

Home Inspection Report

Inspection Date:
May 19, 2015

Prepared For:
Sample Clients

Prepared By:
JMC Building Inspections
1410 Alcatraz Avenue
Berkeley, CA 94702

(510) 525-7173

Report Number:
E0518

Inspector:
Paul Barraza, ACI
Certified Member: American
Society of Home Inspectors™
Certified Inspector: Inspection
Training Associates (ITA)



Agent Information:
Sample Agent
Real Estate Agency
122 Main Street
Everytown, CA 94530

Inspection Address:

123 Main St, Anytown, CA



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Client Advisory

Please note: This Advisory is **not** a “summary” of the inspection report. That is why we urge you to **read** the *entire* inspection report *before* you review this section. As an additional service to our Clients and their Real Estate Professionals, we have provided this listing of the items which, in the professional opinion of your Inspector, merit further attention, investigation, or improvement at this time. Some of these conditions may be of such a nature as to require repair or modification by a skilled craftsman, technician or other specialist. In listing these items, your Inspector is not offering any opinion as to who, among the parties to your transaction, should take responsibility for addressing any of these concerns. As with most other facets of your transaction, we recommend consultation with your Real Estate Professional, Attorney or Home Builder for further advice with regards to the items listed below.

STRUCTURE

1. **Only partial seismic upgrades have been installed on the substructure of this building. Even though further upgrading is not required, due to the age of the building we believe it would be prudent in this situation. Due to the conditions noted in this section and the design of the structure, we recommend retaining a registered structural engineer to seismically evaluate the building and determine what corrective measures would be necessary and beneficial.**
2. **Extensive alterations to the structure have been performed. Please consult with the project architects and/or engineers to verify all work was performed in substantial conformance with their plans and specifications; the building department should be consulted to verify all work was permitted and inspected; and consult with any developer, general contractor, or key subcontractors to verify the nature of warranties in effect.**

BUILDING EXTERIOR & SITE

3. **The frame for the door at the left side was noticeably warped and did not close properly. Duct tape was used to seal the misaligned portions of the door. We recommend review and repair as necessary by a licensed contractor.**
4. **Several aspects of the deck framing were outdated and did not meet current standards for deck construction. While the framing techniques may have been appropriate for when the deck was built, additional hardware can be installed to significantly strengthen the deck. We recommend retaining a licensed contractor, familiar with current deck building standards, be retained to bring the framing up to modern standards.**
5. **The deck at the left side was cantilevered beyond the outer wall of the building and was supported by extensions of the interior floor joists. Damaged wood and subsequent repairs were noted. We recommend consulting with the owner to determine if these repairs were designed by a structural engineer, as repairs to cantilevered framing should always be designed by a structural engineer.**
6. **Several guardrails were not sturdy enough to resist the lateral forces required by modern standards. To reduce the possibility of injuries to occupants, the guardrails should be reinforced or replaced by a licensed contractor familiar with guardrail construction.**
7. **Several guardrails were hazardous as they could allow small children get stuck in the railing or even possibly fall through. We recommend modification of all outdated guardrails to conform to current standards and local requirements to eliminate safety hazards, especially for children.**

ROOFING

8. **The asphalt composition roofing was generally worn from of exposure and was nearing the end of its expected service life. Even with routine maintenance, the need for replacement should be expected within the next few years and we recommend budgeting for this expense. We recommend consultation with one or more licensed contractors for advice and cost estimates.**

PLUMBING

9. We observed Polaris brand ABS drain piping in the crawl space. ABS drainpipe, made by a handful of companies in the mid-1980s, has a history of failure. No leaks were observed, but we recommend a thorough review of the drain piping and repair as necessary by a licensed plumbing contractor. For more information, we recommend visiting the class action website: <http://www.abspipessettlement.com/id.html>
10. An automatic seismic gas shut-off valve was not installed. Fires can cause significant damage after a large earthquake and this type of valve is intended to automatically shut off the gas in an earthquake. We recommend the installation of an automatic seismic shutoff valve by a licensed plumbing contractor.
11. The hot water temperature was excessively high (145° F as tested with a thermometer) and was therefore a scalding hazard. We recommend lowering the temperature on the water heater thermostat to deliver 120° F water for improved safety, but for some older water heaters, the thermostat may need replacement. For some systems, the installation of a tempering valve may be the best option.
12. The water heater was blocked against the adjacent wall; however, the attachment of the blocking to the wall was minimal or inadequate. When a water heater is not touching the adjacent wall, both blocking and straps are necessary to help limit building damage in the event of a large earthquake. We recommend review and repair as necessary by a licensed contractor.
13. The water heater was near the end of its expected service life. Although it was still operating, the need for replacement should be expected within the next few years.

ELECTRICAL

14. A GFCI receptacle at the left deck would not trip when the test button was pushed. We recommend a licensed electrical contractor replace all faulty GFCI receptacles to restore the protection afforded by this important safety device.

HEATING

15. The floor insulation in the crawl space was installed with the vapor barrier reversed (in conflict with the manufacturer's installation specifications) and the exposed paper facing is a fire hazard. We recommend reinstallation or modification to bring the insulation into conformance with the manufacturer's requirements.

INTERIOR

16. One or more of the smoke alarms observed was an older ionization sensor type. We recommend replacement of all ionization smoke alarms with units that utilize photoelectric technology as they have been proven to be more effective than ionization smoke alarms.
17. We did not observe any installed carbon monoxide (CO) alarms. California now requires all dwellings with gas appliances or attached garages to have carbon monoxide alarms installed within. We recommend the installation of one or more carbon monoxide alarms in appropriate locations to monitor the indoor air.
18. Water was observed in the crawl space underneath the edge of the rear bathroom shower, which indicates that the shower pan is leaking. We recommend further evaluation by a licensed pest control operator. To properly repair a leaking shower pan, the entire shower enclosure typically has to be replaced.
19. No anti-tip bracket was installed on the back of the range. Without this bracket, the range could tip forward and possibly cause serious burns or injury to both children and adults. Proper anti-tip hardware should be installed for safety. We recommend referring to the label on the inside of the oven door and/or the range installation instructions for more information.

Inspection Overview

DESCRIPTIVE INFORMATION

Weather Conditions:	• Clear sky
Temperature at Start:	• 60 - 70° F
Orientation of the Building:	• The front of the building faced the street, the entry door faced the right side
Age of the Building:	• Built in 1956, from public information
Age of Remodel:	• The age of the remodel(s) could not be established
Age of Addition:	• 1992, as estimated by the inspector
Main Water Shutoff Location:	• On the exterior in the front
Sewer Cleanout Location:	• On the exterior at the front
Electrical Panel Location:	• At the left-front corner of the exterior
Main Disconnect Location:	• Inside the main distribution panel
Main Gas Shut-Off Location:	• At the left-front corner of the exterior
Persons in Attendance:	• Client • Client's agent • Pest control operator

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE INSPECTION

IMPORTANT NOTICE

We performed this inspection for the *exclusive* use of the client(s) named in this report. If anyone other than our client(s) for this inspection reads this report, we wish to emphasize that by contract, **our sole responsibility is to our client(s) and no third party may rely** on this report for any purpose. If anyone else wishes to obtain current information on the condition of this building, we can perform, for a fee, a follow-up inspection on their behalf.

Location/Direction Conventions Used In This Report

When we talk about the “right side” or “left side” of the building, we are assigning direction as we would if we were standing at the street and were looking towards the front of the building. Locations will be described as “left” or “right”, “front” or “rear”, and right-front. (For example, “the left-front” would be the left side, toward the front).

Furnishings and Storage Limited Our Access

The presence of furnishings, stored items, decorations or other ‘stuff’ limited our view, and thus, the scope of the inspection. For instance, the placement of furniture prevented access to every electrical receptacle. If possible, we recommend a walkthrough inspection when these items have been removed.

Evidence of a Past Remodel and Addition

It appeared that parts of the building had been remodeled and the building had been extended by the construction of an addition, subsequent to original construction. Confirmation should be obtained from the owner, or in their absence the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

This Report is a Snapshot in Time

As with any inspection of this nature, the conditions described in this report are only a snapshot in time. Conditions will most certainly have changed since the date of inspection, and will continue to change as the building and its components age. Changes in occupancy and the behavior of residents can also change or affect conditions in and around the building. We do not offer a guarantee or warranty as to the performance of this building in the future.

A Definition of the Terms “Acceptable” and “Satisfactory” as Used in this Report

When any item in this report is noted as being in “acceptable” or “satisfactory” condition, the meaning is that it was providing generally adequate service within the limits of its age - and any defects, deficiencies or potential problems noted during the inspection.

Not Inspecting for Building Code Violations

The presence or extent of building code violations was not the subject of this inspection, nor was it included in the report. No warranty is offered on the legal use, or uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency.

Environmental Issues Are Excluded

Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible or corrosive contaminants, wildfire, geologic or flood hazards are specifically excluded from this inspection and report.

We Evaluate for Function, Operability and Condition

The purpose of this inspection is to evaluate the building for function, operability and condition of systems and components. Its purpose is not to list or attempt to address cosmetic flaws. It is assumed that the client will be the final judge of aesthetic issues as the inspector's tastes and values will always be different from those of the client.

Important Information May be Found in the Public Records

Important information about this property may be a matter of public record. However, search of public records is not within the scope of this inspection. We recommend interested parties thoroughly review all appropriate public records and disclosures.

A Building Inspection, Not a Pest Inspection

Any observations made in this report regarding evidence of pests or wood destroying organisms, are not a substitute for inspection by a licensed pest control operator or exterminator. Your inspector may only report on a *portion* of the currently visible conditions and cannot render an opinion regarding their cause or remediation.

