

Walker Property Evaluation Services

3001 Sneath Lane San Bruno CA 94066
Tel: 650-873-4224 Fax: 650-873-4282 Mobile: 650-740-8783
www.PropertyEvaluation.net HomeInspection@sanbrunocable.com

INSPECTION OVERVIEW

Client: Ken & Barbie Doll
Inspection Address: 1234 Beach Avenue, Malibu, CA 94000
Inspection Date: 12/31/2008 Start: 1:00 pm End: 4:30 pm
Inspected by: Skip Walker

This Overview is intended to provide a convenient and cursory preview of the conditions and components that we have identified within the body of the report as needing further evaluation and or service. The conditions and components in the Overview should not be considered the only significant findings or issues. This Overview is obviously not intended to be comprehensive, and should never be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this brief overview. The reader must establish their own priorities after thoroughly studying all the comments/recommendations in the entire report and consulting with other experts and or specialists as the reader may deem necessary. We recommend that any service/repairs, safety upgrades, etc. be completed only by licensed/qualified specialists and only with the benefit of permit. The prospective buyer is specifically cautioned to obtain any further evaluations, information, price quotes, et cetera pertaining to the comments, service and or safety recommendations made in this report before the removal of transaction contingencies. These qualified specialists may well identify additional issues/defects and or recommend additional upgrades, the scope and price of which could affect your evaluation of the property.

NOTICE TO THIRD PARTIES: The inspection report was created for the sole benefit and reliance of the Client named in the original report and is nontransferable. The report is issued subject to the terms, conditions and limitations under which the inspection was performed which are attached hereto and incorporated by reference herein. This report is not a substitute for disclosures required by California Civil Code 1102 et. seq.

Narrative Color Legend: → Informational or Lessor Issues √ Requires Direct Attention
 mFunctional/Serviceable qDefect or Safety Related Issue

Components & Conditions Needing Service/Evaluation

Exterior

Wall Covering

Wall Covering Observations

- qWe noted indications of moisture at the base of one or more cantilevered areas that should be fully evaluated

Exterior Features

Decks

- qWe noted deterioration to several areas of wood deck surface and or the associated framing

Fascia and Trim

- - We noted deterioration at one or more of the window sills and or trim areas
- q Portions of the belly band trim appears moisture damaged and should be serviced

Roof/Attic

Composition Shingle

Age and General Evaluation of a Single-layer Roof

- - There are tree or shrub branches overhanging and or in contact with the roof that should be serviced
- q We noted several areas with age related wear deterioration and or other conditions needing service

Gutters and Drainage

- - The roof drainage system on the roof should be cleaned and serviced to drain properly

Attic

Framing

- q We noted damage to one or more of the truss components in the attic that should be properly repaired

Heat Vents

- q Insulation appears to be in contact with one or more gas vent pipes and should be serviced

Plumbing

Water Heater - Garage

Gas Shut-Off Valve and Connector

- q The gas feed line to the water heater appears located in an area where it could be subject to damage and

Seismic Straps

- q The water heater is not properly strapped in accordance with current seismic safety requirements

Heat

Heat System - Interior Enclosure

Return-Air Compartment and Filter

- q The base and or return air compartment of the gas furnace appears improperly sealed

Fireplace

Living Room Chimney

Chimney Stack or Walls

- q The chimney stack appears damaged at the roof line and should be fully evaluated

Common

Kitchen

Gas Oven

- q The gas service for the for the oven is not in use and is NOT capped as required

Laundry

Dryer Vent

- q The dryer vent extends more than six feet in length and should be installed using a rigid metal vent material

Inspection Address: 1234 Beach Avenue, Malibu, CA 94000
Inspection Date/Time: 12/31/2008 1:00 pm to 4:30 pm

Garage
Firewall

- → The flexible dryer vent and penetrates and violates the firewall

Walker Property Evaluation Services

3001 Sneath Lane San Bruno CA 94066
Tel: 650-873-4224 Fax: 650-873-4282 Mobile: 650-740-8783
www.PropertyEvaluation.net HomeInspection@sanbrunocable.com

PROPERTY INSPECTION REPORT

Prepared Exclusively For:

Ken & Barbie Doll

INSPECTION ADDRESS

1234 Beach Avenue, Malibu, CA 94000

INSPECTION DATE

12/31/2008 1:00 pm to 4:30 pm



NOTICE TO THIRD PARTIES: *The inspection report was created for the sole benefit and reliance of the Client named in the original report and is nontransferable. The report is issued subject to the terms, conditions and limitations under which the inspection was performed which are attached hereto and incorporated by reference herein. This report is not a substitute for disclosures required by California Civil Code 1102 et. seq.*

Walker Property Evaluation Services

3001 Sneath Lane San Bruno CA 94066
Tel: 650-873-4224 Fax: 650-873-4282 Mobile: 650-740-8783
www.PropertyEvaluation.net HomeInspection@sanbrunocable.com

PROPERTY INSPECTION REPORT

Prepared Exclusively For:

Ken & Barbie Doll

INSPECTION ADDRESS

1234 Beach Avenue, Malibu, CA 94000

INSPECTION DATE

12/31/2008 1:00 pm to 4:30 pm



NOTICE TO THIRD PARTIES: *The inspection report was created for the sole benefit and reliance of the Client named in the original report and is nontransferable. The report is issued subject to the terms, conditions and limitations under which the inspection was performed which are attached hereto and incorporated by reference herein. This report is not a substitute for disclosures required by California Civil Code 1102 et. seq.*

GENERAL INFORMATION

Inspection Address: 1234 Beach Avenue, Malibu, CA 94000
Inspection Date: 12/31/2008 Time: 1:00 pm to 4:30 pm
Weather: Clear and Dry - Temperature at time of inspection: 60-70 Degrees
Inspected by: Skip Walker



Client Information: Ken & Barbie Doll

Structure Type: Wood Frame
Furnished: Yes
Structure Occupied: Yes
Number of Stories: Split Level

Structure Style: Contemporary

Estimated Year Built: 1956
Unofficial Sq.Ft.: 1640

People on Site At Time of Inspection: Seller(s)
WDO Inspector
Seller's Agent

General Property Conditions

PLEASE NOTE:

NOTICE TO THIRD PARTIES: This report is a work product and is copyrighted as of the date of this report. The inspection report is for the sole benefit and reliance of the Client named in the original report and is nontransferable. The report is a summary of the inspection and all consultation between Inspector and Client and is issued subject to the terms, conditions and limitations under which the inspection was performed. The terms, conditions and limitations are a part of this report and are attached hereto and incorporated by reference herein. Inspector assumes no liability for third party interpretation and or use of the report. Third parties are encouraged to obtain a property inspection from a qualified inspector of their choice.

Unauthorized duplication and/or distribution of, use of or reliance on this report by any party other than the clients has the effect of all parties agreeing to hold harmless, individually, jointly, and/or otherwise, the inspector, the Company, their successors and assigns from any third party claims arising out of unauthorized distribution of the inspection report. Any use or reliance, whether authorized or unauthorized, of the information contained herein, constitutes your ascent to the terms of use and scope of work governing this document and to the scope and limitations of the inspection as described in the terms of use, the written agreement and in the CREIA Standards of

Inspection Address: 1234 Beach Avenue, Malibu, CA 94000
Inspection Date/Time: 12/31/2008 1:00 pm to 4:30 pm

Practice.

We recommend that any and all repairs, safety issues or upgrades, be completed only by licensed specialists and only with the benefit of permit. The prospective buyer is specifically cautioned to obtain any further evaluations, information, price quotes, et cetera pertaining to the service and or safety recommendations made in this report well before the close of escrow. These licensed and or qualified specialists, may well identify additional defects and or recommend additional upgrades, the scope and price of which could affect your evaluation of the property. We provide an overview of this inspection at the front of the report where we list the recommendations we believe may be important to the client. These recommendations should not be considered the only significant findings or issues. You must establish your own priorities after thoroughly studying this report, reviewing all the recommendations in this report, and consulting with other experts, and or specialists as you may deem necessary.

Report File: Single Family - Sample

SCOPE OF WORK

You have contracted for us to perform a general property inspection in accordance with the CREIA Standards of Practice. A property inspection is not intended to be technically exhaustive. It is limited to the visible and/or accessible portions of the dwelling and is non-invasive. It is distinct from a specialist inspection, which requires a person with very specialized knowledge, licensing and/or training. Specialist inspections can be costly, take days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general property inspection is completed within a few hours and at a fraction of the cost. Consequently, a general inspection report will not be as comprehensive as that generated by specialists - nor is it intended to be. Our goal is to identify visible defects or adverse conditions that, in the opinion of the inspector, might result in injury or lead to costs that could have a significant impact on your overall evaluation of the property, and to alert you to the need for a specialist to perform further evaluation.

We evaluate conditions, systems, or components, and report on their condition at the time of inspection, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a dwelling was built and allow for the predictable deterioration that would occur naturally through time and use, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable issues and may not annotate them - particularly those that would be apparent to the average person and/or to someone without any trade/construction experience. This property evaluation and report are not a building code or zoning compliance inspection. Any inference that this is a "Code" inspection would be incorrect. The observations and recommendations made are based upon a wide variety of standards that were either in place at the time of original construction of the dwelling or may have developed into the standards, trade practices, etc. since the period of installation/construction. The building codes are intended as a minimum standard for construction/safety and local interpretations of the codes varies widely. The building codes may not necessarily reflect the best method of installation. Our evaluation is not intended to determine whether or not an area or component is "Code Compliant", but rather in the opinion of the inspector, that a condition(s) exists which requires further evaluation and/or attention by an appropriate trade specialist.

We are generalists and are not authorized, nor do we have the expertise to test for environmental contaminants, or comment on termite, dry rot, fungus or mold, or pests but we may alert you to indications of their presence if visible to us. Similarly, we do not test the quality of the air within a residence. Any comments made regarding any such environmental or, insect, pest or other related issues are those of a lay person only and should NEVER be considered a substitute for an evaluation by a qualified specialist. Therefore, interested parties should schedule any such specialized inspections with the appropriate specialist well before the removal of transaction inspection contingencies.

A dwelling and its components are complicated, and because of this and the limitations of a visual inspection, we offer unlimited follow-up consultation via telephone and e-mail. We encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, if you were present at the time of inspection, we can only summarize the report on-site - so it is essential that you read the entire report to obtain full benefit of the information, and that any recommendations that we make for service or further evaluation by specialists should be completed and documented well before the removal of transaction inspection contingencies, because additional defects or issues could be revealed by specialists, and/or some upgrades recommended that could potentially affect your evaluation of the property. Our service necessarily cannot include any form of warranty or guarantee. We cannot predict the remaining life of a given system and/or component.

This report was produced specifically for the subject dwelling, the site within approximately six feet of the dwelling and the associated primary parking area. This report does not include any other portions and/or features of the site except as agreed to by the inspector and client prior to the inspection. The purpose of this inspection and written report is to provide an unbiased opinion of the material defects and conditions visible at that point in time. Further, it is to describe the physical condition of the selected key systems and

components and parking area. We provide an overview of this inspection at the front of the report where we list the recommendations we believe may be important to the client. These recommendations should not be considered the only significant findings or issues. You must establish your own priorities after thoroughly studying this report, reviewing all the recommendations in this report, and consulting with other experts, and or specialists as you may deem necessary.

The general property inspector for this property is also a California Licensed Appraiser Trainee. The inspection of this property was conducted in conformance with the CREIA Standards of Practice and the requirements of the State of California Business and Professions Code 7195-7196. Issues related to property valuation and or developing an opinion of value for the subject property are specifically excluded from the scope of work governing this report.

The general property inspector for this property is also a certified fireplace inspector. The inspection of this property was conducted in conformance with the CREIA Standards of Practice and the requirements of the State of California Business and Professions Code 7195-7196. The evaluation of installed fireplaces and or related systems for the subject property are performed to those standards of practice. An NFPA Level II exhaustive evaluation of these systems was not performed and any such issues are excluded from the scope of work governing this report. Interested parties should consult with a qualified fireplace specialist for further information and or evaluation.

For the purpose of clarity, we use the words LEFT, RIGHT, FRONT, BACK and CENTER are used throughout to describe locations within or around the dwelling. These directions are all made relative to standing facing the dwelling from the street or in the case of a multi-unit dwelling from the entry door. Interior room designations are as defined by general purpose or at the discretion of the inspector. We use several abbreviations throughout for the purpose of brevity. HVAC stands for Heating Ventilation Air Conditioning. WDO stands for Wood Destroying Organism and is the term used to describe the termite inspector or report.

Narrative Color Legend: – Informational or Lessor Issues ✓ Requires Direct Attention
m Functional/Serviceable q Defect or Safety Related Issue

Structural

Structures are not uniform, and need only meet the standards of the year in which they were built or renovated. We describe and identify the various foundation types, and the floor, wall, ceiling, and roof structures in accordance with CREIA and industry standards of practice. If the foundation is a slab type, we examine the visible portions on the interior surfaces and the exposed portions between grade and the exterior cladding. If it is a raised foundation, we either enter the crawlspace to inspect its structural components, or indicate in what manner it was evaluated. Similarly, we identify the structure of walls and the roof framing. However, we are generalists and not specialists. However, in the absence of any major defects, we may not recommend that you consult with a geo- technical or structural engineer, but this should not deter you from seeking the opinion of any such expert.

Raised Foundation or Basement

General Comments

Informational Conditions

- This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to CREIA and industry standards of practice, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We enter the accessible areas, to confirm that foundations are bolted and to look for any evidence of distress or damage in the structure. We may not comment on lesser issues such as on commonplace shrinkage cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would not normally be an area of concern. There is no absolute standard for evaluating cracks. In general, cracks that are 1/8" or less and which do not exhibit any vertical or horizontal displacement are generally not regarded as being a concern. All other cracks should be evaluated by a specialist. We may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist. However, this should not deter any interested party from seeking the opinion of any such expert should they desire further information and or should this be an area of particular concern.

Description of Foundation Type

Informational Conditions

- The foundation is raised with poured in place concrete stem walls. The visible portions of the foundation appear to have bolts and or restraints installed. There are intermediate supports consisting of concrete piers/pads, support posts and dimensional lumber framing. We are not qualified to elaborate on the structural adequacy of the construction, but the methods appear generally consistent with the practices for the period of apparent installation/construction.

Method of Evaluation

Informational Conditions

- We evaluated the foundation walls by examining the portions visible above grade on the exterior and from within the lower level.
- The interior wall finishes in the garage and or lower level/basement area prevented a complete evaluation of the intermediate framing system. Our evaluation is strictly limited to the visible portions. No representations can be made as to the conditions within inaccessible or concealed areas.

Poured Concrete Basement or Stem Walls

Functional Components and Conditions

- m The visible portions of the foundation stem walls appear in generally acceptable condition except may be noted elsewhere.

Informational Conditions

- The visible portions of the foundation appears to have had bolts and or restraints installed at the time of original construction. Prior to the later-1970's, building construction standards did not fully recognize seismic load/stress issues in construction and or design. The spacing and size of the bolts used in this period of construction would have been considered adequate at the time, but would not meet current seismic and or general construction standards. In general, the performance of older foundations such as this are unpredictable in a seismic event. Interested parties are encouraged to consult with registered design professional regarding any recommended seismic upgrades to the system.
- We observed efflorescence on the stem walls of the raised foundation, which confirms that moisture has penetrated the area at some point. This is evident by the white powdery formation of salt crystals on the concrete stem walls. Given the apparent age of the dwelling, general site topography and or location this would not be considered an unusual finding. This may be from over irrigation or from improper surface and or subsurface drainage. We suggest adjusting the sprinklers away from the house, etc. and directing all downspouts away from the foundation. It would be prudent to monitor the crawlspace for indications of further moisture intrusion and call a drainage contractor if warranted.
- We noted several vertical cracks in the poured concrete walls, many of which may be attributable to shrinkage and generally would not be considered an area of concern. However, there is no absolute standard for evaluating cracks and even experts may disagree on what would constitute an area of concern. Generally speaking, cracks that are less than 1/8" and show no indication of rotation and or separation would not typically be regarded as being an area of concern. It is suggested that the foundation be periodically inspected for any change in condition - especially any existing cracks - as they may move imperceptibly over time. In our opinion, given the limitations of the inspection, the age and conditions observed - no further evaluation of the poured concrete stem walls appears warranted at this time. Interested parties desiring further information should consult with a registered design professional.
- There area one or more trees, in varying stages of development, that are in relatively close proximity to the foundation. All trees should be monitored for growth that may impact the foundation. We noted no apparent indications of damage or distress to the structure at the time of inspection. Generally speaking, it is not desirable to have trees planted closer than approximately eight to ten times the potential maximum tree trunk diameter from a foundation. However, this number varies by species and site conditions and is only a generalization. Since all trees grow over time, it is recommended that the foundation be periodically inspected for changes in condition. Interested parties desiring further information should consult a qualified arborist regarding the future growth potential of any such trees or a qualified design professional regarding foundation structural issues or concerns.
- We evaluated the foundation stem walls by viewing the exposed exterior and interior portions of the stem walls. Not all areas of the stem walls are visible due to installed interior/exterior finishes. Our evaluation is strictly limited to the visible portions. No representations can be made as to the conditions within inaccessible or concealed areas.

Cripple Walls

Informational Conditions

- The residence is located on a hillside and has a raised and bolted foundation, with unsheared cripple walls. The cripple walls would be considered the portions of the wall structure and framing from the top of the perimeter foundation walls to the base of the first habitable floor. While not installing interior wood panels on the cripple walls was an acceptable construction practice at one time, we now know that this may make the dwelling more vulnerable in a seismic event. Shear panels are typically plywood or OSB panels nailed to the inside portions of the cripple walls to provide additional strength and stiffness to the walls. Interested parties are encouraged to have this condition further evaluated by a qualified seismic retrofit contractor who may make various recommendations to improve the seismic performance of the dwelling.
- See Attached Illustration 1
- Portions of the exposed building paper at the exterior walls show apparent age related deterioration. This material typically has a design life of approximately fifty years. It is installed to provide a moisture barrier between the exterior cladding and the wood framing. Deteriorated building paper leaves the underlying wood members more escapable to moisture damage. Interested parties desiring further information and or service should consult with a qualified general contractor.

Intermediate Floor Framing

Functional Components and Conditions

- Except as may be noted elsewhere, the intermediate floor framing appears in generally serviceable condition. The construction methods appear generally consistent with a dwelling of this type and era.

Informational Conditions

- The interior finishes in the garage and or lower level area prevented a complete evaluation of the intermediate framing system. Our evaluation is strictly limited to the visible portions. No representations can be made as to the conditions within inaccessible or concealed areas.
- Prior to the 1970's, construction standards did not take into account seismic load/stress issues in construction and or design. The seismic performance of buildings constructed prior to the 1970's are unpredictable. The framing, post pier and or girder connections found in these older installations would be considered inadequate and or potentially vulnerable by current seismic and or construction standards. While this type of construction may have been considered adequate at the time of apparent construction, it is now recognized that stronger connections are necessary to maintain the integrity of a dwelling in an earthquake. Interested parties should consult with a registered design professional for further information and or for upgrade options or further evaluation.
- Portions of the wood mudsill are buried in concrete stem walls. While an acceptable practice at on time, this type of installation would not conform to current standards. Due to the nature of the installation, only a portion of the mudsill is visible. No opinions are offered as to the conditions within concealed or inaccessible areas. This issue may be noted in the WDO report. Please refer to that report for further information/recommendations.

- See Attached Illustration 2

Floor Insulation

Informational Conditions

- The visible portions of the under floor appear un-insulated. While not generally required on dwellings built prior to 1978-79, this would be required for all newly constructed dwellings under current energy standards. Any significant renovation to an existing property may trigger additional requirements as well. Current standards call would recommend nine or more inches of insulation. Interested parties desiring further information on installing insulation and or available rebates should consult with a qualified insulation contractor or PG&E. We recommend that consideration be given to upgrading the insulation as it can significantly impact dwelling energy requirements.

Structural Elements

Wall Structure

Informational Conditions

- The visible portions of the walls appear to be framed using dimensional lumber.

Floor Structure

Informational Conditions

- The first floor structure consists of a poured slab that could include reinforcing steel and or a vapor barrier. The upper floor(s) appear to be dimensional/engineered lumber construction.

Ceiling Structure

Informational Conditions

- The upper level ceiling structure consists of engineered joists that are part of a prefabricated truss system. The lower level(s) consist of wood floor joist framing.

Roof Structure

Informational Conditions

- The roof structure consists of a prefabricated truss system.

Exterior

Our evaluation of the exterior of a property conforms to CREIA and industry standards of practice, and includes the identification of wall cladding, and an evaluation of common components, such as driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate any landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting. Similarly, we do not comment on surface coatings or cosmetic deficiencies and the wear and tear associated with usage or the passage of time that would be readily apparent to the average person.

Wall Covering

Type of Material

Informational Conditions

- The exterior walls are clad with a combination of stucco and wood siding.

Wall Covering Observations

Functional Components and Conditions

- In general, the visible portions of the exterior cladding appears to be original/older. Except as otherwise noted, the cladding appears in generally serviceable condition. We noted indications of age-related deterioration that appears to have been painted over. While the cladding appears serviceable, it is possible that portions may be deteriorated and may go undetected in this limited visual inspection. Please also refer to the WDO report for further commentary on the exterior cladding and associated conditions.

Informational Conditions

- Foliage and or vines are attractive, but can introduce moisture and speed the deterioration of any adjacent exterior surface. We suggest that all vegetation/landscaping be trimmed or removed to provide the recommended minimum twelve inches of clearance to the exterior cladding. Interested parties desiring further information or service should consult with a qualified landscaping specialist.
- The weather in this area tends to have more fog and or moisture than would be considered normal. In this type of environment, it is critical that the exterior maintenance be performed on a regular basis. We recommend checking the exterior once per year for wear and tear. Any cracked caulking, weathered or deteriorated wood, etc should be properly sealed and or repaired. Due to the weather, you should not extend the intervals at which you seal/paint the exterior past the manufacturers guidelines. If anything, it would be prudent to paint the exterior a little more frequently than would be recommended under normal conditions.
- Stucco consists of a cement and sand plaster mixture reinforced with wire mesh and is installed over a water resistant membrane. Newer stucco installations are typically pigmented rather than painted. These pigmented installations may show stains from moisture absorption from rains, etc. Stucco cracking is common and may be caused by a variety of issues such as movement of the building framing due to temperature/humidity changes, foundation settling, seismic activity. Minor cracks would not necessarily need repair as they will fill when the stucco is painted. However, cracks large enough to permit water entry should be properly caulked or patched. In newer construction, the bottom of the stucco has a metal drip edge installed called a "weep screed". It is important that proper soil clearances be maintained below this edge to prevent moisture and unseen wood destroying organism entry behind the stucco cladding.
 - See Attached Illustration 3
- Portions of the stucco extend down to the soil without the benefit of a weep-screed, which allows the house walls to move independent of the foundation, and not only prevent the plate-line cracks that are commonly seen at the base of many stuccoed walls but isolates the stucco from the soil and inhibits the wicking effect of moisture being drawn up into the stucco that, in turn, creates the flaking and peeling that is common on such surfaces.
 - See Attached Illustration 4

- There appears to be a pet access panel installed on the rear exterior wall. These types of pet doors may pose a security risk and allow pests an entry point into the living area. We recommend permanently sealing the opening.
- There are no vent screens at the base of one or more exterior cantilever areas. While this is common in older homes, it is generally required and recommended in new construction. The vents supply important air circulation to the framing in this area and are installed to minimize moisture build-up and damage in these areas. We suggest adding this feature as repairs and or renovations are undertaken over time.

