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: Tav Rotondale

Inspection Address: 2318 Buena Vista Avenue, Belmont, CA 94002
Inspection Date: 11/25/2008 Start: 9:00 am End: 12:30 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 v Requires Direct Attention
m Functional/Serviceable q Defect or Safety Related Issue

Components & Conditions Needing Service/Evaluation

Structural

Raised Foundation or Basement

Crawlspace General Conditions and Observations

- ¬ There is cellulose and or wood debris in the crawlspace that should be removed
- ¬ We observed direct wood to earth contact in the crawl space that should be serviced
- q The kitchen exhaust fan vent has been improperly installed using a flexible and or non-rated material

Plumbing

- q Copper and galvanized water pipes appear to have been directly and or improperly connected at several areas
- ¬ We noted an apparent flat or improperly sloped vent installation at the Jack & Jill bath drain

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Electrical
- ¬ We observed non-ground contact rated electrical wiring that is used improperly in an underground installation
- q There several improperly terminated electrical wires within the crawlspace

Exterior

Wall Covering
Wall Covering Observations
- ¬ Portions of the exterior cladding appear weathered and should be painted and or sealed

Exterior Features
Steps and Handrails
- ¬ Portions of the stair framing or stringers appear deteriorated at grade

Carport
- q Portions of the carport roof framing appear moisture damaged

General Exterior Electrical Comments
- q There are one or more areas where improperly protected or non-exterior rated components are installed

Storage Enclosure
- ¬ The exterior door appears moisture damaged at the base and should be serviced or replaced as necessary

Exterior - Detached Building

Wall Covering
Wall Covering Observations
- ¬ Portions of the exterior cladding appear weathered and should be painted and or sealed
- ¬ Portions of the exterior cladding are installed with improper clearances to grade and should be serviced

Exterior Features
Fascia and Trim
- ¬ Several areas of the exterior wood eaves trim etc appear weathered and should be serviced

Roof/Attic

Attic
Ventilation
- ¬ We noted one or more improperly sealed vent screens openings that should be serviced

Electrical
- q We noted attic insulation in contact with several recessed lighting fixtures
- q We noted one or more improperly terminated electrical cables and or wires in the attic
- ¬ There are several open electrical junction boxes that should be sealed
- ¬ We noted one or more apparently damaged light fixtures within the attic that should be serviced

Plumbing

Potable Water Pipes
Copper and Galvanized Pipes
- q Galvanized and copper pipes have been directly and improperly connected that the left exterior

Gas
Gas Pipes
- q A portion of the gas supply pipe at the left side area appears improperly installed below grade

Water Heater - Exterior Enclosure
Vent Pipe and Cap
- q There are several issues with the gas vent pipe installation that require further evaluation and or service

Electrical

Sub Panel - A
Grounding
- ¬ Several circuit ground wires have been improperly terminated on the neutral bus bar

Sub Panel - B
Grounding
- q The panel grounding appears improper for the standards in effect at the time of apparent installation

Living

Dining
Receptacles
- ¬ Several of the outlets in the dining room are wired with reversed polarity and should be serviced

Smoke Alarms
- q There is no smoke detector in the dining room and one is required

Bedrooms

Master Bedroom
Smoke Alarms
- q There is no smoke detector in the bedroom and one is required

Bedroom 2
Smoke Alarms
- q There is no smoke detector in the bedroom and one is required

Bedroom 3
Smoke Alarms
- q There is no smoke detector in the bedroom and one is required

Common

Kitchen
Dishwasher
- q The dishwasher does not appear equipped with the required countertop air-gap assembly

Hallway

Smoke Alarms
- q The smoke alarm in the hallway did not respond when tested and should be serviced or replaced as needed

Laundry

Faucet
- ¬ The hot and cold supply lines to the faucet are installed in reverse and should be serviced

Trap and Drain
- ¬ We noted an apparent improper drain connection at the laundry area

Dryer Vent
- ¬ The back-draft on the exterior dryer vent cover is missing improper or incomplete and should be serviced

