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Property Inspection Report



1176 Huron Ln, Hayward, CA 94545

Prepared for: Ken Kanzaki

Inspection Date: 07/20/2026 **Time:** 11:30

Report Number: 1176 Huron Ln Hayward 20 07

Inspector: Brian Goldstone

Payment Info: 7/20/2026 / $1,135.00
Check / #1016

Specialty Inspections
261 Spring St Pleasanton, CA 94566
(925)249-9611

INSPECTION AGREEMENT
THIS AGREEMENT LIMITS OUR LIABILITY - READ CAREFULLY BEFORE SIGNING

By signing this agreement the Undersigned (Hereinafter referred to as Client) engages Specialty Home Inspections, Inc., d.b.a. Specialty Inspections, (Hereinafter referred to as Specialty) along with our employees, and any independent contractors engaged by Specialty, to conduct an inspection of the below described property (Property) consistent with the terms and conditions of this Agreement. The inspection service is being provided at the request of Client, and is intended for Client's exclusive use and benefit.

SCOPE OF THE INSPECTION: The Home Inspection is a non-invasive, visual physical examination of the readily accessible items identified in the inspection report. The Inspector is not an expert in every building craft or profession. Therefore, the home inspection is not technically exhaustive. The inspection is designed only to provide information about systems, structures and/or components of the Property exposed to view and apparent as of the date and time of day of the inspection. A written inspection report will be prepared that describes and identifies the inspected systems, structures, or components of the dwelling that were inspected, any material unsafe or non- functioning conditions identified to be in need of immediate repair, and any recommendations regarding conditions observed or recommendations for further evaluation by appropriate technical specialists. If further evaluation by a technical specialist is recommended Client must obtain such inspection at Client's expense or be responsible for failure to do so. The inspection report is a written opinion of a trained home inspector based upon what was visible and evident at the time of the inspection. The report is not a listing of repairs to be made and is not intended for use as a guide in re-negotiating a real estate transaction. Items that are not listed in the inspection report were not inspected and are not included under the scope of the inspection service provided. Neither the Inspector nor Specialty shall be responsible for reporting any condition(s) that were concealed or in an inaccessible area and were not reasonably apparent by a non-invasive visual physical examination at the time of the inspection. If Client should wish a limited one-year warranty to cover mechanical, electrical, and plumbing systems, and the essential internal components of the residential dwelling, a licensed warranty provider may provide one for an additional fee. The home inspection and/or systems inspected will be performed in accordance with the scope and standards of practice of one or more of the following organizations: National Association of Home Inspectors (NAHI), The American Society of Home Inspectors (ASHI), or California Real Estate Inspection Association (CREIA).

GENERAL EXCLUSIONS: The Inspector cannot examine what cannot be seen by a noninvasive, visual physical examination. No removal of materials or dismantling of systems shall be performed during this inspection. The Inspector is not required to, nor will he/she move furniture, floor coverings, insulation, stored materials, personal belongings, open walls or perform any type of destructive or invasive testing in order to perform the inspection. Specialty is not responsible for any condition that may be covered, concealed or inaccessible because of, but not limited to, soil or vegetation, walls, structural members, furniture, floor coverings, insulation, stored items, personal belongings, water, ice, snow, soot or conditions that would be considered a danger to the inspector. The home inspection is not a compliance inspection or certification of compliance with past or present governmental codes or regulations of any kind.

NOT WITHIN SCOPE: Whether or not they are concealed or inaccessible, the following items and systems are not within the scope of the inspection service provided under this Agreement: Engineering analysis of any kind including structural integrity, system design problems, functional adequacy, operational capacity, quality or suitability for a particular use; geological stability or ground condition of site; soils or soil contamination; mold/mildew or spores thereof; dry rot or decay; scientific or specialized technician tests, readings or evaluations; fireplaces or fireplace draft; cosmetic items, including without limitation, paint, scratches, scrapes, dents, stains or faded surfaces, flooring, wall coverings, carpeting,paneling, lawn and landscaping; condominium or co-op common areas or areas under the management of the condominium or co-op association; home warranty, system warranty, and/or component warranty; telephone and cable TV cables; cisterns; fountains; low voltage lighting and electrical systems; electrostatic precipitators; electronic air cleaners or filters; active or passive solar system; pressure test on central air conditioning systems; furnace heat exchangers; radiant heating systems; vacuum seals in insulated glass; free standing appliances and other personal property; water volume or flow; water conditioning/softening systems; security systems; central vacuum systems; landscaping; fences, soils or any other exterior fixtures; irrigation systems; septic system; wells or well pumps; water quality; swimming pools, saunas, hot tubs, spas/whirlpools or attached equipment; wall or window air conditioners; dumbwaiters; prediction of life expectancy, adequacy, or efficiency of any item; detached buildings or equipment; environmental hazards including, but not limited to, asbestos, radon, lead, formaldehyde, electromagnetic fields (EMF's), microwaves; wood destroying organisms including, but not limited to, termites, carpenter ants, wood-boring beetles and fungal rot.

UTILITIES: All utility services and major systems must be turned on to perform the inspection. The inspector will not turn on, ignite or inspect any utility service, major system, item or component that is shut down or not connected to a functioning system at the time of the inspection. Therefore, Client agrees Specialty will not be responsible for future failure and repair, or for the non-discovery of any patent or latent defects in material, workmanship, or other conditions of the property which may occur or become evident after the inspection date; nor for any alleged non-disclosure of conditions that are the express responsibility of the seller of the property. Client agrees to assume all the risk for conditions, which are concealed from view or inaccessible at the time of the inspection. The inspection agreement, the home inspection and the inspection report do not constitute a home warranty, an insurance policy, or a guarantee of any kind; nor do they substitute for any disclosure statement as may be required by law.

NOTIFICATION REQUIREMENTS:
IF YOU DISCOVER AN APPARENT DEFECT OR OMISSION FOR WHICH WE MAY BE LIABLE TO YOU, WE MUST BE NOTIFIED IN WRITING AND GIVEN A REASONABLE OPPORTUNITY TO INVESTIGATE BEFORE YOU PERFORM ANY REPAIRS.

DISPUTE RESOLUTION: The undersigned parties below agree that any dispute between the parties, except those for non-payment of fees, that in any way, directly or indirectly, arises out of, is connected with, or relates to the interpretation of this Agreement, the inspection service provided, the report or any other matter involving service provided by Specialty, shall be submitted to mediation before a neutral mediator to be agreed upon by the parties. If the parties cannot agree upon a mediator then mediation shall be under the Rules and Procedures of the American Arbitration Association. The Parties agree that no legal proceedings or litigation shall be permitted, except those for non-payment of fees, unless any such dispute is submitted to mediation. Any party who refuses to participate in such mediation shall be deemed to have waived the right to pursue any such claim before any Court or judicial tribunal.

CONFIDENTIAL REPORT: The inspection and report is being prepared for Client, for Client's own information and may not be used or relied upon by any other person unless that person is specifically named by Specialty in this Agreement as a beneficiary of the report, in which case the report may also be used by the additional beneficiary Specialty has named. Client agrees to maintain the confidentiality of the report and reasonably protect the report from distribution to any other persons. If Client directly or indirectly causes the report to be distributed to any other person, Client agrees to indemnify, defend, and hold Specialty harmless if any third party brings a claim against Specialty relating to the inspection or the report. Client authorizes Specialty to distribute copies of the Inspection report to the real estate agent(s), mortgage company, or other parties directly involved in the property sale, but they are not designated beneficiaries of the report or this agreement, intended or otherwise.

THIRD PARTY RELIANCE: If anyone other than Client will be relying on this Agreement or inspection report, they are required to sign this Inspection Agreement, provide notice to Specialty, and submit the then current fee for a Buyer's Consultation Inspection. This is only applicable for 60 days from the date of the Original Inspection. In the absence of these steps, Specialty will not be liable for the information contained in the inspection report. Furthermore, Specialty has no liability to anyone other than Client or any beneficiary identified in the confidentiality paragraph above.

GENERAL PROVISIONS: This Agreement constitutes the entire integrated Agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only be 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. The written report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector. Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors and assigns. 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.

OTHER SERVICES AND INSPECTIONS: In addition to the home inspection called for by this agreement, Specialty can arrange other inspections by independent subcontractors retained by Specialty to perform other types of inspections, including, but not limited to, wood destroying organism inspections, roof inspections, chimney inspections and pool inspections. If Client chooses to obtain any such additional inspections, Client acknowledges that those inspections may be performed by sub-contractors of Specialty, and are in fact independent sub-contractors and not employees of Specialty and Specialty does not and cannot direct, supervise or in any other way control the work of such subcontractors. Client further acknowledges that the performance of services by these subcontractors and the nature, quality and performance of any of their inspections is the sole responsibility of the respective sub-contractors, and that Specialty shall not be liable for Client dissatisfaction or any damages or losses arising from said inspections.

