



Inspection Report

Prepared Exclusively For

Barbara Narong

123 Beautiful Lane San Mateo CA 94402

Inspection Date: February 14/2004 File # 09Sample



home 'n spec

The Real Estate Inspection Company

www.home-nspec.com

Tel: (650) 342-3710 email: eric@home-nspec.com

Table of Contents

REPORT DEFINITIONS & SCOPE	1
INSPECTION INFORMATION	2
FOUNDATION/UNDER-FLOOR AREAS	5
EXTERIORS	6
ROOF COVERINGS	8
ATTIC AREAS & ROOF FRAMING	9
PLUMBING	10
ELECTRICAL SYSTEMS	13
HEATING SYSTEMS	16
FIREPLACES & CHIMNEYS	18
BUILDING INTERIOR	19
OTHER BUILT-IN APPLIANCES AND SYSTEMS	21

Also included with the report: Inspection Agreement and CREIA Standards of Practice

Eric Narong, the property inspector, is

- Master CREIA Inspector, MCI
- CREIA New Construction Specialist, CNCS
- ICC Certified Combination Dwelling Inspector No.5102294
- California General Contractor's License No. B515215

Associations

- Member of California Real Estate Inspection Association - CREIA
- Certified and Member of International Code Council - ICC

REPORT DEFINITIONS & SCOPE

This Report Complies with the CREIA Standards of Practice

*Note: *Italicized* words in this document are defined in the Glossary of Terms.

- A. A real estate *inspection* is a non-invasive physical *examination*, performed for a fee, designed to identify *material defects* in the *systems, structures, and components* of a *building* as they exist at the time of the *inspection*. The specific *systems, structures and components* of a *building* to be examined are listed in these Standards of Practice.
- B. A *material defect* is a *condition* that significantly affects the value, desirability, habitability, or safety of the *building*. Style or aesthetics shall not be considered in determining whether a specific *system, structure, or component* is defective.
- C. These standards provide inspection guidelines, make public the services provided by private fee-paid inspectors, and define certain terms related to these *inspections*.
- D. Sections 1 through 10 of these standards are a mandatory part of all such inspections. Sections 11 through 12 are optional.
- E. Unless otherwise agreed between the *inspector* and client, these standards shall apply to the *primary building* and its associated *primary parking structure*. The *inspection* shall be limited to those specific *systems, structures, and components* that are present and visually accessible. *Components* and *systems* shall be operated with *normal user controls* only and as conditions permit. *Inspections* performed accordance with these standards are not intended to be *technically exhaustive*.
- F. *Inspection reports* shall describe and identify in written format the inspected *systems, structures, and components* of the *building* and shall identify *material defects*.
- G. *Inspection reports* may contain recommendations regarding conditions reported or recommendations for *further evaluations by appropriate persons*.

CONDITION CODE DEFINITIONS

SAFETY CONCERNS

[SC] **Safety Concerns:** Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant immediate further evaluation and corrections by the appropriate persons "specialist in the appropriate trade".

FURTHER EVALUATION

[FE] **Further Evaluation:** Conditions noted that warrant further evaluation by the appropriate persons "specialist in the appropriate trade".

CORRECTIONS RECOMMENDED

[CR] **Corrections Recommended:** Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made by the appropriate persons "specialists in the appropriate trades".

RECOMMENDED UPGRADE

[RU] **Recommended Upgrades:** Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact. It is suggested that all upgrades, improvements or repairs be made prior to occupation of the home, and that they be performed by qualified and bonded state licensed specialist contractors with building permits as may be required by the local building department.

INSPECTION INFORMATION

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

CLIENT & SITE INFORMATION

FILE/DATE/TIME

Report # 09Sample Date: February 14/2004 Time: 09:00 AM.

CLIENT NAME

Barbara Narong.

LOCATION

123 Beautiful Lane San Mateo CA 94402.

BUYER'S AGENT

John Doe
Action Realty
Primrose Road Burlingame CA 94010.

LISTING AGENT

Mary Smith
New World Realty
El Camino Real Millbrae CA 94030.

BUILDING CHARACTERISTICS

WEATHER/SOIL

Weather conditions during the inspection were clear, was approximately 60 degrees, and the ground was dry.

MAIN ENTRY

Faces: Southwest.

STRUCTURE

Subject property is a detached Single Family residence, 1.5-story, wood framed building supported by concrete slab foundation. Approximately 25 years old.

FOUNDATION

Foundation types: concrete slab on grade.

UTILITY SERVICES

UTILITIES

All utilities were on at the time of inspection.

OTHER INFORMATION

PEOPLE PRESENT

People present: buyer's agent, termite inspector, client.

BUILDING OCCUPIED

The building was occupied during the inspection. Furniture or excessive personal belongings restrict access to items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors. Any such items are excluded from this inspection report. We recommend the buyer check the hidden areas at the final walk through/after the stored items are removed and the areas are accessible.

Pets were present in the building, the possibility of flea infestation commonly occur when pets present. The identification of the condition is beyond the scope of our inspection. It can be a health hazard to some people. If concerned about this possibility and other pet's associated items, we recommend further investigation be performed by a Licensed Industrial Hygienist to determine if there exists such condition and that steps be taken to prevent flea and/or other pet's associated infestation.

INSPECTED BY

Eric Narong.