Components & Conditions Needing Service/Evaluation

- q We noted staining and or other indications of moisture at the base of one or more cantilevered areas. This condition may be noted in the WDO report as well. We recommend that a qualified general contractor evaluate and service as necessary. These areas should be made fully accessible when repairs are undertaken. While we make every effort to identify potential problem areas during this limited visual inspection, the nature and full extent of damage may not be completely understood until the area is made fully accessible. It is possible that damage may exist elsewhere that is not visibly manifested in any way as well. The scope of this inspection is strictly limited to the readily visible portions of the dwelling.



Exterior Wall Insulation

Informational Conditions

- Exterior wall insulation was not generally required on dwellings built prior to 1978-79. Under current energy conservation standards, insulation would be required for all newly constructed dwellings. Any significant renovation to an existing property may trigger additional requirements as well. It is beyond the scope of this limited visual inspection to positively confirm the presence or absence of insulation within concealed wall cavities. No representations can be made as to the conditions within concealed and or inaccessible areas. However, due to the apparent age of this dwelling it is likely that the exterior walls are un-insulated. We suggest that consideration be given to upgrading this property as properly installed insulation can significantly impact energy requirements. Interested parties desiring further information should contact a qualified insulation contractor for further evaluation, and or alternatives available to install insulation as a property upgrade.

General Site Comments

Trees and Vegetation

Informational Conditions

- There are trees, vegetation, etc on this property. The evaluation of such issues is beyond our expertise and are specifically excluded from the scope of this report. However, we may comment on the apparent presence of trees, vegetation., other landscaping and or related issues when observed in the course of this inspection. Any comments are those of a lay person and are made for the convenience of the client only.

Interested parties are encouraged to consult with a qualified arborist for an evaluation of the landscape components present on this property, and any potential ramifications that may be the result of their presence.

- There are tree limbs overgrowing the residence that should be trimmed or monitored, to insure that the branches do not impact or damage the roof and or its components.
- Tree branches are growing at the roof/eave area. We suggest that these be periodically trimmed or removed by a qualified arborist as they may cause damage to the roof and or eaves if left unchecked.
- There are several trees, in varying stages of development, that are in relatively close proximity to the foundation and should be monitored for any growth that may affect the foundation. Interested parties desiring further information should consult a qualified arborist who could better speak to the future growth potential of any such trees.
- There are one or more trees/shrubs that are believed to be located in close proximity to the main sewer and or water lines. The roots may have an adverse effect on either the water main or the main sewer pipe. Interested parties may wish to consult an arborist who could predict future growth potential and speak to any potential issues. As noted elsewhere, we suggest that the main sewer pipe be video scanned as this is the only way to actually determine the actual condition of the pipe.
- We noted foliage, shrubs and or vines that are overgrowing and or growing in close proximity to portions of the exterior walls. While attractive, this may provide pests with a means of access into the dwelling and can introduce excessive moisture that may accelerate the deterioration of the exterior surfaces. We suggest that all such vegetation/landscaping be trimmed or removed to provide the recommended twelve inches of clearance to the exterior cladding. Interested parties desiring further information or service should consult with a qualified landscaping specialist.

Grading and Drainage

General Comments and Description

Informational Conditions

- All structures are dependent on the soil beneath them for support. There are a variety of soil types in this general area. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Since earthquakes and land movement are part of the geologic make-up of Northern California, we cannot assume liability for the effects individual properties. A number of areas have expansive soil types that can expand to twice their volume with the influx of water. Expansive soils can move structures, raising and lowering them and fracturing foundations and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Water can be equally destructive, and can foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise wood framing or produce microbial growth that is deleterious to health.

Hillside

Informational Conditions

- The dwelling is situated on a hillside/sloped lot. We are generalists and not specialists. In the course of our visit, we noted no apparent indications of soil displacement and or movement at the time of inspection. We recommend consulting with geotechnical engineer and the original soils report for this site for a complete discussion of any site specific soil conditions. In any case, because this is a hillside property, it should be monitored for any indications of displacement or soil movement. If any are noted, immediately have a geological evaluation that should include an evaluation of other important and related issues such as grading and drainage.

Drainage Mode and Conditions

Informational Conditions

- Drainage is facilitated by hard surfaces, soil percolation and full gutters.
- The downspout flow should be directed away from the property. Improper site drainage can be a significant source of moisture infiltration into any structure. We recommend that exterior grading be adjusted to provide positive slope away from the dwelling for a minimum of six feet. Interested parties are encouraged to discuss this issue further with a qualified drainage and or general contractor who can recommend solutions that are optimum for this particular circumstance.
- The property does not have hard surfaces at all areas adjacent to the foundation to facilitate proper drainage. Water may percolate and pond adjacent to the residence, which is not ideal, and you may wish to consider upgrading the site by adding hard surfaces with swales or area drains that direct water away from the residence.
- There are one or more areas where water will collect at the foundation perimeter instead of draining away from it, as recommended. This not only allows for the possibility of moisture intrusion but also differential settling, et cetera. We suggest that the site drainage and grading be adjusted to provide a minimum of 1/2" of positive slope per foot for a minimum of six feet away from the dwelling as is generally recommended.

Drainage Swales

Informational Conditions

- The side yards and walkways function as drainage swales. There are one or more sections of the side yard do not have concrete or other hard surfaces to facilitate proper drainage. We suggest that consideration be given to installing hard surfaces in these areas as remodeling or renovation are undertaken for the general well being of the dwelling and the foundation.

Interior-Exterior Elevations

Informational Conditions

- The lower level/garage could be subject to moisture intrusion. Interested parties should inquire of the sellers/occupants about their experiences, as they often have the most intimate knowledge of the property and such issues. We suggest that any stored items be isolated from the walls and floors. It would be prudent to monitor the lower level and or garage areas for moisture - particularly during periods heavy rains.

Exterior Features

General Comments and Description

Informational Conditions

- It is critical to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the exterior walls and trim properly painted/sealed, as this provide critical protection against weathering and or deterioration. Unsealed cracks around windows, doors, thresholds, cable/telephone cables and pipes can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it rains. We frequently discover leakage issues while it is raining that may not have been apparent otherwise. Too often, the damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected home will always exceed that of having maintained it.

Hard Surfaces

Functional Components and Conditions

- m The hard surfaces, such as walkways, patio slab, flatwork, etc., appear in generally acceptable condition. Small cracks in concrete are normally caused by the curing process, subtle movement, thermal expansion/contraction, etc. In general, this type of cracking would considered cosmetic and would not be considered an area of concern.

Driveways

Functional Components and Conditions

- m The driveway is in generally serviceable condition.

Informational Conditions

- One or more parked vehicles and or other personal property precluded a complete evaluation of the driveway area. Our evaluation is strictly limited to the visible and or accessible areas of the property
- The driveway appears to have been replaced.

Walkways

Functional Components and Conditions

- m The concrete and or masonry walkways appear in generally serviceable condition. You may note cracks in the poured concrete walkways, etc. These are normally caused by the curing process, subtle movement, thermal expansion/contraction, etc. In general, this type of cracking would be considered cosmetic and would not be considered an area of concern. Interested parties desiring further information should consult with a qualified concrete/masonry contractor.

Fences and Gates

Functional Components and Conditions

- The fences and gates have wear that is commensurate with their age and are generally functional except as noted elsewhere. We recommend routine maintenance of all fencing to maximize the useful life.

Informational Conditions

- Portions of the fences are obscured by foliage or other material, which prevents a thorough inspection.
- Portions of the fence and or associated components are in direct contact with the dwelling and should be spaced away slightly or separated using metal flashing. This condition may be noted in the WDO report. Any direct wood contact with the dwelling and components that are in direct contact the earth may provide a potential entry point for wood destroying organisms, etc. Interested parties should consult with the WDO report for any specific service recommendations.
- Portions of the fencing shows indications of wood deterioration and or damage, particularly at or near grade. This may be noted in the WDO report. We suggest service by a qualified trade specialist.

Decks

Functional Components and Conditions

- The concrete/masonry decks appear in generally serviceable condition except as may be noted elsewhere.

Informational Conditions

- All wood decks require periodic maintenance and or service. This includes such things as periodic cleaning, sealing, securing loose planks, setting nails, all of which will prolong the life of the deck. All elevated decks, balconies, stairs or surfaces should be periodically inspected by a qualified design professional, structural pest control operator and or general contractor for indications of deterioration and or damage to insure the safety of the installation.
- The wood decking and associated areas appear to be directly attached to the house with no visible flashing. This type of construction was common practice at one time. We now know that proper flashing and sealing are necessary to minimize the possibility of moisture intrusion and damage to the structure. This condition may be commented on in the WDO report. We recommend that the deck and interior wall areas be monitored for any indications of moisture. If any are noted, the area should then be further by a qualified general contractor for both structural integrity and moisture damage.
- The deck framing/cross support installation appears to conform to older standards. Current standards would recommend the installation of cross-bracing and or metal structural supports at key connection points. This is too insure proper deck performance under a variety of load conditions. Interested parties should consult with a design professional and or qualified general contractor for further information and or suggested upgrades. We recommend that the installation be upgraded to conform to current safety/construction standards as a property safety upgrade.

Components & Conditions Needing Service/Evaluation

- q We noted deterioration to several areas of wood deck surface/sheathing and or the associated framing, etc. This should be noted in the WDO report. Please see that report for specific service recommendations. We recommend that the deck and associated components be evaluated by a qualified general contractor prior to the removal of transaction inspection contingencies. Any necessary repairs should be completed by a qualified general contractor with benefit of necessary permits and or design.

Safety

- q There are offsets or elevation changes at the rear decks that could prove to be trip-hazards. We recommend caution in these areas and suggest that consideration be given to service of these areas as

renovations and repairs are undertaken over time.

- Q The deck connection to the dwelling appears insufficient/inadequate by current standards. Current standards would not allow fasteners subject to withdrawal and would require a means of positive attachment such as bolts, structural metal fasteners, etc. Interested parties should consult with a qualified general contractor regarding further information on this issue. We recommend that the installation be upgraded to conform to current safety standards as a property safety upgrade.

Steps and Handrails

Safety

- Q As a safety precaution, we suggest installing handrails on steps that have two or more risers, and particularly if children or the elderly visit or occupy the property.
- Q The treads and risers do not conform to current standards, are not uniform and could prove to be a trip-hazard. The treads are those components on which a person steps on. For safety reasons, the treads should be a minimum of ten inches in depth when there is a stair nosing and at least eleven inches on treads with no nosing. The rise is that distance between the steps, which should not be greater than seven and three-quarters inches nor less than four. Also, the distance in rise between any step on the run should not exceed three-eighths of an inch. We recommend that the installation be upgraded to confirm to current standards as a property safety upgrade.

Guards

Safety

- Q The guards do not appear to conform to current safety standards. Current guidelines call for the guards to be a minimum of forty-two inches high with balusters/pickets spaced so that a four inch sphere will not pass through the openings. We recommend that the installation(s) be brought into full conformance with current requirements for safety reasons. All appropriate precautions should be taken to safeguard the occupants and especially any children and or elderly. Please note that some types of modifications/repairs to these areas may trigger mandatory upgrades to these installations. Interested parties should consult with a qualified general contractor for service.

Fascia and Trim

Functional Components and Conditions

- The exterior fascias, windows sills and or trim appears older/original. Except as may be noted elsewhere, the visible portions of the appear to be in generally serviceable condition. We noted indications of age-related deterioration that appears to have been painted over. While the exterior trim appears serviceable, it is possible that portions may be damaged and may go undetected in this limited visual inspection. Please also refer to the WDO report for further commentary of exterior trim conditions.

Informational Conditions

- There are indications of repair/replacement work in the exterior trim at various locations. Interested parties should obtain copies of any relevant documentation that would indicate the nature and scope of the work.
- We noted drip marks, stains and or other indications of moisture at several perimeter fascia/soffit areas. No deterioration and or damage was apparent at the time of inspection. Any such areas should be periodically inspected and serviced/sealed/painted as needed to forestall damage and or deterioration. This may be noted in the WDO report as well. Any recommended maintenance, painting and or service should be completed by a qualified trades person.
- We noted one or more areas where the exterior trim and associated joints seams, etc appears weathered and should be properly caulked/sealed/painted. We suggest that any such areas be properly sealed/serviced as needed to forestall any possible moisture intrusion or damage.
- There are various sections of the eaves that have been repaired or replaced. These were not sealed and or painted. We recommend that any unsealed and or weathered portions be properly sealed and painted to forestall damage. Any work should be completed by a qualified trades person.
- The clearances between the wood framing and the chimney would be considered insufficient by current standards. Modern construction standards call for a minimum of one inch clearance between the wood framing and any part of the chimney structure. Any significant work performed in this area may require bringing the clearances into conformance with current standards.
- We noted no metal flashing installed above the window, door and or other exterior trim as would be recommend under current standards. This is common in older homes but could be considered an installation issue in newer construction. In any case, this may leave these areas more susceptible to

moisture infiltration - especially if they are not kept properly caulked and painted. We recommend periodic inspection of all exterior seams, joints, etc. Any deterioration, cracking and or separation should be properly sealed and painted by a qualified trades person.

Components & Conditions Needing Service/Evaluation

- We noted deterioration at one or more of the window sills and or trim areas. These areas should be noted in the WDO report. Please see that report for any specific recommendations. We recommend that any repairs be completed by a qualified general contractor.
- q Portions of the belly band trim, which is the horizontal trim, appears moisture damaged and or deteriorated at several locations. This may be noted in the WDO specialists report. Please refer to that report for specific areas and or service recommendations. We recommend that any such areas be fully evaluated and serviced as necessary by a qualified general contractor.

Exterior Doors

Functional Components and Conditions

- m The exterior doors appear in generally serviceable condition. Please refer to the room/area/location in the report for any specific comments.

Safety

- q One or more of the exterior doors may not include safety or tempered glass. These areas appear to have been installed consistent with safety practices at the time of construction, but we now know that these areas present special safety hazards. Any glass that is replaced in these areas must meet current safety requirements. We strongly suggest that you consider upgrading any glass in high risk areas to include modern safety glass especially if infants, small children or the elderly are present or at a minimum - please consider applying safety film to any glass in these areas as a property upgrade. Please refer to the room/area/location in the report for any specific comments.
- q One or more doors have secondary latches installed over forty-eight inches off the floor. Current emergency egress standards would not allow installation of a latch that is over forty-eight inches off the floor, or that requires a key, tools or special knowledge to operate as they may impede emergency egress. We recommend that a licensed locksmith relocate, remove and or disable of any non-conforming latches for the safety of the occupants.

Sliding Glass Doors

Functional Components and Conditions

- m The sliding glass door is tempered is tempered and appears in generally serviceable condition. Please refer to the room/area/location in the report for any specific comments.

Informational Conditions

- We noted one or more sliding glass doors that do not appear to be original to the property. In general, local jurisdictions require permits for all sliding glass door installations/replacements. Consequently, we recommend that interested parties obtain a full permit history on the property and copies of all relevant documentation, etc. These records should confirm that the installation was performed with benefit of appropriate oversight, by a qualified professional and include any applicable warranties or guarantees that may be transferable. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without benefit of a permit, and any potential latent defects that may exist.
- One or more of the sliding glass doors are mounted on the outside, which is not as secure as ones mounted on the inside.

Safety

- q One or more of the sliding glass doors open to balconies, stair landing, or other areas that may pose a hazard to small children. We suggest that interested parties install secondary latches or safety stops on the doors as a property safety upgrade. These are designed to allow the doors to open for ventilation but would not allow them to open enough to allow a small child through. This would generally be considered less than four inches on guardrails. Any such installation should not inhibit emergency egress and should conform to all appropriate rules governing this issue.

Skylights

Informational Conditions

- The property includes one or more skylights, which are notoriously problematic and a common point of leaks. It is important to keep the adjacent roof area clean and to monitor they interior finishes for any

evidence of moisture.

- We noted one or more skylights in the dwelling that do not appear to be original to the property. We recommend that interested parties obtain copies all relevant documentation, building permits, etc for your records on the property. These should confirm that the skylights were installed by a qualified professional and may include any applicable warranties or guarantees that may be transferable. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without benefit of a permit, and any potential latent defects that may exist.

Windows

Functional Components and Conditions

- m The windows tested appear in generally serviceable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the property is furnished. We do attempt to test the unobstructed windows in any sleeping areas to ensure that at least one will facilitate an emergency exit. Please refer to the specific room/area/location section within the report for any further comments.

Informational Conditions

- We noted window(s) in the dwelling that do not appear to be original to the property. It is becoming increasingly more common for the local jurisdiction to require permits for all types of window replacements - even the retrofit-type windows that traditionally have not required a permit. Consequently, we recommend that interested parties obtain copies all relevant documentation, building permits, etc for your records on the property. These should confirm that the windows were installed by a qualified professional and may include any applicable warranties or guarantees that may be transferable. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without benefit of a permit, and any potential latent defects that may exist.
- Several of the windows will need service to work well, such as cleaning the tracks, lubrication or adjustment / servicing of the hardware. Interested parties should consult with a qualified trades person for any necessary service.

Safety

- q The windows in one or more bedrooms do not meet current egress requirements. Current standards would require the operable portion of a bedroom window to measure a minimum of twenty-four inches high or twenty inches wide, with a minimum openable area of 5.7 square feet and have a maximum sill height of forty-four inches, in order to facilitate an emergency exit for the occupants and or emergency egress for a fireperson wearing breathing apparatus. A significant remodel of this area may trigger mandatory upgrades to any non-conforming areas. We recommend that consideration be given to upgrading the current installation to conform to current safety standards as repairs and or renovations are undertaken.
- q We noted one or more bedroom window latches that appear installed higher than is generally recommended to insure emergency egress. For doors and or windows that may be used for emergency egress, the latching mechanisms should be installed no more than 48 inches off the floor. This is so that in an emergency, children and or adults can reach the lock without having to stand up. We recommend removal and or re-location of any of these latching mechanisms for safety reasons.

Screens

Functional Components and Conditions

- m The visible portions of the window screens appear in generally serviceable condition. Due to furniture, stored personal property and or window treatments, all areas may not have been visible at the time of inspection. No opinions are offered as to the conditions within concealed and or inaccessible areas. Please refer to the body of the report for more specific comments on each room or area.

Lights

Functional Components and Conditions

- The exterior lights tested responded to normal user controls and appear generally functional except as may be noted elsewhere.

Informational Conditions

- We were unable to positively verify that all exterior lights were functional. One or more of the light fixtures are not visible from the point of apparent switch that controls them. Interested parties should consult with the sellers regarding this and or independently confirm the proper operation of the fixtures prior to your final walk-through.

Exterior Receptacles

Informational Conditions

- One or more of the exterior outlets are an obsolete, ungrounded type that do not appear to include ground-fault protection. GFCI protection is an important safety feature and would be required on all new receptacles installed in high-risk/ damp areas such as the exterior, garage, laundry, kitchens, bathrooms, etc. We suggest that all of the receptacles in all high risk areas be upgraded to include ground fault (GFCI) protection as a property safety upgrade. Interested parties are encouraged to consult with a qualified electrical contractor for further information and or service.
- There does not appear to be as many exterior area receptacles as current standards would recommend. Any new exterior receptacles should include GFCI protection, This is an important safety feature and required on all new receptacles installed in high-risk/ damp areas such as the exterior, garage, laundry, kitchens, bathrooms, etc. Interested parties are encouraged to consult with a qualified electrical contractor for further information and or service.

Safety

- q [Appropriate weather rated in-use covers or weather rated enclosures should be installed on all exterior receptacles and or switches.](#)

Irrigation

General Comments and Description

Informational Conditions

- There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate things, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. We recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Automatic Polyvinyl Sprinklers

Informational Conditions

- We do not evaluate automatic sprinkler systems, and recommend that the sellers demonstrate the system to the buyer before the close of escrow, and indicate any seasonal changes that they may make in the program.
- We noted one or more apparent irrigation/sprinkler timers at: the garage

Hose Bibs

Informational Conditions

- We tested a random sampling of the bibs on the exterior and they appear functional. We suggest that all exterior hose bibs be upgraded to include anti-siphon vacuum breaker fittings. These are relatively inexpensive devices that are intended to prevent accidental contamination of the potable water. These are relatively simple to install and inexpensive devices. These fittings would be required on new construction and or installations. We suggest that the existing installations be upgraded to include the feature as a property upgrade. Interested parties should consult with a qualified plumber for service.

Roof/Attic

Our evaluation of roof coverings, the components and drainage systems, conforms to CREIA and industry standards of practice. We access every roof in order to examine it, or we indicate our unwillingness or inability to do so. There are many different roof types, and every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or to other prevalent weather conditions, and its maintenance. However, regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roofing material, and this is equally true of almost all roofs. It is always recommended that the installation documentation and permit be obtained as they will indicate the precise age of the roof, any applicable guarantees or warranties that may be transferable.

There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life of ten to fifteen years. The material on most pitched roofs is not designed to be waterproof only water-resistant. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years, can impede emergency service by fire department personnel, and requires a periodical service of the flashings. These are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. However, among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are flat or built-up ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation. However, the most common cause of leakage results when roofs are not serviced, and foliage and other debris blocks the drainage channels.

What remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only installers can credibly guarantee that a roof will not leak, and they do. We cannot, and do not give any such guarantees. We will examine every roof, evaluate it, and even attempt to approximate its age, but we can not predict the remaining life-expectancy of the roof, nor guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. We recommend that you inquire of the sellers about history of the roof, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle

General Comments and Description

Informational Conditions

- There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are typically warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the

field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification.

We recommend that the buyers schedule regular maintenance of the roof, flashings, gutters, etc. This would include cleaning the roof surface and gutters, inspecting the roof for deterioration or damage and using a roofing mastic to seal any exposed fasteners, seams, etc.

Method of Evaluation

Informational Conditions

- We evaluated the roof and its components by walking its surface.