ALL INSPECTION FEES ARE DUE AT TIME OF INSPECTION AND MUST BE PAID PRIOR TO REPORT DELIVERY, UNLESS BILLED TO ESCROW. PRE-SALE INSPECTIONS CANNOT BE BILLED TO ESCROW.

Client acknowledges that he/she has read and understood the terms, conditions and limitations of this Agreement and voluntarily agrees to be bound thereby and agrees to pay the fees listed on the price sheet in effect at the time the inspection(s) was/were ordered.

Property Address	City	State	Zip
Client Name (Print)			
Client Signature		Date	

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INTRODUCTION

We have inspected the building's major structural components and mechanical systems for signs of failure, 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 Association(r). The following report is an overview of the conditions observed. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. Unexpected repairs should still be anticipated.

Our observations and recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions discovered during the inspection. We are often asked to prioritize corrective repairs and upgrades that we recommend. Health and safety issues and conditions which effect system performance are the highest priority. Next are conditions that need repair, but have not yet effected performance. Typically these are deferred maintenance items. Last are upgrades. These items will enhance the property and provide an increased margin of safety but are not required.

When we recommend repair or replacement, the determination of appropriate corrective action must necessarily be left to the professionals retained for detailed evaluation and repair. Lower priority conditions 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 and upgrades.

The hidden nature of the components of many systems, limit the amount that can be observed by the Standards of Practice set for home inspectors. It is not uncommon for a specialist to discover additional conditions in need of repair when further evaluation is performed due to their expertise and specialized testing and inspection equipment. Therefore, we recommend all further evaluations be done before the expiration of your contingency period and all repairs performed before the close of escrow.

In this 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.

The report contained herein is CONFIDENTIAL, and is given solely for the use and benefit of the client. It is not intended to be for the benefit of or relied upon by any other buyer, lender, title insurance company, or other third party.

If you are not the client who contracted for this inspection and wish to rely on this report, you must read and sign our inspection agreement which states the scope and limitations of the building inspection and pay a fee of 50% of the original fee paid for this inspection. We will reissue the inspection report in your name and the inspector will meet you at the property to review their findings in the report and answer any questions or concerns that you may have. This offer is good for 3 months from the date of inspection, at which time we recommend a complete new inspection be performed.

DEFINITIONS OF TERMS

Definitions of Terms

The following terms are used to describe the condition(s) of the building's inspected systems and components. Our observations are based on conditions observed during our review. Our commentary is not a guarantee of future performance nor a prediction of expected service life.

1 **Health and Safety:** Health and Safety items are reportable conditions discovered during our inspection that, in the opinion of the inspector can affect the health and safety of the occupants of the building. The cost of corrective action is not a factor in selecting Health and Safety items and it should not influence which conditions are chosen for repair.

2 **Investigate Further:** If our inspection reveals evidence of hidden damage, conditions not familiar to the inspector or conditions not within the scope of our services, we may recommend further inspection by specialist. Further inspections must be arranged by the interested parties at their own expense.

3 **Maintenance:** A system or component that was worn, but still serving its apparent intended purpose. Maintenance and/or minor repair is necessary to reduce the possibility of these items becoming damaged or failed.

4 **Monitor:** These items currently need no further action, however, they need to be monitored for changes and repairs performed as necessary.

5 **Note:** These items are informational notes.

6 **Repair:** These conditions do not seriously affect health and safety but should be repaired to restore a system or component to serviceable condition.

7 **Serviceable:** Items stated as serviceable are serving their intended purpose and with routine maintenance should remain useable.

8 **Upgrade:** These items will enhance and modernize the property. The existing configuration was most likely acceptable at the time of installation.

NOTES

Description

This real estate inspection is a non-invasive physical examination, designed to identify material defects in the systems, structures and components of a building as they exist at the time of inspection. A material defect is a condition that significantly affects the value, desirability, habitability, or safety of the building. The adequacy or efficiency of any system is beyond the scope of a building inspection. Style or cosmetics shall not be considered in determining whether a specific system, structure or component is defective. It is assumed that the client will be the final judge of cosmetic issues and not the building inspector.

Our observations are not a substitute for inspection by a licensed pest control operator. We recommend review of a current pest control report for information concerning the infestation and infection of wood-destroying pests and organisms. If not available, we recommend a pest control inspection be performed.

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. 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.

- **Note:** For purposes of identification and reporting, we will describe the locations of this property, left or right, front or rear, as though viewing the building from the street.
- **Weather:** Partly cloudy
- **Temperature:** The outside temperature was 60 to 70 degrees
- **Present:** The client
- **Property age:** The age of the property was reported to be 69 years old by the listing agent.

Observations and Recommendations

Additional Notes

We were informed by the client's agent that the roof had been or was to be inspected by a separate licensed roofer, therefore the roof was not inspected by the Home Inspector and is not included as a part of this inspection report. No representations or warranties are provided as to the existing or possible future condition of the roof. We recommend you review the roof report issued by the roofing contractor regarding the current condition of the roof surface and flashings.

The soil in this area is known to be "expansive" and acts much like a sponge because it swells and expands when it gets wet and will shrink and crack when it dries. Changing moisture content in the soil can cause movement of the support system which, in turn, can produce cracking in the interior and exterior finished surfaces, sticking doors and windows, and even sloping and sagging floors. These conditions usually change as the seasons change. The soil beneath the building dries out during the summer, and is once again saturated by the return of winter rains. Maintaining good drainage and controlling moisture will minimize this movement. Providing positive grading, directing roof water away from the building and maintaining good ventilation under the building are all helpful measures that will help reduce these cosmetic conditions. If you desire additional information concerning expansive soil, the effect it may have on this building, and how best to control it, we recommend you consult with a geo-technical engineer.

The landscape irrigation system, related plumbing and electrical wiring were not inspected. No

representations or warranties are made as to the existing or possible future condition of the landscape irrigation system.

Portions of this building have been remodeled, altered and/or added. We did not determine if all necessary permits were obtained, inspections performed and final signatures received.

The detached outbuilding was not inspected and is not included as part of this inspection. No warranties or representations are made as to the present or future conditions of the structure.



EMERGENCY CONTROLS

Observations and Recommendations

Overview
In an emergency all occupants need to know where to shut off the gas, the water, and the electricity, and /or be aware of your plumbing drainage system. We have listed below those controls and their location for your convenience. We encourage all occupants to familiarize themselves with their location and operation.

Electrical Shut-Offs
The main electrical panel was at the rear of the building.

Water Shut-Off
The domestic water supply main shut-off valve was located at the front of the building.

Gas Meter
The gas meter was located on the left side of the building.

Sewer Cleanout(s)
The sewer cleanout(s)was not located. We recommend inquiries with the owner or occupant or Home Owners Association, concerning its location.

EXTERIOR

Description
- **Primary exterior wall covering:** Stucco
- **Secondary exterior wall covering:** Wood siding and Brick Veneer
- **Driveway:** Concrete
- **Walkway:** Concrete
- **Patio:** Concrete
- **Fencing Material**: Wood

Observations and Recommendations

Overview
Our review of the exterior includes: siding and trim, fascia, eaves, soffits, decks, porches and railing, poured, paved or placed surfaces of the walkways, patios and driveways, retaining walls; if present, fencing and gates. These items are visually examined for signs of excessive or unusual wear and general state of repair. Components may not be visible because of soil, vegetations, storage and/or the nature of construction. In such cases these items are considered inaccessible. Reportable conditions may also not be exposed to view on freshly painted and/or caulked surfaces. The owner or occupant should be consulted regarding the maintenance and repair history of the exterior and determine the nature, extent and frequency of maintenance and repair that has been necessary and performed to date.

Stucco Siding
The stucco appears to be properly installed and generally in good condition, with exceptions noted elsewhere in this report.

Maintenance: We observed cracks in the stucco siding. No significant deficiencies were observed, however we recommend that they be prepped, repaired and refinished for a better appearance and to help prevent water entry and subsequent damage.

The stucco extends over the foundations below the finished grade. Because hidden fissures may facilitate the infestation of wood-destroying pests this method of stucco application is no longer approved but was accepted practice when installed. We feel a periodic pest inspection would be prudent.

Wood Siding

The wood siding appears to be properly installed and in good condition.

Masonry Siding

The masonry walls are only a veneer over the basic wood frame construction. The masonry is not a structural element of the building. Minor cracks are fairly typical and not considered a structural deficiency.