INTRODUCTORY NOTES**IMPORTANT INFORMATION**

INTENT OF REPORT: The intent of our inspection is to provide our clients with an objective and unbiased opinion of the general overall condition of the building's systems and components that were visually accessible at the time of inspection. Our findings are a limited overview due to the short time we spent at the property and should not be perceived as an exhaustive diagnosis of any one particular system or component as we do not move or relocate furnishings, carpeting, window coverings, or stored personal items during the inspection process.

The only evaluations and opinions we endorse are those contained within the written report because oral commentary made during the inspection process may be misunderstood or possibly misinterpreted by those attending the inspection process.

In the event the client discovers a material defect or other deficiency that was not identified and reported by the inspector, the client shall so notify the inspector in writing and allow the inspector and/or inspector's designated representative to re-inspect and document the condition(s) of the material defect or deficiency prior to making any repair, alteration or replacement to said material defect or deficiency.

CONFIDENTIAL REPORT: The inspection report prepared for the client is solely and exclusively for the client's own information and may not be relied upon by any other person. The client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. The client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but the client and the inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. **THE CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD THE INSPECTOR HARMLESS FROM ANY THIRD PARTY CLAIMS ARISING OUT OF THE CLIENT' UNAUTHORIZED DISTRIBUTION OF THE INSPECTION REPORT.**

The client understands that only those deficiencies, which are visible and accessible at the time of the inspection, will be included in the report.

At the request of the our clients, we have inspected the above mentioned address dwelling and carefully prepared this written report for the personal use of our clients, names mentioned herein.

Our inspection and resulting written report addressed the general overall condition of the residential dwelling. It is primarily designed to provide our clients information concerning the current condition of the dwelling's visually accessible component parts and systems, as well as to disclose defects where current maintenance, corrective work, and/or replacement may be suggested. We trust that by thoroughly reading this report our clients will be helped in making a more informed purchasing decision.

Our inspection follows the current "Standards of Practice" and "Code of Ethics" of the California Real Estate Inspection Association pursuant to Section 7196 of the State Business and Professions Code currently required of professional home inspectors of which a copy is readily available upon request.

In the event any opinion, definition, or verbal explanation expressed and/or contained in our inspection report is not totally clear in concept, please call us for further clarification during the normal office business hours, 9:00am to 5:00pm, Monday through Friday.

Thank you for retaining **Home'N Spec's** service.

Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building.

We are not soil or geo technical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, a qualified specialists in the appropriate trade should be consulted on these matters.

Our observations of damaged or deteriorated wood should not be a substitute for an inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding the cause or remediation.

We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

ENVIRONMENTAL CONCERNS

Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

Mold, mildew, fungus and other toxic microbial organisms commonly occur in areas that show evidence of or have the potential for leaking, moisture intrusion and/or inadequate ventilation. The identification of the organisms is beyond the scope of our inspection. Any area or item exhibiting such conditions can be a health hazard to some people. If concerned about this possibility, we recommend further investigation be performed by a Licensed Industrial Hygienist to determine if there exists an ongoing climate for incubation or microbial contamination and that steps be taken to eliminate this climate.

FOUNDATION/UNDER-FLOOR AREAS

SECTION 1 Items to be Identified and Reported:

1. Foundation and other support *components*.
2. Under-floor ventilation.
3. Location of under-floor access opening(s).
4. Wood separation from soil.
5. Presence of drainage *systems* or sump pumps within foundation footprint.
6. Presence or absence of seismic anchoring and bracing *components*.

FOUNDATION INFORMATION

101 FOUNDATION TYPE(S)

Foundation types: Concrete slab on grade.

102 BOLTS & BRACING

A visual examination could not confirm the presence or condition of foundation anchor bolting because of concealment due to the type of foundation system employed (slab-on-grade).

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

SLAB ON GRADE CONDITIONS

103 EXTERIOR

The visible exterior areas of the concrete foundation showed no sign of unusual cracking or movement.

104 INTERIOR

The current condition of the concrete slab could not be confirmed by visual inspection due to wall-to-wall floor coverings.

105 COMMENTS

The interior floors of the building are not required to be perfectly smooth, flat and/or level. Our visual inspection cannot confirm the presence or condition of below grade moisture barriers (damp & waterproofing) or underground drainage systems due to concealment. Moisture barriers are required to be installed for the protection from potential water intrusion.

SECTION 1 The inspector is not required to:

1. Enter under-floor areas that are not *accessible* or where entry could cause damage or pose a hazard to the inspector.
2. Move stored items, vegetation or debris, or perform any excavations or other *intrusive* testing to gain access.
3. Operate or evaluate the adequacy of sump pumps or drainage equipment.
4. Identify size, spacing, location, or adequacy of foundation bolting and bracing *components* or reinforcement systems.
5. Perform any *intrusive examination* or testing, or use special equipment such as, but not limited to, levels, probes or meters.

EXTERIORS

SECTION 2 Items to be Identified and Reported:

1. Surface grade, hardscaping and drainage within six feet of the inspected building or associated *primary parking structure*.
2. Wall cladding, veneers, flashing, trim, eaves, soffits, and fascias.
3. Exterior portions of a representative *sampling* of doors and windows.
4. Attached decks, porches, balconies, stairs, columns, walkways, guardrails and handrails.

GRADING/DRAINAGE INFORMATION

201 SITE GRADING

Flat site.