Age and General Evaluation of a Single-layer Roof

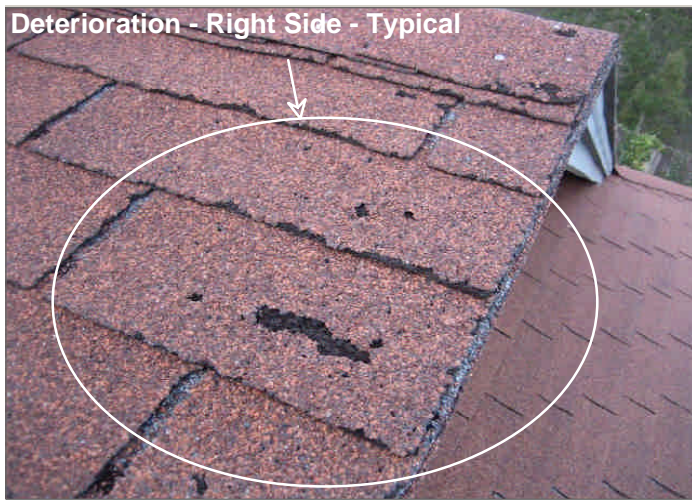
Informational Conditions

- The composition shingles on the roof are cracked, brittle and or lifting at the corners with some deterioration noted. This is indicative of a roof that is approximately fifteen to twenty years old or older, but this is just an estimate and you should obtain a copy of the installation documentation, which should reveal its exact age and any guarantee or warranty that might be applicable and or transferable.
- The roof should be inspected periodically for wind and or storm damage and repaired as needed. It is typical that roof shingles will become damaged and or loose during storms. We recommend periodic inspections and timely repairs of any minor deterioration and or to forestall any moisture intrusion.
- The roof installation does not appear original to the property. Interested parties are encouraged to obtain copies of any relevant installation documentation, warranties, guarantees and or building permit that would indicate the work was completed by a qualified specialist with appropriate jurisdictional oversight. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and any latent issues that may be present.
- We noted typical moss and or lichen growth on the roof. We suggest periodic cleaning of any debris on the roof to minimize growth. It is important to never power wash or use any stiff brooms and or brushes as they may wash away the roofs protective granular surface. It is equally important to use caution when walking the roof, as this type of growth will make it extremely slippery when wet or damp.
- We noted typical age related wear in the shingles such as exposed fibers at the edges, loss of granules, etc. which appear consistent with a roof of this apparent age range.
- There are a number of trees and or other vegetation in the general vicinity. Periodic cleaning of the roof will be required to facilitate proper drainage.
- There are tree/bush branches growing at one or more roof/eave area. We suggest that these be periodically trimmed or removed by a qualified arborist as they may cause damage to the roof and or eaves if left unchecked.
- We noted several of the areas where shingles have been secured with exposed nails or fasteners. Exposed fasteners represent a potential point of moisture intrusion. We suggest sealing any such areas with an approved roofing sealant. Interested parties should consult with a qualified roofing contractor for further information and or service.

Components & Conditions Needing Service/Evaluation

- There are one or more trees or shrub branches overhanging and or in contact with the roof and or eave area. These branches may rub the roof surface during windy or stormy periods. This may result in damage to the roof coating/surface and may negatively impact the roofs service-life. We recommend that a qualified arborist trim the branches. Periodic maintenance will be required as well to maintain proper clearances. Additionally, a qualified roofing contractor should periodically inspect, clean and service the roof to insure trouble-free performance.
- q We noted several areas with age related wear, damaged shingles, exposed fasteners and or other conditions that should be serviced. We found no visible indications of moisture intrusion in the dwelling and or attic areas at the time of inspection. However, our inspection is not intended to be a roof guarantee or certification. We recommend that the roof be evaluated by a qualified roofing contractor who will make appropriate recommendations as to required service or replacement.

We noted several areas with age related wear deterioration and or other conditions needing service - *Continued*



Flashings

Functional Components and Conditions

- m The roof flashings are older, but the visible portions appear generally serviceable. We recommend periodic inspection and sealing to insure maximum life.

Informational Conditions

- Periodic inspection of the roof and flashings are part of normal property maintenance. Keeping the gutters and roof clean of debris will reduce wear, and significantly reduce the risk of leakage. We recommend that the roof be evaluated annually. At this time seal any exposed fasteners and inspect all roof penetrations and joints for deterioration. Call a roofing professional as needed for repairs.
- The chimney does not have a cricket to divert water around it, which may allow debris to accumulate and inhibit proper drainage. This may increase the risk of moisture intrusion into the structure. We recommend periodic cleaning of this area to insure proper drainage.
- As noted elsewhere, there are several flashings where the lower portion or toe has been secured with exposed nails or fasteners. These areas are exposed and were not sealed as recommended which creates a point of possible moisture intrusion. We recommend that a qualified roofing contractor evaluate and seal any such fasteners as necessary.

Skylights

Informational Conditions

- The composition shingle roof includes one or more skylights, which are notoriously problematic and a common point of leaks. It is important to keep the area around them clean and to monitor them for evidence of leaks.

Gutters and Drainage

Informational Conditions

- It would be prudent to install splash blocks or leaders at the base of the downspouts to promote positive drainage and direct water away from the dwelling and the foundation. Interested parties desiring further information should consult with a qualified trades person.

Components & Conditions Needing Service/Evaluation

- The roof drainage system/gutters/downspouts should be cleaned and serviced to insure proper drainage and flow. We recommend that a qualified trades person inspect, clean and service the gutters and roof periodically to insure trouble-free performance.

Attic

General Comments and Description

Informational Conditions

- In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Method of Evaluation

Informational Conditions

- We evaluated the attic from the access due to inadequate clearance within. Due to obstruction and clearance issues, not all areas were visible. Our inspection is strictly limited to the readily visible portions of the attic.

Access

Informational Conditions

- The attic can be accessed through a hatch in the hallway ceiling.
- The attic access opening appears smaller than current generally accepted construction practices allow. This may make maintenance and replacement of any attic installed mechanical equipment difficult. Current guidelines would require access opening with a minimum of a 22" x 30" rough opening. We suggest that consideration be given to enlarging the opening as repairs or renovations are undertaken over time. We suggest that a qualified general contractor evaluate and service the opening as maybe necessary.

Framing

Informational Conditions

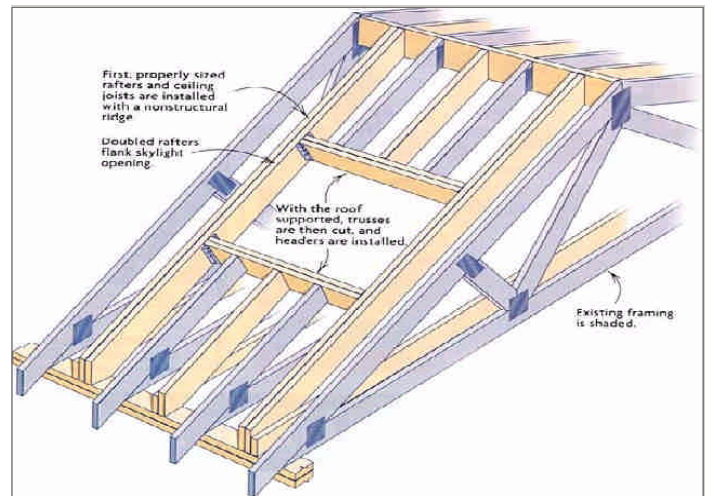
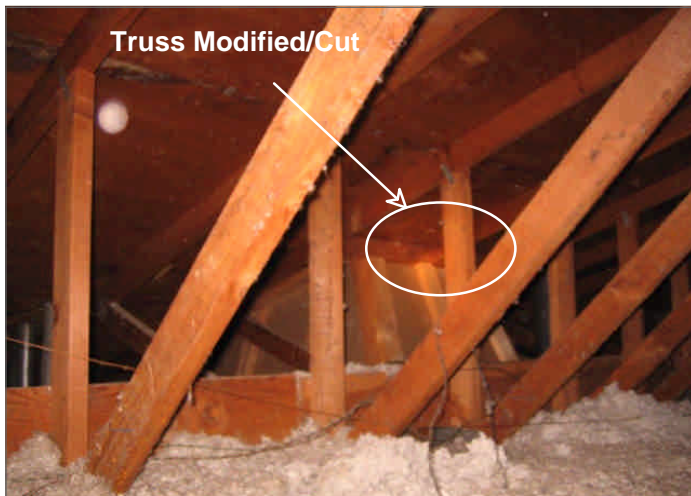
- The visible areas of the roof framing, spacing, spans, connection methods, etc at the accessible portions of the attic appear to conform to older/obsolete construction standards. The performance of older framing installations is unpredictable during a seismic event, under high wind conditions and or other extraordinary occurrences. Current standards are more conservative and would generally require shorter rafter spans/larger size lumber/smaller spacing intervals, the addition of collar/rafter ties/purlins, positive framing connections at the ridge and rafter to wall connection points, etc. The replacement of the roof with certain types of roofing materials or other significant changes to the dwelling may trigger mandatory upgrades to the framing assembly. We recommend upgrading the installation to conform to current standards as a seismic and safety upgrade to the dwelling. We are generalists and are not specialists on this topic. Interested parties are encouraged to consult with a registered design professional; and or other qualified specialist for further information and for any suggested upgrades to the dwelling.
- We noted indications of alterations to the roof framing system apparently as a result of the addition of one or more skylights. Interested parties should obtain a full permit history on the structure and or any other relevant installation documentation, etc that would indicate that the work was done by a qualified contractor, etc. with appropriate jurisdictional oversight.
- We could not verify the thickness and or grade of roof sheathing used in all areas as the manufacturers grade stamps were not visible in all of the accessible areas. Interested parties should refer to the installation documentation and or the installation contractor for information on this subject.
- The visible portions of the roof framing consist of a pre-manufactured wood truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire strut. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction. This movement can cause creaking sounds, which are typically more pronounced in the mornings and evenings when the exterior temperature changes the most. Such movement is generally not an area of concern, but may cause small cracks or divots in the drywall or plaster.
- The trussed roof appears framed to older standards. We noted no blocking or bracing components at the ridge area in the trussed roof as would be required under current seismic safety standards. These are installed to restrict lateral movement of the roof system. Interested parties desiring further information may

wish to consult with a qualified general contractor regarding this issue.

- As noted elsewhere, portions of the attic area is insulated. Installed insulation precludes a complete examination of the framing system. Our inspection is strictly limited to the visible portions. No representations can be made as to conditions within inaccessible or concealed areas.

Components & Conditions Needing Service/Evaluation

- We noted damage to one or more of the truss components in the attic that should be properly repaired. Damage, modifications or alterations to an engineered truss may alter the load capacity of the unit and make its performance under stress unpredictable. Repairs made to a truss component or system should be performed by a qualified general contractor according to the recommendations of a design professional.**



Ventilation

Informational Conditions

- Ventilation within the attic appears limited, and could be improved. Improper attic ventilation may affect roof life and may allow condensation to form on the framing members. Therefore, we recommend that you have a qualified roofing contractor add additional ventilation when the roof is repaired and or replaced.
- Portions of the attic area appear insulated with a loose fill/blown-in material. We noted one or more eave vents at the attic perimeter with no insulation shields/dams installed. In general, it is important to maintain proper ventilation in the attic. Current standards require the installation some form of insulation dam or shield at the eave vents in order to maintain proper air-flow and clearances from any from the blown-in insulation. An insulation shield is generally a section of sheet metal, a pre-formed plastic assembly or section of insulation batt material installed at the vent to insure that blown-in insulation cannot shift and obstruct the vent opening. Interested parties may wish to consult with a qualified trades person regarding installation/modification of the current installation to include insulation dams as a property upgrade.

Electrical

Informational Conditions

- Insulation has been installed over knob and tube wiring. While this practice has been allowed in certain jurisdictions, this may pose a fire-safety risk. This electrical wiring system was designed to have free air-flow over the wires as a means to keep them cool. The insulation may defeat this. Generally accepted electrical safety standards recommend that the wiring be inspected by a qualified electrician for safety prior to the installation of insulation over the wiring. We observed no visible certification tag at the attic opening that would indicate that the electrical wiring installation was certified as safe prior to the installation of insulation. Interested parties desiring further information should consult with a qualified electrician.

Plumbing Vents

Functional Components and Conditions

- The visible portions of the plumbing vents appear in serviceable condition.**

Exhaust Ducts

Functional Components and Conditions

- m The visible portions of the exhaust ducts generally serviceable.

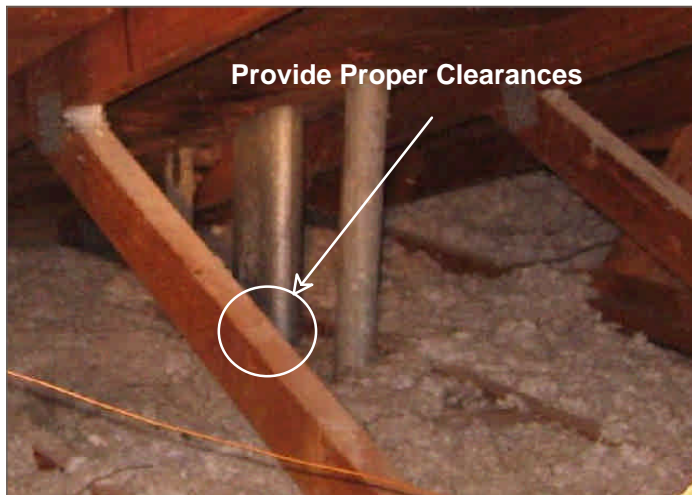
Heat Vents

Informational Conditions

- The attic area is insulated. However, we noted one or more gas appliance vents in the attic area with no insulation shield/dam installed. In general, insulation should be at least three inches from any gas appliance vent to allow proper cooling/air circulation. An insulation shield is generally a section of sheet metal pipe installed around the appliance vent to insure that proper air-space/clearances are maintained between the insulation and the gas appliance pipe. The insulation dam prevents insulation from being installed against and or shifting over time to make contact with the gas vent. We suggest that a qualified trades person install/modify the current installation to include an appropriately sized insulation shield as a property safety upgrade.

Components & Conditions Needing Service/Evaluation

- q Insulation appears to be in contact with one or more double wall gas vent pipes. The insulation should be relocated/removed to provide the required clearances for fire-safety reasons. Interested parties should refer to listing requirements for the vent material for the required clearances. We recommend that a qualified trades person modify the installation to provide the necessary clearances to insure the safe operation of the system.



Further Evaluation

- Access in the attic area was restricted/limited. We were unable to fully verify proper clearances to combustibles at the gas appliance vent pipe(s) in the attic. There should be at least one inch of clearance to any wood framing, insulation and or any other combustible materials for a double-walled gas vent for safety reasons. We suggest that interested parties should consult with a qualified HVAC contractor to verify the proper installation in any inaccessible areas.

Blown-In Insulation

Informational Conditions

- The attic floor is insulated with a fiberglass material, ranging in thickness from approximately three to four-inches. Current standards call would recommend nine and even twelve inches. Interested parties desiring further information on upgrading the installation and or available rebates should consult with a qualified insulation contractor or PG&E. Any planned upgrades should include a payback calculation on the upgrades, as the savings in energy costs may not warrant the expenditure.

Plumbing

We evaluate plumbing systems and their components in accordance with CREIA and industry standards of practice, which include testing for pressure and functional flow. Plumbing systems have common components but they are not uniform. In addition to fixtures, components typically consist of gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond to the inside of galvanized pipes and gradually reduce their inner diameter and restrict the volume of water. A water softener will remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, and commonly when the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, inasmuch as most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, and particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the close of escrow.

Both the waste drain pipes and water supply pipes for the dwelling are typically concealed. In the case of slab foundations, they may be partially or substantially run under the slab. In all cases, significant portions of these pipes are routinely located inside wall cavities or are otherwise not visible. This can make service on these pipes difficult should an issue arise. It is possible that issues with these pipes may exist and go undetected for some time because they do not visually manifest themselves in any way. While we make every reasonable effort to determine the condition of all systems evaluated, this inspection is a visual inspection and not technically exhaustive. It would take specialized equipment and a trained specialist to test the hidden portions of these systems, which is beyond the scope of this limited visual inspection. We would not discourage you from seeking a specialist opinion, particularly on older homes where many of these systems may be nearing or even past what would be considered the typical design life of the materials involved.

This is why it is advisable to obtain prior water usage records for the property. The water consumption for a dwelling will obviously vary with the occupants usage patterns and types of fixtures or systems installed, but they may give clues to issues that might otherwise go undetected. For example, a sudden significant rise in water usage might indicate a leak in the underground portion of a pipe or it may simply be the result of installing a lawn sprinkler system. This is why it is important to ask the occupants about such issues as they often have the most intimate knowledge of the property and its unique conditions.

Potable Water Pipes

Water Meter

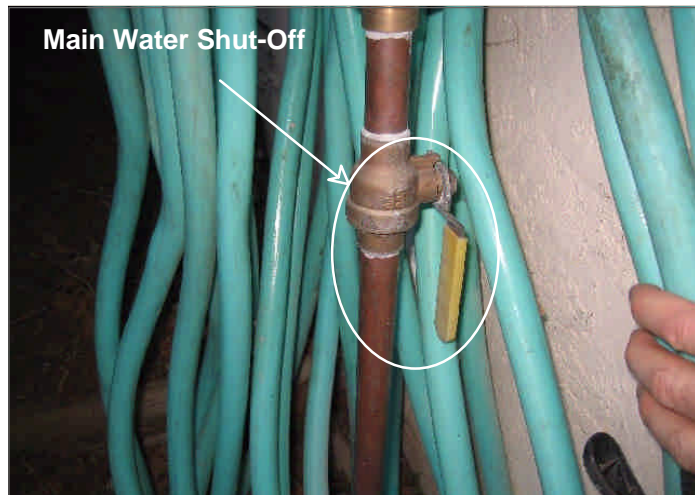
Informational Conditions

- The water meter is located at the front left of the property.

Water Main Location

Informational Conditions

- The main water shut-off valve appears located at the front center of the dwelling by the garage.



Water Main Size and Material

Informational Conditions

- The main supply to the property appears to be a three-quarter (3/4) inch copper supply pipe. This would be considered the minimum size main water supply for a property of this size.

Water Pressure

Functional Components and Conditions

- m The water pressure is within what would be considered the normal range for most areas. Water pressure is a function of the pressure that the city feels is adequate and the age/condition of the water supply pipes from and in the street, as well as local demand at the time of the reading. A pressure range of between 40 PSI to 80 PSI is considered within the acceptable range by most people.

Informational Conditions

- The main supply water pressure was 50 PSI (Pounds Per Square Inch) and was measured between 3 PM and 5 PM. Water pressure may vary with time of day and local demands. The pressure shown is only a snapshot in time and should not be taken as an absolute number. Interested parties desiring further information should consult with a qualified plumbing contractor.

Type of Material

Informational Conditions

- We observed copper water supply piping at the visible portions of the residence. The balance of the dwelling is thought to be served by copper potable water pipes as well. However, wall finishes precluded us from positively verifying the material type in all areas.

Copper Water Pipes

Functional Components and Conditions

- The copper pipes appear in acceptable condition except as may be noted elsewhere.

Informational Conditions

- The interior wall finishes coverings preclude a complete evaluation of the copper water supply distribution system. No opinions are offered as to the conditions within concealed or inaccessible areas.
- The residence may originally have been plumbed with galvanized water pipes. The visible portions appear to have been replaced with copper ones. Interested parties should obtain any relevant documentation from the sellers or the city, and any warranty or guarantee that might be applicable, which will confirm that the

- work was done to generally accepted construction standards and by a qualified plumbing contractor.
- We noted one or more sections of PVC type pipe material installed on the exterior of the dwelling. This type of material is generally not rated for use with domestic potable water supply distribution piping and is not allowed to be installed within the building footprint in most jurisdictions. Interested parties may wish to consult with a qualified plumbing contractor and have them evaluate this further and repair if necessary.

Waste and Drainage System

General Comments and Description

Informational Conditions

- We attempt to evaluate drain pipes viewing the visible portions of the system and by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains. This test is not conclusive. Only a video-scan of the drain system can confirm its actual condition. We recommend that the drain system be video-scanned to verify the condition of the drain lines. As is common, significant portions of the drain and vent system may be concealed inside walls, floors and are buried underground. No representations can be made as to the conditions within concealed or inaccessible areas. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps.

Type of Material

Informational Conditions

- The residence is served primarily by cast iron / steel drain waste and vent pipes with some ABS pipe.

Drain Pipes Waste Pipes and Vent Pipes

Functional Components and Conditions

- Based on industry recommended water tests for functional flow, the draw observed at the fixture/drainpipes appeared to be adequate at the time on inspection except as noted elsewhere. However, only a video-scan of the sanitary sewer pipe system can confirm the actual condition of the drain pipes and or system. No opinions can be offered as to the conditions within concealed and or inaccessible areas.

Informational Conditions

- We noted trees and or vegetation adjacent to what appears to be the main drain line path that could have an adverse effect on either the water main or the main sewer pipe. Interested parties may wish to consult an arborist who could predict future growth potential and speak to any potential issues. As noted elsewhere, interested parties are encouraged to have the main sewer pipe video scanned by a qualified plumbing contractor as this is the only way to actually determine the actual condition of the drain system.
- The visible portions of the galvanized / cast iron drainpipes appear older and may be original. Some or all of these pipes may be approaching and or at the end of the materials normally anticipated life span of forty to sixty years. Due to the age of the system, it should be expected that some or all will require replacement as they continue to age. While no leakage was apparent at the time of inspection, only a video-scan of the sanitary sewer pipes can confirm the actual condition of the pipes. The piping should be monitored for indications of deterioration or leakage and serviced by a qualified plumbing contractor as necessary. Interested parties desiring further information should consult with a qualified plumbing contractor.
- The presence of multiple pipe materials in a residence of this age is an indication of repairs or modifications. We suggest that Interested Parties obtain copies of any relevant documentation related to this work.
- As noted elsewhere, one or more fixture drains are slow/blocked, and should be serviced by a qualified plumbing contractor.
- As noted elsewhere, we noted one or more locations where multiple slip-nut fittings/joints are atypically installed at the sink drain trap arm. While no ill-effects were apparent at the time of inspection, generally accepted plumbing practices would require no more than one slip-nut fitting to be installed on any given trap arm. All such fittings must remain accessible for service. Interested parties desiring further information should consult with a qualified plumbing contractor as required.

Further Evaluation

- One or more sections of drain pipe within the garage/under floor area appear to have insufficient slope to drain. This installation appears older/original. Current plumbing practices call for a minimum slope for drain pipes of 1/4" per foot to insure positive flow and minimize blockages. We suggest that a qualified plumbing contractor evaluate and service as necessary.
- Per our discussion while on-site, there have been prior drain blockage issues at the master sink area. We suggest that the drain and vent system be further evaluated, and serviced as necessary by a qualified plumbing contractor.

Waste Clean-Out Location

Informational Conditions

- There appears to be a main sewer waste cleanout located in the garage area.
- Sanitary sewer cleanouts may not be installed at all locations required /recommended under current construction standards. Interested parties may wish to have the drain system further evaluated by a qualified plumbing contractor to confirm this. We suggest bringing the installation into conformance with current standards as a property upgrade.
- We noted no sewer cleanout located on the city right-of-way adjacent to the subject property as may be required to conduct sewer lateral test. Some jurisdictions require periodic leak testing to the sewer lateral. Interested parties should consult with a qualified plumbing contractor familiar with any required testing procedures in this area for further information and or any necessary service.

Cross Connections

Safety

- q There is a potential waste to potable water cross connection at the master bath shower tub area. The hand shower wand hose may allow the head to be submerged in the water creating the potential for a cross connection. Modern plumbing standards require a minimum separation between any source of potable water and a sanitary sewer connection. We suggest that a qualified tradesperson evaluate and either install an appropriate air-gap assembly or shorten the hose to eliminate the possibility of a cross connection.

Gas

Gas Main Shut-Off Location

Informational Conditions

- The gas main shut-off is located at the right front side yard.



Safety

- q We suggest that the occupants/homeowner become familiar with how to shutoff the gas in case of emergency. You should be aware that gas leaks are not uncommon, particularly after an earthquake or seismic event. Therefore, we recommend that you keep an emergency gas shutoff wrench in an accessible

area and become familiar with how to shutoff gas should an emergency arise. Specialized equipment is necessary to detect a gas leak. Only the local gas utility or a trained professional should turn service back on after an emergency.

In an emergency, your gas can be turned off at the main gas service shutoff valve normally located near your gas meter. Using a 12 to 15 inch adjustable pipe or crescent-type wrench or other suitable tool, give the valve a quarter turn in either direction; the valve is closed when the tang (the part you put the wrench on) is crosswise to the pipe.