Guidelines for the Proper Disposal of "Universal Wastes"

Beginning February 9, 2006, it is ILLEGAL to dispose of waste batteries, electronic devices, fluorescent light bulbs, and mercury-containing thermostats in the trash. These waste items are known as "universal wastes" and must be recycled or taken to a household hazardous waste disposal facility. Hazardous wastes contain harmful chemicals, which, if put in the trash, are harmful to the environment and public health. These items include:

Electronic Devices: Televisions, monitors, computers, printers, mobile phones, radios, and microwave ovens. These devices often contain heavy metals like lead, cadmium, copper, and chromium.

Batteries: All batteries of sizes AAA, AA, C, D, button cell, 9 Volt, and all other batteries, both rechargeable and single use. These contain a corrosive chemical that can cause burns as well as toxic heavy metals like cadmium.

Fluorescent Tubes and Bulbs and Other Mercury-Containing Lamps: These lights contain mercury vapor that may be released into the environment when they are broken. Mercury is a toxic metal that can cause harm to people and animals including nerve damage and birth defects. If mercury is released into the environment it can contaminate the air we breathe and enter streams, rivers, and the ocean.

Sources of Energy Conservation Information in California

Consumer-related questions regarding energy conservation in and around this building, and programs available to assist owners in financing energy conservation projects, can be obtained by contacting the gas and electric service provider or, the California Energy Commission. www.consumerenergycenter.org 1-800-555-7794.

Structure

DESCRIPTIVE INFORMATION

Foundation Type:	• Perimeter wall with crawl space/partial basement slab
Foundation Material:	• Poured in place concrete
Exterior Wall System:	• Conventionally framed wood stud
Interior Walls:	• Conventionally framed wood partitions
Floor System:	• Original wood plank and newer plywood / OSB over wood joists
Roof Structure:	• Conventionally framed joist and rafter
Roof Sheathing:	• OSB (Oriented Strand Board) nailed across the rafters
Basement Access:	• From the garage
Crawl Space Access:	• From the garage • From the basement

OBSERVATIONS & RECOMMENDATIONS

Foundation Overview

The foundation beneath this building appeared to consist of both relatively modern and older steel reinforced concrete. A determination as to the design or extent of steel reinforcing is beyond the scope of this inspection. For information as to the structural adequacy of concrete foundations, a qualified engineer should be consulted.

Foundation Condition

Small and/or moderate cracks were visible. We observed no related conditions suggesting the need for immediate repair. These cracks should be monitored, and if ongoing movement is observed, further review would then be recommended.

Intermediate Supports

Several of the intermediate support posts and piers were installed in a substandard manner. While the existing configuration may have existed for many years, substandard construction practices are not reliable and usually get worse over time. As an upgrade, we recommend reinstallation as necessary for full support.

Cripple Walls

The visible portions of the cripple walls were in acceptable condition. Cripple walls (walls shorter than room height, < 8 feet) provide support for the ends of the floor joists.

Floor Framing

In the areas where the floor framing was visible, it was in acceptable condition, with the exceptions noted.

Water stains were observed on the subfloor under the hall bathroom. The area was dry at the time of this inspection and no damage was apparent. However, we suggest periodic inspection to check for signs of leakage.

Seismic Considerations

Mudsill Anchors

Mudsill anchors are bolts (or similar hardware) that secure the mudsill (the lowest portion of wood framing) to the foundation. They are intended to prevent the mudsill from slipping off the foundation in earthquakes.

A minimal number of mudsill anchors were installed. We recommend the installation of additional bolts or similar hardware to adequately secure the mudsill to the foundation.

Shear

Shear panels (also called bracing panels) are special plywood panels installed on foundation area framing, connected to and running from the mudsill, up the studs, and terminating at the top plate(s). They help the framing resist lateral movement by providing additional shear strength.

The visible cripple walls were not retrofitted with shear panels. Unbraced cripple walls are typical for buildings of this age, but the absence of shear panels is considered a deficiency as they are prone to collapse in a large earthquake. We recommend the installation of cripple wall bracing to prevent damage in a large earthquake.

The stucco had been applied directly over the framing without the benefit of solid sheathing (drywall was used). This previously common type of installation is no longer allowed, as it has little or no resistance to lateral forces such as would occur in an earthquake. For an evaluation as to the adequacy of this building to resist seismic activity, and recommendations for improvements, we recommend a licensed structural engineer be consulted.

The plywood siding was not nailed in a way to provide shear resistance for the building. Plywood siding typically is installed without structural sheathing, so these areas are weak from a seismic perspective. We recommend further evaluation by a licensed structural engineer to determine what modifications are necessary, if any.

Holddowns

Holddowns are structural hardware connections that tie (hold down) the edges of shear walls. In tall and hillside buildings, they are installed in pairs to resist the rotation and uplift of shear walls during an earthquake.

The locations where holddowns would potentially be installed were not visible; thus their presence or absence was not verified.

Shear Transfer

Metal connectors called "shear transfer ties" between the floor framing and the cripple walls or foundation sill are often recommended when a full, modern seismic retrofit upgrade is performed on a building.

Shear transfer ties were not observed and the cripple wall / floor framing connections will be prone to damage in a large earthquake. We recommend the installation of shear transfer ties in conjunction with the cripple wall bracing to ensure a proper connection between the floor framing and the braced cripple walls.

Roof Seismic Considerations

The roof/wall joints were not visible and could not be inspected. In older buildings, the addition of connective hardware would strengthen the building's resistance to seismic (and wind) forces. We recommend further evaluation by a licensed general contractor or structural engineer in the course of future seismic upgrading.

Seismic - General

It did not appear the garage opening was braced adequately to withstand seismic forces. This lack of support is often described as a soft story condition and this area of the structure will be more likely damaged in an earthquake. A seismic review of the structure by a structural engineer is recommended.

Finished surfaces covered most of the cripple wall framing at the garage and basement and therefore the structural connections were not accessible. To determine seismic adequacy, we recommend obtaining any available construction plans to determine what connections were specified for this structure. If plans are not available, we recommend further evaluation by a licensed structural engineer. Some interior finishes will most likely have to be removed as part of this evaluation.

Only partial seismic upgrades have been installed on the substructure of this building. Even though further upgrading is not required, due to the age of the building we believe it would be prudent in this situation. Due to the conditions noted in this section and the design of the structure, we recommend retaining a registered structural engineer to seismically evaluate the building and determine what corrective measures would be necessary and beneficial.

Basement Floor

The basement floor in acceptable condition.

Basement/Crawl Space Moisture

The crawl space was dry at the time of the inspection. However, we recommend careful and frequent monitoring of conditions in the crawl space throughout the year, and especially during times of high ground water levels. In this area, the highest ground water levels normally occur in the winter and spring, during the "mud season". An understanding of seasonal moisture variation and how the moisture is entering the crawl space will be important in planning for effective moisture management. Moisture management is the single most influential factor in the preservation of structures and insuring their overall good health and longevity.

For information about site drainage, please see the Exterior section

Crawl Space Ventilation

The amount of crawl space ventilation appeared to be inadequate according to current standards, but no serious adverse conditions were discovered that might have resulted from a lack of ventilation. Installation of additional vents should be considered as an optional upgrade.

General Comments About the Basement / Crawlspace

Wood debris was in direct contact with the soil in the crawl space. This condition is conducive to pest, water, and other wood destroying organism activity. We recommend removing all wood debris in the crawlspace as a preventive measure.

Wall Framing

The wall framing adjacent to the finished areas of the building was not visible; however no symptoms of non-performance were evident.

Roof Framing

The roof framing was mostly not visible due to restricted access; thus it could not be thoroughly inspected. Where visible, the roof framing was constructed in a manner typical of buildings of this type and age and was generally in acceptable condition for its age.

The ceiling joists, where visible, were in acceptable condition.

General Comments On The Structure

Generally speaking, the visible structural elements were in acceptable condition for a building of this age and type of construction. Instances of needed repair or correction were observed. See notes above. A licensed contractor, possibly in conjunction with a licensed structural engineer should examine those portions of the structure specified as deficient in this report to ensure that the entire structure is safe and durable.

Extensive alterations to the structure have been performed. Please consult with the project architects and/or engineers to verify all work was performed in substantial conformance with their plans and specifications; the building department should be consulted to verify all work was permitted and inspected; and consult with any developer, general contractor, or key subcontractors to verify the nature of warranties in effect.

Key subcontractors include, but may not be limited to, those that installed the foundations, framing, roofing, windows and doors, exterior siding and related waterproofing, electrical system, plumbing, and heating system. Warranties and responsibility for latent and patent defects for residential construction are controlled in part by state law. For information in this regard, please consult qualified legal counsel specializing in construction law. We are not qualified to render legal opinions.

An inspection tag from a structural pest company was observed at the crawl access. We recommend obtaining the pest report for more information about the condition of the building.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE STRUCTURE INSPECTION

Additional Crawl Space Information

The accessible areas of the crawl space were entered for a closer examination. Crawl space conditions can vary between seasons, for example dry crawl space during the summer can get very wet in the winter, and vice versa. The observations in this report are only a snapshot in time and there are many factors that can alter the amount of crawl space moisture; including: exterior drainage, landscaping, neighboring properties, underground streams, etc.

Foundation and Framing Were Covered By Finished Surfaces

The foundation, mudsill, and adjacent framing were not visible at the garage and basement, as they were covered by finished surfaces. Therefore defects could be concealed behind the finished surfaces. If further information is desired regarding the structural elements, we recommend removal of interior finishes to make them temporarily accessible.

Vaulted Ceilings - No Attic

Due to the design of the vaulted ceilings in some areas, there is no attic space. Thus, the sheathing, rafters, and other structural components of the roof system were not visible and could not be inspected. Inspection at the time of

reroofing is usually the best way to inspect the framing for this style of roof.

Not All of The Rafters Were Visible

The attic was partially inaccessible and not all the rafters were visible, thus not all could be inspected.