202 SITE DRAINAGE

Underground drains.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

GRADING/DRAINAGE CONDITIONS

204 SITE GRADING

The exterior grading at the foundation appeared to be adequate to drain excess surface water away from the building.

205 SITE DRAINAGE

An underground drainage system was installed. It was not water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be noted during adverse weather.

206 LANDSCAPING

[CR] General landscaping maintenance, trimming of vegetation was suggested, especially at areas of the property to prevent overgrowth and encroachment onto the building.

207 COMMENTS

The irrigation sprinkler systems with manually and/or automatic timers were not operated or tested by the inspector. Gardeners and pets frequently damage system components. Expect to make minor adjustments and/or repair on a regular basis, as this is typical for all sprinkler systems. It is suggested to ask the seller to demo at the walk-through.

EXTERIOR INFORMATION

208 SIDING TYPE(S)

Materials: stucco.

209 VENEER TYPE(S)

Materials: stone.

210 TRIM TYPE(S)

Materials: wood.

211 DOOR TYPE(S)

Materials: wood swing door and metal sliding doors.

212 WINDOW TYPE(S)

Materials: metal
Types: horizontal/vertical sliding
There was a combination of single-pane/non-thermal and double-pane/thermal windows present.

We recommend that all *material defects* noted below be fully evaluated and corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

EXTERIOR CONDITIONS

214 STUCCO SIDING

The stucco siding appeared functional with cracks noted and with exception noted.
a. [FE] Portions of the metal stucco weep screed along the bottom edge of the stucco siding lacked adequate clearance from or were buried in the ground. These conditions are conducive to moisture intrusion/deterioration. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

The stucco weep screed at the bottom of the stucco wall was installed to allow water/moisture absorbed by the stucco to drain/weep out and prevent damage to the framing or moisture entry into the interior.

222 VENEER

The stone veneer appeared functional.

224 EAVE(S)/SOFFIT(S)

The visible eave and soffit materials appeared functional.

225 FASCIA(S)

The visible fascia materials appeared functional.

226 EXTERIOR TRIM

The visible exterior trim materials appeared functional.

227 DOOR(S)

The doors viewed from the exterior appeared functional.

228 WINDOW(S)

The windows viewed from the exterior appeared functional.

231 COMMENTS

Our observations of damaged or deteriorated wood should not be a substitute for an inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding the cause or remediation.

As preventive maintenance, caulking and sealing the gaps between the exterior wall and concrete walk will prevent moisture penetration into the foundation area. Also, caulking and sealing the exterior of the building around the door, windows, plumbing and electrical entry points will help prevent heat loss, cold air infiltration and moisture entry.

GROUNDS INFORMATION

232 DRIVEWAY(S)

Materials: concrete.

234 WALKWAY(S)

Materials: concrete.

236 MAIN ENTRY

Materials: concrete.

237 PATIO(S)

Materials: pebble-crete and brick.

We recommend that all *material defects* noted below be fully evaluated and corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

GROUNDS CONDITIONS

240 DRIVEWAY(S)

The driveway appeared functional with some cracks noted.

242 WALKWAY(S)

The front entry walkways appeared functional.

246 MAIN ENTRY

The front entry and porch area appeared functional.

247 PATIO(S)

The front and rear yard patios appeared functional.

OUTSIDE THE SCOPE OF THE INSPECTION

253 FENCING/GATE(S)

[FE] The yard fencing and gate systems are outside the scope of the inspection and were not inspected. We recommend a full evaluation by a specialist in the appropriate trade.

SECTION 2 The inspector is not required to:

1. *Operate or evaluate* any mechanical, electro-mechanical, or underground drainage systems.
2. *Operate or evaluate* storm windows, storm doors, screening, shutters, or awnings.
3. *Operate or evaluate* remote-control devices.
4. *Examine* detached buildings and structures (other than the *primary parking structure*), patio enclosures, fences, and retaining walls.
5. *Examine* items not visible from a readily accessible walking surface.

ROOF COVERINGS

SECTION 3 Items to be Identified and Reported:

1. Roof coverings.
2. Flashings, vents, and other penetrations.
3. Roof drainage systems.

ROOF INFORMATION

301 INSPECTION METHOD

The inspector walked on the lower part of the roof and viewed the accessible roofing components. The inspector was unable to fully access the roof due to height and/or slope. This is a limited visual examination.

302 ROOF COVERING(S)

Materials: fiberglass/asphalt composition shingles.

303 ROOF LAYER(S)

1 layer.

304 ROOF DRAINAGE

Materials: metal rain gutters.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ROOF CONDITIONS**306 COMP. SHINGLES**

The visible areas of the roof surface appeared functional. Periodic inspection and maintenance is recommended.

315 FLASHING(S)

The visible flashings appeared functional.

316 FLUE PIPE(S)

The visible exhaust flue pipes and weather caps appeared functional.

319 ROOF DRAINAGE

The visible areas of the roof drainage system appeared functional with exceptions noted.
 a. [CR] The gutters were rusting in areas. We recommend correcting the condition(s) noted.
 b. [CR] The rain gutter terminated at stucco wall at the front of the building. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.

320 DOWNSPOUT(S)

[CR] Some of the downspouts were damaged. We recommend correcting the condition(s) noted.

321 COMMENTS

The report is an opinion of the general quality of the roof. The inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now or may be subject to future leakage. To determine the condition and full evaluation of the roof, a specialist in the appropriate trade is recommended prior to the close of escrow.