- See Attached Illustration 5

Gas Main

Functional Components and Conditions

- m The gas main shutoff appears serviceable but was not tested.

Safety

- q There is no wrench at the gas shut-off valve to facilitate an emergency shut-off. Gas shut-off wrenches are relatively inexpensive tools. We recommend that one be left in-place by the valve for use in an emergency.

Gas Seismic Shut-Off Valve

Safety

- q The gas main does not have an automatic seismic gas shut-off valve installed. These devices are designed to automatically shut off the main gas service to the dwelling when an earthquake occurs. Please be aware, that certain homeowners insurance carriers may require the installation of these safety devices as a condition of insurance. Significant repairs/renovations to the dwelling may trigger a mandatory upgrade requirement in certain jurisdictions. We recommended installation of the safety devices as a property safety upgrade. Interested parties desiring further information should consult with a qualified plumbing contractor.

Gas Pipes

Functional Components and Conditions

- The visible portions of the gas pipes appear to be in acceptable condition except as noted elsewhere.

Informational Conditions

- We noted one or more gas feed pipes at the garage area that appear marginally supported and or secured. While these areas do not appear subject to significant risk of impact or damage, we suggest that additional support and or protection be installed as a safety upgrade. Current safety standards require that the gas pipe is properly supported to prevent damage.
- We noted one or more gas appliances with no drip leg/sediment trap installed at the gas connection. The installation of a drip leg/sediment trap at the appliance is recommended and may be required as part of the manufacturers installation instructions and or by the local jurisdiction. The drip leg is a small vertical pipe that is installed to catch any debris in the gas stream before it can reach the appliance gas control. Debris that reaches a gas control may damage the control module and or cause it to operate unsafely. Interested parties should consult the manufacturers installation instruction and the local jurisdiction for the specific requirements for this area and type of appliance.

- See Attached Illustration 6

Safety

- q As noted elsewhere, we noted improperly supported or protected gas pipe within the garage area. Generally accepted gas safety standards call for all gas piping to be properly secured/supported/protected in order to prevent damage from accidental impact, etc. We recommend that a qualified plumbing contractor evaluate the gas piping and service the installation as necessary.
- q As noted elsewhere, the gas service below the gas cooktop is not in use, but is NOT capped as required. This is extremely unsafe and contrary to generally accepted gas piping standards. We recommend that a qualified plumbing contractor properly cap the connection for safety reasons.

Water Heater - Garage

General Gas Water Heater Comments

Informational Conditions

- There are a wide variety of residential gas water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty which is typically five to eight years. Many will last longer. However, few of them last longer than fifteen years and many will eventually leak. It is always wise to have them installed over a drain pan, and preferably one plumbed to the exterior. Also, they can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age Capacity and Location

Informational Conditions

- Hot water is provided by a 17 year old, 40 gallon gas water heater that is located in the garage.
- The area around the water heater should not be used for storage. We recommend maintaining proper clearances around all appliances to insure proper air-flow and allow for adequate service access.
- We recommend that all water heaters be flushed per the manufacturers instructions annually to forestall sediment build-up in the tank. For information on recommended service for your hot water heater please refer to the manufacturers instruction booklet. We have also found the information available at www.waterheaterrescue.com to be useful.
- The age and or size are only an approximation.
- An insulation blanket is installed on the water heater. Installation of a insulation blanket on newer, more efficient water heaters may be unnecessary and may in fact violate the manufacturers installation instructions. Covering the safety, warning and instruction labels may in some instances actually void the warranty. Please refer to the installation instructions for this specific water heater to determine the specific requirements/procedures for this unit.
- The water heater does not appear original to the property. We suggest obtaining copies of all relevant installation documentation, manuals and or permit that would indicate the work was completed by a qualified specialist with appropriate jurisdictional oversight. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and any latent issues that may be present.

Combustion Chamber

Functional Components and Conditions

- The combustion chamber is clean and there is no evidence of leaks, but the water heater appears beyond its warranty period and should be monitored more closely.

Water Shut-Off Valve and Connectors

Functional Components and Conditions

- The shut-off valve and water connectors on the water heater appear functional but the valve was not tested.

Gas Shut-Off Valve and Connector

Informational Conditions

- The gas feed pipe at the water heater appears marginally supported and or secured. While this area does not appear subject to significant risk from impact or damage, we suggest that additional support and or protection be installed as a safety upgrade. Current safety standards require that the gas pipe is properly supported to prevent damage. We recommend that the gas installation be brought into conformance with current standards as a property safety upgrade. Interested parties desiring further information and or service should consult with a qualified plumbing contractor.
- We noted that no drip leg/sediment trap is installed at the gas connection. The installation of a drip leg/sediment trap at the appliance is recommended and may be required as part of the manufacturers installation instructions and or by the local jurisdiction. The drip leg is a small vertical pipe that is installed to catch any debris in the gas stream before it can reach the appliance gas control. Debris that reaches a gas control may damage the control module and or cause it to operate unsafely. Interested parties should consult the manufacturers installation instruction and the local jurisdiction for the specific requirements for this area and type of appliance.

Components & Conditions Needing Service/Evaluation

- The gas feed line to the water heater appears located in an area where it could be subject to damage and or impact. We recommend that a qualified plumbing contractor evaluate and modify the installation as

necessary for safety reasons.

Vent Pipe and Cap

Informational Conditions

- The vent pipe is sealed with tape not rated for use on gas appliances. We suggest that a qualified trades person evaluate and correct the installation.
- Various portions of gas vent pipe are not mechanically connected with screws as current standards would require. We suggest that a qualified trades person evaluate and correct the installation.
- As noted elsewhere, insulation appears to be in contact with one or more double wall gas vent pipes within the attic area. Any such material should be removed to provide the required clearances for fire-safety reasons. We recommend that a qualified trades person modify the installation to provide the necessary clearances to insure the safe operation of the system.

Drain Valve

Informational Conditions

- A drain valve is installed on the water heater. The valve was not tested for proper operation. The water heater should be flushed per the manufacturers instructions to forestall sediment build-up in the tank. Flushing the water heater usually involves connecting a garden hose from the drain valve to the exterior or a sink. The system would be flushed by opening the valve for a period of time. This flushes sediment build-up out of the tank. For specific information on recommended service for this particular hot water heater please refer to the manufacturers instruction booklet.

Pressure Release Valve and Discharge Pipe

Functional Components and Conditions

- The water heater is equipped with a mandated pressure-temperature relief valve that appears to be functional except as noted elsewhere.

Informational Conditions

- Current standards require that the temperature pressure relief valve drain terminate at an exterior location or other approved location(s). The discharge drain pipe should provide positive slope to the termination point. The drain pipe should terminate downward and be no more than twenty-four inches above grade and closer than six inches to it. When any water heater is replaced, a building permit is always required. Any new installations will need to fully conform to all applicable current requirements.
- The discharge pipe from the temperature pressure relief (TPR) valve on the water heater is plumbed with a material that does not appear rated for this purpose. Current standards would require that the discharge drain piping material be a type approved for use with potable water or specifically listed for use as a TPR drain pipe. Additionally current standards would require that the discharge pipe extend to the exterior or an approved location and that it terminate no more than twenty-four inches above grade and no less than six inches to it. Interested parties should consult with a qualified plumbing contractor for further information. We suggest that the installation be modified to bring it into compliance with current standards.

Drip Pan and Overflow Pipe

Informational Conditions

- The water heater is not equipped with a drip pan or overflow pipe, which is designed to minimize water damage from a leak. Current plumbing requirements would require the installation of a "smitty" drip pan whenever a water heater is installed inside the living space, over any material subject to moisture deterioration and or may recommend the use of a stand that is not subject to moisture deterioration such as metal. Interested parties are encouraged to upgrade the current installation to conform to current standards as a property upgrade. Please consult with a qualified plumbing contractor for any necessary service.

Water Heater Stand

Informational Conditions

- The water heater stand is made of wood. Wood stands are subject to moisture damage should leakage occur and are a combustible material. Current requirements would recommend the installation of a "smitty" drip pan over any material subject to moisture damage or the use of a stand that is not subject to moisture deterioration such as metal.

Combustion Vent Ports

Informational Conditions

- The water heater appears to have an adequate combustion-air supply.

Seismic Straps

Components & Conditions Needing Service/Evaluation

- q The water heater is not strapped in accordance with current safety practices as required for a property transfer in the State of California. Current guidelines require a minimum of two straps, one in the top third of the unit and one in the bottom third located 4-inches above the gas controls if on a gas unit. The strapping must be sufficient to resist lateral and horizontal displacement in a seismic event. If the water heater sits away from the wall, blocking or struts may need to be installed to properly secure the unit. Installation of strapping material over insulation blankets is not generally allowed. Please refer to your local authority having jurisdiction and or the California Division of State Architects (DSA) for approved guidelines for water heater seismic strapping and for examples of acceptable methods. Additionally, the manufacturers listing requirements may call for the use of non-combustible blocking materials. The listing requirements for this unit should be confirmed and adhered to with regards to clearances to combustible materials. The water heater is required to be strapped in accordance with current state and local seismic safety standards prior to the close of escrow. We recommend that a qualified plumbing contractor install appropriate seismic restraints as needed to bring the installation into compliance with current seismic safety standards.

Bonding Connection

Informational Conditions

- There is no electrical bonding connection/jumper visible at the water heater. However, it may be hidden by the wall coverings and or installed at another location. Current safety standards require that these systems be electrically bonded/interconnected. This is done so that any stray electrical currents, short-circuits, etc have a clear path to ground allowing the appropriate circuit protection device to trip safely. For convenience sake, this is generally done at the hot water heater area. Interested parties should consult with a qualified electrical or plumbing contractor to independently confirm that the appropriate bonding connections are installed. We suggest that this safety upgrade be made to the installation by a qualified plumbing or electrical contractor. When a water heater is replaced, a permit is always required. Current electrical safety standards require bonding connection to be installed. Any equipment replacement, upgrades and or other significant changes to the system would trigger mandatory installation of this component.

Traffic Barrier

Informational Conditions

- The water heater is in a traffic corridor and does not have a bollard installed to shield it from impact/vehicle damage. Current standards would call for the installation of a bollard or other approved means to protect the equipment from impact damage. Any replacement of the system may be required to comply with current standards. We recommend upgrading the installation to conform to current standards as a property upgrade. In the mean time, caution must be exercised when operating a motor vehicle in this area.

Electrical

We evaluate electrical systems in accordance with CREIA and industry standards of practice, which includes identifying the type and capacity of the service, and evaluating panels, overload conductors, wires, panel grounds, and a representative number of switches and outlets. However, there are a wide variety of electrical systems with an equally wide variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. We are generalists and not specialists. In compliance with industry standards, we do not perform load-calculations to determine if the supply meets the demand of the household. It is essential that any service recommendations or upgrades recommendations that we make should be further evaluated by specialist well before the close of escrow. They may well provide further evaluation, information, price quotes, et cetera and may well identify additional defects and or recommend further upgrades, the scope and price of which could affect your evaluation of the property.

Main Panel

General Comments

Informational Conditions

- Generally accepted safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. They should also have a main disconnect and each circuit within the panel should be clearly labeled. It is beyond the scope of a general property inspection to verify the accuracy of any circuit labeling. Circuit labeling should clearly identify the system or area served in a manner that will not change over time; i.e. Blue Bedroom versus Rear Left Bedroom.

Service Entrance Mast Weatherhead and Cleat

Functional Components and Conditions

- m The service entrance, mast weather head, and cleat are in acceptable condition.

Electric Panel Enclosure

Informational Conditions

- The wood exterior panel enclosure is weathered and should be painted and or sealed. This may be noted in the WDO report.

Type of Wiring

Informational Conditions

- The property is served by a combination of different wire types. The dwelling appears wired using knob & tube plus rigid and flexible metal conduit at the visible areas.
- Wiring Material Visible at Accessible Areas: Copper and Stranded Aluminum

Size and Location

Informational Conditions

- The residence is served by a 100 amp, 240 volt panel, located in the front right side yard.

Main - Front RSY - Continued



Main Panel

Functional Components and Conditions

- m The main panel and its components have no visible deficiencies.

Informational Conditions

- The interior of the main panel case has rust and or corrosion. There were no ill effects apparent at the time of inspection. We suggest properly cleaning/sealing any such areas to prevent further deterioration. Interested parties desiring further information should consult with a qualified electrician.
- There are one or more conduits entering the panel serving large amperage circuits and or panel feeder service with no protective bushings installed. Current electrical safety standards recommend that any conduit serving circuits utilizing 4 AWG wire or larger be protected with bushings at the panel. We recommend upgrading the installation to conform to current standards. Interested parties desiring further information should consult with a qualified electrician.

Safety

- q One or more circuits within the panel do not appear properly labeled. Generally accepted electrical safety standards require that all circuits be clearly labeled so that in an emergency the appropriate circuit can be readily identified. All labeling should clearly identify the system or area served in a manner that will not change over time; i.e. Blue Bedroom versus Rear Left Bedroom. Interested parties should consult with a qualified electrical contractor for service.

Exterior Cover Panel

Functional Components and Conditions

- m The exterior cover for the main electrical panel is in acceptable condition.

Wiring

Functional Components and Conditions

- m The wiring in the main electrical panel has no visible deficiencies.

Circuit Protection

Functional Components and Conditions

- m There are no visible deficiencies with the circuit breakers in the main electrical panel

Informational Conditions

- We noted fewer electrical circuits installed in the electrical panel than current standards would deem necessary. While not unusual in an older installation, current standards are designed to insure that the electrical load for the receptacles, lighting, appliances, etc. are segmented in such a way that the corresponding electrical loads are evenly distributed across multiple circuits. In doing this, the chance of a circuit overloading and tripping under apparent normal load conditions is minimized. Insufficiently distributed loads may result in tripped circuits even under relatively normal usage conditions, i.e. simultaneously watching a television while running a dishwasher and using a hair dryer as an example.

Interested parties may wish to consult with a qualified electrician regarding installation of additional circuits and or further information on this issue.

- The dwelling appears to pre-date the requirement for a new type of circuit safety device called an Arc Fault Circuit Interrupter (AFCI) breaker. They are designed to detect particular type of arcing faults in an electrical circuit and shut off power if it is detected. Current standards require AFCI breakers to be installed on all interior convenience outlets within the dwelling. We recommend that the dwelling be upgraded to meet current standards as a property safety upgrade. Interested parties desiring further information or service should consult with a qualified electrical contractor.
- We noted that the kitchen garbage disposal and dishwasher appliances appear served by a single circuit in panel. Current standards would require separate circuits for all major appliances such as these. Any major remodel/upgrade of this area may trigger a mandatory upgrade to the circuits serving this area. We recommend bringing the installation into conformance with current standards as a property upgrade. Interested parties should consult a qualified electrical contractor for further information and or service.

Grounding

Functional Components and Conditions

- The main electrical panel appears to be grounded via a water pipe. However, the interior finishes/coverings prevented us from positively confirming this. Current standards are more strict and would require a minimum of two ground points for the electrical system. Any significant upgrades to this area may trigger mandatory upgrades to the ground system. Interested parties desiring further information should consult with a qualified electrician for further information, We recommend that the installation be upgraded to conform to current standards as a property safety upgrade.

Telecom & Networking

Informational Conditions

- The main telephone access panel is located in the inside the garage.
- The main cable access panel is located adjacent to the main electric service panel.

Electrical Branch Circuits & Wiring Distribution

General Interior Electrical Wiring & Conditions

Informational Conditions

- This property is older, as such it will generally have fewer electrical receptacles installed in a given area/room than current standards might call for. This is typical of older homes, in some cases there may only be one to two receptacles installed per room. We recommend that the reader take this into account and give consideration to upgrading the installation to meet current standards. Interested parties should consult with a qualified electrician for any further information and or what would be required to add additional receptacles and or circuits.
- We noted one or more light switches installed "upside-down". By convention - not by requirement, a light is generally expected to be in the "On" position when you flip the switch to the "Up" position. Interested parties desiring further information and or service should consult with a qualified electrical contractor.

GFCI & AFCI Testing

Informational Conditions

- AFCI breakers are designed to protect electrical circuits from a particular type of arcing fault that would go undetected by a conventional breaker or even GFCI protection device. The period of construction for this property appears to pre-date the requirement for all electrical convenience circuits to be AFCI protected. Any significant remodel/renovation of the property may trigger mandatory upgrade requirements. Generally speaking - with some exceptions - AFCI breakers would now be required on all electrical outlets in the dwelling for new construction or a significant remodel. An electrical outlet is any place where an electrical device is connected/installed; i.e. wall convenience receptacles, light fixtures, hardwired smoke detectors, etc. We recommend that this installation be brought into conformance with current guidelines as a property upgrade. Interested parties desiring further information should consult with a qualified electrician.
- This property appears older and may pre-date some or all of the current requirements for GFCI protected receptacles. There are one or more areas that would be considered high-risk under current that do not appear to include ground-fault circuit Interrupter (GFCI) protection. GFCI protection is an important safety feature and would be required on all new receptacles installed in high-risk/ damp areas such as bathrooms,

Inspection Address: 1234 Beach Avenue, Malibu, CA 94000
Inspection Date/Time: 12/31/2008 1:00 pm to 4:30 pm

the exterior, garage, laundry, kitchens, etc. We suggest that all of the receptacles in all high risk areas be upgraded to include ground fault (GFCI) protection as a property safety upgrade. Interested parties are encouraged to consult with a qualified electrical contractor for further information and or service.

Electrical Bonding

Informational Conditions

- There is no electrical bonding connection/jumper on the hot/cold/gas pipes visible at the water heater . However, it may be hidden by the wall coverings and or installed at another location. Current safety standards require that these systems be electrically bonded/interconnected. This is done so that any stray electrical currents, short-circuits, etc have a clear path to ground allowing the appropriate circuit protection device to trip safely. For convenience sake, this is generally done at the hot water heater area. Interested parties should consult with a qualified electrical or plumbing contractor to independently confirm that the appropriate bonding connections are installed. We suggest that this safety upgrade be made to the installation by a qualified plumbing or electrical contractor. When a water heater is replaced, a permit is always required. A bonding connection is required under current electrical safety standards and will be required to be installed.

Heat

We evaluate heating systems in accordance with CREIA and industry standards of practice, which includes identifying, testing, and evaluating systems and their components. All operational testing is done using normal user controls - no special tools or devices are employed. However, there are a wide variety of systems, which range from older floor, wall, and gravity furnaces to newer forced-air furnaces. Older ones, such as gravity furnaces and most floor and wall furnaces, are the least energy-efficient and the most dangerous. Therefore, it would be prudent to consider replacing them with more economical and reliable forced-air units. However, if they are not replaced, you should be aware that many of them and their parts may no longer be available, and you should also be aware of common safety concerns associated with their use. We do test and describe each system, but we do not attempt to dismantle any portion of it, nor do we evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and will decrease proportionate to its distance from the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate the ducts and have an adverse effect on air quality.

Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it would be prudent to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most heating systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, and ducts. Then, change the filters every two to three months, and schedule biannual maintenance service.

You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or of its distribution. However, these and every other fuel burning appliances that are not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a tightly sealed modern home or a poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating systems, but we are not specialists and cannot see inside ducts. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property. Our inspection reflects the operational/installation conditions at the time of inspection and does not constitute of warranty or guarantee as the future functionality of the system.

Heat System - Interior Enclosure

Type of Fuel

Informational Conditions

- The residence is served by a gas-fueled heating system.

Model and Capacity

Informational Conditions

- The forced air unit is manufactured by Rheem Corporation. Per the units information label, the system has an input rating of 75,000 BTU's.
- This furnace is an induced draft forced air furnace. This type of system is designed to yield approximately eighty to eighty-five percent operational efficiency. This means that for every dollar of gas the system uses, approximately eighty to eighty-five cents of heat is available for heating the dwelling. This would not take into account any heat/air loss from the supply duct system insulation and or leakage. Modern systems are far more efficient. Current designs may yield ninety to ninety-five percent efficiency. Interested parties may wish to consult with a qualified HVAC contractor and or PG&E regarding the cost benefits of and any rebates/subsidies available for upgrading the system to a modern energy efficient design.

Furnace Enclosure Comments

Informational Conditions

- The furnace/utility enclosure is not a closet and should not be used for storage. The area around a gas appliance should be kept clear to allow proper air flow and access in an emergency or for service. We recommend that the area be kept clear of stored items for the safe operation of the appliance.

Forced-Air Furnace

Functional Components and Conditions

- m The forced air system is functional but appear to be at or near the mid-range of its design life and should be monitored more closely, serviced bi-annually, and should have its filter changed every two to three months during heating and or cooling season.

Informational Conditions

- Heat is provided by a 15 year old forced-air furnace, located in the hall enclosure area. The age is only an estimate.
- Per manufacturers recommendations, the forced air heating system should be cleaned and serviced annually to insure efficient operation. We suggest that you protect your investment by having the system cleaned and evaluated by PG&E or a qualified HVAC contractor on an annually basis.
- The forced air system does not appear original to the property. We suggest obtaining copies of all relevant installation documentation, manuals and or permit that would indicate the work was completed by a qualified specialist with appropriate jurisdictional oversight. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and any latent issues that may be present.

Vent Pipe

Informational Conditions

- We noted corrosion on the vent pipe adjacent to the forced air heating unit. This is generally the result of flue gas condensation, which may be somewhat corrosive and more prevalent on systems that vent into masonry flues. We suggest monitoring the vent system for any indications deterioration and or breaches, and having a qualified HVAC contractor service as necessary.
- The vent pipe appears installed consistent with construction older practices. Modern furnaces and gas fired appliances may not be allowed to be connected to older masonry/Transite vent pipe systems such as this. In these cases, it may be necessary to upgrade the vent system when installing a new furnace, water heaters, etc. Please refer to the manufacturers installation instructions for the particular unit you intend to install for specific venting requirements.

Gas Valve and Connector

Functional Components and Conditions

- m The gas valve and connector are in acceptable condition.

Informational Conditions

- We noted that no drip leg/sediment trap is installed at the gas connection. The installation of a drip leg/sediment trap at the appliance is recommended and may be required as part of the manufacturers installation instructions and or by the local jurisdiction. The drip leg is a small vertical pipe that is installed to catch any debris in the gas stream before it can reach the appliance gas control. Debris that reaches a gas control may damage the control module and or cause it to operate unsafely. Interested parties should consult the manufacturers installation instruction and the local jurisdiction for the specific requirements for this area and type of appliance.

Combustion-Air Vents

Safety

- q There is minimal combustion-air ventilation in the enclosure area/closet for the gas burning appliance. While the area is not hermetically sealed, this is less than optimum and may pose a potential safety risk. Any replacement of gas burning appliances may trigger mandatory upgrades to comply with current standards. We suggest as repair or renovations are undertaken that consideration be given to adding additional ventilation to the area. Interested parties should consult with a qualified HVAC contractor regarding more information and or alternatives.