Soft Story Caution

Living areas were located above the garage, which is often described as a soft story condition as this area of the structure can be prone to damage in a large earthquake. In older buildings, “moment frames” sometimes need to be installed to strengthen the building, while newer buildings generally are designed with stronger garage door framing. For more information about this condition, a licensed structural engineer should be consulted.

For More Information, Consult A Structural Engineer

If there are any doubts remaining about the condition of the structural system, we recommend retaining a professional engineer who is experienced in the design of residential buildings of this era, to review the structure.

Usually, Our Evaluation Must Be Based On Symptoms

Most of the time, many, if not all, structural components are inaccessible. Thus, our evaluation is based only on our observations of symptoms of movement, damage, and deterioration. If there are no visible symptoms, conditions requiring repair may go undetected. We make no comment on the internal conditions of soils, foundations and framing, except as reflected in their performance.

A Word About Foundation Cracks

Cracking is common in concrete or masonry foundations. Minor cracks caused by shrinkage and/or settling can be found in even relatively new foundations. Moderate or larger cracks may indicate ongoing settling or movement and the eventual need for underpinning or foundation repair. There is no way to determine if a crack will grow in size or if new cracks will form. Most large cracks were once small. The best way to estimate the likelihood of future movement may be to monitor the number and size of cracks over a period of time.

Information on Seismic Strengthening

For more information about methods to seismically strengthen a building, we recommend consulting the Association of Bay Area Governments (ABAG) website: <http://quake.abag.ca.gov/residents/steps>. For standard retrofitting details, review “Plan Set A”: <http://quake.abag.ca.gov/wp-content/documents/Plan-Set-A.pdf>

Building Exterior & Site

DESCRIPTIVE INFORMATION

Lot Topography:	• Moderately sloped
Site Gradient:	• Slopes toward the front and left side of the building
Driveway Surface:	• Concrete
Walkway Surface:	• Concrete
Patio Surface:	• Concrete
Retaining Wall Material:	• Concrete • Concrete masonry unit (CMU) • Concrete block
Primary Exterior Cladding:	• Plywood siding
Secondary Exterior Cladding:	• Stucco • Wood siding at the rear
Exterior Window Material:	• Extruded vinyl frame • Exposed aluminum frame
Number/Type of Garage Door:	• One roll-up “Overhead” type door

OBSERVATIONS & RECOMMENDATIONS

Grading and Drainage

Grading at the right side sloped toward the foundation. This condition promotes water accumulation at the building, which could result in deterioration of the foundation and water penetration into the basement or crawl space. If it is found that negative conditions from moisture penetration into the basement or crawl space are present, a qualified contractor, specializing in drainage systems should be consulted.

This building has been constructed on, or adjacent to, a hillside. An opinion on soil stability and potential movement may be available from a competent soil or geotechnical engineer who is familiar with conditions in this area. A competent specialist should be consulted, if specific information on the characteristics and performance of this particular hillside is desired.

Only a partial drainage system had been installed on this site. We recommend observing drainage performance for a full cycle of seasons or until deficiencies emerge. If negative conditions arise, then appropriate modifications should be made.

A drainage system should be designed to collect and divert roof runoff, other surface water, and subsurface water. It is typically installed in solid and perforated pipe and flows continuously downhill to a point of discharge. Designs and materials for these systems vary widely, making it impossible to evaluate the integrity of the system with any certainty. For more information and testing of the drainage system, a contractor specializing in drainage systems should be consulted.

At least some of the drainage system utilizes flexible corrugated drainage piping. This material is easy to install, but is difficult to clean out and is prone to losing adequate slope due to its flexibility. Care should be taken to keep debris out of this type of drainage system and it should be tested periodically to ensure the system is still functional.

Downspouts

A downspout at the left rear corner had become disconnected from the drain and should be reconnected. We recommend reconnecting the downspout before the next rainy season.

Several of the downspouts were not properly extended away from the building foundation. This condition will allow roof water to pool near the foundation, often leading to excess moisture around the foundation or in the basement and/or underbuilding crawl space. The discharge from all downspouts should be routed sufficiently away from the structure (usually at least 5 to 10 feet).

The gutters and downspouts are a very important part of any drainage system, as a substantial amount of water can flow from the roof surface when it is raining heavily. For example, a roof that is 15 feet by 40 feet in size can collect more than 280 gallons of water for each one inch of rainfall (enough water to fill a two-person hot tub)! The downspout system should direct this water away from the building foundation, helping to reduce the possibility of

structural movement. Controlling roof drainage can also reduce the need for exterior maintenance. The gutters and downspout system should be checked regularly to ensure that it functions properly during wet weather.

Driveway

The small cracks in the driveway pavement were not significant in terms of the performance of the driveway. The driveway was otherwise in acceptable condition.

Walkways

Small cracks were observed in the walkways. The cracks were not large enough to be significant in terms of the performance of the walks.

Retaining Walls

The retaining walls were in acceptable condition.

Grounds

The fences and gates were not inspected and are not included in this report. Fences at the perimeter of the lot typically approximate the property lines, but only a licensed surveyor can verify their exact location.

Plywood Siding

The plywood siding at the front was damaged by wood destroying organisms. We recommend review and repair as necessary by a licensed contractor. If a current pest report is not available, we recommend having the property inspected by a licensed pest control operator for further information.

The plywood siding was in contact with the ground at the right, and will be vulnerable to damage from wood destroying organisms. We recommend elimination of all earth/wood contact to reduce the potential for wood destroying organism infestation and damage. Any damaged material discovered in the course of this work should be removed and replaced.

The siding was close to or contacting the concrete flatwork in several areas. This was conducive to infestation by wood destroying organisms and damage to wooden building elements. We recommend elimination of all concrete/siding contact to reduce the potential for wood destroying organism infestation and damage behind the siding. A clearance of 2 inches or more should be established by a licensed contractor between siding and concrete. Any damaged material discovered in the course of this work should be removed and replaced.

The decks and stairs were in contact with the siding in several areas. This was a condition conducive to debris accumulation and subsequent damage to the siding and wall framing. We recommend proper clearances be established by a licensed contractor and maintained to prevent unnecessary damage to the building.

Stucco

Several penetrations in the siding were not properly sealed at the left side. We recommend sealing all siding penetrations with an appropriate sealant to help prevent damage to the siding and underlying building elements.

Wood Siding

The wood siding was generally in acceptable condition.

Vegetation Considerations

One or more large trees were evident on or immediately adjacent to the property that could damage the building if they fall over, or if large branches should separate from the trunk. Evaluation of the stability and condition of these trees is beyond the scope of this inspection. We recommend periodic advice and services of a competent and experienced arborist for evaluation.

Exterior Trim

Some of the exterior trim at the right rear corner was damaged from wood destroying organisms. All deteriorated trim should be carefully examined, then repaired or replaced as necessary to assure continued service. In the future, it should receive regular maintenance.

The cut ends of the exterior trim was not properly painted. All exposed wood in the exterior trim should be painted, or coated with a preservative stain to help it resist weathering and prevent premature failure.

Z-flashing was not observed at top edge of the horizontal exterior trim. Any unsealed grooves in the plywood siding will allow water to be trapped and thereby damage the exterior elements and adjacent structure. Caulking is one option, but vigilance will be required to keep it in good condition and avoid water entry. For better durability and

reduced maintenance, we recommend the installation of Z-flashing at all horizontal trim by a licensed contractor.

Eaves and Soffits

A section of the eaves at the front right corner was damaged from wood destroying organisms. We recommend review and repair as necessary by a licensed contractor. If a current pest report is not available, we recommend having the property inspected by a licensed pest control operator for further information.

Paint and Stain

Peeling paint was observed at the left-front. Peeling paint usually suggests improper preparation for painting or moisture-related conditions. We recommend immediate, thorough scraping, sanding, caulking, and priming prior to application of a high quality exterior finish in accordance with the manufacturer's directions.

Exterior Doors

The frame for the door at the left side was noticeably warped and did not close properly. Duct tape was used to seal the misaligned portions of the door. We recommend review and repair as necessary by a licensed contractor.

Exterior Windows

The exterior aspects of the windows were in acceptable condition.

For information about the interior aspects of the windows, please see the Interior Components section

Deck Coverings

The manufactured deck coverings were generally in acceptable condition. No problems were noted at the time of the inspection, but these areas should be monitored for leakage. For maintenance and warranty information we recommend consulting with either the installing contractor or the manufacturer.

Wood Decks & Stairs

Several aspects of the deck framing were outdated and did not meet current standards for deck construction. While the framing techniques may have been appropriate for when the deck was built, additional hardware can be installed to significantly strengthen the deck. We recommend retaining a licensed contractor, familiar with current deck building standards, be retained to bring the framing up to modern standards.

Deterioration and the presence of wood destroying organisms were observed under the deck at the left side. We recommend review of a current pest control operator's report, if available to determine what action might be appropriate. If no current report is available, a report should be ordered from a competent, licensed pest control operator.

Earth-to-wood contact was observed at the bottoms of some of the support posts for the deck at the front stairs. This condition is conducive to infestation of wood-destroying pests/organisms. We recommend elimination of all earth/wood contact to reduce the potential for wood destroying organism infestation and damage. A clearance of six-inches or more is suggested between wooden building elements and the soil.

The deck at the left side was cantilevered beyond the outer wall of the building and was supported by extensions of the interior floor joists. Damaged wood and subsequent repairs were noted. We recommend consulting with the owner to determine if these repairs were designed by a structural engineer, as repairs to cantilevered framing should always be designed by a structural engineer.

The stairway treads were hazardous in that the gaps between the treads were greater than 4 inches, which could allow small children to fall through. We recommend modification of the stairway to conform to current standard trade practices to eliminate safety hazards, especially for children.

Exterior Railings

The stair handrail at the right-front was not "grippable", and therefore would not be effective. To reduce the potential for personal injury, the handrail should be modified to make it "grippable," or replaced with a handrail that is "grippable". In some situations, an additional handrail can be installed if modification to the existing handrail is not practical.