SECTION 3 The inspector is not required to:

1. Walk on the roof surface if, in the opinion of the inspector, there is a possibility of damage to the surface or a hazard to the *inspector*.
2. Perform a water test, warrant or certify against roof leakage or predict life expectancy.

ATTIC AREAS & ROOF FRAMING**SECTION 4 Items to be Identified and Reported:**

1. Framing and sheathing.
2. Access opening(s) and accessibility.
3. Insulation materials.
4. ventilation.

ATTIC/FRAMING INFORMATION**401 ATTIC ACCESS(S)**

Location: Front hall closet.

402 ROOF FRAMING

Framing types: conventional framing.

403 ROOF SHEATHING

Materials: oriented strand board (OSB)/(wafer board) over skipped sheathing (spaced boards)

404 INSULATION

Materials: fiberglass batts.

405 VENTILATION

Vent types: soffit and gable.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ATTIC/FRAMING CONDITIONS**406 ATTIC ACCESS(S)**

The attic was fully accessible. However, the attic space was restricted by framing and/or vaulted ceilings. The attic examination was limited to the accessible areas.

407 ROOF FRAMING

The visible areas of the roof framing appeared functional.

408 ROOF RAFTER(S)

The visible areas of the rafter framing appeared functional.

412 CEILING JOIST(S)

The ceiling joists were not visible for inspection due to insulation. No visible signs of reportable conditions were noted in these areas.

413 ROOF SHEATHING

The visible areas of the roof sheathing appeared functional.

414 INSULATION

The visible attic insulation appeared functional.

415 VENTILATION

The visible attic ventilation appeared adequate.

SECTION 4 The inspector is not required to:

1. Enter attic areas that, in the opinion of the inspector, are not accessible, or where entry could cause damage.
2. Remove insulation materials or identify composition or "R" value of insulation material.
3. Activate thermostatically operated fans.

PLUMBING

SECTION 5 Items to be Identified and Reported:

1. Supply, waste, and vent piping.
2. Fixtures, faucets, and drains.
3. Water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and temperature-pressure relief valves.
4. *Functional flow* of water supply and *functional drainage* at fixtures.
5. Gas piping and connectors.
6. *Cross-connections*.

PLUMBING SYSTEM INFORMATION**501 MAIN WATER LINE**

Materials: plastic piping where visible.

502 WATER SHUTOFF

The main water shutoff valve was located at the front of the building.

503 WATER PIPING

Materials: copper piping where visible.

504 WASTE LINES

Materials: ABS black plastic piping where visible.

505 GAS SHUTOFF

The gas meter and shutoff valve are located at the left side of the building.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

PLUMBING SYSTEM CONDITIONS**506 WATER SHUTOFF**

The main water shutoff valve appeared functional with no leakage noted. We do not operate these devices.

507 WATER PIPING

The visible water supply piping appeared functional.

508 WATER FLOW

A number of fixtures were operated simultaneously with a functional water flow.

509 WASTE PIPING

The visible waste piping appeared functional.

510 WASTE FLOW

A number of drains were emptied simultaneously and appeared functional.

511 VENT PIPING

The visible areas of the vent pipes appeared functional.

512 GAS SHUTOFF

[RU] The supply shutoff appeared functional. We do not operate these devices. There was no emergency shutoff wrench present. We recommend providing a wrench or installing a seismic automatic shutoff valve for emergencies.

513 GAS PIPING

The visible areas of the gas piping appeared functional.

515 COMMENTS

It is recommended that consideration be given to having the home's sewer lateral video tested by a qualified underground pipeline contractor. Underground sewer lateral failure may result from tree root infiltration or deterioration due to age. Even new home sewer laterals have failed upon initial use due to accidental blockage from construction debris or inadequate/improper installations. Sewer lateral failure can lead to a back up of raw sewage into the home's interior resulting in expensive corrective work.

PLUMBING FIXTURE CONDITIONS**516 SINK(S)/FAUCET(S)**

The faucets, lavatories, sinks and piping were functional with no leakage noted.

517 TOILET(S)

The toilets functioned with no leakage noted.

520 TUB(S)/SHOWER(S)

The tub with a shower and faucets were functional with exceptions noted.
a. [CR] In the master bathroom, the shower head was dripping when operated. We recommend correcting the condition(s) noted.

523 ENCLOSURE(S)

The tubs enclosure were functional with safety glass markings.

524 HOSE FAUCET(S)

The accessible hose faucets were functional.

526 COMMENTS

Periodic re-caulking and grouting of ceramic wall tile in the tub and shower areas is an ongoing maintenance task. Failure to maintain these seals will often result in damage to flooring materials, sub flooring and framing. Silicon acrylic latex caulk is the product of choice, as it lasts and easily cleans up.

The tile in the bathrooms were installed by "thin set" process. No mortar setting behind the finishing material. When there were cracks/holes in the finishing material, the conditions could be conducive to moisture intrusion/deterioration.

WATER HEATER INFORMATION**527 LOCATION(S)**

The water heater was located in an exterior closet left side of the building.

528 BRAND NAME(S)

American.

529 MANUFACTURED DATE

1979, based on the ID tag serial number.

530 SIZE / GALLONS

50 gallons capacity.

531 ENERGY TYPE(S)

Natural gas.

WATER HEATER CONDITIONS**533 VENTING SYSTEM(S)**

The visible areas of the flue vent piping were intact and secured at the connections.