Some cracks were observed in the masonry siding. As the masonry veneer is not a structural element, repair of the cracks for a better appearance is optional.

Eaves/Soffits/Fascia

The eaves and overhangs appear to be properly installed and generally in good condition, with exceptions noted elsewhere in this report.

Repair: Sections of the roof framing are damaged. We recommend repair or replacement. The current pest report may provide more details on the extent of damage in the affected areas.



Fencing

Wooden fences have a finite service life. Maintaining the bases of the fence posts free and clear of rotting leaves, and occasional treatment with a wood preservative will help prevent deterioration and prolong service life.

Maintenance: The fencing shows signs of routine wear and is in need of minor maintenance.

Driveway
Maintenance: Small to moderate cracks were observed in the driveway. These are primarily cosmetic in nature, however, we recommend patching or repair for a better appearance and maximum safety.

Walkway
There are minor cracks of a cosmetic nature in the walkways. Action would only be required if any of the cracks develop into trip hazards in the future.

Patio
The patio shows normal cracking and/or minor settlement. This is primarily cosmetic and no action is indicated. Action would only be necessary if the movement develops into a trip hazard.

Patio Cover
The patio cover appears to be generally in serviceable condition, with exceptions noted elsewhere in this report.

Repair: Some of the patio cover's material is damaged. We recommend all affected material be repaired or replaced.





General Comment
As a preventive maintenance, caulking and sealing the gaps in the exterior of the building around the doors, windows, plumbing and electrical entry points will help prevent heat loss, cold air infiltration and moisture entry. When caulking is used for maintenance of any flashing or exterior trim, we suggest a high quality urethane sealant be applied. Latex, butyl, oil based, silicone or "architectural grade" sealants should be avoided.

There are isolated areas where exterior features are in need of attention. These conditions suggest lapses in maintenance rather than significant structural or systemic deficiencies. We recommend action as discussed in the specific comments.

GRADING AND DRAINAGE

Description

- **Lot:** Flat
- **Building pad:** Flat and level

Observation and Recommendations

Overview

Proper grading is required to minimize water buildup near the foundations. Soil should slope away from the building to minimize or prevent the problems associated with excess water. Roofing system gutter discharge should also be directed away from the foundations to minimize excessive moisture buildup. Our review of the grading and drainage is limited to the surfaces directly adjacent to the inspected buildings.

Grading

Investigate Further: Present building standards call for planter boxes installed adjacent to wood-frame walls to have an air space between the planter and wall unless properly waterproofed. The planter was touching the structure and it is beyond the scope of this inspection to determine if it has been adequately waterproofed. If not properly waterproofed, moisture from the planter can cause damage to wood framing, sheathing and siding. If further evaluation of the planter detail is desired we recommend a waterproofing specialist be retained. Destructive testing may be required.





Roof Drainage

Repair: The gutter joint(s) had signs of leaking. We recommend the affected joints are repaired and all of the gutter joints maintained to prevent leakage.

Upgrade: Runoff water from the roof discharged next to the building at some locations. We recommend the downspouts be directed sufficiently away from the building to prevent puddling, pooling and saturation of the soil around the structure.

General Comment
We recommend monitoring during heavy rains and improving drainage if necessary.

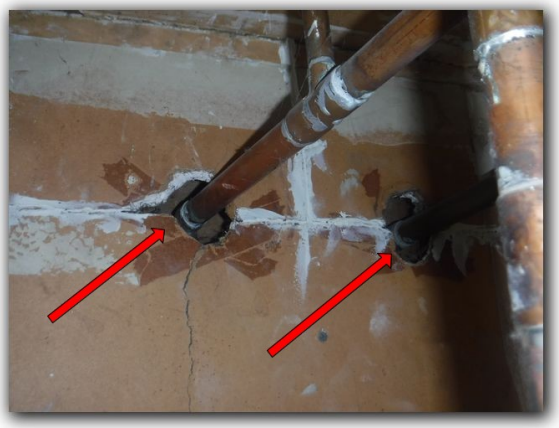
GARAGE

Description
- **Note**: On premise parking consisted of an attached garage.
- **Garage Door:** Single roll up design
- **Garage Door Openers:** One opener was present
- **Note:** The garage was finished.

Observations and Recommendations

Overview
Off street parking generally includes the garage, carport, parking deck or similar areas designed for automotive parking. When included, we review the parking surfaces, garage doors and openers, firewalls, firedoors, accessible framing, etc.

Firewall
Repair: There are voids in the fire-resistive barrier between the garage and interior at the water heater. We recommend these voids be patched to restore the required fire separation between the garage and the occupied interior.



Not all of the firewall was visible so there may be concealed voids that should be repaired if discovered.

Fire Door

Upgrade: The garage passage door was of fire-resistive construction, but lacked the presently required self-closing mechanisms. We recommend upgrading by installing two spring hinges or an automatic closer.

Garage Door

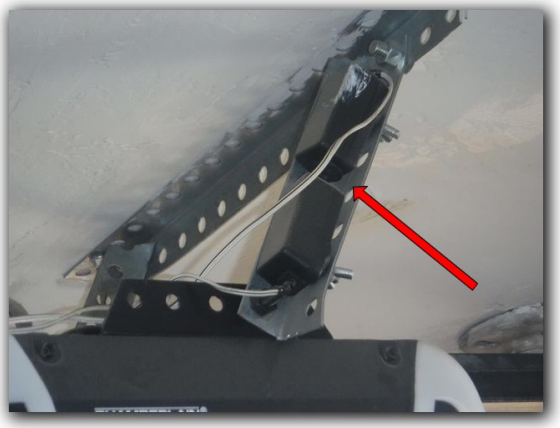
The garage door was operated and appears to be properly installed and in generally serviceable condition.

Opener

The automatic garage door opener operated properly except as noted elsewhere in this report.

Due to the age of the automatic garage door opener, the automatic reversal test (resistance feature) was not performed as it may cause severe damage to the opener during this procedure. If further testing is desired, we recommend contacting a licensed garage door technician.

Repair: The garage door's infrared beams are installed in a substandard manor. We recommend the beams be properly installed per manufactures recommendations.



Note: On or after July 1, 2019, no person, corporation, or entity shall manufacture for sale in this state, sell, offer for sale at retail or wholesale, or install in this state a residential automatic garage door opener that does not have a battery backup function that is designed to operate when activated because of an electrical outage. The battery backup function shall operate in a manner so that the automatic garage door opener is operational without interruption during an electrical outage. This section applies to all automatic garage door openers manufactured and sold for use in any residence and other residential applications of automatic garage door openers manufactured for commercial purposes. On or after July 1, 2019, no replacement residential garage door shall be installed in a manner that connects the replacement door to an existing residential automatic garage door opener that does not meet the requirements set forth in subdivision (a), regardless of the date of manufacture of the residential automatic garage door opener.

Side Door

Repair: The base of the garage side exterior passage door jambs were deteriorated. We recommend the damaged portions be removed and the voids packed with concrete to restore the cosmetic appearance of the doorframe.

Surfaces

There was cracking of the garage floor concrete slab. This cracking is typical and no action is indicated.

General Comment

Due to the presence of personal belongings, access to the garage was limited. Conditions in need of repair may be discovered once the garage is cleared.

ELECTRICAL

Description

- **Volts:** 120/240
- **Service Entrance:** Overhead mast
- **Service Capacity:** 90
- **Main Panel Protection:** Breakers.
- **Subpanel Protection:** Glass fuses
- **Subpanel Location:** The subpanel was located in the hall closet.
- **Service grounding:** Unable to locate
- **Branch circuit conductor material:** Aluminum and copper
- **Wiring Method:** Romex, Older cloth sheathed wire
- **Receptacles:** 2 & 3 prong

Observations and Recommendations

Overview

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 of aluminum wiring, lack of grounding, overfusing, exposed wiring, running splices, reversed polarity and other substandard or outdated installations. The hidden nature of the electrical wiring prevents inspection of all the electrical system. Components that are concealed from view are considered inaccessible. Furniture and/or storage may have restricted access to some electrical components which are then also considered inaccessible.

Service Drop

Health & Safety: Insulation was missing on the service drop exposing the splices. We recommend the utility provider be contacted regarding covering the splices to prevent accidental contact.



Main Panel

The main electrical service panel was opened and the inspected circuitry was found to be properly installed and correctly fused, except as noted elsewhere in this report.

Note: Circuit breakers are not designed or intended to have an indefinite working lifespan. Circuit breakers that are 30 years or older should be considered old and unreliable. For enhanced safety and reliability, consideration should be given to replacing all old circuit breakers. If compatible circuit breakers are no longer available for the older subpanels, than we recommend the panels be upgraded.