Several guardrails were not sturdy enough to resist the lateral forces required by modern standards. To reduce the possibility of injuries to occupants, the guardrails should be reinforced or replaced by a licensed contractor familiar with guardrail construction.

Current standards require guardrails to resist a 200-pound point load at the top. Older methods of guardrail

attachment are no longer sufficient to meet this newer requirement and special hardware is needed to adequately secure the guardrail posts to the deck joists. For more information and details on meeting this newer standard, please see <http://jmcinspections.com/guardrail-post-connections>

Several guardrails were hazardous as they could allow small children get stuck in the railing or even possibly fall through. We recommend modification of all outdated guardrails to conform to current standards and local requirements to eliminate safety hazards, especially for children.

Several guardrails were not high enough to meet current guardrail standards. As an upgrade, the height of the existing guardrails should be raised or new railings of the proper height should be installed so that the railing will adequately protect persons who use them from falling.

Garage

Garage Vehicle Doors

The garage door was opened and was in generally acceptable condition.

Garage Door Opener

The garage door opener worked properly to operate the door, and stopped when meeting resistance, prior to fully closing but then did not reverse. A self-reversing garage door opener prevents children from being trapped or severely injured under closing garage doors. We recommend repair of the opener, adjustment of the controls or replacement of the unit as necessary to prevent injury or entrapment.

A light-actuated safety beam (to stop and reverse the descending door when the beam was interrupted) had not been installed. To increase safety, a competent contractor should install a light-actuated safety beam for this opener. Some older garage door openers cannot be modified, in which case the opener would have to be replaced.

Personnel Doors serving the Garage

The personnel doors serving the garage were not self-closing solid core doors, and thus they do not meet current industry standards for fire doors. Upgrading the present doors would provide a greater margin of safety by slowing the spread of fire and dangerous gases from the garage into the living areas.

Garage Floor

The garage floor was a concrete slab. The slab was in acceptable condition for its age.

Garage Ceiling & Walls

Voids were evident in the fire resistive wall and ceiling of the garage. We recommend that the all voids be patched to restore the required "fire separation" for the garage that helps prevent the spread of fire from the garage to the living areas.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE EXTERIOR INSPECTION

Wildland-Urban Interface Fire Protection

The hillside location of this building may make it vulnerable to damage from a fire approaching from the surrounding area. These areas can sometimes be called the "wildland-urban interface". We recommend an area around the building be kept thinned of vegetation or cleared as a fuel break, to provide additional fire protection. The local Fire Marshall should be contacted for their recommendations. Many states and most cities and counties now have designated fire zones that require specific fire resistant building surfaces and combustible materials clearances around all buildings.

For more information about the basics of fire-safe building and landscaping, CAL Fire has extensive information on their website: <http://www.readyforwildfire.org/>

Check the History of the Building Site

"Cut and fill" techniques were most likely employed in the development of the site. It would be prudent to locate and review soils reports, construction records, permits, and any other information that would document the history of this site.

Upper Levels of the Exterior Were Too High To Inspect

Because of their height above ground, upper-level exterior surfaces and cladding were physically and visually

inaccessible for a thorough review. For this reason, reportable conditions may exist which could not be observed.

Freshly Painted Exterior

As with any recently refinished and freshly painted surface, the exterior cladding may have conditions present that were not visible at the time of the inspection.

Inspect Stucco Below Grade Periodically

Stucco extended over the foundations below the finished grade in some areas. This configuration was accepted practice when installed, but has proved to promote infestation by wood destroying organisms. We recommend periodic inspections for wood destroying organisms.

Screens Not Inspected

The door and windows screens were not inspected; as such a task was beyond the scope of this inspection. We recommend reviewing the screens to ensure they will function as desired.

Rekeying Exterior Doors

Exterior door locks should be rekeyed after transfer of ownership to ensure personal safety and security.

Roofing

DESCRIPTIVE INFORMATION

Roof Coverage Area:	<ul style="list-style-type: none">• The entire building
Roof Covering Material:	<ul style="list-style-type: none">• Asphalt-composition shingles
Slope, or Pitch, of the Roof:	<ul style="list-style-type: none">• Medium
Number of Layers:	<ul style="list-style-type: none">• One
Estimated Age of Covering:	<ul style="list-style-type: none">• Installed in 1992; based upon the date printed on the roof sheathing
Method of Inspection:	<ul style="list-style-type: none">• Inspector walked the roof
Edges/Sides Flashing With:	<ul style="list-style-type: none">• Sheet metal
Penetrations Sealed With:	<ul style="list-style-type: none">• Sheet metal with roofing mastic
Roof Drainage:	<ul style="list-style-type: none">• Gutters

OBSERVATIONS & RECOMMENDATIONS

Composition Shingles

The asphalt composition roofing was generally worn from of exposure and was nearing the end of its expected service life. Even with routine maintenance, the need for replacement should be expected within the next few years and we recommend budgeting for this expense. We recommend consultation with one or more licensed contractors for advice and cost estimates.

Several staples were exposed and were susceptible to leakage. We recommend exposed staples be properly sealed or replaced with neoprene washer fasteners for better durability. The need for periodic sealing or maintenance of these staples should be anticipated.

A dish-type antenna was installed through the roof surface at the right-rear, leaving penetrations that could be subject to moisture intrusion. We recommend further examination by a competent roofing contractor followed by repair as appropriate. Ideally, relocation the antenna would be the best course of action.

Penetration Flashings

The sealant used to seal some of the roof connections and penetrations was cracked or missing. All flashing areas where the mastic sealant has cracked should be repaired as necessary to help prevent leakage.

Edge Flashings

The gutter flange (the metal lip on the inside of the gutter intended to act as an edge flashing) was not adequate protection, and leakage and/or water damage was possible in bad weather. We recommend that proper edge flashings be installed over this flange by a licensed roofing contractor to prevent damage to the eaves.

Roof Drainage

Roof runoff water was collected and channeled to the downspouts by a metal gutter system that was attached to the edge of the roof.

The gutters were obstructed by accumulated debris. All of the debris should be removed immediately to ensure proper drainage, and then the gutters should be kept clear to reduce the potential for backups and subsequent water penetration into the building, which could result in damage to exterior and interior building elements and finishes. The condition of the gutters can be better evaluated after the debris has been removed.

General Commentary on the Roof

The roofing was in need of repair and was near the end of its expected service life. It may be more cost effective to replace the roof given its age. We recommend the advice and services of several competent, licensed roofing contractors to review options and cost estimates.

Attic Access Entry Information

The attics were accessible through hatches in the ceilings of the rear hallway.

To prevent damage to ceilings below, our inspection of the attic was limited to a visual examination from the access opening. Thus, portions of the attic were not visually accessible for inspection.

Attic Ventilation

The attic did not appear to be adequately vented. The temperature in an attic space can rise to a very high level on a hot day, sometimes causing discomfort in the living area and always potentially damaging elements of the roof structure and the roof surface through overheating. We recommend improvements to attic ventilation by increasing airflow and controlling moisture entry into the attic space at the time of reroofing.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE ROOF SURFACE INSPECTION

Enlarge The Access Opening as an Upgrade

The small size of the attic access opening can make entering the attic difficult. As an upgrade, the opening should be enlarged to make physical access and regular inspection more practical.

Vaulted Ceilings Have No Attic

Because of the vaulted or “cathedral” ceiling design, at least some parts of the building did not include an accessible space between the ceilings and the roof deck. In these areas, the roof structure and related building components above the high ceilings were not visible, and thus, could not be inspected.

We Cannot Guaranty a Leak-free Roof

Our comments do not constitute a warranty that the roof is free of leaks, or will remain free of leaks.

The Benefits of Cleaning the Roof Drainage System

The roof drainage system should be monitored on a regular basis and be cleaned out whenever debris has accumulated. Regular cleaning will prevent clogging of the downspouts and potentially damaging leaks.

All Roofs Should Have a Periodic “Checkup”

All roof systems require annual (or even more frequent) maintenance. Failure to perform routine roof maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. Any estimate of remaining life expectancy must be based upon the assumption that the roof will receive periodic maintenance.

Attic Ventilation

Attic ventilation is important to the general “health” of a building and can be provided by eave/soffit, gable or ridge vents. Thermostatically controlled fans and wind driven turbines are sometimes used to augment passive ventilation. While no absolute formula exists for determining attic ventilation requirements under all circumstances, experts generally agree that attic ventilation should remove excess heat and moisture from an attic space. Total ventilation should be divided almost equally between gable or ridge vents and soffit or eave vents.

Plumbing

DESCRIPTIVE INFORMATION

Water Source:	• Municipal/community supply
Water Pressure:	• Approximately 60 psi
Main Supply Line Size:	• ¾ inch
Main Supply Line Material:	• Copper, where visible
Distribution Piping Material:	• Copper, where visible
Waste Disposal:	• Municipal/community collection system
Drain & Vent Piping Material:	• Galvanized steel • ABS Plastic

OBSERVATIONS & RECOMMENDATIONS

Main Water Supply

No surface corrosion or leakage was visible at the exposed and accessible portions of the main water supply piping. The main water supply shut-off valve was located, but testing the operation of this valve is not within the scope of this inspection. Operation of the valve from time to time will keep it functional and maximize its useful life. System pressure, as judged by a water pressure tester, was within the normal range.

Water Distribution Piping

The visible portions of the exposed and accessible distribution piping generally were in acceptable condition.

Exterior Plumbing

The hose bibb leaked noticeably from the stem packing at the time of this inspection. The leaking bibb should be repaired or replaced as necessary by a licensed plumbing contractor.

Cleanouts & Sewer Lateral

A full-size exterior sewer cleanout was located at the front. Several sewer cleanouts were located in the crawlspace. It should be noted that it was impossible to determine the condition of the sewer lateral (the drain line between the building and main sewer line in the street) during this inspection, because it was buried. Many Bay Area jurisdictions now require sewer lateral testing to ensure water tightness. Replacement of the sewer lateral can be expensive and therefore we recommend hiring a licensed plumber to determine the condition of the sewer lateral.