534 SUPPLY PIPING

[RU] The shutoff valve and visible water supply connectors appeared functional but they were not insulated. We recommend insulating the exposed water piping to minimize heat loss.

[CR] The water heater was connected to the water supply using rigid pipes. The present standards call for the use of flexible connectors. We recommend correcting the condition(s) noted.

535 "T & P" VALVE(S)

A temperature & pressure relief valve and discharge line was installed (no test was performed during the inspection). The discharge line terminated at the closet floor close to the ground, facing downward.

536 TANK(S)

The water heater tank appeared functional with no leakage noted.

537 SEISMIC BRACING

[SC] The water heater was not double strapped and stabilized/blocked as required by the State Architect to resist movement. We recommend correcting the condition(s) noted.

Office of the State Architect requirements for seismic restraint to water heater tank located

adjacent to straight wall is the placement of (4 lengths of) 3/4" by 24 gauge perforated steel plumbers straps fastening into (2 lengths of) 2 X 4 ledger with (4) 1/4" X 5" lag screws, with one complete loop around the tank approximately 9 inches from the top and 4 inches above the control valve. Detail installation is available upon request.

538 COMBUSTION AIR

A combustion air supply for the water heater was present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.

539 ENERGY SUPPLY(S)

The gas shutoff valve and flexible gas connector appeared functional.

540 CONTROL(S)

The temperature control was set in the "normal range" and the water from the faucets was warm/hot.

541 ELEVATION(S)

The water heater was in a location that did not require the ignition source or pilot light to be elevated above the floor.

SECTION 5 The inspector is not required to:

1. *Operate* any valve other than fixture faucets and hose faucets attached to the building.
2. *Operate* any system, fixture or *component* which is *shut down* or *disconnected*.
3. *Examine* or verify operation of water supply or assistance systems, including, but not limited to: wells, pumps, tanks, and related equipment.
4. Verify *functional flow* or pressure at any *fixture* or faucet where the flow end is capped or connected to an *appliance*, or measure pressure, volume, or temperature.
5. *Examine* or *operate* any sewage disposal *system* or *component* including, but not limited to: septic tanks and/or any underground *system* or portion thereof, or ejector pumps for rain or waste.
6. *Examine* the overflow device of any fixture.
7. *Evaluate* the potability of water, compliance with local or state conservation or energy standards, or proper design or sizing of any water or waste, and venting *components*, *fixtures*, or piping.
8. Identify whether water supply and waste disposal *systems* are public or private.
9. *Evaluate* time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
10. *Examine* ancillary systems or *components* such as, but not limited to: those related to solar water heating, hot water circulation, yard sprinklers, water conditioning, swimming pools or spas and related equipment, and fire sprinklers.
11. Test shower pans for leakage or fill any fixture with water during *examination*.
12. *Evaluate* the gas supply system for leaks or pressure.
13. *Determine* effectiveness of anti-siphon, back-flow prevention, or drain-stop *devices*.
14. Determine whether there are sufficient clean-outs for effective clearing of drains.
15. *Evaluate* gas, liquid propane, or oil storage tanks.

ELECTRICAL SYSTEMS

SECTION 6 Items to be Identified and Reported:

1. Service conductors, equipment, and capacity.
2. Panels and overcurrent protection devices.
3. Service and equipment grounding.
4. Wiring types and methods.
5. A *representative sampling* of switches, receptacles, and light fixtures.
6. Ground-fault circuit-interrupters.

ELECTRICAL SERVICE INFORMATION**601 SERVICE TYPE**

Underground.

602 MAIN PANEL

Located at the left side of the building.

603 SERVICE RATING

120/240 volt system, rated at 90 Amperes.

604 SERVICE WIRING

Materials: aluminum where visible in the main panel.

605 BRANCH WIRING

Materials: copper and aluminum where visible in the subpanel.

606 DISCONNECT TYPE

Circuit breakers.

607 GROUNDING

Foundation rebar system.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ELECTRICAL SERVICE CONDITIONS**608 SERVICE WIRING**

The underground service lateral was not visible to inspect.

609 GROUNDING

The visible ground connections appeared functional.

610 ELECTRIC PANEL

The main electric panel appeared to be in serviceable condition.

611 WORKMANSHIP

The wiring within the panel appeared functional.

612 BRANCH WIRING

[SC] The exposed wiring within six feet of the attic access opening was not protected from damage. We recommend correcting the condition(s) noted.

ELECTRICAL COMPONENT CONDITIONS**614 DOOR BELL**

The doorbell functioned when the button was operated.

615 SWITCHES

The accessible switches were functional.

616 LIGHT(S)/FIXTURE(S)

The lights were functional.

[CR] Some of the light fixtures failed to function when operated (possible burned bulb?). We recommend correcting the condition(s) noted.

617 RECEPTACLE(S)

A representative sampling of the accessible electrical outlets was functional.

618 GFCI DEVICE(S)

GFCI protection devices were located in the interior courtyard.

Ground Fault Circuit Interrupter (GFCI) devices afford additional protection against electrical shock. GFCI protection is typically found in homes built from the mid 1970's in areas where electrical receptacles are located near sources of water. Local building authorities may vary as to where these devices or their protection feature are required and when the requirement began.