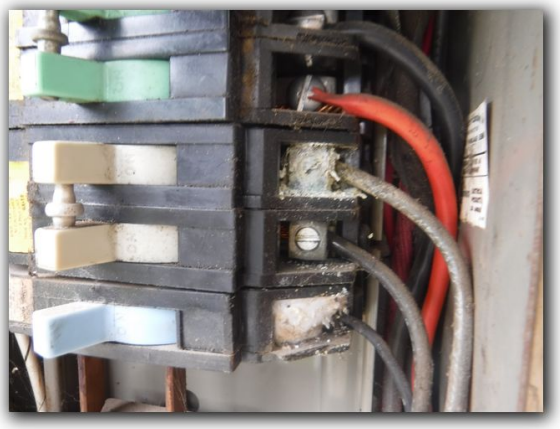
Note: The main electrical panel was manufactured by Zinsco. The equipment produced by this company has been associated with product defects and failure of their 120-volt and 240-volt overcurrent protection devices. Therefore, Zinsco equipment must be considered as unreliable and potentially dangerous. Although we observed no evidence of a failure of the breakers, we cannot guarantee their future performance. We recommend consideration be given to removing this equipment and installing another UL approved panel with new overcurrent protection devices.

Repair: Main electrical panel cover screws were missing. We recommend the installation of approved blunt-end screws where necessary.



Repair: Corrosion was observed on one or more breakers in the main electrical panel. Circuit breakers that are corroded may not function properly. We recommend the corroded breakers be replaced.

Corrosion inside panels can be a result of leakage at fittings on the top or side of the panel, improper weatherhead bushings and fittings, or panel covers that do not seat properly.



Main Disconnect

Note: The electrical system lacked a main shutoff switch. Because there are six(6) or fewer disconnects in the service panel, a single main shutoff is not required. If the system is expanded, a main disconnect would be needed.

Service Capacity

Investigate Further: The electrical service capacity is minimal by all current standards (100 amps) and may prove inadequate for today's lifestyles. We recommend further review by a licensed electrician, and the electric service upgraded as recommended.

Our statement regarding service capacity is based upon the labeled rating of the main service panel.

Subpanel(s)

The electrical subpanel is older and utilizes outdated technology, however it was inspected and found to be in serviceable condition, with exceptions noted elsewhere in this report. We recommend upgrading the panel in the course of ongoing improvements.

Health & Safety: We found overfusing in the electrical subpanel, meaning breakers or fuses are not rated for their connected wires. This is a potential fire hazard. We recommend the circuits be equipped with properly rated overcurrent protection devices.



Note: When overfusing is found in an older building, it is often the result of attempts to get performance beyond the system's design limits. With correct fusing, ti may be discovered that the present circuitry is not adequate for today's lifestyles and that system upgrading should be undertaken.

Note: The electrical subpanel was located in a closet, which is prohibited for present installations. To reduce the hazards of fire and allow access, we recommend clearance be maintained.

Wiring

The accessible branch wiring was in serviceable condition except as noted below, or elsewhere in this report.

Grounding

Note: We were unable to visually confirm the presence of a grounding electrode. Confirmation would require further inspection and possible destructive testing. If desired, this will be performed at an additional cost to the interested parties.

Bonding

Note: Bonding refers to the permanent joining together of components for maintaining electrical continuity, typically to assure continuity to ground. Interior metal piping systems must be bonded to the grounding electrode system to keep the piping from becoming energized. If the piping is properly bonded, a ground fault which energizes the piping will complete circuit and activate the overcurrent protection device (fuse or circuit breaker), opening the circuit and eliminating the hazard. Whether the building was built prior to the requirement for bonding we recommend any interior metal piping systems that may become energized be bonded. This includes water piping, metal ducts, metal drain piping and gas piping

Repair: The above ground metal piping was not bonded and connected to the grounding system in accordance with present standards at the water heater. For enhanced safety, we recommend bonding the hot and cold water and gas lines together and connecting them to the grounding electrode by a licensed electrician.

Lights
A representative number of lights were operated using their switches and were in serviceable condition at the time of our inspection.

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

Receptacles
The receptacles appear to be properly installed and were operational, except as noted elsewhere in this report.

Note: There were ungrounded two prong receptacles observed throughout the house, as is typical in older buildings. Grounding of receptacles was not required before about 1960, however as an safety upgrade, we recommend all receptacles be grounded in the course of ongoing improvements.

Repair: Several receptacles were found to be the ungrounded three prong type as replacements for the original two prong receptacles. For an increased margin of safety, we recommend either the receptacles be retrofitted back to their original two prong configuration or properly ground all ungrounded three prong receptacles. In both cases we recommend GFCI protected receptacles be installed in all areas listed below under "GFCI Protection".

GFCI Protection
Ground fault circuit interrupters (GFCIs) are modern electrical devices, either receptacles or circuit breakers, designed to protect the occupants from electric shock. In the event of a fault in a ground-fault protected appliance, the current passing through a person to ground is detected and the circuit is shut off, protecting from potentially fatal shocks. GFCIs are required in all wet or damp environments. These include, but may not be limited to, all kitchen countertop receptacles, near all sinks, in bathrooms, garages, at spas, hot tubs, fountains, pools, crawl spaces, near laundry tubs, and on the exterior. We recommend that all such locations be provided with GFCI protection if they are not already so equipped. This will considerably improve electrical safety for occupants of the building. All GFCI devices must be tested in accordance with the manufacturer's recommendations to ensure that they continue to provide the necessary protection.

We do not recommend that refrigerators or freezers be plugged into GFCI protected receptacles as a tripped GFCI may not be noticed before the contents of the refrigerator or freezer are ruined.

GFCI (ground fault circuit interrupter) protection has been provided for the kitchen and bathroom receptacles only. The device(s) were checked using both the test button provided and an electrical testing tool. The GFCI protected receptacles tested functional. We recommend testing the device on a monthly basis. Consideration should be given to installing GFCI protection in all areas mentioned above.

General Comment
For attention to the items noted above we recommend the services of a licensed electrician.

PLUMBING

Description
- **Domestic water supply:** Local Utility
- **Waste system:** Municipal
- **Main water line:** Inaccessible
- **Supply Piping:** Copper
- **Drain piping material:** Cast Iron, Copper, Galvanized steel, ABS
- **Water pressure:** 50 psi (pounds per square inch)

Observations and Recommendations

Overview
A plumbing system consists of the domestic water supply lines, drain, wasteland 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. Wells, septic systems, sewer lines, sprinklers and water treatment equipment are not inspected and are expressly excluded from the authorities. If the property relies upon an onsite waste disposal system, such as a septic tank, pumping and inspection of the tank and all related equipment by a qualified septic system specialist is recommended to determine the nature and condition of the system.

Pressure
The system pressure, measured at the exterior hose bibs, was within the range of normal.

A representative number of fixtures were operated and we observed reasonable flow when multiple fixtures were operated simultaneously. Small changes in flow when other fixtures are turned on or off are normal.

Supply Piping
The exposed, visible, and accessible supply lines were in serviceable condition.

Drain Lines
The exposed, visible, and accessible drain, waste and vent lines were in serviceable condition, except as noted below or elsewhere in the report. The drain lines should be routinely cleaned to remove the buildup of grease, hair and dirt, and help prevent debris blockage and subsequent drainage failures.

Vent Lines
The vent piping for the waste system appears to be properly installed and in good condition.

Fixtures
The fixtures were inspected and found to be in serviceable condition, except as noted below or elsewhere in the report.

As of January 1, 2017 the state of California Civil Code (SB407) mandates that all single family residential real property built before January 1, 1994 must have water conserving, or low flow plumbing fixtures installed throughout the property as a condition of building permits applied for after January 1, 2014. The state code states in part that 1101.4. (b) on or before January 1, 2017 noncompliant plumbing fixtures in any single-family residential properties shall be replaced by the property owner with water-conserving plumbing fixtures. The code also states that (c) a seller or transferor of a single-family real property shall disclose in writing to the prospective purchaser or transferee the requirements of subdivision (b) and whether the real property includes any noncompliant plumbing fixtures.

Note: The definition of a water conserving fixture is as follows: If a toilet flows more than 1.6 gallons per flush (gpf), a 1.28 gpf toilet will be required. If a shower head exceeds 2.5 gallons per minute (gpm), a 2.0 gpm showerhead will be required. If a lavatory faucet flows more than 2.2 gpm, a 1.2 gpm faucet will be required. If a kitchen sink faucet flows more than 2.2 gpm, a 1.8 gpm faucet will be required. We do not measure the water flow to determine if the fixtures are in compliance with the code. Although the fixtures may be labeled as compliant we cannot verify wether they are or not. If desired we recommend further evaluation by a licensed plumbing contractor.