Drain & Waste Lines

The visible drain & waste piping was in acceptable condition, with exceptions noted.

We observed Polaris brand ABS drain piping in the crawl space. ABS drainpipe, made by a handful of companies in the mid-1980s, has a history of failure. No leaks were observed, but we recommend a thorough review of the drain piping and repair as necessary by a licensed plumbing contractor. For more information, we recommend visiting the class action website: <http://www.abspipesettlement.com/id.html>

Gas Meter Installation

The condition and placement of the gas meter were acceptable at the time of this inspection.

An automatic seismic gas shut-off valve was not installed. Fires can cause significant damage after a large earthquake and this type of valve is intended to automatically shut off the gas in an earthquake. We recommend the installation of an automatic seismic shutoff valve by a licensed plumbing contractor.

A meter wrench could not be located in the vicinity of the gas meter. A proper wrench should be located near the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.

Gas Piping

The visible sections of the gas piping were in acceptable condition. No evidence of leakage was detected at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of this inspection.

General Comments About The Plumbing System

The plumbing system was generally in acceptable condition; however, instances of needed repair or correction were observed. We recommend a licensed plumbing contractor to examine the plumbing system and repair, augment, or modify as necessary to ensure that the entire system is safe and dependable.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE PLUMBING SYSTEM INSPECTION

Copper Water Lines

Copper is generally considered a very desirable type of piping because it is less susceptible to corrosion (than galvanized piping) and could be expected to last the lifetime of the building.

More Plumbing Items in Other Sections of This Report

For information about the “interior components” of the plumbing system, please see the Interior Components section of this report. Information about gas connections can also be found in the Heating and Water Heating sections.

For Water Quality Questions, Ask The Supplier

For information concerning water quality, we suggest contacting the municipality or utility company that provides water to this property.

What To Do If You Smell Gas

A persistent sulfuric “rotten egg” odor signals a natural gas leak and the local gas utility should be contacted **immediately** if the odor is detected. It is typical to smell the odor when lighting natural gas appliances like kitchen ranges, but the odor should not persist. Once you have contacted the local utility, keep the area clear until the service call is over.

Water Heating

DESCRIPTIVE INFORMATION

Water Heater Location:	• In the underbuilding crawl space
Energy Source:	• Natural gas
Storage Capacity:	• 40 gallons
Water Heater Age:	• Year of manufacture: 2004, from data plate
Water Heater Configuration:	• Free standing tank
Vessel Insulation:	• Manufactured with insulation

OBSERVATIONS & RECOMMENDATIONS

Water Connections

The water heater connections were in acceptable condition.

Temperature and Pressure Relief Valve (TPRV)

The water heater installation included a temperature and pressure relief valve. This device is an important safety feature and should not be altered or tampered with.

The discharge pipe for the temperature and pressure relief valve for the water heater terminated too close to grade level and could become blocked by landscaping or debris. We recommend repair of the discharge pipe to conform to the relief valve manufacturer's specifications for improved safety.

Water Heater Gas Supply

The gas supply piping included a shutoff valve in the vicinity of the water heater for service and emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand.

The gas connector was an appropriate flexible type and was in acceptable condition.

A sediment trap (aka drip leg) was not installed on the gas supply to prevent particles that might be present in the gas from clogging the burners. Under some conditions, clogged burners can pose a fire hazard. For greater safety, we recommend installation of a sediment trap by a licensed plumbing contractor.

Water Heater Combustion Air Supply

The combustion air supply for the water heater was adequate.

Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building; however, more recent standards prefer combustion air to come from the outside, only.

Water Heater Ignition System

The pilot light was controlled by a thermocouple, which ensures that the pilot gas valve will close, if the pilot light is extinguished. This system appeared to be in acceptable condition, but was not tested.

Water Heater Burner

The water heater was of a newer design that is known as a Flammable Vapor Ignition Resistant (FVIR) type; therefore the burner was not visible.

Water Heater Venting

The water heater vent was in acceptable condition and appeared to function properly when tested.

Water heater venting systems may perform adequately when tested, but also may malfunction in different weather / atmospheric conditions or depending how occupants use the building. The test performed during this inspection is only a snapshot in time, and not a guarantee of future performance in all conditions.

The water heater venting system was combined with the heating system venting system. For more information about the venting, please see the Heating section.

Other Installation Considerations

The water heater was equipped with a drain pan, but no drain piping was connected. We recommend the installation of a drain pan alarm to alert occupants when the water heater is leaking.

The hot water temperature was excessively high (145° F as tested with a thermometer) and was therefore a scalding hazard. We recommend lowering the temperature on the water heater thermostat to deliver 120° F water for improved safety, but for some older water heaters, the thermostat may need replacement. For some systems, the installation of a tempering valve may be the best option.

Plumbing fixtures should provide hot water no greater than 120° F, for safety. Water temperatures above this can cause 2nd and 3rd degree burns on adults very quickly: 130° F in only 30 seconds; 140° F in only 5 seconds; 150° F in only 1 1/2 seconds. Children and the elderly can be burned even more quickly.

Water Heater Seismic Restraint

The water heater was blocked against the adjacent wall; however, the attachment of the blocking to the wall was minimal or inadequate. When a water heater is not touching the adjacent wall, both blocking and straps are necessary to help limit building damage in the event of a large earthquake. We recommend review and repair as necessary by a licensed contractor.

California law requires that all water heater tanks be properly anchored or strapped when real estate is sold or transferred. Standards require at least two restraints on every tank provided by either approved metal strap or electrical conduit, one in the upper third and one in the lower third. The lower strap should be at least 4 inches above the gas control valve. If the tank is larger than 52 gallons, additional straps are required.

General Comments About The Water Heater

The water heater was near the end of its expected service life. Although it was still operating, the need for replacement should be expected within the next few years.

For attention to the items noted in this section, we recommend the advice and services of a licensed plumber.

Due to the presence of a gas-fired water heater, we recommend the installation of one or more Underwriters Laboratory listed carbon monoxide detectors in appropriate locations to monitor the indoor air.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE WATER HEATER INSPECTION

FVIR Water Heater

Flammable Vapor Ignition Resistant (FVIR) is newer type of water heater designed to prevent the ignition of flammable vapors caused by spillage of flammable liquids onto the floor. This is important when water heaters are located in garages or rooms with a direct connection to garages. Generally, this allows the water heater to be installed on the floor of the garage (or room), instead of being elevated on a platform.

Sacrificial Anode Rod Replacement

Most modern tank-type water heaters include a device known as an anode rod, which is a passive yet effective corrosion preventative. Corrosion will attack the anode rod first, thereby extending the life expectancy of the steel tank. Eventually, the anode rod will completely corrode and dissolve, and will therefore no longer be able to perform its function. Timely anode replacement can significantly increase the lifespan of the water heater.

After the water heater is two or three years old, the anode rod should be removed and inspected every year if maximizing the life of the water heater is desired. Some pitting and surface corrosion are normal and to be expected. Large chunks of metal coating missing from the surface indicate that it should be replaced.

The Benefits of Periodic Purging of The Tank

Draining a few gallons of water from the tank periodically to flush the sediment from the bottom is recommended by all manufacturers. However, drain valves often become encrusted with deposits and sediment in old tanks may be "sealing" the rust holes in the bottom of the tank. Therefore, unless the tank is flushed regularly from the time it is new, operation of the drain valve is not recommended except in an emergency or when the unit is replaced.

Why is a Discharge Pipe Required on Every T & P Relief Valve?

The function of the T & P Relief valve, which is required on every water heater, is to allow excessive pressure to

safely escape the tank without causing damage to the vessel or the surroundings. Excessive pressure can be caused by a variety of conditions, including too high an internal temperature, which could even cause the water to flash to steam. In any case, when the valve discharges (as is its intended function), it will spray very hot water or even steam from its exit opening. If water is ever observed coming out of the TPRV drain, a licensed plumbing contractor should be consulted immediately.

Electrical

DESCRIPTIVE INFORMATION

Service Entry Type:	• Overhead drop
Electric Meter Location:	• On the left front corner of the building
Service Voltage Supplied:	• 120-240
System Amperage Capacity:	• 125
Based Upon:	• The rated capacity of the main circuit breaker
Visible Grounding Source:	• Not visible
Circuit Protection:	• Circuit breakers
Conductor Material:	• Copper, where visible
Wiring Type(s):	• Non-metallic sheathed cable (“Romex”) • Flexible metallic sheathed cable (AC/MC) • Rigid conduit / EMT • Flexible conduit

OBSERVATIONS & RECOMMENDATIONS

Electrical Service

The service drop was in acceptable condition. The electric meter was in acceptable condition.

The service capacity was normal for a building of this size and age, and appeared to be adequate for the existing demand and small additional loads.

Main Disconnect

The function of the main disconnect was provided by a two-pole circuit breaker mounted in the main distribution panel. The breaker appeared to be in good condition, although it was not tested during this inspection.

Main Distribution Panel

The main distribution panel and circuitry were in acceptable condition.

Circuits in the main service panel were labeled. The accuracy of the labeling was not verified. When the opportunity arises, we recommend verifying the accuracy of the labeling by actually operating the breakers.

System Grounding and Bonding

We were not able to confirm, visually, that the electrical system was properly grounded. In this case, even though confirmation of proper grounding would require further, more exhaustive and possibly destructive inspection, we recommend that a competent, licensed electrician be retained to confirm that the system is, in fact, properly and adequately grounded.

Electrical bonding of all of the gas and water piping was not observed. Current standards require that all gas piping and hot and cold water piping be bonded to the grounded side of the electrical system. We recommend further review by a competent, licensed electrician for confirmation or upgrading as appropriate.