For safety noted, GFCI receptacles can fail at any time. We recommend testing them again at the walk-through prior to the close of the escrow. They should also be tested monthly using the test and reset buttons on the outlets. A light or other electrical device should be plugged in after depressing the test button to verify that the electricity is off before resetting the receptacle.

[RU] There were no GFCI protection provided in the kitchen counter, bathrooms, garage and exterior, as they are required by present building standards. We recommend upgrading by providing GFCI protection at the appropriate locations.

619 COMMENTS

Low voltage lighting systems, communication cabling systems and alarm systems are outside of the scope of the inspection agreement and are not inspected.

SUBPANEL INFORMATION**621 LOCATION**

Located in the laundry room.

622 PANEL RATING

120/240 volt, rated at 90 Amperes.

623 DISCONNECT TYPE

Circuit breakers.

SUBPANEL CONDITIONS**624 ELECTRIC PANEL**

The circuit breakers/fuses in the panel were labeled. The accuracy of the labeling was not verified.

[SC] The sub electrical service panel was manufactured by Federal Pacific / Stab-Lok. This panel has been known to present latent hazards by malfunctioning under certain conditions resulting in jammed circuit breakers. The breakers may not trip (disconnect) under imposed load conditions. Failure can also occur at the connections to the bus bars due to inadequate bending space for the service entrance conductors. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

625 WORKMANSHIP

[FE] There was paint/texture over spray in the panel and on the electrical components. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

OUTSIDE THE SCOPE OF THE INSPECTION**627 ALARM SYSTEM**

[FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.

SECTION 6 The inspector is not required to:

1. *Operate electrical systems or components which are disconnected or shut down.*
2. *Disconnect any energized system or appliance.*
3. *Remove deadfront covers where not accessible, or if removal could cause injury or damage to persons*

- or property, or remove *device cover plates*.
4. *Operate* overcurrent protection *devices*, or *evaluate* compatibility of overcurrent protection *devices* with the panelboard manufacturer.
 5. *Examine* or test smoke detectors.
 6. *Operate* ground-fault circuit-interrupter devices by other than manufacturer's test button.
 7. Examine de-icing equipment, or private or emergency electrical supply sources, including but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facilities.

HEATING SYSTEMS

SECTION 7 Items to be Identified and Reported:

1. Heating equipment and operation using *normal user controls*.
2. Venting *systems*.
3. Combustion and ventilating air.
4. Energy source and connections.
5. Heating distribution system(s) including a *representative sampling* of ducting, duct insulation, outlets, radiators, piping *systems* and valves.

HEATING SYSTEM INFORMATION

701 LOCATION(S)

702 BRAND NAME(S)

703 MANUFACTURED DATE

704 TYPE & FUEL

705 APPROX. BTU(S)

706 FILTER TYPE(S)

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING SYSTEM CONDITIONS

708 VENTING SYSTEM(S)

709 SUPPLY PLENUM(S)

710 HEATING UNIT(S)

711 COMBUSTION AIR

[SC] The combustion air supply to the furnace appeared inadequate, this condition restricts the flow of combustion/makeup air to the furnace. We recommend correcting the condition(s) noted.

712 ENERGY SUPPLY(S)

The gas shutoff valve and flexible gas connector appeared serviceable. The gas piping included a 90-degree shutoff for emergency use. The valve was not tested. The valve is normally found to be operable by hand and generally trouble free with exceptions noted.
a. [SC] The flexible gas supply line connector was passed through the furnace cabinet which is not allowed by present standards. We recommend correcting the condition(s) noted as an upgrade for safety.

713 BURNER(S)

The electronic ignition system was operating which ensured that the thermocouple was functional and would terminate gas emission from the pilot gas valve unit when the flame was being extinguished.
[CR] There was an unusual flame pattern noted. We recommend having the system cleaned and serviced by a specialist in the appropriate trade.

714 HEAT EXCHANGER(S)

The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

715 BLOWER / FILTER(S)

The blower and filter appeared functional with exceptions noted.
a. [SC] There was no safety shutoff switch on the blower compartment access panel which is common to older furnaces. It is important that the door be tightly closed when the unit is in operation.

716 RETURN PLENUM(S)

[CR] The return air plenum was dirty. We recommend cleaning this area of all dirt and/or debris.
[SC] There were air leaks in the return air plenum at the base of the furnace. This condition can allow contaminated air to be drawn into the system and distributed throughout the building. We recommend correcting the condition(s) noted.

717 THERMOSTAT(S)

The thermostat was operated and the system responded.

718 COMMENTS

Manufacturers recommend annual inspection and servicing of furnace which requires some disassembly as well as specialized equipment beyond the scope of our inspection. We recommend that the system be serviced and cleaned by a qualified HVAC technician before the close of escrow to confirm the heating system is in safe and satisfactory operable condition. Dirty furnace and duct system could produce contaminated conditioned air. Cleanliness is critical to system life and the health of the occupants. It is also recommended that a carbon monoxide detector be installed at an appropriate location within the dwelling as an extra safety measure for occupants.

DUCTING SYSTEMS**719 DUCT TYPE(S)**

Metal ducts covered with fiberglass insulation.

720 DUCT CONDITIONS

The visible areas of the conditioned air ducts appeared functional.

721 VENT(S) & GRILL(S)

There was air movement from the air registers and/or grills.