Return-Air Compartment and Filter

Informational Conditions

- The air filter should be replaced or cleaned every two to three months when the system is used. Even a slightly dirty air filter can reduce furnace efficiency by as much as 40%. Interested parties should consult with a qualified HVAC contractor for further information and or service.
- The filter appears loose and or improperly sized and may not seal properly. This may allow dust and or dirt to by-pass the filter and contaminate the fan, re-enter the living space, etc.
- We noted debris/dirt or other general indications of lack of routine maintenance in the return-air compartment. It is possible that contaminants may have passed beyond and into the air distribution ducting system. It would be prudent to have a qualified duct cleaning contractor service the system. Per manufacturers recommendations, the forced air heating system should be serviced annually to insure efficient operation. Interested parties are encouraged to protect their investment by having the system cleaned and evaluated qualified HVAC contractor on a regular basis.
- There is only one return-air compartment in this multi-story residence, which appears to be how the system was originally designed/installed. However, current standards would recommend an air-return on for each area/floor in order to optimize system performance. You may not be entirely satisfied with the year-round performance of the system. Interested parties may wish to consult with a qualified HVAC contractor for further information and or potential alternatives.

Components & Conditions Needing Service/Evaluation

- q The base and or return air compartment of the gas furnace appears improperly sealed. This condition could permit the bi-products of combustion to be drawn into the living spaces and entrain/contaminate the circulating air and pose a potential safety hazard. We recommend further evaluation and service as necessary by a qualified HVAC contractor.

Electrical

Informational Conditions

- The furnace is equipped with a means of emergency disconnect as required. The unit does not have a thermal overload fuse. We suggest that the installation be upgraded to include this safety feature.

Thermostat

Functional Components and Conditions

- m When tested, the thermostat responded to normal user controls and appeared to function as intended. It is beyond the scope of this inspection to verify the accuracy/calibration of a thermostat. Nor is it possible to determine if the thermostat is one approved by the manufacturer for use with the attached system. Interested parties desiring further information should consult with a qualified HVAC contractor.

Registers

Functional Components and Conditions

- The registers are functional except elsewhere in the report.

Informational Conditions

- There appear to be no supply registers installed in one or more areas. Generally accepted construction standards call for a source of heat in all habitable areas that is capable of maintaining a minimum of seventy degrees Fahrenheit at a point three feet off the floor. We recommended that interested parties consult with a qualified HVAC contractor regarding upgrading the current installation to bring it into conformance with current standards.
- The return air register for the heating system is located on the wall in the hallway. It is important for the proper operation of the system to never obstruct or cover this opening with furniture or any other objects. To do so, will not only reduce the efficiency and airflow of the heating system and may actually reduce the heaters useable life.

Type of Air Distribution Ductwork

Informational Conditions

- The visible portions of the air distribution ducts appear to be a slip-fitted, metal type that are wrapped in an insulating material.

Air Distribution Ductwork Comments & Conditions

Functional Components and Conditions

- m The visible portions of the air distribution ducts appear to be in serviceable condition.

Informational Conditions

- Portions of the air distribution ducts were not fully accessible/visible due to clearances, wall/floor finishes, stored personal property and or other obstructions and could not be fully evaluated. No opinions are offered

as to the conditions within concealed and or inaccessible areas.

Heating System

Electric Wall Heater

Functional Components and Conditions

- m The family room is heated by an electric wall heater that is functional. It responded to normal user controls when tested.

Informational Conditions

- Portions of the dwelling are heated by electric wall heaters. These types of units can become extremely hot during operation. Consequently, the area around these units must be clear of obstructions, furniture, drapes, personal property, etc to minimize any potential fire-safety hazard. While these units are not as efficient as other means of heat, they do have the advantage of being able to be used in select areas only. Our evaluation of these systems is limited to operating the units with normal user controls. We do not estimate the ability of any system to maintain a given temperature. For that you would need to consult with a specialist.
- The wall heaters are controlled via individual room or area controls. There is no master thermostatic control.

Safety

- q It is important to maintain adequate clearances between furnishing, draperies, etc. and the heating unit for fire safety reasons. They will also function more efficiently as they rely on air circulation to move warm air into the room. Care should be exercised around this unit because the units become quite hot during operation. These units may pose a burn hazard to small children.

Fireplace

Our evaluation of fireplaces, chimneys and the related components are performed in accordance with CREIA Standards of Practice. CREIA compliant inspections are those of a generalist and should not be considered a substitute for a qualified specialists inspection. There are a wide variety of chimneys, which represent an even wider variety of interrelated components that comprise them. However, there are several basic types of systems found in this area; metal walled with a tile liner, masonry, and pre-fabricated/listed or factory-built assemblies. The metal with tile liners are found in certain areas on homes built in the 1940-1960 time frame and should not be confused with factory-built metal ones. Masonry and factory-built ones are a commonplace with the factory-built systems being used widely in new construction. In all cases, significant areas of all chimney flues cannot be adequately viewed during a limited field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of system, and does not include the use of specialized equipment. In keeping with CREIA and generally recognized industry standards, we do not stress test/"push" masonry chimney systems - those tests are of limited value and are not conclusive. We cannot not guarantee the structural integrity and or operational safety of a given system. No opinions are offered as to the conditions within concealed or inaccessible areas. It is recommended that the flue system be video-scanned as part of an NFPA Level II inspection as that is the only proven method of inspection. Any further evaluation of the system should be scheduled prior to the removal of transaction inspection contingencies.

Living Room Chimney

General Lined Masonry Chimney Comments

Informational Conditions

- The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well. As noted elsewhere, it is beyond the scope of a property inspection to stress test masonry chimney/flue systems and we cannot not guarantee the structural integrity of a given system.

Chimney Stack or Walls

Components & Conditions Needing Service/Evaluation

- q We observed cracking and or other damage at the roof line area on the chimney stack or walls. This can indicate potential damage to the chimney structure. The system should not be operated until it has been fully evaluated and either certified as safe OR repaired/replaced as necessary. We recommend that the fireplace system be fully inspected to NFPA Level II inspection protocol by a qualified fireplace specialist prior to removal of transaction contingencies and or prior to any use.

Chimney Flashings

Functional Components and Conditions

- m The visible portions of the chimney flashing's appear in acceptable condition. Not all areas were visible due to access limitations and or the design of the installation. No opinions can be offered as to the conditions within inaccessible or concealed areas.

Informational Conditions

- The chimney does not have a cricket to divert water around it, which may allow debris to accumulate and inhibit proper drainage. This may increase the risk of moisture intrusion into the structure. We recommend periodic cleaning of this area to insure proper drainage.

Crown or Termination Cap

Informational Conditions

- The chimney crown is designed to seal the chimney wall and shed rainwater. We noted age related cracking and or deterioration that you may wish to have sealed or serviced to forestall any potential moisture intrusion into the stack walls.

Weather Cap

Informational Conditions

- There is no weather cap installed on the chimney. A properly installed weather cap will limit moisture intrusion into the flue and extend the life of the flue/chimney. Current standards would require the installation of an approved weather cap/spark arrestor on any new/modified installations. We recommend the installation of a listed weather cap/spark arrestor on the system to bring the installation into conformance with current standards. Interested parties desiring further information and or service should consult with a qualified fireplace specialist.

Spark Arrestor

Informational Conditions

- The chimney does not have a spark arrestor installed. Installation of a listed spark arrestor will control the exhausting of embers, etc from the flue and minimize the risk of fire during fireplace operation. Certain homeowners insurance carriers may require the installation of a listed weather cap/spark arrestor as a condition of insurance. Current fire safety standards require the installation of an approved spark arrestor/weather cap on any new/modified installations. Current standards require the spark arrestor to have a vent area that is a minimum of four times the cross-sectional area of the flue with a screen mesh opening that is between 3/8" and 1/2". We recommend the installation of a listed weather cap/spark arrestor on the system to bring the installation into conformance with current fire safety standards. Interested parties desiring further information and or service should consult with a qualified fireplace specialist.

Chimney Flue

Informational Conditions

- A complete view of the chimney flue is not possible. Should the prospective buyers anticipate using the fireplace, we would recommend that the flue and or fireplace system be fully inspected and video scanned as part of an NFPA Level II inspection prior to removal of transaction contingencies and or prior to any use.

Fireplace

Informational Conditions

- The area at and or around the fireplace opening has smoke stains and or other indications that it may not draft well. Smoking conditions may be difficult to diagnose and cure as they may vary depending many factors such as the weather conditions and or conditions within the dwelling. You may wish to try building fires towards the rear of the firebox and burn smaller fires to minimize the amount of smoking that may occur. We suggest that you inquire of the sellers if smoke has ever escaped beyond the firebox. If you intend on using the system, it would be prudent to have a qualified specialist conduct an NFPA Level II investigation which includes evaluating the fireplace for performance to determine if this is a curable original design issue.
- The general design of this system may make it sensitive operationally and subject to a potential smoking condition. Smoking conditions may be difficult to diagnose and cure as they may vary depending many factors such as the weather conditions and or conditions within the dwelling. If you intend on using the system, it would be prudent to have a qualified specialist conduct an NFPA Level II investigation which includes evaluating the fireplace for performance to determine the extent of any issue and to what extent this might be a curable design issue.

Further Evaluation

- Wood burning fireplaces account for over 30% of the particulate matter (PM10) airborne pollution in the greater Bay Area. The Bay Area Air Quality Management District (BAAQMD) has enacted restrictions on the use of wood/solid fuel systems during designated wintertime Spare the Air Days. Use of this system on designated wintertime Spare the Air Days may result in significant penalties/fines to the property owner. Certain local fire departments may place additional restriction of the use of wood burning systems. The BAAQMD has also enacted restrictions on the installation of new wood burning systems and the repair of existing systems. These restrictions apply to all dwellings with conventional wood burning fireplaces and may impact the system when remodeling of the dwelling is undertaken. These ordinances regulate the extent to which repairs can be made to a damaged system and or may require conversion to gas or an EPA approved low output wood system when repairs and or significant remodel of the property is undertaken. Interested parties should consult with the local jurisdiction having authority for information on local ordinances that might impact the use/repair of the fireplace. Further information is also available at www.BAAQMD.gov.

- As noted elsewhere, there are issues with the fireplace and or related components that require further evaluation and or service/repair. Effective Jan 1, 2009, local jurisdictions will begin restricting repairs to conventional wood burning systems. In some cases, they may require conversion to a gas only system or an EPA approved low output wood system when repairs requiring a permit are necessary to conventional wood burning systems. This is being done solely as a means to reduce air pollution from solid fuel/wood burning systems. In some areas, the required conversion has nothing to do with the significance of the necessary repairs - even relatively minor repairs may trigger a mandatory conversion. It is beyond the scope of this inspection to determine the local jurisdictional requirements. Interested parties are encouraged to perform any necessary further inspections and to determine any local repair restrictions or requirements prior to the removal of transaction contingencies. For further information on this matter, please refer to the local authority having jurisdiction for any requirements or restrictions applicable to this system.

Damper

Informational Conditions

- The damper in the chimney flue is rusty and or stiff but appears generally serviceable. Still, you may wish to have it cleaned, lubricated and or serviced.

Glass Doors

Functional Components and Conditions

- m The fireplace glass doors appear functional.

Hearth Extension

Functional Components and Conditions

- m The hearth extension is in serviceable condition.

Surround or Mantle

Functional Components and Conditions

- m The fireplace mantle and or surround appears in acceptable condition.

Informational Conditions

- The area above the fireplace opening is subject to significant heat. Care should be take in hanging any items from a mantle, such as holiday decorations, etc. Any combustible items in close proximity to the opening may pose a safety/fire hazard.
- There are smoke stains above the fireplace opening that appear the result of poor drafting or the damper being left closed during operation. For safety reasons, we recommend only operating the fireplace with the damper fully open. If the problem persists, a qualified fireplace specialist can make recommendations about improving the drafting.

Living

In accordance with CREIA and industry standards of practice, our inspection of the interior of the living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer. Similarly, there are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service. There are also lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.

General Interior Conditions and Comments

General Comments

Informational Conditions

- The residence was furnished at the time of inspection and because of this, our access to and view of the components, systems and surfaces within in the dwelling are necessarily limited. In accordance with CREIA standards and industry practices we only inspect those components or surfaces that are exposed and or readily accessible. We do not move furniture, lift carpets, nor remove or rearrange or move items within closets and cabinets. No opinions are offered as to the conditions within any such inaccessible and or otherwise concealed areas.

We will always make every reasonable effort to inspect a furnished dwelling as thoroughly as is possible. However, due to the limitations inherent in the nature of this visual inspection, it is possible that condition and or defects may not be apparent and hence go undetected.

- We noted indications that one or more cats, dogs, and or other household pets occupy the premise. We are not qualified to perform an inspection for related to the conditions resulting from the presence of pets, any latent damage that may have resulted from there presence, the presence of any pet related allergens, etc and specifically disclaim all such issues. However, interested parties may wish to inquire of the occupants as to any known issues with pets, past or present. We may comment on flooring stains, cosmetic pet damage to doors, walls, trim, etc. when observed in the course of this inspection. Any comments are those of a lay person and are made for the convenience of the client only. We do not lift carpet or floor coverings to determine the conditions concealed within. No opinions can be offered as to the conditions within inaccessible or concealed areas. We suggest that any carpets and or floor coverings be properly cleaned/sanitized prior to occupancy. Interested parties desiring further information and or any suggested service should consult with an appropriate specialist.
- This property may have had multiple occupants over the course of its "life". Additionally, a variety of trades people, etc. may have had access to the property over time. Consequently, there may be multiple copies of the keys in existence for the property. We recommend that the buyers have all locks re-keyed prior to occupancy. Additionally, all access points should be reviewed for both security and egress. The evaluation of property security issues is outside the scope of this inspection and is specifically disclaimed in the scope of work governing this inspection and the CREIA Standards of Practice. However we may note areas of concern should they become apparent during the course of our inspection. Any comments are made for the convenience of the client only and are not intended to be comprehensive. Interested parties desiring further information should consult with a state licensed locksmith.

Living

Front Door

Functional Components and Conditions

- The front entry door is in generally serviceable condition with cosmetic wear, tear, weathering, etc. consistent with age and use.
- m The front doorbell responded when tested.

Safety

- q The front door has a secondary latch that appears unsafe by current emergency egress standards. It is typical for occupants to install secondary latches, chains, bolts, etc. on the exterior doors. etc. In doing so, it is important to never prevent anyone from exiting the dwelling in an emergency. It is unsafe for a door to require a key, tool or special knowledge to unlock and exit the dwelling. Also, latches installed higher than forty-eight inches, would be considered unsafe by current standards. We recommend removal and or relocation of unsafe latches for the safety of the occupants.

Floor

Functional Components and Conditions

- The floor is carpeted and appears in generally serviceable condition with wear, tear and or cosmetic issues commensurate with both age and use.

Informational Conditions

- Furniture and or personal belongings prevented a complete examination of the flooring in this area.

Walls and Ceiling

Functional Components and Conditions

- m The walls and ceiling in the living room are in generally acceptable condition.

Sliding Glass Doors

Functional Components and Conditions

- m The sliding glass door is tempered and is in acceptable condition.

Informational Conditions

- The sliding glass door is mounted on the outside, which is not as secure as one mounted on the inside.

Safety

- q The sliding glass door(s) in this area open to a balcony, stair landing, or other areas that may pose a hazard to small children. We suggest that interested parties install secondary latches or safety stops on the doors as a property safety upgrade. These are designed to allow the doors to open for ventilation but would not allow them to open enough to allow a small child through. This would generally be considered less than four inches on guardrails. Any such installation should not inhibit emergency egress and should conform to all appropriate rules governing this issue.

Lights

Functional Components and Conditions

- m The wall outlet control switches responded normally.

Receptacles

Functional Components and Conditions

- m The receptacles in the living room that were tested are functional.

Informational Conditions

- The ungrounded and obsolete receptacles in the living room should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.
- There are fewer convenience receptacles installed than would be required under current standards. Interested parties may wish to consult an electrician with a view to upgrading the installation to conform to current standards.
- One or more of the receptacles were obstructed by furniture and or personal belongings, and were not tested.

Registers

Functional Components and Conditions

- m Ventilation register present and air flow was verified in living room. It is beyond the scope of a home

inspection to verify adequacy, evenness, etc of airflow from the heating system.

Dining

Floor

Functional Components and Conditions

- The carpeted floor in the dining room/area is generally serviceable with wear, tear and or cosmetic issues commensurate with age and use.

Informational Conditions

- Furniture and or personal belongings prevented a complete examination of the flooring in this area.

Walls and Ceiling

Functional Components and Conditions

- m The walls and ceiling in the dining room are in acceptable condition.

Informational Conditions

- We noted indications of prior repairs and or patching consistent with ongoing homeowner maintenance.

Single-Glazed Windows

Functional Components and Conditions

- m The single-glazed windows in the dining room are functional.

Informational Conditions

- One or more single-glazed windows in the dining room may require minor service to work well. This would include cleaning and lubrication of the track, latches, locks, or crank handles.

Lights

Functional Components and Conditions

- m The lights in the dining room are functional.

Receptacles

Functional Components and Conditions

- m The receptacles in the dining room that were tested are functional.

Informational Conditions

- The ungrounded and obsolete receptacles in the dining room should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.
- There are fewer convenience receptacles installed than would be required under current standards. Interested parties may wish to consult an electrician with a view to upgrading the installation to conform to current standards.
- One or more of the outlets were obstructed by furniture and or personal belongings, and were not tested.

Registers

Functional Components and Conditions

- m Ventilation register present and air flow was verified in dining room. It is beyond the scope of a home inspection to verify adequacy, evenness, etc of airflow from the heating system

Family Room

General Comments

Informational Conditions

- This area appears to have been part of a remodel, or an addition. Interested parties are encouraged to obtain a full permit history for the property and copies of any other relevant documentation that would indicate the work was completed by a qualified specialist with appropriate jurisdictional oversight. Our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects that may exist.

Safety

- q The family room area should never be used as a sleeping area. The room opens directly into the garage, which is permissible for general use living space - but is never allowed for sleeping areas.

Doors

Functional Components and Conditions

- The door has cosmetic wear and tear commensurate with age and use but appears generally serviceable.

Informational Conditions

- The door from the garage into the family room area is not fire rated and or self-closing. Current standards would recommend a twenty minute fire rated door with a listed closing device between the garage and the living area to maintain the firewall separation between these areas. Interested parties are encouraged to consult with a qualified trades person regarding installation of a modern fire rated door assembly and rated closing device as a property safety upgrade.

Floor

Functional Components and Conditions

- The carpeted floor in the family room area appears generally serviceable with wear, tear and or cosmetic issues commensurate with age and use.

Informational Conditions

- Furniture and / or personal belongings prevented a complete examination.

Walls and Ceiling

Functional Components and Conditions

- m The walls and ceiling in the family room are in acceptable condition.

Further Evaluation

- The ceilings in this area are covered with a texturing material sometimes referred to as cottage-cheese. Based on the apparent age of this dwelling, it is possible that this texture coating may include a suspect hazardous material. Given the age of the house, this would not be considered an unusual finding. We do not endorse nor have the authority to evaluate any such materials and specifically disclaim them. If this is a concern, we would encourage you to seek the counsel of an hazardous material abatement specialist. Please refer to the general conditions section and or the US Environmental Protection Agency web site (www.epa.gov) for a further discussion of this issue.

Single-Glazed Windows

Functional Components and Conditions

- m The single-pane windows in the family room appear functional.

Informational Conditions

- One or more windows in the family room may need service to work well, such as cleaning, lubrication adjustment and or hardware service.
- One or more windows were not accessible and could not be evaluated

Safety

- q The single pane windows in the family room do not include safety glass in all recommended locations. While this may not have been required at the time of original construction, we now recognize that these areas pose special safety hazards and we recommend upgrading these areas as a property safety upgrade. This could entail such things as installing safety film or upgrading to modern tempered glass. In any case, we strongly recommend that caution be exercised in this area.
- q The windows in any area that might be used as a sleeping area should meet appropriate emergency egress standards. Current safety regulations would require that at least one window in each sleeping area to have an openable area that is a minimum of twenty-four inches or twenty inches wide, with the openable area a minimum of 5.7 square feet. There should be a maximum sill height of forty-four inches, this is to facilitate an emergency exit for the occupants and or an emergency egress by a fireperson wearing breathing apparatus. You may wish to have this potentially safety condition corrected.

Closet

Functional Components and Conditions

- m The closet in the family room is functional.

Informational Conditions

- The closet could not be fully evaluated due to stored personal property.
- We noted an apparent musty odor in the closet area that indicated moist or damp conditions. However, a sense of smell is not an absolute measure and people can become accustomed to such odors and or respond differently. Any interested parties should evaluate the area for themselves. Interested parties should inquire of the occupants, as they often have the most intimate knowledge of such issues. Interested

parties desiring further information should consult with a qualified industrial hygienist.

Lights

Functional Components and Conditions

m The lights in the family room are functional.

Receptacles

Functional Components and Conditions

m The receptacles in the family room that were tested are functional.

Informational Conditions

- There are fewer convenience receptacles installed than would be required under current standards. Interested parties may wish to consult an electrician with a view to upgrading the installation to conform to current standards.
- One or more of the receptacles were obstructed by furniture and or personal belongings, and were not tested.
- We noted one or more plug expansion devices/extension cords installed in this area. These are typically installed in areas where there are too few receptacles. These devices are not recommended as they may allow the receptacle to be overloaded. We suggest that a qualified electrician add additional circuits and receptacles as needed to serve the requirements of the household.

Smoke Alarms

Safety

q There is no smoke alarm in the family room. While this may not be required, we suggest the installation of a smoke alarm as a property safety upgrade.

Bedrooms

In accordance with CREIA and industry standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

Master Bedroom

Location

Informational Conditions

- The master bedroom is located at the front right of the residence.

Doors

Functional Components and Conditions

- m The door in the bedroom is functional.

Informational Conditions

- The door should be undercut three quarters of an inch to facilitate positive air circulation.
- It would be prudent to install doorstops to avoid wall damage.

Floor

Functional Components and Conditions

- The bedroom floor is carpeted and is generally serviceable with wear, tear and or cosmetic issues commensurate with age and use.

Informational Conditions

- Furniture and / or personal belongings prevented a complete examination.

Walls & Ceiling

Functional Components and Conditions

- m The walls and ceiling in the bedroom are in acceptable condition.

Informational Conditions

- We noted indications of prior patching and repairs consistent with normal homeowner maintenance.

Single-Glazed Windows

Functional Components and Conditions

- m The single-glazed bedroom windows are functional.

Safety

- q The bedroom windows in this area conform to older, less safe emergency egress standards. These standards have changed significantly over time. Current standards would require a bedroom window to have an operable portion that is a minimum of twenty-four inches high or twenty inches wide, with an openable area of 5.7 square feet and have a maximum sill height of forty-four inches, in order to facilitate an emergency exit for the occupants and or emergency egress for a fireperson wearing breathing apparatus. A significant remodel of this area may trigger mandatory upgrades to any non-conforming areas. We recommend that consideration be given to upgrading the current installation to conform to current safety standards as repairs and or renovations are undertaken.
- q The window latch latches appear higher than forty-eight inches and may inhibit emergency egress. We suggest relocation of these latches for safety reasons.

Closets

Functional Components and Conditions

- m The bedroom closet and its components are serviceable.

Informational Conditions

- The closet could not be fully evaluated due to stored personal property.

Safety

- q The mirrored closet doors are functional but we were unable to positively confirm that they are impact resistant and or safety glass. We suggest that you exercise caution in this area.

Lights

Informational Conditions

- We could not positively determine that one or more of the wall switches was functional. Interested parties should independently confirm the proper operation of any such devices prior to the final walk-through of the property.

Receptacles

Functional Components and Conditions

- m The bedroom receptacles tested are functional.