Branch Circuitry

An open junction box was observed in the crawl space. All open junction boxes should be covered with an acceptable cover to protect the wiring connections and reduce the risk of shock.

A section of electrical cable sheathing was damaged in the attic, and was not adequately protecting the wiring inside. We recommend review and repair as necessary by a licensed electrical contractor.

Subpanel

An additional distribution panel (subpanel) was located in the basement.

Circuits in the subpanel were labeled. The accuracy of the labeling was not verified. When the opportunity arises, we recommend verifying the accuracy of the labeling by actually operating the breakers.

One or more pairs of individual 120-volt circuit breakers were employed in combination known as a multi-wire branch circuit. Newer standards require an appropriate metal “trip tie”, or “handle tie”, to ensure that the two breakers operate in tandem so that they both trip at the same time and not leave half of the circuit energized. We recommend the installation of handle ties on all breakers where they are currently required.

All breaker openings in the panel were filled with no further room for expansion. If additional circuits are desired, it would be necessary to replace this panel or to install an additional panel.

Electrical Receptacles (Outlets)

The building contained some two-prong and some three-prong type receptacles, ungrounded and grounded, indicating installation at different times and probably by different people.

Only a minimal number of receptacles were present in this building. Although there is no requirement for upgrading, we recommend installation of additional circuits and receptacles as an upgrade to adequately meet the needs of modern appliances.

A receptacle in the basement was a 3-prong configuration but was not grounded. All ungrounded 3-prong receptacles should have a grounding wire added or be replaced with a 2-prong receptacle. It is important to note that surge protection required by sensitive electronic equipment such as TVs and computers require a grounded 3-prong receptacle in order to work properly.

One or more of the exterior outlets were not provided with “in-use” covers, as is currently required in wet locations. As an upgrade, we recommend hiring an electrical contractor to install “in-use” covers at all required locations to prevent damage to exterior outlets.

Electrical Switches

A representative number of switches were operated and were in acceptable condition with exceptions noted below. During this inspection, we noted several switches for which no purpose was immediately obvious. Sometimes wall switches will control wall receptacles, a light which has yet to be installed, or one that only operates at night. The operation and monitoring of these “mystery” switches at night could shed light on the situation (no pun intended).

Electrical Lighting

The light fixtures in this building were generally operational and in acceptable condition, with exceptions noted.

A light bulb at the right rear bedroom bathroom appeared to be burned out and we recommend the installation of new energy efficient bulb. In some cases, faulty wiring can be the culprit, which would require further investigation by a licensed electrician.

Ground Fault Circuit Protection

Ground Fault Circuit Interrupter (GFCI) protection was not provided for all of the receptacles where this type of protection is presently required. GFCI protection is a modern, inexpensive safety feature designed to help prevent shock, particularly in wet locations. We recommend the installation of GFCI protection by a licensed electrical contractor in all areas where it is presently required.

GFCI protection is currently required: in bathrooms, at kitchen countertops, within 6 feet of all non-kitchen sinks, in garages, in unfinished basements, in crawl spaces, and on the exterior.

A GFCI receptacle at the left deck would not trip when the test button was pushed. We recommend a licensed electrical contractor replace all faulty GFCI receptacles to restore the protection afforded by this important safety device.

A receptacle at the hall bathroom was protected by a GFCI receptacle in another location; which could be inconvenient or confusing. We recommend installing a GFCI outlet in this area so they can be easily reset.

General Comments On The Electrical System

The electrical system was generally in acceptable condition, but some instances of repair or correction were observed. We recommend a licensed electrical contractor examine the electrical system and repair, augment, or modify as necessary to ensure that the entire system is safe and dependable.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE ELECTRICAL SYSTEM INSPECTION

Low Voltage Systems Were Not Included

Review of any low voltage electrical devices and their associated wiring, including, telephone, TV antenna, stereo systems, fire and burglar alarm, intercom, yard lighting, landscape water (sprinkler) timers or other water features, is not within the scope of this inspection. We recommend consultation with the appropriate service technician for full evaluation of the operating condition of these devices.

GFCI Protection Explained

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

GFCI protection was first required by national standards for receptacles in the vicinity of swimming pools and in exterior locations in 1971. Over the years, the requirements have expanded to include more locations. Currently, GFCI protection is required at all receptacles located: in bathrooms, in garages and accessory buildings, in unfinished basements (except permanently installed fire or burglar alarm systems), outdoors (except non-readily accessible receptacles for de-icing tapes), in crawl spaces at or below grade level, serving kitchen countertops, and within 6 feet of all non-kitchen sinks.

Representative Sampling of Outlets

A representative sample of the outlets was tested in each room. Nationally recognized inspection standards require testing a minimum of one outlet in every room, where accessible. Before plugging in sensitive electronic equipment like computers and TVs, we recommend testing outlets with a receptacle tester (available at local hardware stores for under \$20) to verify that the receptacle is properly grounded.

Heating

DESCRIPTIVE INFORMATION

Heat Plant Location:	<ul style="list-style-type: none">• In the underbuilding crawl space
Heating Fuel:	<ul style="list-style-type: none">• Natural gas
BTU Input Rating:	<ul style="list-style-type: none">• 84,000
Plant Age:	<ul style="list-style-type: none">• Year of manufacture: 2004, from data plate
Plant Efficiency:	<ul style="list-style-type: none">• Estimated at 80%
Air Filter Type:	<ul style="list-style-type: none">• Disposable media
Air Filter Size:	<ul style="list-style-type: none">• 16" x 25" x 1"
Number of Zones:	<ul style="list-style-type: none">• Single zone system

OBSERVATIONS & RECOMMENDATIONS

Forced Hot Air Heating

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

The heat exchanger in this furnace was inaccessible and could not be visually examined. As they age, heat exchangers can crack and thereby allow products of combustion into the living areas. If information about the condition of the heat exchanger is desired, a licensed HVAC contractor should be retained.

HVAC Electrical

The equipment local disconnect provides a shut off switch for use in an emergency or while servicing. A local disconnect or other means of de-energizing the equipment was not located during this inspection, as required by present standards. For maximum safety, a local disconnect should be installed.

Non-metallic sheathed cable ("Romex") was used to provide electricity to the furnace. This type of wiring is not designed to be exposed and the cable in this type of installation was subject to damage. We recommend replacement with an appropriate wiring type to prevent possible damage.

Fuel Supply

The gas supply piping included a shutoff valve in the vicinity of the heating plant for service and emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand.

The gas connector was an appropriate flexible type and was in acceptable condition.

A sediment trap (aka drip leg) was not installed on the gas supply to prevent particles that might be present in the gas from clogging the burners. Under some conditions, clogged burners can pose a fire hazard. For greater safety, we recommend installation of a sediment trap by a licensed HVAC or plumbing contractor.

Combustion Air Supply

The combustion air supply appeared to be adequate.

Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building; however, more recent standards prefer combustion air to come from the outside, only.

Ignition and Controls

The burner was equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light. The ignition system was activated during the inspection and was in acceptable condition.

Exhaust Venting System

The visible sections of the heating plant's venting system were in acceptable condition.

Air Filters

The air filter was located in the ducting adjacent to the plant.

The filter had accumulated debris that decreased its effectiveness and blocked airflow. This condition can dramatically decrease the efficiency of the system, decrease the service life of the plant and increase maintenance costs. A new replacement air filter should be installed and secured in the correct orientation in this unit.

Distribution System

Debris was discovered in the return air ducting. Debris in ductwork can restrict air flow which would impair distribution of heat or cooling to some areas of the building. In addition, the presence of debris can provide additional "dirt" for the system to distribute throughout the interior. We recommend that the ducts be cleaned of all debris by a professional duct cleaning service, adequately trained and equipped to do a thorough job.

The visible portions of the distribution ducts were in acceptable condition.

The abandoned ducting in the attic was covered with a material that appeared to be asbestos. The removal of asbestos requires a qualified abatement firm and will increase the cost of duct removal. As a precaution, care should be taken to not disturb this material. For more information, a licensed abatement firm should be consulted.

Heat Outlets and Registers

Air filters were installed both in the plant itself and at the registers at the left side bedroom. This practice is called "double filtering" and the extra filters may cause undue stress on the system. We recommend removal of the additional filtering at the registers for better performance and longevity of the system.

System Controls

Activation of the user controls on the thermostat caused the unit to respond.

Keep in mind that this was a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all of the functions of this thermostat.

General Comments About The Heating System

The heating system was in the middle of its expected service life. It responded to normal operating controls and with routine maintenance should be reliable for a number of years. For attention to the items noted in this section, a competent, licensed HVAC contractor should be contacted for further evaluation and/or cost estimates for the adjustments, modifications, or repairs recommended in this report.

The system was activated, and conditioned air flowed out of the registers, but system balance was not evaluated. The adequacy of the amount of conditioned air delivered to any given room is quite subjective, and depends upon the occupant's comfort level and how much they want to spend on fuel bills. Therefore, only the occupants can make this kind of determination. This type of determination is obviously beyond the scope of this inspection.

Energy Conservation Features

DESCRIPTIVE INFORMATION

Attic Insulation Type/R-Value: • 10" fiberglass batt with paper vapor retarder, R-30

Wall Insulation Type/R-Value: • Exterior framing was concealed, could not be inspected

Floor Insulation Type/R-Value: • 6" fiberglass batt with paper vapor retarder, R-19

OBSERVATIONS & RECOMMENDATIONS

Attic Insulation Conditions

Insulation was present in the attic, but not all areas were covered. We recommend the installation of additional insulation to bring the building into conformance with the current energy standards in order to increase the energy efficiency of the building and reduce utility bills.

The roof framing was not visible at the vaulted areas, thus it could be determined if insulation was installed. Installation of additional insulation should be done when a new roof is installed, as it will be less disruptive than opening interior surfaces.

Wall Insulation Conditions

The wall insulation, if present in the exterior walls, was not visible, thus it could not be inspected.