SECTION 7 The inspector is not required to:

1. *Examine or evaluate* condition of heat exchangers.
2. *Determine* uniformity, temperature, airflow, or balance of heat supply to any room or *building*, or examine for warming of any heating system distribution *component* when access would require steps or a ladder, or *determine* leakage in any ductwork.
3. *Examine* electric heater elements or heat pump fluid/gas materials, or *examine* below ground/slab systems, ducts, fuel tanks and related *components*.
4. *Determine* or *examine* thermostat calibration, heat anticipation, or automatic setbacks or clocks.
5. *Examine* radiant or geothermal heat pump *systems*.
6. *Examine* any solar heating systems or *components*.
7. *Examine* electronic air filtering *systems*.
8. *Operate* heat pump systems when the ambient air temperature may damage the equipment, or *operate* any heat-pump *system* in "emergency" heat mode.
9. *Examine* humidity control systems or *components*.

FIREPLACES & CHIMNEYS

SECTION 9 Items to be Identified and Reported:

1. Chimneys, flues, dampers and associated *components*.
2. Firebox's, hearth extensions and *permanently installed* accessory *components*.
3. Manufactured solid-fuel or gas-burning *appliances*.

FIREPLACE/GAS APPLIANCE/WOOD BURNING STOVE INFORMATION

901 LOCATION(S)

The unit located in the family room.

902 UNIT TYPE(S)

Materials: manufactured, zero clearance, fireplace.

903 FUEL TYPE(S)

Wood burning.

904 CHIMNEY(S)

Materials: stucco chimney with a metal flue.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FIREPLACE/GAS APPLIANCE/WOOD BURNING STOVE CONDITIONS

905 CHIMNEY(S)

The visible areas of the chimney exterior appeared functional.

There was metal shroud installed at the top of the chimney. It is a safety device which help prevent infiltration of exterior moisture into chimney flue piping interior and the escape of hot embers when burning combustible materials within the fireplace. The shroud was not removed for a visual inspection of the chimney's interior flue piping.

906 FLUE(S)

The visible areas of the chimney flue and damper door appeared functional.

907 FIREBOX(S)

The fireplace interior hearth and visible areas of the flue appeared functional with no evidence of severe cracking or mortar erosion at the firebrick walls.

908 HEARTH(S)

The hearth extension appeared functional.

910 COMMENTS

Our inspection of the fireplace and chimney was limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. For safe and efficient operation, we recommend annual inspections by a qualified fireplace professional. A qualified fireplace professional will clean the interior if necessary, use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. If the fireplace has not been inspected by a qualified fireplace professional within the past year, we recommend this be done prior to use.

SECTION 9 The inspector is not required to:

1. *Determine adequacy of draft, perform a smoke test, or dismantle or remove any component.*
2. *Examine the structural integrity of fireplaces or chimneys.*
3. *Examine or operate ancillary or non-permanently installed components.*

BUILDING INTERIOR

BUILDING INTERIOR INFORMATION

1001 ROOMS INSPECTED

(3) Bedrooms, (2) Bathrooms, Front Entry, combination of Living & Dining area, Breakfast room, Family room, Laundry room, Kitchen, Hallways, Interior Stairs, Loft, and two-car attached garage.

1002 WALL(S)/CEILING(S)

Materials: sheetrock.

1003 FLOOR(S)

Materials: carpet, tile.

1005 SMOKE DETECTOR(S)

Smoke detectors were noted in the hallways and bedrooms

We recommend that the units be tested and provided with new fresh batteries at move-in and at the manufacturers recommended intervals.

1006 COMMENTS

Double-paned windows/doors reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will report the presence of visible condensation, fogging and/or moisture staining noted during the inspection. Unless otherwise noted in the report, no condensation, fogging or stains were present during the inspection.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

BUILDING INTERIOR CONDITIONS

1007 WALL(S)/CEILING(S)

The visible areas of the walls and ceiling appeared functional.

1008 CARPET FLOORING

The visible areas of the carpet appeared functional

The flooring material was not fully visible due to stored items/personal belongings/area rugs. Stored items restrict viewing of the floor area. We recommend the buyer check the area at the final walk-through or after the stored items are removed and the area is accessible.

1009 TILE FLOORING

The visible areas of the tile floor appeared functional

The flooring material was not fully visible due to stored items/personal belongings/area rugs. Stored items restrict viewing of the floor area. We recommend the buyer check the area at the final walk-through or after the stored items are removed and the area is accessible.

1012 CONCRETE FLOOR(S)

The garage concrete floor was not fully visible due to stored items and/or personal belongings. Excessive stored items restrict viewing of the garage area. We recommend the buyer check the area at the final walk-through or after the stored items are removed and the area is accessible.

1014 VENTILATION

The ventilation components appeared functional.

1015 INTERIOR DOOR(S)

The interior doors were functional.

1016 EXTERIOR DOOR(S)

The entry door, weather stripping and door hardware appeared serviceable with visible exterior light as required.

The exterior sliding glass doors were serviceable and there were visible safety glass markings on the glass pane(s) with visible exterior light as required.

In the garage, the exterior wood door opening to the side of the house was in serviceable condition with exterior light installed.

1017 WINDOW(S)

The accessible windows were functional with exceptions noted.

a. [CR] In middle bedroom, the window had cracked and/or broken glass. We recommend correcting the condition(s) noted.

1018 CLOSET(S)

[CR] The interior of the closet was not visible due to stored personal items. We recommend the occupant make this area accessible for the buyers at the final walk-through.