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PROPERTY INSPECTION REPORT

Prepared Exclusively For:

Tav Rotondale

INSPECTION ADDRESS

2318 Buena Vista Avenue, Belmont, CA 94002

INSPECTION DATE - AMENDED 112808

11/25/2008 9:00 am to 12:30 pm

REPRESENTED BY:
Que Foor
Alain Pinel Realtors

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GENERAL INFORMATION

Inspection Address: 2318 Buena Vista Avenue, Belmont, CA 94002
Inspection Date: 11/25/2008 Time: 9:00 am to 12:30 pm

Weather: Overcast - Temperature at time of inspection: 60-70 Degrees

Inspected by: Skip Walker

Client Information: Tav Rotondale

Seller's Agent:
Que Foor
Alain Pinel Realtors
520 El Camino Real Suite 100
San Mateo CA 94402
Phone: 650-548-1111
Fax: 650-548-1238
Mobile: 650-274-5503
Email: que@quefoor.com

Structure Type: Wood Frame
Furnished: Yes
Structure Occupied: Yes
Number of Stories: One

Structure Style: California Ranch

Estimated Year Built: 1947
Unofficial Sq.Ft.: 1100

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

General Property Conditions

The inspection was performed on a three bedroom, two bath single family dwelling. The detached garage appears sufficient to park one compact/standard size auto. The carport area appears sufficient to park three compact/standard size autos.

The gas, electrical power and water were on at the time of inspection.

AMENDED REPORT: The original report was amended on Nov 28, 2008 to clarify/expand on several under-floor plumbing related conditions or issues.

Please refer to the enclosed inspection report for a detailed discussion of the conditions observed at the

time of inspection. Interested parties are 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 removal of any transaction inspection contingencies. These 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.

Portions of the residence were furnished and or had stored personal property, because of this, our access to and view of the components, systems and surfaces in the home are necessarily limited. In accordance with CREIA standards and industry practices we only inspect those components or surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange or move items within closets and cabinets.

We will always make every reasonable effort to inspect a furnished dwelling as thoroughly as is possible. However, since this is a limited visual inspection, it is possible that conditions, issues and or defects may not be visible at the time of inspection and hence go undetected.

Portions of this property appear to be an addition and or remodel. Consequently, we recommend that interested parties obtain a full permit history on the property including copies all relevant documentation, building permits, etc for your records on the property. We suggest confirming that all permits were issued and final approval was granted. We recommend review of the local zoning regulations, local ordinances and all other records pertaining to this property. These may be obtained from the local Building and Safety Department. It is also advisable to obtain copies of all equipment, appliance and material installation information as these may include information related to applicable warranties and guarantees. This is important because our inspection does not tacitly approve, endorse, warrant and or guarantee the integrity of any work that was done without benefit of a permit, and any potential latent defects that may exist. We do not review the current use of the property for conformance with local zoning and or other restrictions that may be applicable.

We noted one or more apparently older smoke alarms installed within this dwelling. While these older smoke alarm units may very well test properly, experience tells us that it is wise to replace any units that approximately ten years or older with modern devices. The sensors on these older units may not be as sensitive as the newer units and become may dirty and or obstructed with age. This may result in them failing to respond when they are needed most. The newer units tend to be far more reliable and are relatively inexpensive to replace. We suggest that you consider replacement of any older units as a property safety upgrade.

It is critical that your smoke alarm batteries be changed twice per year to insure the safe operation of the important devices. Like you, we need a way to remind ourselves of critical routine maintenance items such as this. We have found that doing this when we change our clocks for daylight savings time is a good way to insure that it happens.