Floor Insulation Conditions

The floor insulation in the crawl space was installed with the vapor barrier reversed (in conflict with the manufacturer's installation specifications) and the exposed paper facing is a fire hazard. We recommend reinstallation or modification to bring the insulation into conformance with the manufacturer's requirements.

General Comments on Energy Conservation Features

All of the windows in this building were glazed with double-pane or insulated glass units.

The thermostat in this building was a programmable set-back type device.

We found this building to be only moderately energy efficient. Carefully planned upgrading could further reduce heat loss, cold air infiltration and increase overall energy efficiency.

If enhancing the energy efficiency of the building is of interest, then retaining a qualified energy conservation professional to evaluate the structure and identify the most cost effective manner to increase energy efficiency will be well worth the effort.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE HEATING SYSTEM INSPECTION

Furnace Construction Limits Our Inspection

The configuration of most furnaces, and particularly their heat exchangers, prevents visual access to many critical interior surfaces. In addition, inspection standards do not allow an inspector to disassemble a furnace beyond those panels that can be easily removed. Thus, any observations available to an inspector will be limited.

Asbestos Containing Material

Asbestos is found on many gas-fired heating systems, and generally in several other common construction materials that were installed before 1978. Exposure to asbestos may be a health hazard and should be avoided. It may be possible to significantly reduce or eliminate the dispersal of asbestos fibers by isolating the material. Removal or containment of these materials should only be done by properly trained and equipped professionals. Contractors in various trades such as flooring, roofing, heating, plumbing, or electrical may require asbestos abatement at additional expense prior to performing repairs, replacements, or modifications. For a determination as to the need for, or costs of, abatement a qualified asbestos abatement contractor should be retained. The presence of asbestos can only be determined by laboratory analysis, which is beyond the scope of our inspection.

Carbon Monoxide Warning

Carbon monoxide is a colorless, odorless gas. You can't see it. You can't smell it. But it can poison or kill. Early symptoms of carbon monoxide poisoning resemble those of the flu – headache, dizziness and nausea. The after effects can be headache, tiredness, memory impairment, difficulty in concentrating, difficulty in sleeping, and impairment of vision. Continued exposure to high levels of the gas can cause unconsciousness or death. The U.S. Consumer Product Safety Commission (CPSC) estimates that hundreds of people die each year from carbon monoxide poisoning. It is also estimated that thousands of others unknowingly suffer the ill effects of this health hazard in their buildings.

One source of carbon monoxide is the incomplete combustion of fuel gasses. Incomplete combustion can be caused by the lack of an adequate supply of combustion air, improper installation of venting systems, clogged vents, improperly sized burner orifices in some cases, unvented gas appliances. Rusted, cracked or damaged furnace heat exchangers can also lead to carbon monoxide production. To prevent unnecessary exposure to carbon monoxide, all fuel burning appliances must be properly adjusted and vented, must have an adequate supply of combustion air, and must be maintained in good working order.

Requirement to Install Carbon Monoxide Alarms

The State of California now requires all dwellings with gas appliances or attached garages to have carbon monoxide alarms installed within. The International Association of Fire Chiefs recommends a carbon monoxide alarm on every floor of your dwelling, including a finished basement. An alarm should be located within 10 feet of each

bedroom door and there should be one near or over any attached garage.

Energy Saving Features

Insulation, weather-stripping, double-glazed windows and doors, and set-back thermostats are features that help reduce heat loss and/or gain and increase comfort while reducing energy costs. Today's standards would suggest that attic insulation levels reach at least R-30, while wall insulation be at least R-11 for 2 x 4 framing or R-19 for 2 x 6 framing, and floor insulation, where appropriate, should be R-19. Air sealing of the ceiling structure and installation of insulation are usually the most cost effective methods to increase the thermal efficiency of a building.

Cooling System

DESCRIPTIVE INFORMATION

Type of Cooling System:	• Central air conditioning system sharing distribution with a gas fired furnace
Energy Source for Cooling:	• Electricity
Cooling Capacity:	• Approximately 4 tons
Cooling Plant Age:	• Year of manufacture: 2004, from data plate

OBSERVATIONS & RECOMMENDATIONS

Type Of Cooling System

Cooling was accomplished by electrically powered refrigerant compression, with the cooling (evaporator) coil mounted adjacent to the gas fired furnace.

Cooling Equipment Compressor/Condenser

The condensing unit was in acceptable condition.

A condenser is the exterior component of an air conditioning system that transfers heat from the refrigerant to the outside air. The refrigerant remains within the system as it condenses while making its way through the condenser.

Refrigerant Lines

Accessible refrigerant lines were in acceptable condition.

Refrigerant lines connect the evaporator coil and the condenser in an air conditioning or heat pump system. The "hot" side of the lines is the conduit through which collected heat from the living area is conveyed to be released through the condenser outdoors. Normally, the "cold", or the suction, or return side of the refrigerant lines is the larger of the two and should be insulated.

Cooling System Electrical

The visible and accessible wiring for the electrical supply was in acceptable condition.

Evaporator Coils

The evaporator coil was located behind a sealed access panel and was not accessible. The coil cooled the air when the system was operated, but no comment is made regarding the adequacy of the system to meet cooling demands.

An evaporator coil is the component of an air conditioning or heat pump system that transfers or absorbs heat from the air passing through it to a liquid refrigerant. In doing so, the liquid refrigerant remains within the system as it is evaporated or boiled off to a gas while making its way through the evaporator.

General Comments About The Cooling System

The cooling system was in the middle of its expected service life. It responded to normal operating controls and with routine maintenance should be reliable for a number of years.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE COOLING SYSTEM INSPECTION

Scope of the Air Conditioning System Inspection

Inspection and evaluation of the condition of the cooling system was limited to visible components and their basic functions. A full evaluation of the condition of the central air conditioning equipment requires extensive testing and is beyond the scope of this inspection.

Do Not Operate AC System When It Is Below 65 Degrees Outside

Some authorities recommend running the compressor intermittently (perhaps once a month for a few minutes) during the season to keep the seals lubricated and pliable so that they will not begin to leak as soon. Extreme care must be taken to ensure that the compressor is NOT operated when the outside temperature is below 65 degrees Fahrenheit, or serious damage may occur to the compressor itself!

The lubricant placed inside the factory sealed compressor unit of an air conditioning system during manufacturing will become very viscous (thick, like syrup) when subjected to cool temperatures. When it becomes thick, it will not circulate properly and doesn't adequately coat all of the internal moving parts.

For this reason, manufacturers of air conditioning compressors strongly recommend against running these units for any length of time when the outside temperature is below 65 degrees Fahrenheit. To do so invites the risk of mechanically seizing the compressor. Once a compressor has seized, the only course of action that can restore proper operation is to completely replace the compressor itself – often to the tune of \$1,000 to \$2,000, depending upon its size.

Annual Cleaning for Evaporator Coils

The evaporator coil can act as an “air filter” collecting dirt and dust that then becomes available to circulate throughout the building. The dirt can also act as an insulator that reduces the efficiency of the system. Annual cleaning of the coil should be considered essential maintenance.

Interior Components

DESCRIPTIVE INFORMATION

Number of Bedrooms:	• Four
Number of Bathrooms:	• Three
Wall Finish:	• Gypsum wallboard (Drywall)
Ceiling Finish:	• Gypsum wallboard (Drywall)

OBSERVATIONS & RECOMMENDATIONS

Interior Surfaces

The interior wall, floor, and ceiling surfaces all gave the appearance of having been professionally installed and were generally in acceptable condition. We did not attempt to list all cosmetic flaws and suggest that most of these items will be addressed by routine maintenance upgrading.

Interior Doors

A representative number of the interior doors were operated and were in acceptable condition.

Windows

The operable windows tested were functional and generally in acceptable condition, with exceptions noted. We operated a representative sample of the windows, but did not open, close, and latch *every* window.

The master bedroom did not have a window that opened sufficiently to meet the current escape opening requirements. This could be an egress issue or fire safety issue, because it could be difficult to exit the room or for emergency personnel to enter the room due to minimal access. For improved safety, the installation of an appropriately sized window should be considered.

Current egress / escape opening standards require at least one window in each bedroom to have a minimum width of 20 inches, a minimum height of 24 inches, and a minimum clear open area of 5.0 or 5.7 square feet, depending on the location of the window.

Smoke Alarms

Smoke alarms were found in the appropriate areas. Periodic testing will ensure that the alarms are still functional.

One or more of the smoke alarms observed was an older ionization sensor type. We recommend replacement of all ionization smoke alarms with units that utilize photoelectric technology as they have been proven to be more effective than ionization smoke alarms.

Carbon Monoxide Alarms

We did not observe any installed carbon monoxide (CO) alarms. California now requires all dwellings with gas appliances or attached garages to have carbon monoxide alarms installed within. We recommend the installation of one or more carbon monoxide alarms in appropriate locations to monitor the indoor air.

Master Bathroom

Washbasin

The bathroom washbasin was not equipped with an overflow drain. Without an overflow drain, basin overflow will be possible and the washbasin should never be left to fill unattended.

Shower Fixtures

The shower was operated for the inspection. The shower valve(s) and showerhead were in acceptable condition.

Shower Surround

The shower walls were in acceptable condition, with exceptions noted below.

The weep holes in the shower base were obstructed by caulking or grout, which can trap water and lead to possible water related damage in the adjacent walls. The weep holes should be cleared to restore proper drainage. We recommend review and repair as necessary by a licensed contractor.

Toilet

The toilet was flushed and appeared to function properly.

Faucets, Water Supplies, and Drains

The faucet was operated and allowed to run for a short period of time. It produced functional flow and was in acceptable condition.

The visible portions of the shutoff valves and supply lines were in acceptable condition.

The drain serving the sink was slow. The trap in all slow drains should be cleaned of grease, hair, sludge, etc., and if this does not correct the problem, the line(s) should be "snaked" by a professional sewer cleaning service.