Informational Conditions

- The obsolete and ungrounded receptacles in the bedroom should be upgraded to include more modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.
- One or more of the receptacles are obstructed by furniture, and were not tested.

Registers

Functional Components and Conditions

- m Ventilation register present and air flow verified in bedroom. It is beyond the scope of a home inspection to verify adequacy, evenness, etc of airflow from the heating system.

Smoke Alarms

Informational Conditions

- There is no smoke detector in the bedroom. We recommend installing a smoke detector for safety reasons.

Bedroom 2

Location

Informational Conditions

- The bedroom is located at the rear right of the dwelling.

Doors

Functional Components and Conditions

- m The door in the bedroom is functional.

Informational Conditions

- The door should be undercut three quarters of an inch to facilitate positive air circulation.

Floor

Functional Components and Conditions

- m The floor is carpeted and appears in serviceable condition. We noted no apparent/visible significant issues.

Informational Conditions

- Furniture and / or personal belongings prevented a complete examination.

Walls & Ceiling

Functional Components and Conditions

- m The walls and ceiling in the bedroom are in acceptable condition.

Informational Conditions

- We noted indications of prior repairs to one or more areas of the walls and or ceilings.

Single-Glazed Windows

Functional Components and Conditions

- m The single-glazed bedroom window is functional.

Safety

- q The window latch latches appear higher than forty-eight inches and may inhibit emergency egress. We suggest relocation of these latches for safety reasons.

Closets

Functional Components and Conditions

- m The bedroom closet and its components are functional.

Informational Conditions

- The closet could not be fully evaluated because it was full of personal belongings.

Lights

Functional Components and Conditions

- m The wall switch in the bedroom is functional.

Receptacles

Functional Components and Conditions

- m The bedroom receptacles tested are functional.

Informational Conditions

- The obsolete and ungrounded receptacles in the bedroom should be upgraded to include more modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.
- One or more of the bedroom receptacles were obstructed by furniture, and were not tested.

Registers

Functional Components and Conditions

- m Ventilation register present and air flow verified in bedroom. It is beyond the scope of a home inspection to verify adequacy, evenness, etc of airflow from the heating system.

Smoke Alarms

Informational Conditions

- There is no smoke detector in the bedroom. We recommend installing a smoke detector for safety reasons.

Bedroom 3

Location

Informational Conditions

- The bedroom is located at the rear center of the dwelling

Doors

Functional Components and Conditions

- m The door in the bedroom is functional.

Informational Conditions

- The door should be undercut three quarters of an inch to facilitate positive air circulation.

Floor

Functional Components and Conditions

- m The floor is carpeted and appears in serviceable condition. We noted no apparent/visible significant issues.

Informational Conditions

- Furniture and / or personal belongings prevented a complete examination.

Walls & Ceiling

Functional Components and Conditions

- m The walls and ceiling in the bedroom are in acceptable condition.

Informational Conditions

- We noted indications of prior repairs to one or more areas of the walls and or ceilings.

Single-Glazed Windows

Functional Components and Conditions

- m The single-glazed bedroom window is functional.

Safety

- q The window latch latches appear higher than forty-eight inches and may inhibit emergency egress. We suggest relocation of these latches for safety reasons.

Closets

Functional Components and Conditions

- m The bedroom closet and its components are functional.

Informational Conditions

- The closet could not be fully evaluated because it was full of personal belongings.

Lights

Functional Components and Conditions

- m The wall switch in the bedroom is functional.

Inspection Address: 1234 Beach Avenue, Malibu, CA 94000
Inspection Date/Time: 12/31/2008 1:00 pm to 4:30 pm

Receptacles

Functional Components and Conditions

m The bedroom receptacles tested are functional.

Informational Conditions

- The obsolete and ungrounded outlets in the bedroom should be upgraded to include more modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.
- One or more of the bedroom receptacles are obstructed by furniture, and were not tested.
- One or more outlets are loose/improperly secured and should be properly secured for safety reasons.

Registers

Functional Components and Conditions

m Ventilation register present and air flow verified in bedroom. It is beyond the scope of a home inspection to verify adequacy, evenness, etc of airflow from the heating system.

Smoke Alarms

Informational Conditions

- There is no smoke detector in the bedroom. We recommend installing a smoke detector for safety reasons.

Bathrooms

Our evaluation of bathrooms conforms to CREIA and industry standards of practice. We do not comment on cosmetic deficiencies, and we do not evaluate window treatments, steam showers and saunas, nor do we leak-test shower pans, which is the responsibility of the pest control inspector. However, because of the possibility of water damage, most pest control inspectors will not leak-test second floor shower pans without the written consent of the owners.

Master Bathroom

Doors

Functional Components and Conditions

- m The door in the bathroom is functional.

Floor

Functional Components and Conditions

- m The bathroom floor is vinyl and has no significant defects.

Informational Conditions

- The joint at the intersection of the shower and the floor should be properly caulked/sealed to forestall any possible moisture intrusion.

Walls & Ceiling

Functional Components and Conditions

- m The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Functional Components and Conditions

- m The bathroom window is functional.

Cabinets

Functional Components and Conditions

- m The bathroom cabinets are serviceable.

Informational Conditions

- The interior portions of one or more cabinets were not fully visible due to stored personal property. Our inspection is strictly limited to the readily accessible and or visible portions of the dwelling.

Sink Countertop

Functional Components and Conditions

- m The bathroom sink countertops are functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

- The bathroom sink and its components are functional except as noted elsewhere.

Informational Conditions

- The mechanical sink stopper will need to be serviced or adjusted to work well.
- The bathroom sink drain is slow and should be serviced.
- We noted multiple slip-nut fittings/joints atypically installed at the sink drain trap arm extension. While no ill-effects were apparent at the time of inspection, generally accepted plumbing practices would require no more than one slip-nut fitting to be installed on any given trap arm. All such fittings must remain accessible for service. Interested parties desiring further information should consult with a qualified plumbing contractor as required.

Stall Shower

Functional Components and Conditions

- m The stall shower is functional.

Informational Conditions

- The area around the escutcheons, handles, shower head etc. should be properly sealed to forestall moisture intrusion

- The shower has no glass enclosure. Experience tell us that the use of shower curtains in this area provides less moisture control than a glass enclosure. We suggest adding a properly installed glass enclosure to minimize water and or moisture in this area.

Toilet

Functional Components and Conditions

- m The toilet is functional.

Informational Conditions

- The toilet base should be properly sealed/caulked at the base/floor seam. Generally accepted plumbing practices require a caulk seal at the base. A caulk seal at the base will help prevent the toilet from loosening up and potentially leaking. Interested parties should consult with a qualified trades person for further information and or service.
- The toilet is installed with restricted clearances. Generally accepted construction standards call for a minimum of fifteen inches of clearance from the centerline of the toilet to any adjacent wall or permanently installed fixture on either the side and twenty-four inches in the front. While this installation may have been acceptable at the time of original construction, it would not be considered adequate in most areas today. We suggest that adequate clearances be provided as repair and renovations are undertaken over time.

Exhaust Fan

Informational Conditions

- There is no exhaust fan installed in the bathroom. While this may not have been required at the time of original construction, it is recognized that proper ventilation in this area is important. Current standards require that bathrooms have a properly installed mechanical vent system. We suggest that bring the ventilation into conformance with current standards as remodeling and or renovations are undertaken over time. Interested parties should consult with a qualified trade specialist.

Lights

Functional Components and Conditions

- m The bathroom lights are functional.

Informational Conditions

- Current California energy conservation guidelines require that the bathroom lighting be a high efficacy type energy efficient lighting such as florescent lights or that manual on-auto off motion sensor switches be installed. We recommend that the lighting be upgraded to conform to current energy efficiency standards as a property upgrade. Significant remodeling to this area may trigger mandatory upgrades to this system. Interested parties desiring further information should consult with a qualified electrical contractor.

Receptacles

Informational Conditions

- There are one or more ungrounded receptacles in the bath area that should be upgraded to have a ground. A separate ground connection is a safety feature that is required for all new electric receptacles. Additionally, we recommend that the installation be upgraded to include Ground Fault Circuit Interrupter protection. GFCI protection is an important safety feature and would be required on all new receptacles installed in high-risk/ damp areas such as bathrooms, the exterior, garage, laundry, kitchens, etc. We suggest that all of the receptacles in all high risk areas be upgraded to include ground fault (GFCI) protection as a property safety upgrade. Interested parties are encouraged to consult with a qualified electrical contractor for further information and or service.

Registers

Functional Components and Conditions

- m Ventilation register present and air flow was verified in master bathroom. It is beyond the scope of a home inspection to verify adequacy, evenness, etc of airflow from the heating system

Hallway Bathroom

Size and Location

Informational Conditions

- The hallway bathroom is a full, and is located at the center of the dwelling in the hallway

Doors

Functional Components and Conditions

- m The door in the bathroom is functional.

Floor

Functional Components and Conditions

- m The bathroom floor is vinyl and has no significant defects.

Informational Conditions

- The floor should be sealed at the tub/shower area to forestall any moisture infiltration/deterioration. This area may be noted in the WDO report. We suggest sealing the area as needed. Please refer to the WDO report for further recommendations.

Walls & Ceiling

Functional Components and Conditions

- m The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

- m The bathroom cabinets are functional.

Informational Conditions

- The interior portions of one or more cabinets were not fully visible due to stored personal property. Our inspection is strictly limited to the readily accessible and or visible portions of the dwelling.

Sink Countertop

Functional Components and Conditions

- m The bathroom sink countertop appears in generally serviceable condition.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

- m The bathroom sink and its components are functional.

Tub-Shower

Functional Components and Conditions

- m The tub shower doors/enclosure is functional and the appears to include tempered/safety glass as required.

Informational Conditions

- The area around the spigot, handles and or shower head etc. should be properly sealed to forestall moisture intrusion.
- The control valves appear to be an older style that pre-dates the requirement for an integral anti-scald safety feature. New style control valves must include a temperature and or pressure compensating feature that will maintain a safe water temperature in the event of a significant change in water temperature and or pressure. These valves are designed to reduce the possibility of accidental scald burns from hot water. Interested parties are encouraged to consult with a qualified plumbing contractor regarding upgrading the installation to include this safety feature.
- The mechanical tub stopper may need cleaning, adjustment and or service to work well.

Toilet

Functional Components and Conditions

- m The toilet is functional.

Exhaust Fan

Functional Components and Conditions

- m The bathroom exhaust fan is functional.

Informational Conditions

- The exhaust fan in the bathroom is noisy in operation. We suggest upgrading the installation to a newer/quieter model. Interested parties should consult with a qualified contractor for any necessary service.

Lights

Functional Components and Conditions

- m The bathroom lights are functional.

Informational Conditions

- Current California energy conservation guidelines require that the bathroom lighting be a high efficacy type energy efficient lighting such as florescent lights or that manual on-auto off motion sensor switches be installed. We recommend that the lighting be upgraded to conform to current energy efficiency standards as a property upgrade. Significant remodeling to this area may trigger mandatory upgrades to this system. Interested parties desiring further information should consult with a qualified electrical contractor.

Receptacles

Functional Components and Conditions

- There are one or more ungrounded receptacles in the bath area that should be upgraded to have a ground. A separate ground connection is a safety feature that is required for all new electric receptacles. Additionally, we recommend that the installation be upgraded to include Ground Fault Circuit Interrupter protection. GFCI protection is an important safety feature and would be required on all new receptacles installed in high-risk/ damp areas such as bathrooms, the exterior, garage, laundry, kitchens, etc. We suggest that all of the receptacles in all high risk areas be upgraded to include ground fault (GFCI) protection as a property safety upgrade. Interested parties are encouraged to consult with a qualified electrical contractor for further information and or service.

Registers

Functional Components and Conditions

- m Ventilation register present and air flow verified in the bathroom. It is beyond the scope of a home inspection to verify adequacy, evenness, etc of airflow from the heating system.

Common

Our evaluation of the common space is in accordance with CREIA and industry standards of practice. Which includes a visual evaluation of the kitchen, hallway, stairs, laundry, and garage, is similar to that of the living space, and includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We pay particular attention to safety standards, such as those involving electricity, guardrails, and the presence of safety glass, but we do not test portable appliances, including the supply and waste components of washing machines.

Kitchen

General Kitchen Comments

Informational Conditions

- We test most built-in appliances for their basic functionality. We cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. All systems and components have a finite life span, it is not possible to predict what that may be for given system. We do not inspect the following items: free-standing appliances, refrigerators, built-in toasters, coffee-makers, can-openers, blenders, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits. The inspection of an appliance or system does not constitute a guarantee or warranty as to their future operation or remaining life. Rather our inspection simply reflects the appliances basic functionality at the time of inspection.
- There are one or more appliances that are older and may be approaching or even beyond the normally anticipated average life span for similar systems. All systems and components have a finite life span. It is not possible to predict what the remaining life may be for given system. We test the systems and or built-in appliances for their basic functionality - we do not test them in all modes of operation. The inspection of an appliance does not constitute a guarantee or warranty as to its future operation and or remaining life. Rather our inspection simply reflects the systems basic functionality at the time of inspection. If you desire an insurance policy on these types of systems they are available from your Realtor or other sources through a Home Warranty policy. These policies are generally available at the time of purchase for a nominal fee.

Floor

Functional Components and Conditions

- The vinyl kitchen floor has cosmetic wear and tear commensurate with age and use.

Walls and Ceiling

Functional Components and Conditions

- m The walls and ceiling in the kitchen appear in serviceable condition.

Informational Conditions

- We noted indications of prior repairs at the various portions of the walls that appear consistent with ongoing homeowner maintenance and repairs.

Single-Glazed Windows

Functional Components and Conditions

- m The window in the kitchen is functional.

Skylights

Informational Conditions

- The interior portion of the skylight appears in serviceable condition. There were no indications of staining and or prior moisture apparent at the time of our inspection. We recommend monitoring the interior finishes in this area for indications of moisture as skylights are a common point of leakage in all roof installations.

Cabinets

Functional Components and Conditions

- The kitchen cabinets are older but appear generally serviceable. We observed typical, wear, cosmetic blemishes, and or wear which is commensurate with age and use.

Informational Conditions

- The interior portions of one or more cabinets were not fully visible due to stored personal property. Our inspection is strictly limited to the readily accessible and or visible portions of the dwelling.

Counter Top

Functional Components and Conditions

- m The countertop is Corian or a similar solid-surface type countertop material and appears in generally serviceable condition

Sink

Functional Components and Conditions

- m The sink is a Corian or similar solid surface type material and appears in serviceable condition.

Faucet

Functional Components and Conditions

- m The kitchen sink faucet is functional.

Valves and Connectors

Functional Components and Conditions

- m The valves and connectors below the kitchen sink appear functional. However, they are not in daily use and may become stiff or frozen over time.

Trap and Drain

Functional Components and Conditions

- m The trap and drain at the kitchen sink are functional.

Garbage Disposal

Functional Components and Conditions

- m The garbage disposal responded to normal user controls when tested and appears serviceable.

Gas Cook Top

Functional Components and Conditions

- m The gas cook top is functional.

Gas Oven

Components & Conditions Needing Service/Evaluation

- q The gas service for the for the oven is not in use and is NOT capped as required. This is extremely unsafe and contrary to generally accepted gas safety standards. We recommend that a qualified plumbing contractor properly cap the connection for safety reasons.



Built-in Electrical Oven

Functional Components and Conditions

- The electric oven appears older. The unit responded to normal user controls when tested and appears to be in generally serviceable condition. It will obviously not be as efficient as a newer model. Our appliance inspection is performed in conformance with CREIA standards and does not constitute a warranty as to

future functionality of the appliance. Older appliances may be subject to random failure and should not be expected to last indefinitely. Interested parties are encouraged to consult with a qualified appliance specialist regarding upgrading any older appliance systems to modern, more reliable and more energy efficient appliances.

Exhaust Fan or Downdraft

Functional Components and Conditions

- The kitchen exhaust fan responded to normal user controls when tested and appears generally serviceable. However, the unit is older. Our appliance inspection is performed in conformance with CREIA standards and does not constitute a warranty as to future functionality of the appliance. Older appliances may be subject to random failure and should not be expected to last indefinitely.

Dishwasher

Functional Components and Conditions

- m The dishwasher responded to normal user controls when tested and appears functional. The unit includes the mandated air-gap valve

Informational Conditions

- The drain hose for the dishwasher does not slope properly towards the drain connection. This may cause the build-up of debris, etc and may contribute to blockages in the drain line. The most common sign of this is water leaking from the sink top air gap fitting. We suggest relocation the hose to provide a continuous slope to drain and monitoring the drain for any indications of a blockage.
- The dishwasher electrical power cord does not appear to be the original manufacturers supplied component. Electrical appliances should be installed using the components supplied by a manufacturer since these are tested and certified for use with the appliance. Interested parties desiring further information should consult with the manufacturers installation instructions.

Built-in Microwave

Functional Components and Conditions

- The built-in microwave responded to normal user controls when tested. However, the unit is older. Our appliance inspection is performed in conformance with CREIA standards and do not constitute a warranty as to future functionality of the appliance. Older appliances may be subject to random failure and should not be expected to last indefinitely. It is beyond the scope of a CREIA compliant property inspection to test microwave ovens for power output and or leakage as that would require the use specialized instruments that are beyond the scope of this inspection.

Lights

Functional Components and Conditions

- m The lights in the kitchen responded to normal user controls when tested and appear functional.

Receptacles

Functional Components and Conditions

- The kitchen area receptacles are all functional. However, they do not appear to include ground-fault circuit Interrupter (GFCI) protection. GFCI protection is an important safety feature and would be required on all new receptacles installed in high-risk/ damp areas such as the exterior, garage, laundry, kitchens, bathrooms, etc. We suggest that all of the receptacles in all high risk areas be upgraded to include ground fault (GFCI) protection as a property safety upgrade. Interested parties are encouraged to consult with a qualified electrical contractor for further information and or service.

Informational Conditions

- There are fewer convenience receptacles installed than would be required under current standards. Current electrical standards require a minimum of two 20 AMP circuits for convenience receptacles. Kitchen countertop receptacles would be required on any section of countertop that is more than twelve inches in width, they must be spaced no more than four feet apart and no appliance should be more than two feet from a receptacle. All convenience receptacles must include ground fault circuit interrupter (GFCI) protection. We recommend that the installation be brought into conformance with current electrical and safety requirements. Interested parties should consult with a qualified electrician for further information and regarding installation of additional GFCI protected receptacles.
- One or more of the outlets were obstructed by personal belongings or other items, and could not be tested.

Appliances Not Evaluated

Informational Conditions

- We do not evaluate refrigerators and or wine storage coolers as part of our inspection. Interested parties should independently confirm the proper function/operation of any such devices and or appliances.

Hallway

Floor

Functional Components and Conditions

- The carpeted floor in the hallway appear in generally serviceable condition with wear, tear and or cosmetic issues commensurate with age and use.

Walls and Ceiling

Functional Components and Conditions

- m The walls and ceiling in the hallway are in generally acceptable condition.

Closet

Functional Components and Conditions

- m The closet, or closets, in the hallway are in acceptable condition.

Informational Conditions

- The closet door floor slider guides are missing, damaged, and or improperly installed, which are suggested as they prevent the doors from rubbing and or becoming scuffed from use.
- The closet could not be fully evaluated due to stored personal property.

Lights

Functional Components and Conditions

- m The lights in the hallway are functional.

Receptacles

Informational Conditions

- There are not as many outlets as would be required by current standards, and you may wish to consult an electrician with a view to adding more.

Smoke Alarms

Functional Components and Conditions

- m A smoke alarm is present in the hallway as required. The unit should be tested periodically and the battery replaced bi-annually to insure safe operation.

Attic Access

Informational Conditions

- The attic access is located in the hallway.

Registers

Informational Conditions

- The return air register for the heating system is located on the wall in the hallway. It is important for the proper operation of the system to never obstruct or cover this opening with furniture or any other objects. To do so, will not only reduce the efficiency and airflow of the heating system and may actually reduce the heaters useable life.

Stairway

Doors

Functional Components and Conditions

- The door has cosmetic wear and tear commensurate with age and use but appears generally serviceable.

Floor

Functional Components and Conditions

- The carpeted flooring in the stairway area is generally serviceable with wear, tear and or cosmetic issues commensurate with age and use.

Walls and Ceiling

Functional Components and Conditions

- m The walls and ceiling in the area of the stairs and landing are in serviceable condition. We noted no visible issues and or wear and tear.

Restricted Clearances

Safety

- q The head height clearance in the stairway is restricted. Every stairwell should afford a minimum of six-feet eight inches of clearance, which is not unusual for an older home - but it can be difficult to use and may be a safety concern for the taller among us.
- q The width of the stairway is less than thirty-six inches, which is not unusual for an older home - but it can be difficult to use and may pose a safety concern. We recommend restricting access to those capable of using the stairs safely.

Treads & Risers

Safety

- q The treads and risers are not uniform and could prove to be a trip-hazard. The treads are those components on which a person steps on. For safety reasons, the treads should be a minimum of ten inches in depth when there is a stair nosing and at least eleven inches on treads with no nosing. The rise is that distance between the steps, which should not be greater than seven and three-quarters inches nor less than four. Also, the distance in rise between any step on the run should not exceed three-eighths of an inch. We recommend that the installation be upgraded to confirm to current standards as a property safety upgrade.

Stair Rails

Safety

- q The stair handrails conform to older, less safe construction practices. Current safety standards require an easily graspable handrail at a height between 34 and 38 inches with the ends must return to the wall to avoid snagging clothing, purses, etc. We suggest that appropriate precautions be taken with small children and occupants and suggest that consideration be given to upgrading this area to conform to current standards as a property safety upgrade. In any case, special care should be exercised when small children or the elderly are present. Please be aware that any significant remodel or repair work in this area may trigger a mandatory upgrade of this component.
- q Portions of the stair rail balusters appear to have openings more than four and three-eighths inches apart and would not be considered child safe. Therefore, you may wish to add a protective barrier or use extra caution in or around this area. We recommend that any non-conforming installations be upgraded to meet current standards as a property safety upgrade.

Lights

Functional Components and Conditions

- m The lights in the area of the stairs and landing are functional.

Laundry

General Laundry Room Comments

Informational Conditions

- In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we suggest replacing old rubber hoses with modern braided stainless steel types that are much more dependable. You should also be aware that modern washing machines discharge a greater volume of water than some of the older drainpipes may be able to handle, which may result in the water overflowing. The only remedy for this would be to enlarge the drainpipe.
- The laundry area is located in the family room.

Doors

Functional Components and Conditions

- m The accordion-type door, or doors, are functional.

Floor

Functional Components and Conditions

- The floor in the laundry room has wear and tear that is commensurate with its age and use.

Informational Conditions

- The floor coverings may contain a suspect hazardous material. The evaluation of hazardous materials is beyond the scope of this inspection and our expertise and we specifically exclude them from the scope of work. However, we may make note of such apparent materials for the convenience of the client. Any comments made are those of a lay person and are never a substitute for an evaluation by a licensed specialist. Because hazardous materials have become such a litigious issue, we will not endorse them and recommend that they be evaluated by an hazardous materials abatement contractor.

Walls and Ceiling

Functional Components and Conditions

- The walls in the laundry area have typical cosmetic wear and tear consistent with age and use but appear generally serviceable.

Exhaust Fan

Informational Conditions

- There is no exhaust fan installed in the laundry area. While not required, it is now recognized that proper ventilation in this area is important. We suggest that additional ventilation be installed as remodeling and or renovation is undertaken over time.