1019 CABINET(S)

The kitchen counter tops and cabinet showed evidence of moderate wear and appeared to be in serviceable condition at the time with exceptions noted.

a. [CR] There were cracked tiles on the counter. We recommend correcting the condition(s) noted.

1020 STAIRWELL(S)

The interior stairs were functional.

1021 HANDRAIL(S)

The interior stair handrails were functional.

1022 GUARDRAIL(S)

[RU] The interior stair guard rails installed were in functional condition and appear to have met the standards at the time of construction. However, the wide spaces between the balusters pose a hazard for small children. Modern construction requires a maximum of 4 inch openings. While upgrading is not required, additional measures for child safety like netting or some other means is strongly recommended.

1023 SAFETY GLAZING

There were visible safety glass markings on the glass panes at the locations subject to human impact.

1024 COMMENTS:

Our visual inspection cannot confirm the presence or condition of below flooring materials or behind walls/ceilings due to concealment.

SECTION 10 The inspector is not required to:

1. *Operate or evaluate* security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
2. *Determine* whether a building is secure from forcible or unauthorized entry.
3. *Evaluate the condition* of floor, wall, or ceiling finishes or coverings, or other surfaces surfaces for other than *evidence* of moisture damage.
4. *Examine* window or door coverings or treatments.
5. *Evaluate* fastening of countertops, furniture or cabinets supported by floors, ceilings and/or walls.
6. *Evaluate* separation walls, ceilings, and floors, including but not limited to, the fire resistivity of acoustical characteristics, between dwelling units.
7. *Examine* the interior concrete slat-on-grade when concealed by any floor coverings.
8. *Operate or evaluate* safety features of any garage door opener unless included as an inspection option per Section 11.

OTHER BUILT-IN APPLIANCES AND SYSTEMS

(OPTIONAL) SECTION 11 Items to be Identified and Reported:

1. *Optional systems, components and appliances* specifically examined during the inspection.
2. *Basic operation* of optional *systems, components and appliances* included in the inspection.

We recommend that all material defects noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

KITCHEN APPLIANCE(S) & COMPONENT CONDITIONS**1101 COOKTOP(S)**

Over counter, electric, cooktop/range burners functioned.

1102 OVEN(S)

The ovens appeared serviceable.

1103 MICROWAVE(S)

No microwave oven installed.

1104 EXHAUST VENT(S)

The exhaust fan(s)/ light(s) functioned.

1105 DISHWASHER(S)

The dishwasher functioned through the "Normal Cycle" and no leakage was observed. Determining adequacy of washing and drying functions of the dishwasher is not part of this inspection. The condition of the door, the liner and the racks appeared to be in serviceable condition at the time with exceptions noted.

a. [CR] Dishwasher was noisy when operated. We recommend correcting the condition(s) noted.

1106 GARBAGE DISPOSAL(S)

The garbage disposal was functioned.

1107 REFRIGERATOR(S)

[FE] These systems are outside the scope of the inspection and were not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.

LAUNDRY EQUIPMENT HOOK-UP(S)**1116 WASHER SERVICE**

In the laundry alcove, the faucets for the laundry washer appeared functional. There were no visible leaks, and the machine was connected. We do not operate the faucets. The electrical outlets at the laundry were grounded at the time.

1117 DRYER SERVICE

The dryer hookup was provided for a gas unit.

1118 DRYER VENT(S)

Dryer venting was provided and terminated at the exterior.

1119 COMMENTS

Washing and drying machines were not tested or moved during the inspection. Therefore, the condition of the walls or flooring under these appliances could not be judged. The inspector did not test washing machine drains or supply valves. Water supply valves, if turned, might be subject to leaking.

GARAGE EQUIPMENT**1120 VENTILATION**

The garage ventilation appeared functional.

1121 GARAGE DOOR(S)

The vinyl sectional garage door was operated and appeared functional.

1122 DOOR OPENER(S)

[CR] The garage door opener failed to function. We recommend correcting the condition(s) noted.

The secondary safety system (electric eyes or sensor beam) appeared functional.

1123 FIRE WALL(S)

The visible areas of the garage firewall/ceiling appeared functional with exceptions noted.
a. [SC] There were some small holes noted in the fire-resistive wall between the garage and living space. We recommend correcting the condition(s) noted.

1124 FIRE DOOR(S)

The door between the garage and living space appeared to be a fire-resistant door and was self-closing & latching.

1125 COMMENTS

[CR] The garage ceiling framing has added storage installed. This is not approved as additional weight can damage the framing. We recommend it be stored only light weight items.

SECTION 11 The inspector is not required to:

1. *Activate any system or appliance that is shut down.*
2. *Operate or evaluate any system, component, or appliance that does not respond to normal user controls.*
3. *Operate any gas appliance that requires the use of a match or other remote burner lighting device.*
4. *Operate any system or appliance that requires the use of special codes, keys, combinations, or devices.*
5. *Operate and system, component, or appliance where damage may occur.*
6. *Determine thermostat(s) calibration, adequacy of heating elements, operate or evaluate self-cleaning oven cycles, signal lights, or automatic setbacks or clocks.*
7. *Determine leakage from microwave ovens.*
8. *Determine the presence or operation of backdraft damper devices in exhaust devices.*
9. *Examine any sauna, steam-jenny, kiln, clothes washer or drying machine, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or any other similar small, ancillary or non-built-in appliances.*