Gas Service
The gas meter was in serviceable condition. There was no meter wrench attached to the meter. We recommend attaching a wrench to the meter so the gas can be shut off in an emergency. If desired, a plumbing contractor could be retained to install an automatic shutoff to help prevent gas leakage in the event of an earthquake.

Gas Piping
The accessible and visible gas piping was in serviceable condition. We detected no evidence of leakage at any of this exposed and accessible gas piping. Pressure testing of the entire gas system may reveal leaks, but is beyond the scope of our inspection. If pressure testing is desired we recommend the services of a licensed plumber.

General Comment
For attention to the condition(s) noted elsewhere in this report we recommend the services of a licensed plumbing contractor.

WATER HEATER

Description
- **Number of units:** 1
- **Location:** Garage
- **Energy Source:** Natural Gas
- **Water Heater Capacity:** 40 gallons
- **Date of manufacture:** 2010
- **Type:** Free standing tank

Observations and Recommendations

Overview
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. the hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

Water Connections
Upgrade: Rigid piping has been used to supply water at the water heater. As an upgrade, we recommend installation of flexible supply piping be considered which are less prone to break in the event of an earthquake.

T & P Relief Valve

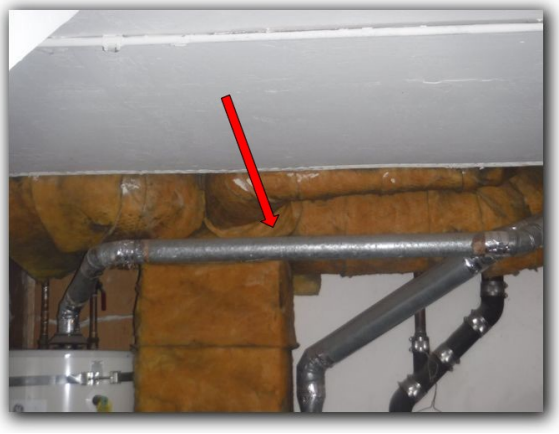
The water heater included a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. No adverse conditions were observed, except as noted elsewhere in this report.

We do not attempt to operate water heater Temperature & Pressure relief valves because valve operation often times results in leakage. If the valve fails to reset and leaks, replacement is necessary. This is an important safety device that prevents the water heater from exploding in the event of a defect in the built in operating and safety controls and, therefore, should always be operational. We recommend either the valve be tested annually with an expectation of possible replacement or simply replaced every three years. The valve itself is inexpensive and can easily be installed.

Venting

The water heater vent is properly installed and in serviceable condition, except as noted elsewhere in this report.

Repair: There is insufficient upward slope on the water heater vent connector. This can lead to exhaust spillage. We recommend the vent be reconfigured with a minimum upward slope of 1/4 inch per foot.



Gas Supply

There is an accessible gas shut-off valve near the water heater. The gas connector is an approved flexible type in good condition

Upgrade: The water heater gas 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.

Combustion Air

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. It is important to keep all combustion air openings clear of obstructions.

The combustion air supply is adequate.

Elevation/Location
The water heater has been elevated above the garage floor in accordance with present standards. This configuration helps prevent the ignition of fumes from spilled flammable liquids.

Seismic
The water heater was strapped and/or braced in accordance with current requirements.

General Comment
The water heater was beyond its expected service life. Although still operating, the need for replacement should be expected in the near future.

For attention to the condition(s) note above we recommend the services of a licensed plumbing contractor.

HEATING-FORCED AIR

Description
- **Number of units**: 1
- **Age:** Manufacture date 1994
- **Location**: Garage
- **Heating Coverage:** Entire building
- **Capacity:** 75,000 BTUs

Observations and Recommendations

Overview
A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. these items are visually examined for failure, excessive or unusual wear and general state of repair. The adequacy of the supply or distribution balance is not inspected.

The heat exchanger, also referred to as the combustion chamber, is the area in the heater where combustion takes place. The nature and configuration of most furnaces is that the openings of the heat exchanger prevent visual access to most of its surface. Thus, any observations available to the building inspector will be limited and we can make no guarantee that the heat exchanger(s) is crack free. A cracked heat exchanger is considered unsafe. the local utility or heating contractor can perform a more detailed and definitive evaluation of the heat exchanger.

During the service life of all heating equipment, we recommend periodic review by the local gas utility company and servicing by a qualified and licensed contractor for continued safe and efficient operation.

Clearance / Location
Clearance to combustibles was adequate. Personal belongings should not be stored in this area.

Gas Supply
The gas supply included a 90-degree shutoff valve for emergency use. The valve was not operated at the time of inspection. The gas connector was an approved flexible type and was in serviceable condition.

Burners
Burners were observed during operation and were clean and in serviceable condition.

Vent
The heating system vent is properly installed and appears in serviceable condition.

Combustion Air
Combustion air provides the oxygen for fuel burning appliances. Adequate combustion air around all fuel burning appliances is essential for their safe operation. The air can come from inside or outside, providing present standards are met.

The combustion air is adequate for the heating unit.

Heat Exchanger

The heat exchanger, also referred to as the combustion chamber, is the area in the heater where combustion takes place. The nature and configuration of most furnaces is that the openings of the heat exchanger prevent visual access to most of its surface. Thus, any observations available to the building inspector will be limited and we can make no guarantee that the heat exchanger(s) is crack free. A cracked heat exchanger is considered unsafe. the local utility or heating contractor can perform a more detailed and definitive evaluation of the heat exchanger.

Investigate Further: Based on the age of the furnace, there is a higher probability of damage in the heat exchanger (combustion chamber). As mentioned in the above paragraph, a definitive evaluation of the heat exchanger is available from the local utility or heating contractor and considering the age of the unit, this is highly recommended.

Thermostat

The thermostat appears to be properly installed and the unit responded to the user's inputs.

Ducts

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

The flow of air was checked at each of the accessible registers. Registers that were closed were not opened and registers that were blocked by furnishings or any other items were not checked. We did not attempt to measure the flow. We only observed that there was some flow of air from register to register. Exact measurement of air flow requires special equipment and is beyond the scope of our inspection. We recommend inquires of the seller regarding the warmth of the building's various rooms during the winter and the cooling of the rooms in the summer as it is beyond the scope of this inspection to comment on the comfort level achieved in each room in the building at various times of the year. Air was observed flowing from each of the accessible registers.

Filters

All types of heating system filters need regular servicing for efficient operation of the equipment. We recommend inspecting the filters every three months and changing or cleaning them if dirty.

The filter(s) location: Blower

Maintenance: The furnace filter was loose. This decreases filter effectiveness and can effect the operation of the unit. We recommend the filter be properly secured.



General Comment
The furnace is beyond its expected service life. Although still operating, the need for replacement should be expected in the near future.

INTERIOR

Description
- **Number of bedrooms:** 4
- **Number of bathrooms:** 2.5
- **The walls were:** Drywall
- **Ceilings:** Drywall
- **Floor:** Carpet, Vinyl, Simulated wood laminate

Observations and Recommendations

Overview

Note: Our review of the interior includes inspection of walls, ceilings, floors, stairs, balconies, railings and smoke detectors. These features are visually examined for excessive wear and general state of repair. Some of these components may not be visible because of furnishings and/or storage. In such cases these items are not inspected. It is not uncommon for sections of the interior floors to be slightly sloped. This condition is the result of typical support system settlement and/or framing irregularities. Individual perception and sensitivity to floor sloping and/or settlement varies greatly. If these condition are of concern, more detailed evaluation should be obtained from a qualified engineer. Measurement and evaluation of floor slope is beyond the scope of our inspection.

Walls

There are blemishes and/or minor cracks in the walls. These blemishes and/or cracks appear to be cosmetic in nature, and can be repaired in the course of routine maintenance to restore their cosmetic appearance.

Ceiling

There are blemishes and/or minor cracks in the ceilings. These blemishes and/or cracks appear to be cosmetic in nature, and can be repaired in the course of routine maintenance to restore their cosmetic appearance.

Floor

The interior floors showed typical wear and tear, but were in generally serviceable condition.

Smoke Detectors

Buildings built since about 1990 have required smoke detectors on each floor (including basements), in the corridors leading to all sleeping areas, and in all bedrooms. Pressing the test button on smoke detectors only verified battery and/or horn function, but does not test the sensor(s) in the units(s). California law requires the seller to transfer a home with proper working smoke detectors. The seller and buyer are required to sign the Smoke Detector Statement of Compliance prior to the close of escrow. Smoke detectors should be checked periodically in accordance with the manufacturer's recommendations to ensure they remain fully operational. We recommend that smoke detector batteries be changed with any change in occupancy and twice a year thereafter. A convenient time to change batteries is the changing of your clocks in Spring and Fall.