Valves and Connectors

Functional Components and Conditions

- The valves for the clothes washer appear functional, but were not tested. However, because they are not in daily use they typically become stiff or frozen.

Informational Conditions

- The use of black rubber hose on clothes washers is discouraged. The black rubber hoses that most washing machines ship with are not typically rated for continuous water pressure and may be subject to random failure. This is especially important in areas where water pressure is higher than normal and a functional pressure reduction valve is NOT installed to bring the pressure into a normal range. We recommend replacing the existing hoses with stainless steel reinforced hoses or a similar continuous line pressure rated hoses as a property upgrade.

Washer Drain

Further Evaluation

- The laundry vertical drain pipe may be of insufficient height. If this is the case, you may note overflow when the washer is discharging. We recommend monitoring the drain. You should seek further evaluation and repair by a licensed plumber if any overflow is noted.

Drip Pan

Informational Conditions

- We recommend the installation of a safety/drip pan with either a dedicated drain or leak detecting shut-off valves. These are designed to minimize water damage should the clothes washer leak. An example of one such product may be found at: http://www.absoluteautomation.com/flood_stop. This is not required, but is a worthwhile investment that you may wish to consider.

Gas Valve & Connector

Functional Components and Conditions

- m The gas service for the dryer appears properly installed with an appropriate flexible connector line and a gas rated shut-off valve as required.

220 Volt Receptacle

Informational Conditions

- There is no 220 VAC plug installed for an electric dryer.

Make-Up Air Supply

Informational Conditions

- There appears to be no provision to provide a source make-up air should a dryer be installed in the laundry area. A means to allow air into the laundry to replace air exhausted is generally required in any area where a clothes dryer is installed. Generally accepted construction practices call for a minimum of 100 square inches of free vent area for this purpose. Inadequate make-up air may pose a potential safety hazard -

especially should a gas dryer be installed in this enclosed/sealed area as a gas appliances can produce carbon monoxide if they have insufficient supply of air to support complete combustion. If a clothes dryer is installed, we suggest that, at a minimum, the door(s) be left open to insure the dryer has an adequate make-up air supply. Additionally, we suggest that a qualified contractor install either a louvered door, a source of outside make-up air or other appropriate means of supplying make-up air to the appliance as may be necessary to insure the proper/safe operation of any installed appliances.

Dryer Vent

Informational Conditions

- Current standards require that the dryer vent terminate at an exterior point using a listed/approved back draft damper that has no screen over the exhaust opening. All installations must terminate at the exterior unless the dryer is a condensing-type dryer that is specifically designed and listed to operate without an exterior vent. The use of canister-type vents is not acceptable and may pose a safety hazard. Any vent run over six feet should be installed using rigid metal vent material as opposed to the flexible metal type. Only flexible vent connector materials listed/approved for use in a dryer vent system are acceptable. In general, aluminized or plastic type materials are not allowed since they trap lint more easily than a smooth metal type. Any dryer vent passing through a wall or concealed space should be a rigid metal type. Improper venting can compromise the performance of the dryer and can facilitate a fire. All vent connections must be made with listed tape - never screws. For rigid vent pipe, the vent should be installed with the male connectors "pointing" in the direction of flow. Please refer to the local authority having jurisdiction for specific requirements in this particular area.

Components & Conditions Needing Service/Evaluation

- q The dryer vent extends more than six feet in length and therefore should be a rigid metal material. Generally accepted dryer venting standards limit the use of flexible metal vent connector material to no more than six feet. Vent runs that exceed six feet must be made with rigid metal vent pipe that is installed in accordance with the appropriate standards. Flexible metal vent material must be approved for use in a dryer vent system and may be used as a connector between the dryer and the vent system. Only a single six foot flexible connector length is allowed - no splices, etc. We recommend that a qualified HVAC contractor install an appropriate vent installation to insure the safe operation of the attached dryer system. Dryer lint related fires are a top-ten cause of residential fires in the US. Because of this, it is important that the lint trap and vent pipe must be kept clean, because accumulated lint can rapidly turn into a fire hazard. We suggest that a qualified trades person periodically inspect and clean the vent system to insure its continued safe operation.

- See Attached Illustration 7

Safety

- q Lint build-up in dryer vents poses a significant fire safety risk. Dryer lint related fires are reported to be one of the top ten causes of residential appliance related fires in the US. Dryer related fires account for nearly 15,500 residential fires in the US each year. To insure the safe operation of the attached system(s), we recommend annual inspection and cleaning of the system by a qualified trades person.
- q Portions of the dryer vent and or connector are a flexible aluminized or plastic type material. In general, this type of material traps lint more easily than a smooth metal type, which may in turn compromise the performance of the dryer and can facilitate a fire. Current standards require that all dryer connectors be listed/rated for use as a dryer vent connector. We recommend that this ducting material be replaced with an approved material for safety reasons. Interested parties should consult with a qualified trades person for further information and or service.

Further Evaluation

- The flexible dryer vent connector is improperly routed through a concealed space. Generally accepted construction standards call for a dryer vent passing through a wall or concealed space to be a solid metal type. Flexible metal vent material is only listed for use as a connector between the appliance and the vent system. Walls between living areas and garages may have even stricter requirements due to the requirements that proper firewall separation be maintained. We recommend that a qualified HVAC contractor evaluate and service the installation as necessary.

Receptacles

Functional Components and Conditions

m The accessible receptacles in the laundry area are functional.

Garage

General Garage Comments

Informational Conditions

- It is common for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the sidewalls or the slab. This is also quite common if a garage is below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. If there is living space above the garage, it may be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. Regardless, we are generalists and not engineers, and we recommend that you read about this in a booklet that should have been given to you by your realtor. Interested parties desiring further information should consult with a registered design professional. Garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.
- The visible portions of the garage were inspected. A complete view of the garage was not possible due to parked cars and or stored personal items.

Walls and Ceiling

Informational Conditions

- The visible portions of the garage walls have bolts and or restraints securing the sill/framing to the foundation stem walls.
- We observed a minimal number of bolts or hold-downs securing the walls to the foundation stem walls at the visible portions of the garage walls. While this appears consistent with construction practices at the apparent time of construction, this would be considered inadequate by today's seismic safety standards. We suggest that consideration be given to upgrading the foundation bolting and or framing connections as repairs or renovations are undertaken over time. Interested parties desiring further information should consult with a design professional.
- The interior wall finishes precluded us from positively verifying the presence of shear panels on the interior garage walls. Shear panels are typically plywood or OSB panels nailed to the inside portions of the lower level walls to provide additional strength and stiffness to the walls. However, the construction standards in effect at the time of apparent construction may not have required the installation of shear wall installation. Our evaluation is strictly limited to the visible portions. No representations can be made as to the conditions within inaccessible or concealed areas. Interested parties desiring further information should consult with a design professional.
- Portions of the wood mudsill are buried in concrete stem walls. While an acceptable practice at on time, this type of installation would not conform to current standards. Due to the nature of the installation, only a portion of the mudsill is visible. No opinions are offered as to the conditions within concealed or inaccessible areas. This issue may be noted in the WDO report. Please refer to that report for further information/recommendations.
- There is evidence of moisture on the concrete or masonry garage footings/walls. We observed efflorescence on the walls and or slab, which confirms that moisture has penetrated the area at some point. This is evident by the white powdery formation of salt crystals on the concrete stem walls. Garages are sometimes built partially below grade. In such cases, the walls and slab will be subject to some degree of moisture intrusion when it is raining. In spite of this, many older garages may not have a moisture barrier beneath the slab. If they are below grade, the walls may not have been treated to resist moisture. We suggest inquiring of the sellers/occupants regarding their experience in this regard as they will often have the most intimate knowledge of such conditions. Interested parties desiring further information should consult with a qualified general contractor.
- We noted deterioration on the exposed building paper at one or more exterior wall locations. This material typically has a design life of approximately fifty years. It is installed to provide a moisture barrier between the exterior cladding and the wood framing. We recommend proper sealing of the exterior to forestall

moisture intrusion and monitoring the framing for indications of moisture and or deterioration. We recommend having the area repaired by a qualified general contractor as necessary.

- We noted what appears to be pet access panel installed on the exterior wall. These access openings may pose a security risk and also provide an entry point for pests. We recommend permanent sealing of the opening.

Slab

Functional Components and Conditions

- m The visible portions of the garage slab appear in acceptable condition. Small cracks are common in all large poured concrete slabs. These are generally the result as of the curing process, seismic activity, common settling, or the presence expansive soils, but are not generally an area of concern. Additionally, it is not unusual to find white salt crystal formations called efflorescence, that are the result of moisture penetrating the slab over time.

Informational Conditions

- The floor covering in the garage prevents a complete evaluation of the slab. No opinions are offered as to the conditions with inaccessible or concealed areas. Small cracks may be found once the floor covering is removed. These are generally a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some efflorescence - a salt crystal residue that are activated by moisture penetrating the slab.

Single-Glazed Windows

Functional Components and Conditions

- m The window in the garage is functional.

Informational Conditions

- One or more windows will need service to work smoothly such as cleaning, lubrication or adjustment/servicing of the hardware.

Ventilation Ports

Informational Conditions

- One or more of the vent screens are damaged or missing, which could allow rodent or pests access, and should be repaired.

Safety

- q One or more of the ventilation ports area blocked/covered/obstructed and should be cleared. These vents provide necessary ventilation to prevent any accumulation of exhaust fumes, within the garage, combustion air for any gas appliances, etc. and are an important safety item.

Firewall

Informational Conditions

- There are one or more voids in the in the wall between the garage and the living area. These should be properly sealed and or repaired in order to maintain the necessary fire separation between the garage and the living quarters. Interested parties should consult with a qualified general contractor for further information and or any necessary service.
- The garage area firewall separation is installed in conformance with older standards. Current standards would require all wood support framing to be wrapped in fire-rated drywall. We suggest that any such areas be sealed or covers in order to bring the installation into compliance with modern standards and to maintain the necessary firewall separation between the garage and the living quarters. Interested parties should consult with a qualified general contractor for further information and or any necessary service.
- The exposed ABS/plastic pipe material in the garage area creates a potential void in the firewall separation between the living area and the garage. We recommend that a qualified trades person install a rated material to enclose/cover the pipes and to provide the necessary separation.

Components & Conditions Needing Service/Evaluation

- Portions of the laundry vent is a flexible material that improperly penetrates/violates the fire separation between the living space and the garage. Generally accepted construction standards require a minimum 26 GA metal ducting material in this area. We recommend that a qualified HVAC contractor evaluate and service as needed.

Safety

- q There appears to be no fire separation between the garage and the living areas. While this may not have been required at the time of original construction, current standards would require a fire separation/assembly between the living space and the garage. In single story construction, this is generally accomplished by applying 1/2" drywall to the garage side walls/ceilings and properly sealing any ducts, penetrations, etc. Where there are living areas above the garage, the installation of 5/8" fire-rated drywall may be required on the garage ceilings. We recommended that a fire separation be installed as repairs or renovations are undertaken over time to bring the installation into conformance with current fire-safety standards. Interested parties desiring further information should consult with the local authority having jurisdiction and a qualified general contractor.

Entry Door Into the House

Functional Components and Conditions

- The entry door from the garage into the main living area appears original/older and has normal wear tear and or minor damage commensurate with age and use but appears serviceable.

Safety

- q The entry door from the garage into the living area appears original/older and is not fire rated and or self-closing. Current standards would recommend a twenty minute fire rated door with a listed closing device between the garage and the living area to maintain the firewall separation between these areas. Interested parties are encouraged to consult with a qualified trades person regarding installation of a modern fire rated door assembly and rated closing device as a property safety upgrade.

Garage Exterior Door

Functional Components and Conditions

- The exterior garage door has wear commensurate with age and use but appears generally serviceable. However, the glass panel does not appear to be tempered or safety glass as current standards would require. We recommend caution in this area and suggest upgrading the glazing to include safety glass as would be required under current standards.

Garage Door and Hardware

Functional Components and Conditions

- m The garage doors are functional.

Automatic Opener

Functional Components and Conditions

- The automatic garage door openers responded to normal user controls when tested.

Safety

- q The garage door openers are an older style that appears to have only a pressure switch type auto-reverse system. The unit appears to predate the requirement for a secondary safety beam system reverse switch as would be found on modern systems. Current standards require a primary and secondary auto-reverse safety mechanism on automatic garage door openers to minimize the chances injury to persons, small children or pets, should they be in the travel path of the door as it closes. We recommend that consideration be given to upgrading the installation to a modern type with an automatic reverse and safety beam system as a property safety upgrade.
- q There appears to be no child safety/warning label installed at the automatic garage door and or control as would be required under by current safety standards and or the manufacturers installation instructions. Interested parties are encouraged to obtain a label from the door manufacturer and install per recommendations.

Lights

Functional Components and Conditions

- m The lights in the garage that could be tested responded to normal user controls and appear functional.

Receptacles

Functional Components and Conditions

- The accessible garage area receptacles are all functional. However, they do not appear to include ground-fault circuit Interrupter (GFCI) protection. GFCI protection is an important safety feature and would be required on all new receptacles installed in high-risk/ damp areas such as garages, the exterior, laundry, kitchens, bathrooms, etc. We suggest that all of the receptacles in all high risk areas be upgraded to include ground fault (GFCI) protection as a property safety upgrade. Interested parties are encouraged to

Inspection Address: 1234 Beach Avenue, Malibu, CA 94000
Inspection Date/Time: 12/31/2008 1:00 pm to 4:30 pm

consult with a qualified electrical contractor for further information and or service.

CERTIFICATIONS AND AFFILIATIONS



Master CREIA Inspector, MCI

California Real Estate Inspection Association, Master CREIA Inspector #0106

ASHI Certified Inspector #246625

ICC Certified Residential Building Inspector #5283444-B1

ICC Certified Residential Mechanical Inspector #5283444-M1

ICC Certified Residential Plumbing Inspector #5283444-P1

Member, International Code Council #5236207

F.I.R.E Service Certified Inspector #FP 102

ITA Educated

A handwritten signature in black ink, which appears to read "Trip Walker".

Walker Property Evaluation Services

3001 Sneath Lane San Bruno CA 94066
Tel: 650-873-4224 Fax: 650-873-4282 Mobile: 650-740-8783
www.PropertyEvaluation.net HomeInspection@sanbrunocable.com

Terms and Conditions of Use

Client: Ken & Barbie Doll
Property Address 1234 Beach Avenue, Malibu, CA 94000
Date: 12/31/2008

The inspection report can be viewed on the Internet
<http://www.inspectvue.com>
Enter the following Client Name: and the Password:

Terms and Conditions:

This report is not transferable and was written for the sole use and benefit of named Client. This report is a work product and is copyrighted as of the date of this report. It is the exclusive property of the Walker Property Evaluation Services and for the exclusive use of the clients whose names appear therein. Any use without the express written permission of the Client and Walker Property Evaluation Services is expressly prohibited. Unauthorized duplication and/or distribution of, use of or reliance on this report by any party other than the clients has the effect of all parties agreeing to hold harmless, individually, jointly, and/or otherwise, the inspector, the Company, their successors and assigns from any third party claims arising out of unauthorized distribution of the inspection report. Any use or reliance, whether authorized or unauthorized, of the information contained herein, constitutes your ascent to the terms of the written agreement governing this document and to the scope and limitations of the inspection as described in the written agreement and in the CREIA Standards of Practice. Interested third-party's are encouraged to obtain their own independent inspection for the property. Walker Property Evaluation Services would be happy to schedule such an inspection for you.

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA®), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

CLIENT'S DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector. Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction. In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client

agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

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

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns. This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement. Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

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

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

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

Judicial Arbitration and Mediation Service (JAMS®)

CREIA Standards of Practice

Table of Contents

I. Definitions and Scope

II. Standards of Practice

1. Foundation, Basement, and Under-floor Areas
2. Exterior
3. Roof Covering
4. Attic Areas and Roof Framing
5. Plumbing
6. Electrical
7. Heating and Cooling
8. Fireplaces and Chimneys
9. Building Interior

III. Limitations, Exceptions and Exclusions

IV. Glossary of Terms

I. Definitions and Scope

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

A. A real estate inspection is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.

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

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

II. Standards of Practice

SECTION 1 - Foundations, Basements, and Under-floor Areas

A. Items to be inspected:

- Foundation system
- Floor framing system
- Under-floor ventilation
- Foundation anchoring and cripple wall bracing
- Wood separation from soil
- Insulation

B. The inspector is not required to:

- Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems
- Determine the composition or energy rating of insulation materials

SECTION 2 - Exteriors

A. Items to be inspected:

- Surface grade directly adjacent to the buildings
- Doors and windows
- Attached decks, porches, patios, balconies, stairways, and their enclosures
- Wall cladding and trim
- Portions of walkways and driveways that are adjacent to the buildings

B. The inspector is not required to:

- Inspect door or window screens, shutters, awnings, or security bars
- Inspect fences or gates or operate automated door or gate openers or their safety devices
- Use a ladder to inspect systems or components

SECTION 3 - Roof Coverings

A. Items to be inspected:

- Covering
- Drainage
- Flashings
- Penetrations
- Skylights

B. The inspector is not required to:

- Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
- Warrant or certify that roof systems, coverings, or components are free from leakage

SECTION 4 - Attic Areas and Roof Framing

A. Items to be inspected:

- Framing
- Ventilation
- Insulation

B. The inspector is not required to:

- Inspect mechanical attic ventilation systems or components
- Determine the composition or energy rating of insulation materials

SECTION 5 - Plumbing

A. Items to be inspected:

- Water supply piping
- Drain, waste, and vent piping
- Faucets and fixtures
- Fuel gas piping
- Water heaters
- Functional flow and functional drainage

B. The inspector is not required to:

- Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
- Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
- Inspect whirlpool baths, steam showers, or sauna systems or components

Inspect fuel tanks or determine if the fuel gas system is free of leaks
Inspect wells or water treatment systems

SECTION 6 - Electrical Systems

A. Items to be inspected:

- Service equipment
- Electrical panels
- Circuit wiring
- Switches, receptacles, outlets, and lighting fixtures

B. The inspector is not required to:

- Operate circuit breakers or circuit interrupters
- Remove cover plates
- Inspect de-icing systems or components
- Inspect private or emergency electrical supply systems or components

SECTION 7 - Heating & Cooling Systems

A. Items to be inspected:

- Heating equipment
- Central cooling equipment
- Energy source and connections
- Combustion air and exhaust vent systems
- Condensate drainage
- Conditioned air distribution systems

B. The inspector is not required to:

- Inspect heat exchangers or electric heating elements
- Inspect non-central air conditioning units or evaporative coolers
- Inspect radiant, solar, hydronic, or geothermal systems or components
- Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
- Inspect electronic air filtering or humidity control systems or components

SECTION 8 - Fireplaces and Chimneys

A. Items to be inspected:

- Chimney exterior
- Spark arrestor
- Firebox
- Damper
- Hearth extension

B. The inspector is not required to:

- Inspect chimney interiors
- Inspect fireplace inserts, seals, or gaskets
- Operate any fireplace or determine if a fireplace can be safely used

SECTION 9 - Building Interior

A. Items to be inspected:

- Walls, ceilings, and floors
- Doors and windows
- Stairways, handrails, and guardrails

- Permanently installed cabinets
- Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
- Absence of smoke alarms
- Vehicle doors and openers

B. The inspector is not required to:

- Inspect window, door, or floor coverings
- Determine whether a building is secure from unauthorized entry
- Operate or test smoke alarms or vehicle door safety devices
- Use a ladder to inspect systems or components

III. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

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

- Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected

- Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories

- Auxiliary features of appliances beyond the appliance's basic function

- Systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water

- Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas

- Determining compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions

- Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase

- Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations

- Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood

- Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from

- Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood

- Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water

- Determining the integrity of hermetic seals at multi-pane glazing

- Differentiating between original construction or subsequent additions or modifications

- Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices

- Specifying repairs/replacement procedures or estimating cost to correct

- Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components

- Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies

- Elevators, lifts, and dumbwaiters

- Lighting pilot lights or activating or operating any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls

- Operating shutoff valves or shutting down any system or component

Dismantling any system, structure, or component or removing access panels other than those provided for homeowner maintenance

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

Inspect any building, system, component, appliance, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.

Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

IV - GLOSSARY of TERMS

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

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

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

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

Condition: Conspicuous state of being

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

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

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

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

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

Functional Flow: The flow of the water supply at the highest and farthest fixture from the building

supply shutoff valve when another fixture is used simultaneously

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

Inspector: One who performs a real estate inspection

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

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

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

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

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

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

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

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

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

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

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

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

CREIA Code of Ethics

All Inspector Members (MCI, CCI and Candidates) of the California Real Estate Inspectors Association (CREIA) are committed to providing professional, high quality service to the public. This code will serve as a basis for ethical decision making in the conduct of professional inspection work. It sets forth principles and rules of conduct enforced by CREIA through specific procedures contained in Section B, Judicial Procedures. This Code of Ethics is applicable to all CREIA members as defined in the CREIA bylaws. {EFFECTIVE January 6, 2006}

I. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity. In particular, home inspectors shall not:

- a. Perform or offer to perform, for an additional fee, any repairs to a structure on which the inspector, or the inspector's company, has prepared a home inspection report in the past 12 months.
- b. Inspect for a fee any property in which the inspector, or the inspector's company, has any financial interest or any interest in the transfer of the property.
- c. Offer or deliver any compensation, inducement or reward to the owner of the inspected property, the broker, or agent, for the referral of any business to the inspector or the inspection company, or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.
- d. Inspect for a fee properties where the employment itself or the fee payable for the inspection is contingent upon the conclusions in the report, pre-established findings, or the close of escrow.
- e. Accept compensation, directly or indirectly, for recommending contractors, services, or products to inspection clients.

II. Inspectors shall act in good faith toward each client.

- a. Inspectors shall perform services and express opinions based on honest conviction and only within their areas of education, training, or experience.
- b. Inspectors shall be objective in reporting and not knowingly understate or overstate the significance of reported conditions.
- c. Inspectors shall not disclose personal information about the client, seller, tenant, or others involved in the inspection without the approval of the individual(s) affected.
- d. Inspectors shall not disclose inspection results to anyone other than the client or the client's agent without the approval of the client.

III. Inspectors shall avoid activities that harm the public, discredit themselves, or reduce public confidence in the profession.

- a. Inspectors will maintain professional relationships with clients, colleagues and others associated with the inspection without regard to race, color, national origin, gender, religion, age, sexual orientation, or disability.
- b. Inspector's advertising, marketing, and promotion of services or qualifications shall not be fraudulent, false, deceptive, or misleading.
- c. Inspectors shall abide by CREIA bylaws and guidelines in the use of the CREIA logo and other CREIA materials.
- d. Inspectors will respond professionally to client or CREIA concerns and complaints about an inspection.
- e. Inspectors shall report substantial and willful violations of this Code to CREIA.

IV. Consequences for breach of this Code.

- a. Inappropriate language or behavior towards CREIA office staff:
 - First offense: Written reprimand placed in candidate's or member's file.
 - Second offense: One (1) month "member not in good standing" status and loss of all privileges. Written reprimand placed in candidate's/member's file.
- b. Candidate member using CCI, MCI or CNCS logo:
 - First offense: Written reprimand placed in candidate's file.
 - Second offense: Six (6) month "member not in good standing" status and loss of all privileges. Written reprimand placed in candidate's file.
- c. CCI member using MCI or CNCS logo:
 - First offense: Three (3) month "member not in good standing" status and loss of all privileges.

