Some of the doors have been removed.
- The doors to the outside from the kitchens swing toward the exterior, which have lower floor levels. Local building codes require that a 36" landing no more than 1 inch lower than the threshold be installed so that the door does not swing over a lower floor level. These conditions should be corrected.

- The front doors do not seal tight and are in need of adjustment or repair.

Kitchen

The kitchen double sink, faucet, and drain in 219 South 29th Street are in satisfactory condition. The kitchen countertop and cabinets are in generally fair condition. The stove and oven burners are operational at this time. It is beyond the scope of this inspection to evaluate the condition of any refrigerator.

- The garbage disposal is operational at this time, however, the switch is located in the front of the sink cabinet and should be provided with a safety cover or relocated to prevent possible accidental activation.

- There is some water damage to the interior of the cabinet underneath the sink. Because of this condition this area was tested for the presence of elevated moisture with a Protimeter Surveymaster electronic moisture meter and was found to contain excessive moisture at the time of the inspection. The cause for this condition should be determined and corrected. It is recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and for recommendations for the reasons stated above.

- The rear of the stove is not secured to the floor or wall and the stove tips forward when pressure is applied to the oven door. The safety label on the oven door indicates that anti-tip brackets were required at the time of installation and anti-tip brackets should be properly installed.

The kitchen double sink, faucet, and drain in 221 South 29th Street are in satisfactory condition. The kitchen countertop and cabinets are in generally fair condition. The stove and oven burners are operational at this time. It is beyond the scope of this inspection to evaluate the condition of any refrigerator.

- There is some water damage to the interior of the cabinet underneath the sink. The cause for this condition could not be determined by visual inspection, however, because of this condition this area was tested for the presence of elevated moisture with a Protimeter Surveymaster electronic moisture meter and was found to be dry at the time of

the inspection. The Client is advised that the absence of moisture at this time does not necessarily indicate that any previous leakage has been successfully repaired or that future leakage will not occur. It is recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and for recommendations for the reasons stated above.

- The rear of the stove is not secured to the floor or wall and the stove tips forward when pressure is applied to the oven door. The safety label on the oven door indicates that anti-tip brackets were required at the time of installation and anti-tip brackets should be properly installed.

Bathrooms

219 South 29th Street Bathroom

The sink, faucet, and drain are in satisfactory condition.

The combination tub/shower and tile enclosure are in generally fair condition. The tile grout and adjacent caulking should be kept well sealed. The tub drain plug has been removed. The tub overflow was not leak tested.

- The surface of the tub is scratched and corroded and should be properly repaired and refinished to prevent additional corrosion.

- There is some water damage to the wall next to the tub. This condition is possibly caused by shower overspray. Because of this condition this area was tested for the presence of elevated moisture with a Protimeter Surveymaster electronic moisture meter and was found to contain excessive moisture at the time of the inspection. The cause for this condition should be determined and corrected. It is recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and for recommendations for the reasons stated above.

The commode is in working order. This bathroom is equipped with a vent fan which is operational.

221 South 29th Street Bathroom

The sink and faucet are in satisfactory condition. The countertop and attached cabinet are in generally satisfactory condition.

- The drain line is connected underneath the sink with a corrugated flexible connector and should be properly connected with approved fittings as required by local building codes.

The combination tub/shower and tile enclosure are in generally satisfactory to fair condition. The tile grout and adjacent caulking should be kept well sealed. The tub drain plug has been removed. The tub overflow was not leak tested.

- The tub surface is flaking off in places.

- There is some water damage to the wall next to the tub. This condition is possibly caused by shower overspray. Because of this condition this area was tested for the presence of elevated moisture with a Protimeter Surveymaster electronic moisture meter and was found to contain excessive moisture at the time of the inspection. The cause for this condition should be determined and corrected. It is recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and for recommendations for the reasons stated above.
- The commode is in working order, however, it is crooked and this condition should be corrected.
- There is no vent fan in the bathroom. It is recommended that a vent fan be installed.

- There is what appears to be mold or mildew present on the bathroom ceiling. Some types of mold and mildew can present a health hazard. It is beyond the scope of this inspection to determine the presence of potentially harmful mold and mildew. It is recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and for recommendations.

Exterior

The concrete steps around the building are in fair condition.

- The concrete step spacing is not uniform. This condition constitutes a tripping hazard and should be corrected.

- The exterior stairways at the north and south sides of the building should be provided with handrails as required by local building codes.

- The entry stairway railing is sound, however, the railing is not of a readily “graspable” type. Current local building codes require that railings be of a “graspable” type, however, this may have not been required at the time of construction.

It is beyond the scope of this inspection to evaluate the condition of the fountain located at the north side of the building. The chain link fencing is in generally satisfactory condition. The wood fencing is in generally fair condition.

- Some of the wood fence posts are loose or rotted and the fencing is leaning.

- The soil slopes toward the foundation at the rear of the house. The drainage should be improved in this area and the earth should be regraded so that the soil slopes away from the foundation a minimum of 6 inches for a distance of 10 feet and water drains freely to the street or to another proper drainage discharge area. When a distance of 10 feet is not possible because of a barrier or property line, the soil may slope at the same rate to a swale which drains to the street or to another proper drainage discharge area. In correcting the drainage care must be taken to keep the soil level a minimum of 6 inches below the top of the foundation wall to prevent possible moisture intrusion into the wall assembly and deterioration of the wood framing.