Bathroom Ventilation

This bathroom depended solely upon window(s) for ventilation and removal of excess moisture. Although not conducive to conscientious use in the winter, this may have met minimum standards at the time the bathroom was constructed or remodeled. As an upgrade, we recommend the installation of a bathroom fan to reduce the possibility of moisture related damage.

Cabinetry

The cabinetry was in acceptable condition, displaying normal wear and tear for its age.

The amount of personal items stored in the cabinetry under the sink limited our view, and thus, the scope of the inspection in this area. We recommend that access be provided and this area inspected to determine if damage is present or repairs might be necessary to items we cannot see.

Hall Bathroom

Washbasin

The washbasin was in acceptable condition.

Bathtub

The bathtub was in acceptable condition.

Shower / Tub Fixtures

The shower/tub water supply valve(s) and shower diverter were operated for the inspection. The valve(s) and diverter were in acceptable condition.

Shower Surround

The shower walls were in acceptable condition.

Toilet

The toilet was flushed and appeared to function properly.

Faucets, Water Supplies, and Drains

The faucet was operated and allowed to run for a short period of time. It produced functional flow and was in acceptable condition.

The visible portions of the shutoff valves and supply lines were in acceptable condition.

The visible portions of the drain piping were in acceptable condition.

Bathroom Ventilation

A vent fan provided ventilation for this bathroom. The fan responded to its user controls and was in acceptable condition.

Right Rear Bedroom Bathroom

Washbasin

The bathroom washbasin was not equipped with an overflow drain. Without an overflow drain, basin overflow will be possible and the washbasin should never be left to fill unattended.

Shower Fixtures

The shower was operated for the inspection. The shower valve(s) and showerhead were in acceptable condition.

Shower Surround

The shower walls were in acceptable condition.

Water was observed in the crawl space underneath the edge of the rear bathroom shower, which indicates that the shower pan is leaking. We recommend further evaluation by a licensed pest control operator. To properly repair a leaking shower pan, the entire shower enclosure typically has to be replaced.

Glass Shower Enclosure

The glass shower enclosure was safety labeled and was in acceptable condition.

Toilet

The toilet was flushed and appeared to function properly.

Faucets, Water Supplies, and Drains

The faucet was operated and allowed to run for a short period of time. It produced functional flow and was in acceptable condition.

The visible portions of the shutoff valves and supply lines were in acceptable condition.

The visible portions of the drain piping were in acceptable condition.

Bathroom Ventilation

A vent fan provided ventilation for this bathroom. The fan responded to its user controls and was in acceptable condition.

Cabinetry

The cabinetry was in acceptable condition, displaying normal wear and tear for its age.

Laundry Area

Clothes Washer and Dryer

Appliances were present but not tested, as the testing of laundry appliances was beyond the scope of the inspection.

The utility connections the clothes washer and dryer were not fully visibly accessible. We recommend they be evaluated when full access is provided, and as part of routine maintenance. Any observed water leakage should be immediately repaired to help prevent significant damage to wall and floor surfaces.

We suggest the rubber or plastic type clothes washer hose connectors be upgraded with metal-sheathed “no-burst” types to reduce the potential for hose failure and associated damage.

No catch pan could be found under the clothes washing machine. A properly drained catch pan is recommended in installations where washing machine leaks can damage finished surfaces and/or wood framing.

240-volt electricity was the only heat source provided for a dryer installed in this location.

Dryer Vent

The flexible vent connector for the clothes dryer was kinked, which will prevent it from functioning as designed or intended. We recommend reconfiguration or repair as appropriate to restore its proper function.

Laundry Room Ventilation

There was no source of “make-up” air for the dryer when the door to this area was closed, which will prevent efficient operation of the dryer and longer cycle times. We recommend the installation of a louvered door or ventilation opening by a licensed contractor to ensure proper operation of the dryer.

Kitchen

Sinks

The sink was in acceptable condition.

The faucet was operated and allowed to run for a short period of time. It produced functional flow and was in acceptable condition.

The visible portions of the shutoff valves and supply lines were in acceptable condition.

The visible portions of the drain piping were in acceptable condition.

Dishwasher

The dishwasher was not operated, as we are not qualified to evaluate the function / operation of dishwashers. Information about the function/operation of the appliance should be obtained from the owner/occupant or a qualified appliance technician.

Dishwasher Drain Separation

The dishwasher drain was equipped with an air-gap fitting (the cylinder protruding above the sink). This device assures separation of the supply water from the wastewater.

Cabinetry

The cabinetry was in acceptable condition, displaying normal wear and tear for its age.

The amount of personal items stored in the cabinetry under the sink limited our view, and thus, the scope of the inspection in this area. We recommend that access be provided and this area inspected to determine if damage is present or repairs might be necessary to items we cannot see.

Gas Range

The range was turned on with the normal operating controls and was in acceptable condition.

No anti-tip bracket was installed on the back of the range. Without this bracket, the range could tip forward and possibly cause serious burns or injury to both children and adults. Proper anti-tip hardware should be installed for safety. We recommend referring to the label on the inside of the oven door and/or the range installation instructions for more information.

Garbage Disposer

The disposer was turned on with normal user controls and was in satisfactory working condition.

The power cord was not properly secured where it entered the disposer housing and could be damaged. For maximum safety, the power cord should be securely attached to the disposal in accordance with the disposal manufacturer's installation specifications.

Kitchen Exhaust

The kitchen ventilation system responded to user controls when tested and was in acceptable condition.

General Comments On The Kitchen

The refrigerator and microwave were not inspected, as we are not qualified to evaluate the function /operation of these appliances. Information about the function/operation of the appliances should be obtained from the owner/occupant or a qualified appliance technician.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE INTERIOR INSPECTION

Freshly Painted Surfaces May Conceal Items of Concern

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

Window Blind Information

Window treatments were installed but they were not within the scope of this inspection. These treatments partially obscured the interior aspects of the windows, and thereby prevent a thorough window inspection. Some strings or cords used to operate retractable window shades can be a child safety hazard. For more information, please visit the Window Covering Safety Council website: http://www.windowcoverings.org/basic_cord_safety.html

Lead Paint Information

This building was constructed before 1978 and most likely contains lead paint. A new rule regarding lead paint (and

other contaminants) is now in effect. Called the "Renovation, Repair, and Painting" (RRP) rule, it imposes a strict protocol on work done to buildings built before 1978. We recommend verifying that painting contractors are RRP certified before hiring them. More information about this program, we recommend consulting this website:

<http://www.epa.gov/getleadsafe>

Burglar Alarm Not Tested

A burglar alarm had been installed in this building. The alarm system was not tested. We recommend consultation with the owner and/or an alarm company regarding the operation and maintenance of this system.

Water Testing of Shower Pans

A water test of the shower pan was beyond the scope of this inspection. However, this test may be performed as a part of a standard inspection for the presence of wood destroying organisms.

Secure Building Contents

Unsecured building contents such as televisions, computers, bookshelves, and other items can become missile hazards in an earthquake. For more information about how to secure these items please see the Association of Bay Area Governments (ABAG) website <http://quake.abag.ca.gov/preparedness/contents>.

Representative Sampling of Windows

A representative sample of the windows was operated in each room, but not every window was opened, closed and latched. Nationally recognized inspection standards require testing a minimum of one window in every room, where accessible.

Window Requirements for Egress

Basements and sleeping rooms below the fourth story should have at least one escape or rescue window for emergency egress. Current standards require the window to have at least 5.0 - 5.7 square feet in clear opening area, at least 24 inches high, at least 20 inches wide, and with a sill not more than 44 inches from the floor.

Not A Punch List

We did not attempt to list all cosmetic flaws and suggest that most of these items will be addressed by routine maintenance upgrading. The intended purpose of this inspection was not to create an architectural "punch list" of minor cosmetic flaws.

All Buildings Require Regular Care and Maintenance

A building inspection is designed to be a systematic review of the structure, the surrounding site, and specific components and other features. While our findings will always be accurate as of the time of the inspection, because conditions can change literally hour by hour, let alone day to day and year to year, other items will undoubtedly need attention in the future. Regular and frequent maintenance will be needed to maintain the building in good working order.

Smoke Alarms Checked For Location Only

The smoke alarms were inspected for location only and were not tested. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We strongly recommend testing the smoke alarms to verify operation. The installation of **photoelectric type** smoke alarms also would be a very beneficial life safety improvement for people living in this dwelling to ensure advanced warning for the occupants in the event of a fire emergency. **Photoelectric type** smoke alarms will provide quicker response to smoldering type fires that are typical in most building fires.

Requirement to Install Carbon Monoxide Alarms

The State of California now requires all dwellings with gas appliances or attached garages to have carbon monoxide alarms installed within. The International Association of Fire Chiefs recommends a carbon monoxide alarm on every floor of your dwelling, including the basement. An alarm should be located within 10 feet of each bedroom door and there should be one near or over any attached garage.

Smoke and Carbon Monoxide Alarm Maintenance

Smoke and carbon monoxide alarms should be tested at least once a month. They need no maintenance other than changing the batteries and occasionally vacuuming of dust or cobwebs. If the testing mechanism does not work properly, the alarm should be replaced immediately. Using an open flame to test a smoke alarm is not recommended. Most manufacturers recommend replacing smoke alarms every 10 years and carbon monoxide alarms every 5-10 years.

Dryer Vent Information

Typical standards for dryer vents require a 4-inch (4") diameter, smooth wall duct, no longer than 14 feet, with a hood damper at the exterior termination. A flexible vent (6 ft. max.) may be used at the dryer connection only, but cannot go through underbuilding crawl spaces, floors or walls. Dryer vents need periodic cleaning, to prevent a buildup of lint, which can be a fire hazard. Please read the CPSC safety alert on their website:

<http://www.cpsc.gov/PageFiles/118931/5022.pdf>