Written reprimand placed in member's file.

Second Offense: Six (6) month "member not in good standing" status and loss of all privileges.

Written reprimand placed in member's file.

d. Candidate or member falsely claiming Chapter or CREIA State Leadership:

First offense: Three (3) month "member not in good standing" status and loss of all privileges.

Written reprimand placed in candidate's/member's file.

Second Offense: Six (6) month "member not in good standing" status and loss of all privileges.

Written reprimand placed in candidate's/member's file.

e. Candidate or member's company or a company controlled/owned by same individual(s) performing repairs of properties for an additional fee within one year of inspection date by same or related company:

First offense: Six (6) month "member not in good standing" status and loss of all privileges.

Written reprimand placed in candidate's/member's file.

Second offense: Membership revoked, expulsion.

f. Candidate or member guilty of false or misleading advertising:

First offense: Written reprimand placed in candidate's/member's file.

Second Offense: Six (6) month "member not in good standing" status and loss of all privileges.

Written reprimand placed in candidate's/member's file.

g. Candidate or member offering or soliciting incentives to the seller or agents involved in a real estate transaction:

First offense: Written reprimand placed in candidate's/member's file.

Second offense: Six (6) month "member not in good standing" status and loss of all privileges.

Written reprimand placed in candidate's/member's file.

h. Breaches of this Code that are not specifically covered by this Section IV shall be subject to consequences as determined by the CREIA Board. Such consequences shall be reasonable in light of and in comparison to those expressly stated herein.

Energy Conservation and Utility Information

UTILITY BILL, REBATES AND OTHER ASSISTANCE

Online Consumer and Business Conservation Rebate Database: www.consumerenergycenter.org

California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm

California Energy Commission, 1-800-772-3300 or www.consumerenergycenter.org for information on utility bill assistance programs

California Public Utilities Commission Consumer Affairs Branch, 1-800-649-7570 or www.cpuc.ca.gov for information on baseline and other optional rates and bill assistance programs

Local Utility Companies,

Pacific Gas & Electric 1-800-743-5000 or www.PGE.com

City of Palo Alto: 650-329-2161 or www.city.palo-alto.ca.us

HELP FOR LOW INCOME RESIDENTS

California Department of Community Services and Development, 1-800-433-4327 or www.csd.ca.gov/liheap.htm for Low Income Home Energy Assistance Program

California Energy Alternative Rates (CARE): Call your local utility company for information and applications. 1-866-743-2273

SENIORS AND SPECIAL NEEDS

Medical Baseline Emergencies: People of all ages and income levels on life-support or with certain medical conditions where a loss of electricity could be a threat to their lives should contact their electric company to apply for the Medical Baseline program or call Flex Your Power at 1-866-968-7797 for a referral. The program provides a variety of benefits, including a larger allotment of low-cost baseline electricity and advance notification of rotating power outages. A flier, Consumer Tips for Energy Emergencies, with information for seniors and people with special medical conditions, who are especially vulnerable to heat, electricity outages and higher electric bills is available at www.dca.ca.gov/energy_emergency_tips.pdf

ILLUSTRATIONS

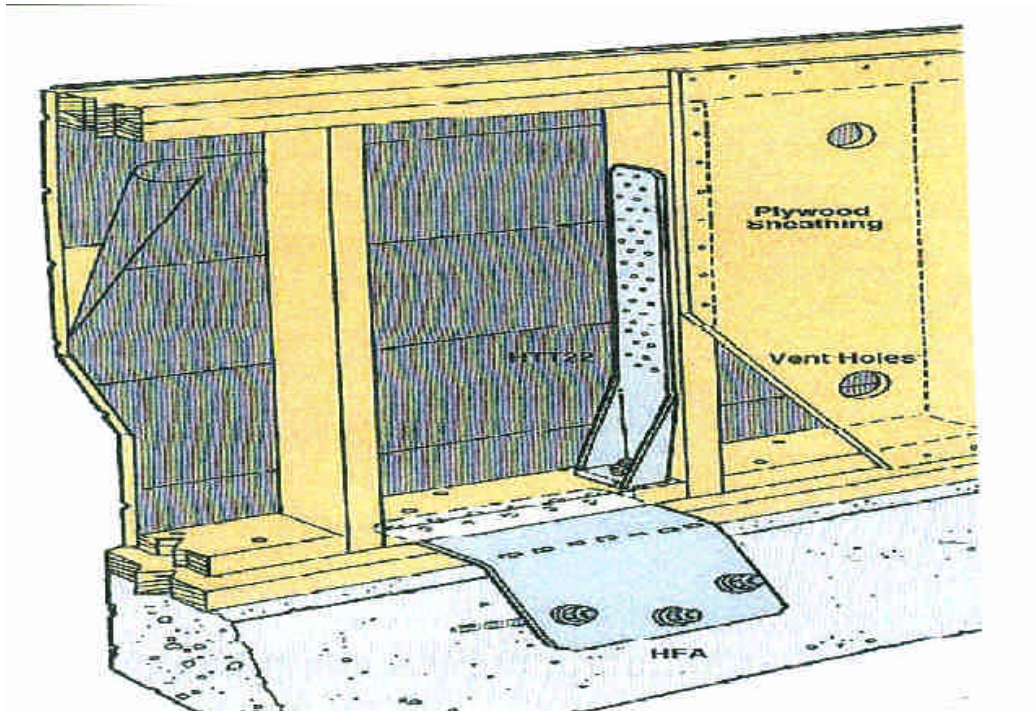


Illustration - 1 Hillside - Raised & Bolted - Unsheared Cripple Walls

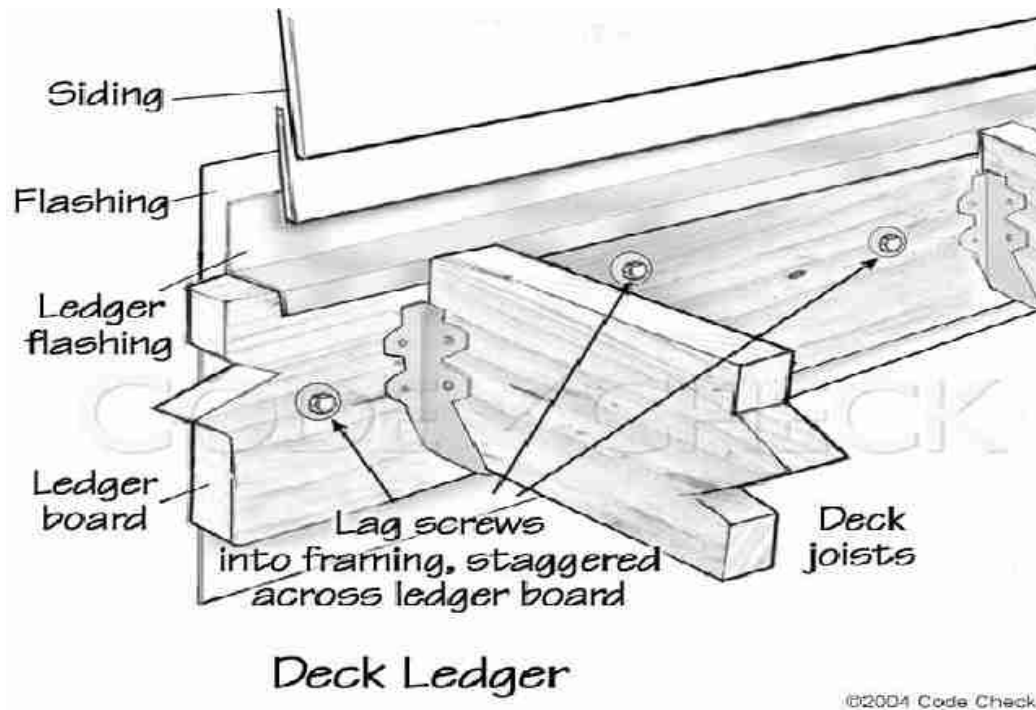


Illustration - 2 Mud Sill Buried in Concrete Stem Wall

ILLUSTRATIONS

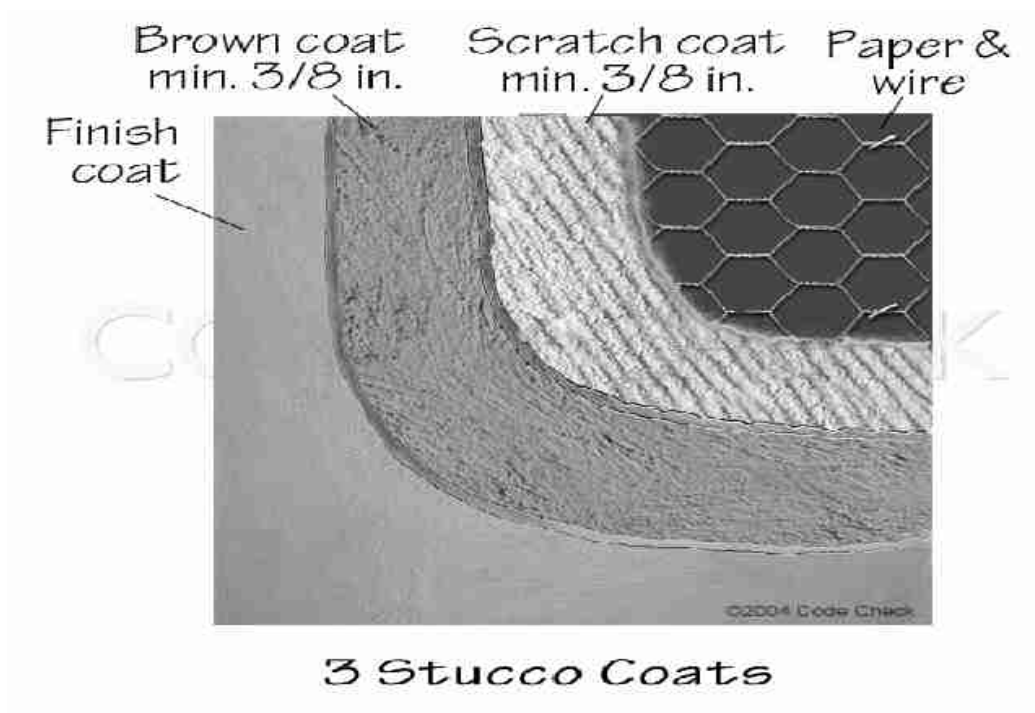


Illustration - 3 Stucco - General

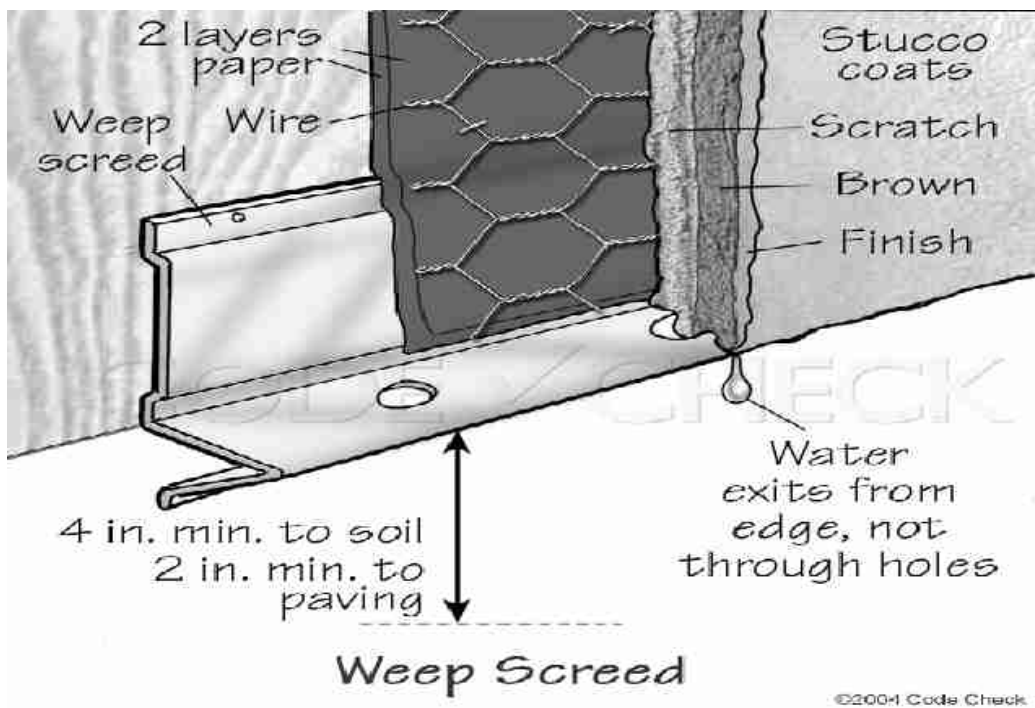


Illustration - 4 Portions - Stucco No Weep-Screed

ILLUSTRATIONS

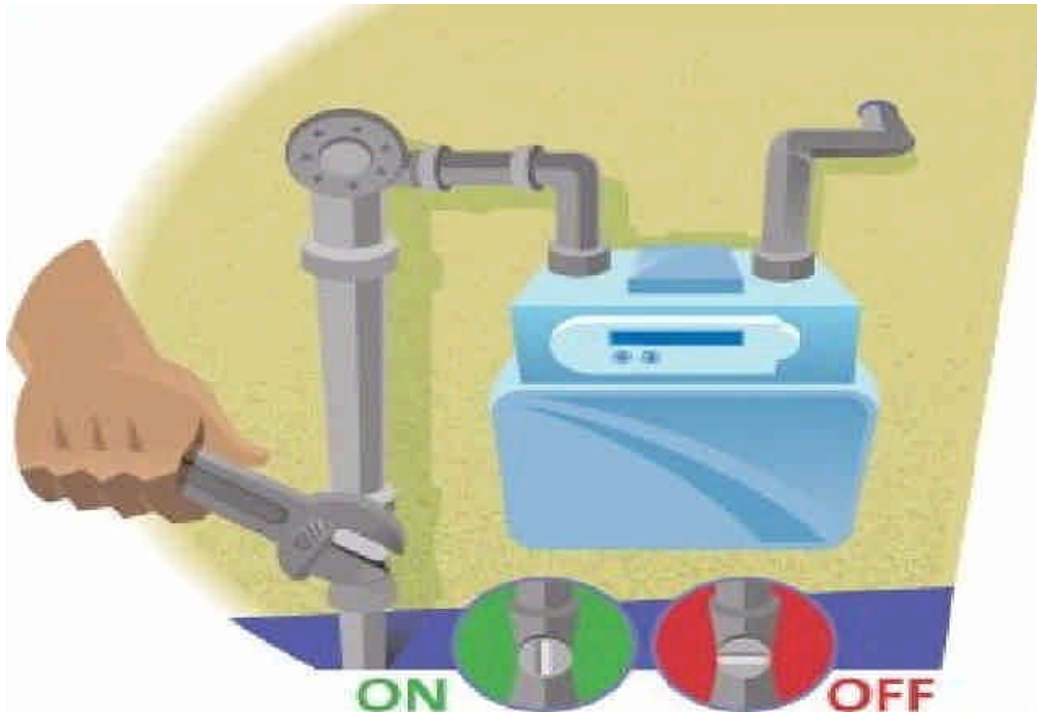


Illustration - 5 Homeowner - Emergency Shut-Off Procedure

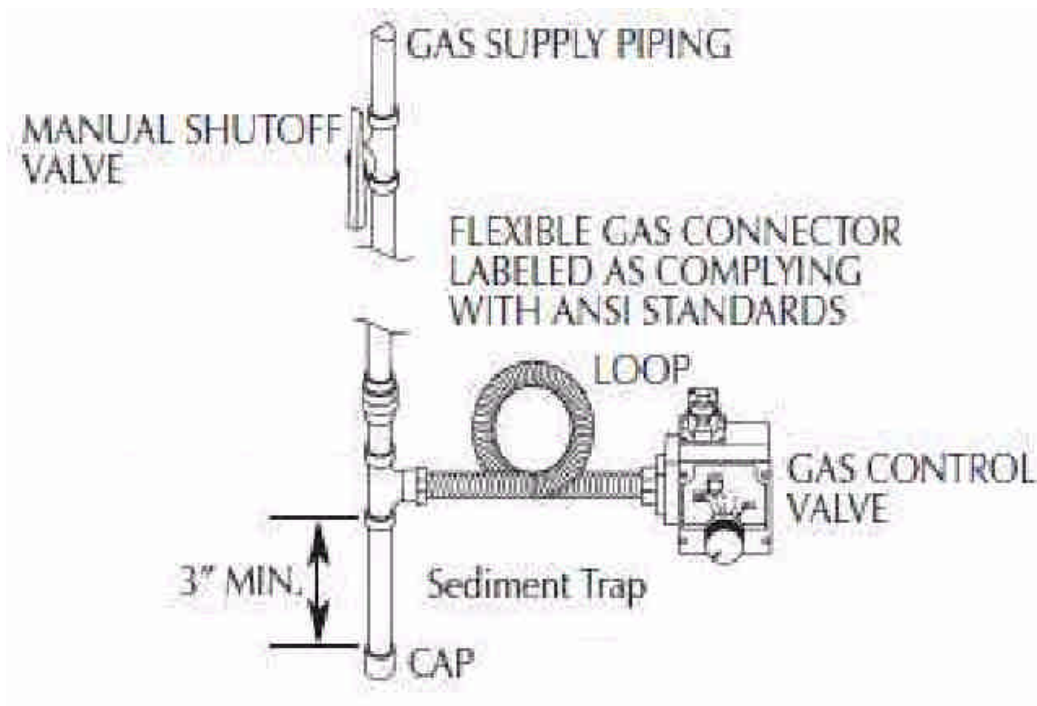


Illustration - 6 No Sediment Traps Installed

ILLUSTRATIONS

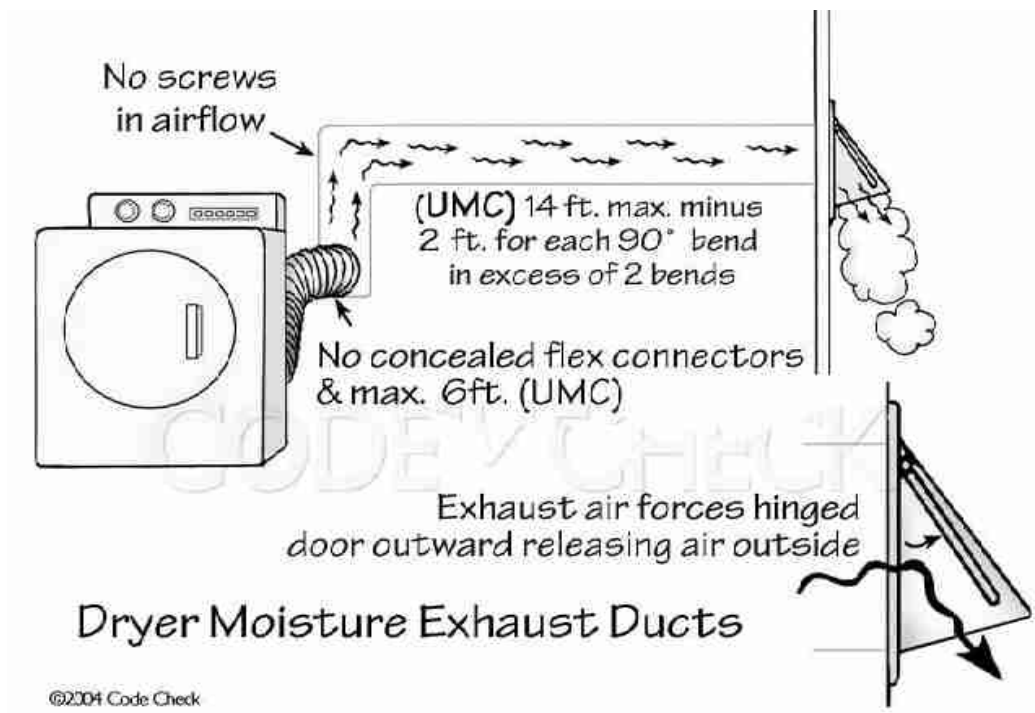


Illustration - 7 The dryer vent extends more than six feet in length and should be installed using a rigid metal vent material

REPORT CONCLUSION

1234 Beach Avenue, Malibu, CA 94000

Inspecting a dwelling is a simple task; anyone can do it. Performing a professional real estate inspection is infinitely more difficult. Professional real estate inspectors have broad technical knowledge that enables them to recognize existing conditions and make recommendations for further action if appropriate.

This report was produced specifically for your single-family dwelling and the associated parking area. This report does not include any other portions or features of the site except as agreed to by the inspector and client prior to the inspection. The purpose of this inspection and written report is to provide an unbiased opinion of the observed defects and conditions at that point in time. Further, it is to describe the physical condition of the selected key systems and components and parking area. We feel that items in RED or BLUE are significant. We provide an overview of this inspection at the front of the report where we list the recommendations we believe may be important to the client. These recommendations should not be considered the only significant findings or issues. You must establish your own priorities after thoroughly studying this report, reviewing all the recommendations in this report, and consulting with other experts, and or specialists as you may deem necessary. We strongly recommend that you discuss these items specifically and the report as a whole with your REALTOR, contractor and/or legal advisor.

The observations in this report are the result of visual observations made the day of the inspection. To realize the full benefit of this report, please take the time to read the entire report. It is also recommended that a final "walk through" be made on any property as various components fail or break at random without regard to our timetables and / or calendars.

Thank you for considering Walker Property Evaluation Services for your real estate inspection needs. If we can be of further assistance to answer questions regarding this report, please feel free to contact us at 650.873.4224.

Inspection Address: 1234 Beach Avenue, Malibu, CA 94000
Inspection Date/Time: 12/31/2008 1:00 pm to 4:30 pm

TABLE OF CONTENTS

PROPERTY INSPECTION REPORT	1
GENERAL INFORMATION	2
SCOPE OF WORK	4
Structural	6
Raised Foundation or Basement	6
Structural Elements	8
Exterior	9
Wall Covering	9
General Site Comments	10
Grading and Drainage	11
Exterior Features	12
Irrigation	17
Roof/Attic	18
Composition Shingle	18
Attic	21
Plumbing	24
Potable Water Pipes	25
Waste and Drainage System	26
Gas	27
Water Heater - Garage	29
Electrical	32
Main Panel	32
Electrical Branch Circuits & Wiring Distribution	34
Heat	36
Heat System - Interior Enclosure	36
Heating System	39
Fireplace	40
Living Room Chimney	40
Living	43
General Interior Conditions and Comments	43
Living	44
Dining	45
Family Room	45
Bedrooms	48
Master Bedroom	48
Bedroom 2	49
Bedroom 3	50
Bathrooms	52
Master Bathroom	52
Hallway Bathroom	54
Common	56
Kitchen	56
Hallway	59
Stairway	59
Laundry	60
Garage	63
CERTIFICATIONS AND AFFILIATIONS	67
Terms and Conditions of Use	68
CREIA Standards of Practice	70

Inspection Address: 1234 Beach Avenue, Malibu, CA 94000
Inspection Date/Time: 12/31/2008 1:00 pm to 4:30 pm

CREIA Code of Ethics	75
Energy Conservation and Utility Information	77
ILLUSTRATIONS	78
REPORT CONCLUSION	82
TABLE OF CONTENTS	83