The drainage around the house should be maintained so that the soil slopes away from the foundation and water drains freely to the street or to another proper drainage discharge area.

The stucco siding is in generally satisfactory condition with minor and hairline cracks which are typical for this type of material.

Some of the windows are of the retrofit type and it appears that flexible caulking was utilized to seal the window frames into the openings. This type of installation can cause leakage, especially if the caulking is not kept well sealed.

Foundation and Crawl Space

The foundation consists of perimeter masonry walls, interior concrete piers and wood posts, and a crawl space. The crawl space access hatch is located outside at the southeast corner of the house. There is no insulation present between the floor joists. Modern construction standards require the presence of insulation underneath the floors for greater energy efficiency, however, this may not have been required at the time of construction.

- The hatch cover is missing and should be replaced.

- There is a tree growing close to the foundation at the southwest corner of the house. Tree roots can cause movement of the foundation and it is recommended that the tree be removed.

- The west foundation wall has gaps between the blocks in places. This condition is apparently caused by some movement of the foundation.

- The east foundation wall has gaps between the blocks in places. This condition is also apparently caused by some movement of the foundation.

- It could not be determined by visual inspection whether there is rebar in the foundation walls as required by current standards.
- The sill plates do not appear to be fastened to the top of the foundation walls with anchor bolts. Houses built after approximately 1933 are required to have the sill plates anchored to the foundation walls to improve resistance to seismic (earthquake) forces.
- Several of the posts are supported by pier tops without piers. Piers should be properly installed for proper support.

- Some of the posts are crooked. This condition is possibly caused by some movement of the structure.

- The girders are only 4 inches deep and are sagging in places. Current standards require girders at least 6 inches deep.

- The house appears to have possibly experienced some distress as evidenced by the cracks in the ceilings and walls, the out of square condition of some of the door frames, the gaps in the foundation walls, and the leaning posts in the foundation crawl space. It is recommended a registered professional engineer well versed in the evaluation of residential foundations be retained for further inspection and recommendations.

- There is some water staining and deterioration to the sub-flooring in the areas of the bathrooms. It is recommended that a licensed structural pest control company be contacted for further inspection and repair recommendations.

- There are openings in some of the vent screens and these vents should be properly screened.

The soil in the crawl space was dry at the time of the inspection. The crawl space should be kept dry and water should not be allowed to pond in the areas adjacent to the foundation.

Limitations and Exclusions

In accordance with the Standard Residential Inspection Agreement, the inspection does not include operating systems or components with other than normal user controls and does not include auxiliary features beyond the basic function. Examples of such auxiliary features would be oven self-cleaning features and programmable functions of heating/cooling thermostats.

Some homes contain numerous systems and components which are excluded from a residential inspection. Examples of such systems and components would be security systems, irrigation systems, and outdoor barbecue facilities. Most, if not all homes also contain systems or components which are generally thought to be commonplace minimum features but which are excluded from a standard residential inspection. Examples of such commonplace systems and components would be telephone and TV wiring. The Client is advised that any systems not included in this report were not inspected.

The Client may desire to have evaluations conducted by individuals specializing in areas which are beyond the scope of this inspection, such as mold and mildew, asbestos, lead paint, radon, or other areas which may be of interest to the Client. This Inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

Repair Methods

Repair recommendations may be made in this report. While some recommendations may appear to be relatively detailed and technical in nature, it is not the intent of this report to provide repair instructions. The party performing the repairs is expected to be knowledgeable regarding the proper repair methods and will retain total responsibility for performing the repairs in a proper and satisfactory manner.

Warranty

DeBerry Inspection Services provides no warranty or guarantee regarding future performance of the property. The Client should consider obtaining a home warranty in order to reduce the probability of unforeseen maintenance and repair costs. Some home warranties do not cover the cost of upgrading components and systems to meet current code requirements in the course of performing covered repairs and such costs

may be chargeable to the Homeowner. It is recommended that the Client consider purchasing a home warranty which covers such upgrade costs.

Closing

The Client is reminded that a home inspection is limited to visually accessible areas. Under the best of circumstances some portions of the dwelling, such as inside the walls, are inaccessible. Other portions of the dwelling are often rendered inaccessible by the presence of furniture and other personal property and can therefore not be inspected.

In order to gain maximum benefit from the home inspection process, the Client must fully understand the contents of the inspection report. The Client should read the entire inspection report when it is received and promptly call the Inspector with any questions or concerns regarding the inspection or the inspection report.

DeBerry
Inspection Services
Phone 760-632-5474
Fax 760-753-6107

STANDARD RESIDENTIAL INSPECTION AGREEMENT

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY

Client: _____ Report #: _____

Address: _____

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client 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).

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the 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 inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA[SM]), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

CLIENT'S DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, Chinese drywall, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

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.

SEVERABILITY: Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

ARBITRATION: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by:

Construction Dispute Resolution Services LLC

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement and voluntarily agrees to be bound thereby and to pay the fee listed herein.

INSPECTION FEE: $ _____

FORM OF PAYMENT: Cash or Check at time of inspection

Client: _____ Date: _____

Client: _____ Date: _____

Inspector: _____ Date: _____

RESIDENTIAL STANDARDS OF PRACTICE – FOUR OR FEWER UNITS

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. *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 restrictions7. *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 *components* 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.

Part 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