Note: We do not check the function of the smoke detectors. We do recommend testing all smoke detector(s) upon occupying the home for the first time. All batteries in the smoke detector(s) that are battery powered and/or battery back up should also be changed when first occupying the home. We recommend the batteries be replaced two times a year, as well as testing the function of all smoke detector(s) as recommended by the manufacture.

Smoke detectors are appropriately located, with exceptions noted elsewhere in this report.

Repair: The downstairs hall is missing a smoke detector. We recommend it is replaced for safety reasons.



Health & Safety: There are no smoke detectors on some levels of this building as required by current industry standards. We recommend installation of smoke detectors on all levels prior to your assuming possession.

Health & Safety: A CO detector was found on one floor and not on the other. We recommend the installation of a Carbon Monoxide detectors on the floor missing one, where currently required by the state.

Repair: The upstairs carbon monoxide detector(s) were not installed in the proper location(s). We recommend the installation of a Carbon Monoxide detector(s) where currently required by the state.

Stairs / Balcony

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

Health & Safety: The stair handrail ends do not return to the wall or newel post. This is considered a hazard as purse straps can get caught on the open and protruding ends of the handrail and cause someone to fall. We recommend the handrail be upgraded to meet present standards.



General Comment
The interior of the building shows normal wear and tear. We make no attempt to list all conditions we deem cosmetic in nature. The affected surfaces can be repaired in the course of routine maintenance and upgrading.

WINDOWS/DOORS

Description
- **Window type:** Horizontal sliding units
- **Window Material:** Metal
- **Glazing:** Dual pane
- **Door Types:** Wood swinging
- **Door glazing:** Single Pane

Observations and Recommendations

Overview
Note: The windows and doors are visually examined for signs of excessive or unusual wear and general state of repair. The condition, extent and/or presence of flashing that may have been installed beneath the finished exterior and the finished surfaces cannot be determined without destructive testing. Unless we observe signs of leakage or other conditions to warrant it, we do not recommend further inspection of these inaccessible areas. During extreme weather conditions, it is not unusual for some leakage to occur around doors and windows. This leakage can be reduced by annually inspecting these areas for gaps and cracks around the finished exterior surfaces and trim. All gaps should be caulked, sealed, and maintained to help reduce water entry. Window channels and weep holes should be routinely cleaned to allow for proper drainage. The owner or occupant should be consulted regarding the maintenance and repair history of the doors and windows to determine the nature, extent and frequency of maintenance and repair that has been necessary and performed to date.

Windows
New windows have been installed in this residence. We recommend consultation with the owner to determine if all necessary permits were obtained, inspections performed and final signatures received.

The windows tested appear to be properly installed and generally in serviceable condition, with exceptions noted below or elsewhere in this report.

Note: Several windows were dirty, and it was difficult to determine the condition of one or more dual pane window seals. We recommend cleaning the windows and check for failed units. Any failed units should then be repaired or replaced.

Repair: The operation of one or more horizontal sliding windows is rough. We recommend all worn parts be replaced and the window tracks lubricated for smoother operation.

Repair: There is condensation between the panes of glass in one or more insulated glass units in the upstairs hall (marked with red dot). This suggests failed seals between the panes. There is no simple "fix" for this condition. We recommend all failed insulated glass units be replaced. Failed seals (condensation) on insulated glass units are very often difficult to identify and sometimes can only be seen when the sun is shining through and the windows are clean. We make every effort to identify failed seals, however; we can make no guarantee that all windows with failed seals have been identified, for this reason we recommend you have all the windows further evaluated by a glass contractor.

Doors

The interior and exterior doors appear to be properly installed and generally in serviceable condition, except as noted elsewhere in this report.

Repair: One or more doors rub on the carpet. We recommend the door bottoms be trimmed so there is a minimum 1/2 inch clearance between the door and carpet. This will do two things; prevent premature wear of the carpet and improve the efficiency of the HVAC system by allowing air to escape the room when the HVAC system is running.

General Comment

For buildings with dual pane windows, failed seals (condensation) on insulated glass units are very often difficult to identify and sometimes can only be seen when the sun is shining through and the windows are clean. We make every effort to identify failed seals, however; we can make no guarantee that all windows with failed seals have been identified. Once you move in, you may notice failed seals that we were unable to identify at the time of inspection. Failed seals loose some of their insulating value but are primarily a cosmetic deficiency. If the possibility of failed seals is unacceptable after you take possession, we recommend you have all windows further evaluated by a glass contractor prior to the expiration of your contingency period.

For attention to the items noted above we recommend the advice and services of a licensed general or glass contractor.

FIREPLACE

Description

- **Number of Fireplaces:** 1
- **Type of fireplace:** Masonry
- **Type of Chimney:** Lined Masonry
- **Location:** Living room

Observations and Recommendations

Overview

Our inspection of fireplaces, wood stoves and fireplace inserts does not include their actual operation. We cannot offer opinions regarding the fireplace, wood stove, or fireplace insert performance; therefore we recommend the owner or occupant be consulted in this regard. A fireplace has an interior, exterior, and a fire burning area. Individual fireplaces may have a foundation, flue, firebox, mantel, hearth, damper, smoke shelf, lintel, cap, wash, gas log and/or gas lighter. Accessible components are visually inspected for excessive or unusual wear and general state of repair. Fireplace construction renders areas inaccessible for our inspection. The inspection does not involve igniting or extinguishing fires nor the determination of draft

Limitations

The fireplace chimney(s) were not inspected from the roof because the roofing surfaces were metal. Walking on metal panels can result in denting and damage, which we can not accept responsibility for. With access and an opportunity for examination, reportable conditions may be discovered. If inspection is desired, we recommend a fireplace specialist be retained who is familiar with and prepared for walking on metal roofs.

Chimney

The interior of the chimney flue was only examined from the fireplace which allowed only limited access and visibility. With access and an opportunity for examination, reportable conditions may be discovered. We recommend further inspection by a fireplace specialist who has the necessary equipment to access and inspect the entire chimney flue.

Spark Arrestor

Repair: No spark arrestor/rain cap was installed above the fireplace flue to prevent the escape of hot embers or rain entry. As an upgrade, we recommend that a spark arrestor/rain cap be installed.



Fireplace
The fireplace was properly installed and in good condition, except as noted elsewhere in this report.

Maintenance: The fireplace shows typical wear and tear, including soft or deteriorated mortar, and/or minor cracks, but appears to be in generally serviceable condition. We recommend periodic inspection, and maintenance or repair when necessary.

Repair: The surround material for the fireplace is nonconforming. We recommend a conforming surround be installed for fire safety



Damper
The fireplace damper opened and closed properly.

Miscellaneous
Note: Wood stoves and fireplaces are becoming a very common heat source in buildings. Careful attention to safety can minimize their fire hazard. Have the chimney inspected annually and cleaned if necessary, especially if it has not been used for some time. Do not use flammable liquids to start or accelerate any fire. Keep a glass or metal screen in front of the fireplace opening, to prevent embers or sparks from jumping out, unwanted material from going in, and help prevent the possibility of burns to occupants. Don't use excessive amounts of paper to build roaring fires in fireplaces. It is possible to ignite creosote in the chimney by overbuilding the fire. Keep flammable materials away from your mantel. A spark from the fireplace could easily ignite these materials. Never burn charcoal indoors. Burning charcoal can give off lethal amounts of carbon monoxide. Don't use synthetic logs. They tend to produce more creosote than natural wood. Before you go to sleep, be sure your fireplace fire is out. NEVER close your damper with hot ashes in the fireplace. A closed damper will help the fire to heat up again and will force toxic carbon monoxide into the building.

General Comment
For attention to the condition(s) noted, and/or cost estimates, if necessary, we recommend the advice and services of a fireplace specialist.

BATHROOM

Observations and Recommendations

Overview
Note: Bathroom fixtures are inspected using their normal operating features and controls for functions and leakage. Accessible water supply and drain lines are examined for leakage and proper installation. The finished surfaces and hardware are examined for excessive or unusual wear and general state of repair.

Floor / Wall
The flooring in the bathrooms appeared adequate at the time of inspection.

Ventilation
Ventilation in the bathrooms is adequate.

Upgrade: Some of the bathrooms depend upon a window for ventilation and the removal of moisture. A window is not always practical for wintertime use. The installation of a ceiling exhaust fan, properly vented to the exterior, should be considered as a primary method of venting.

Shower Walls
The shower walls appear to be properly installed and in serviceable condition.

Note: The cultured marble or acrylic shower wall material is only serviceable as long as the joints are 100% watertight. We advise regular maintenance with caulk in all joints of the master bathroom shower.

Glass Enclosure
The glass shower enclosure is tempered safety glass and is in good condition, with exceptions noted below or elsewhere in this report.

Repair: The master bathroom shower door did not latch into place. This is not only an inconvenience but also could result in leakage. We recommend the latch be repaired or replaced.

Sinks / Tubs / Toilets
The sinks, tubs and toilets were examined and operated and found to be in serviceable condition, except as noted elsewhere in this report.

Monitor: The hall bathroom cultured marble sink was cracked near the drain. We feel this condition is cosmetic only. No action is indicated at this time.

Note: The space around the toilet in the master bathroom does not meet present standards for fixture clearances. Repair to meet present standards is optional.

Faucets / Fixtures
The faucets and plumbing in the bathrooms were generally in serviceable condition, except as noted below or elsewhere in this report.

Repair: The hall bathroom tub drain stop is defective. We recommend it be repaired or replaced.

Investigate Further: The water was off at the upstairs hall bathroom toilet at the time of this inspection. We did not test the angle stop as this may cause the valve to leak. We recommend inquiries as to the reason for this condition and the toilet restored to normal operation.

Plumbing
Investigate Further: The water flow from the upstairs hall bathroom sink fixture was unusually low or nonexistent, and will affect the usability of the fixture. We recommend further review by a licensed plumber and repairs performed as necessary.



KITCHEN

Appliances Installed

- **Range**
- **Disposal**
- **Dishwasher**
- **Exhaust fan**

Observations and Recommendations

Overview

Note: 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 (excluding refrigerators) to the extent possible using normal operating controls. Detailed evaluation of appliance components (thermostats, clocks and timers) would have to be provided by a qualified appliance technician. Free-standing ranges are operated but refrigerators, portable dishwashers, and portable microwave ovens are not tested. Due to time constraints oven self-cleaning features were not tested.

Appliance Condition

All appliances were tested using normal operating controls and were generally found to be in satisfactory working condition.

Oven
The oven appeared to be properly installed and responded to its basic controls. No attempt was made to test all functions of the oven.

Cooktop
The cooktop appeared to be properly installed and responded to its basic controls. No attempt was made to test all functions of the cooktop.

Disposal
The disposal appeared to be properly installed and in serviceable condition.

Dishwasher
The dishwasher appeared to be properly installed and responded to its basic controls. No attempt was made to test all functions of the dishwasher.

Kitchen Exhaust
The kitchen exhaust fan appeared to be properly installed and in serviceable condition.

Air Gap
Repair: The dishwasher air gap was leaking during the testing at inspection. We recommend a licensed plumber repair to prevent any water damage to cabinets/counters.



Plumbing / Sinks / Fixtures
The kitchen sink and plumbing was found to be in serviceable condition with no adverse conditions.

General Comment
The kitchen hardware, fixtures and finished surfaces showed normal wear and tear, as well as minor cosmetic flaws, however they were in generally serviceable condition. No action is indicated, except to improve cosmetic appearances.

LAUNDRY

Description
- **Location:** Garage
- The dryer hook up included a 240 volt receptacle only.
- **Appliances Present:** Washing Machine and an Electric Dryer
- **Laundry tub material:** Plastic

Observations and Recommendations

Overview
Note: The visible laundry plumbing, electrical, and venting components are inspected for general state of repair. We do not operate the washer and dryer. The finished surfaces are examined for excessive or unusual wear and general state of repair.

Hookups
The hookups for the washer and dryer are properly installed and in serviceable condition. The appliances themselves were not tested.

Dryer Vent
Maintenance: Clogged dryer vents can adversely affect the operation of the dryer and be a potential fire hazard. We recommend they be cleaned periodically to ensure safe and efficient operation of the dryer.

Laundry Tub
The laundry tub appeared to be in serviceable condition, with no adverse conditions or defects found at the time of inspection.

ATTIC

Description

- Eave
- Roof structure is 2x4 rafters
- Solid board roof sheathing
- Attic access in a bedroom closet

Observations and Recommendations

Overview

Note: The attic contains the roof framing and serves as a raceway for components of the mechanical and electrical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We examine the exposed and accessible attic components for excessive or unusual wear and general state of repair. Where walking or crawling in an unfinished attic can result in damage to the finished ceiling, inspection is from the access opening only and is limited in its scope.

Access

Due to low clearances, a small access opening, and/or concealed framing, the attic was inspected from the access opening only to avoid possible injury and damage to the finished ceiling below. Consequently, our inspection of the attic was limited, as not all areas were readily visible. Conditions in need of repair may be discovered if the attic is fully entered and all areas inspected. If further review of the attic is desired we recommend you retain the services of an individual willing to take on the liability of possible damage to the ceiling below.

Investigate Further: The attic area over the upstairs bedroom was inaccessible. We recommend inquiries of the current owner regarding attic access and if no access has been provided we recommend an approved opening be installed.

Ventilation

Upgrade: The attic is minimally vented by present standards. The temperature in the attic space can rise to a very high level on a hot day and cause discomfort in the living area or condensation to collect in the attic during the winter months. Our feeling regarding attic ventilation is that "you can never have too much". Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and

wind driven fans. As an upgrade, we recommend additional ventilation be installed.

Leaks
Monitor: No signs of active leakage were observed in the readily accessible areas. However, conditions can change and we recommend the attic be inspected, at least once during winter rains, for signs of leakage.

INSULATION

Description
- **Attic insulation:** Blown-in fiberglass
- **Wall insulation:** The walls were inaccessible and we were unable to determine if they are insulated.
- **Floor insulation:** Not present
- **Duct insulation:**Fiberglass, Asbestos-type material

Observations and Recommendations

Overview
Note: Insulation helps to reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if insulation is present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon a random sampling of accessible areas and does not constitute a warranty that all such areas are uniformly insulated or are insulated to current standards. Any estimates of insulation R-values or depths are rough average values.

Attic Insulation
Maintenance: The insulation has settled and no longer provides the same R-value as when it was installed. We recommend additional insulation to increase energy efficiency.

Due to access limitations, the insulation was only spot checked.

Wall Insulation
Access to the wall cavities were inaccessible, therefore we were unable to determine if they were insulated.

Duct Insulation
The insulation appears to be properly installed and in good condition.

Note: Small sections at the end of each duct are insulated with a material likely to contain asbestos. The insulation is generally intact. Information regarding asbestos can be obtained from a licensed asbestos abatement contractor.

Upgrade: The cold air return duct is uninsulated. This can decrease energy efficiency and increase energy costs. As an upgrade, we recommend insulating the ducts in accordance with present standards.

Floor Insulation
Upgrade: There is no insulation beneath the floors, which is a common finding in older buildings. While optional, upgrading would make the building more comfortable and energy efficient.

General Comment
The areas normally accessible were concealed by finished surfaces and could not be inspected. We are unable to evaluate the presence or degree of insulation and/or energy efficiency.

STRUCTURE

Description
- **Foundation type:** Raised perimeter and piers
- **Foundation material:** Poured concrete
- **Floor support:** 2" tongue & groove lumber by beams.
- **Wall construction:** Wood

Observations and Recommendations

Overview
Note: The structural elements of the building include foundation, footings, all lower support framing and components, and load bearing wall framing. These items are examined, where visible, for failure, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representation as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance.

Foundation
The foundation and other visible components of the support structure have performed well and were in serviceable condition at the time of our inspection. Hairline cracks were visible. This cracking is often a result of shrinkage of materials and/or minor settlement. No action is indicated.

There was a condition known as efflorescence on the foundation walls. This whitish, crystalline or powdery material is a deposit of soluble salts that were originally within the concrete or masonry and were brought to the surface by water traveling through this material. When the water evaporates, the salts are deposited on the surface. Efflorescence, for the most part, is a visual condition and generally does not cause structural problems, however it does indicate an occasional surplus of moisture around the foundation.

Seismic Considerations
Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the ability of the framing to move independently on the foundation in the event of seismic activity. Anchor bolts are in place as per standards in effect at the time of construction and appear to be properly installed and in good condition.

CRAWLSPACE

Description
- **Moisture:** Soil is dry at the time of inspection
- **Ventilation:** Screened openings around the perimeter
- **Access:** Crawl space accessible through a bedroom closet
- **Method of Examination:** By crawling the subarea

Observations and Recommendations

Overview
Note: The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and systems is examined for excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. Significant 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 while in the crawl space, some items will be reported under the individual systems to which they belong.

Clearance to Soil
Clearance between the soil and the framing was adequate.

Ventilation
Ventilation in the crawl space is adequate. Good ventilation is important to keep moisture levels down. Keeping the vents clear of debris and vegetation and repairing any torn screens should be part of regular maintenance.

Moisture
The soil was dry at the time of inspection, and there were no adverse conditions observed related to excessive moisture. The property owner should be consulted regarding the history of drainage on the site including the nature, extent and frequency of water that collects during adverse weather. If drainage improvements have been necessary, it should be determined if they were designed and installed by qualified personnel, if they were completed and successful. Installed drainage systems must be regularly inspected for debris and cleaned regularly to ensure proper operation during inclement weather.

The crawl space should be monitored during the rainy season for excessive moisture. If necessary, drainage improvements should be considered.

Electrical
Repair: There was loose flexible or metal conduit under the family room. We recommend this conduit be properly secured to the bottom of the joists to prevent physical damage.



Drain Lines

Repair: There was leakage observed under the bathrooms. We recommend repair or replacement.



Miscellaneous

Repair: The water heater temperature and pressure relief valve discharge pipe terminates inside the crawl space. We recommend that it be routed to the exterior in accordance with present standards.



ENVIRONMENTAL CONCERNS

Overview

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

Residential buildings constructed in or before 1978 may contain lead-based interior and exterior paint. Lead is considered a potential health threat if it is ingested or if the dust from it is inhaled. Pregnant women and young children are at the greatest risk. Paint can be tested for lead content by a lead paint consultant, abatement contractor or testing laboratory. Testing or evaluation for lead-based paint is not within the scope of our inspection. For more information regarding lead-based paint, please contact the Environmental Protection Agency.

Conclusions

Conclusions

All buildings require routine maintenance and repair. Generally, older buildings and those in high exposure environments require more maintenance and repair. This varies depending on the nature, extent and quality of maintenance and upgrading performed over the years. Following our recommendations will enhance the comfort, safety and service life of the property.

While we make an effort to identify reportable conditions, we are unable to predict the future conditions or performance. Conditions can change quickly, for this reason, we recommend that funds be budgeted yearly for maintenance and repairs

Please feel free to call us at any time if you have questions regarding the report or our conversations on site.

Summary

Summary

The Summary of Findings is an inventory of reportable conditions discovered during our inspection that, we believe are the most significant of those observed. Reportable conditions are selected for the Summary because they may be a threat to health and safety, or because, if not attended to now, they could become much more significant very quickly, or because they could effect the habitability or enjoyment of the property. The cost of corrective action is not a factor in selecting items for the Summary and it should not influence which conditions are chosen for repair, replacement and/or upgrading. We do not assign responsibility for correction of the reportable conditions contained in the Summary. The decision(s) surrounding who is responsible for correction of the items and who will pay for these items is a matter best addressed by you and your agent and/or legal representative.

IMPORTANT: The Summary of Findings does not contain every reportable condition observed during the inspection and it is not a substitute for the written report. We recommend you read the Summary of Findings after reading and highlighting the full written report. Together, these documents will provide you with a more complete picture and a better understanding of the condition of this property.

NOTE: It is the policy of our company to not re-inspect Summary items. We recommend that Summary items be taken care of by qualified and licensed individuals familiar with this type of work. These individuals by virtue of their licensing and expertise can warrant the repairs and/or upgrades that have been completed in a "workmanlike" manner and can also provide written guarantees.

Eaves/Soffits/Fascia

1. **Repair:** Sections of the roof framing are damaged. We recommend repair or replacement. The current pest report may provide more details on the extent of damage in the affected areas.

Patio Cover

2. **Repair:** Some of the patio cover's material is damaged. We recommend all affected material be repaired or replaced.

Firewall

3. **Repair:** There are voids in the fire-resistive barrier between the garage and interior at the water heater. We recommend these voids be patched to restore the required fire separation between the garage and the occupied interior.

Opener

4. **Repair:** The garage door's infrared beams are installed in a substandard manor. We recommend the beams be properly installed per manufactures recommendations.

Side Door

5. **Repair:** The base of the garage side exterior passage door jambs were deteriorated. We recommend the damaged portions be removed and the voids packed with concrete to restore the cosmetic appearance of the doorframe.

Main Panel

6. **Repair:** Main electrical panel cover screws were missing. We recommend the installation of approved blunt-end screws where necessary.

7. **Repair:** Corrosion was observed on one or more breakers in the main electrical panel. Circuit breakers that are corroded may not function properly. We recommend the corroded breakers be replaced. Corrosion inside panels can be a result of leakage at fittings on the top or side of the panel, improper weatherhead bushings and fittings, or panel covers that do not seat properly.

Bonding

8. **Repair:** The above ground metal piping was not bonded and connected to the grounding system in accordance with present standards at the water heater. For enhanced safety, we recommend bonding the hot and cold water and gas lines together and connecting them to the grounding electrode by a licensed electrician.

Receptacles

9. **Repair:** Several receptacles were found to be the ungrounded three prong type as replacements for the original two prong receptacles. For an increased margin of safety, we recommend either the receptacles be retrofitted back to their original two prong configuration or properly ground all ungrounded three prong receptacles. In both cases we recommend GFCI protected receptacles be installed in all areas listed below under "GFCI Protection".

Venting

10. **Repair:** There is insufficient upward slope on the water heater vent connector. This can lead to exhaust spillage. We recommend the vent be reconfigured with a minimum upward slope of 1/4 inch per foot.

Smoke Detectors

11. **Repair:** The downstairs hall is missing a smoke detector. We recommend it is replaced for safety reasons

12. **Repair:** The upstairs carbon monoxide detector(s) were not installed in the proper location(s). We recommend the installation of a Carbon Monoxide detector(s) where currently required by the state.

Windows

13. **Repair:** There is condensation between the panes of glass in one or more insulated glass units in the upstairs hall (marked with red dot). This suggests failed seals between the panes. There is no simple "fix" for this condition. We recommend all failed insulated glass units be replaced. Failed seals (condensation) on insulated glass units are very often difficult to identify and sometimes can only be seen when the sun is shining through and the windows are clean. We make every effort to identify failed seals, however; we can make no guarantee that all windows with failed seals have been identified, for this reason we recommend you have all the windows further evaluated by a glass contractor.

Spark Arrestor

14. **Repair:** No spark arrestor/rain cap was installed above the fireplace flue to prevent the escape of hot embers or rain entry. As an upgrade, we recommend that a spark arrestor/rain cap be installed.

Fireplace

15. **Repair:** The surround material for the fireplace is nonconforming. We recommend a conforming surround be installed for fire safety

Glass Enclosure

16. **Repair:** The master bathroom shower door did not latch into place. This is not only an inconvenience but also could result in leakage. We recommend the latch be repaired or replaced.

Air Gap

17. **Repair**: The dishwasher air gap was leaking during the testing at inspection. We recommend a licensed plumber repair to prevent any water damage to cabinets/counters.

Electrical

18. **Repair:** There was loose flexible or metal conduit under the family room. We recommend this conduit be properly secured to the bottom of the joists to prevent physical damage.

Drain Lines

19. **Repair:** There was leakage observed under the bathrooms. We recommend repair or replacement.

Miscellaneous

20. **Repair:** The water heater temperature and pressure relief valve discharge pipe terminates inside the crawl space. We recommend that it be routed to the exterior in accordance with present standards.

Service Drop

21. **Health & Safety:** Insulation was missing on the service drop exposing the splices. We recommend the utility provider be contacted regarding covering the splices to prevent accidental contact.

Subpanel(s)

22. **Health & Safety:** We found overfusing in the electrical subpanel, meaning breakers or fuses are not rated for their connected wires. This is a potential fire hazard. We recommend the circuits be equipped with properly rated overcurrent protection devices.

Smoke Detectors

23. **Health & Safety:** There are no smoke detectors on some levels of this building as required by current industry standards. We recommend installation of smoke detectors on all levels prior to your assuming possession.

24. **Health & Safety:** A CO detector was found on one floor and not on the other. We recommend the installation of a Carbon Monoxide detectors on the floor missing one, where currently required by the state.

Stairs / Balcony

25. **Health & Safety:** The stair handrail ends do not return to the wall or newel post. This is considered a hazard as purse straps can get caught on the open and protruding ends of the handrail and cause someone to fall. We recommend the handrail be upgraded to meet present standards.

Heat Exchanger

26. **Investigate Further:** Based on the age of the furnace, there is a higher probability of damage in the heat exchanger (combustion chamber). As mentioned in the above paragraph, a definitive evaluation of the heat exchanger is available from the local utility or heating contractor and considering the age of the unit, this is highly recommended.

Plumbing

27. **Investigate Further:** The water flow from the upstairs hall bathroom sink fixture was unusually low or nonexistent, and will affect the usability of the fixture. We recommend further review by a licensed plumber and repairs performed as necessary.