Conditions associated with all forms of microbial growth may or may not be present at this property. CREIA and industry standards for a general property inspection call for reporting conditions resulting from moisture intrusion and or the resulting damage/deterioration. The actual inspection and or identification of microbial growths/molds/mildews is outside the scope of our expertise and the scope of this inspection. All such issues are SPECIFICALLY DISCLAIMED. The analysis of such issues requires very sophisticated laboratory testing and a highly trained specialist to determine the type of growth, any associated health risk and any remedial action necessary for the specific conditions present. If conditions related to possible moisture intrusion and or damage are noted within the report, it is recommended that further evaluation/testing/remediation be conducted by a qualified specialist such as an industrial hygienist. Any necessary repair/correction of moisture damage and or mold remediation should follow generally accepted standards such as IIRC S500 for Water Damage Restoration or IIRC S520 for Mold Remediation. Failure to

follow generally accepted guidelines or standards can result in reoccurrence of such issues and the need for additional remediation or corrective measures.

It is not uncommon for dwellings constructed prior to 1977-1978 to use materials that are now considered hazardous. These are typically found in the heating system, gas flues, in certain types of exterior cladding and in several types of interior wall and floor finishes. These materials can often be found in ventilation duct wrap materials, older blown-in insulation, "pop-corn" or "cottage cheese" ceiling texturing material, older floor tile materials, wall texturing materials, etc.

The United States Environmental Protection Agency (EPA) publishes a wealth of material on asbestos and its use in residential construction. Interested parties with desiring further information or that are concerned about this issues are encouraged to consult the information available online at: http://www.epa.gov/asbestos/ashome.html

Given the apparent age of this dwelling, interested parties may wish to have the property evaluated by a licensed hazardous materials abatement firm.

New product recalls and consumer product safety alerts are added almost daily to the thousands of already existing notices. Should the clients/interested parties be concerned that appliances and or other items installed in the dwelling might be on such lists, they may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) web site http://www.cpsc.gov or www.recalls.com for further information. A property inspection and the recognized standards of practice does not include the identification or research for appliances and other items installed in the dwelling that may be subject to recalls, safety bulletins and or may appear on the CPSC lists. We may make note of certain systems that we have personal knowledge of in the course of an inspection. Any such notations are made for the convenience of the client and should never be considered exhaustive. Interested parties should independently research the installed systems in the dwelling if this is an area of personal concern.

We noted one or more components in this dwelling that 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 life span may be for a given system. While we test accessible fixtures, systems and or built-in appliances for their basic functionality. We cannot guarantee the systems function in all modes and or operating conditions nor can we predict their remaining life. The inspection of an appliance and or a system does not constitute a guarantee or warranty as to their future operation 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.

The dwelling has natural stone used in floor and or countertop finishes. Natural granite, slate and marble stone are actually very porous. Care must be taken, especially with lighter colors, to avoid spills that may leave stains. For more information on the material and how to care for it, please refer to the question and answer database at www.findstone.com.

We recommend that all grout and or caulk joints should be re-sealed periodically as part of your routine homeowner maintenance. Even minor leaks can quickly cause significant damage.

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. Please see the full report for an in-depth discussion of all conditions observed/evaluated.

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 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: 0811-361 Buena Vista Belmont

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 is 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 ll 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 through out 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.

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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 lessor 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 original foundation is raised and appears to have had bolts or restraints installed at the time of original construction The addition area or areas are also raised and appear bolted or restrained consistent with standards of the apparent period of construction. 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 construction standards/practices for the respective periods of construction.

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 dwelling appears to have undergone one or more additions. The visible portions of the foundation stem walls at both the original and addition area(s) have bolts and or restraints installed. In general the spacing and size of the bolts or restraints used would appear to conform to older standards and would not be considered adequate under current seismic or construction standards. 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.
- The are indications of patching and or repairs to the poured concrete walls at one or more locations. We recommend obtaining copies of any permits, plans or records that might identify the nature of the repairs and confirm that they were performed by a qualified trade specialist.
- Portions of the foundation do not appear to be original construction. We recommend that interested parties obtain all relevant documentation, design, permits, etc pertaining to the scope of work and which should show that the work was done to the standards of the period of installation and by a qualified contractor. This will also provide you information related to any applicable warranties, guarantees, etc

Cripple Walls

Informational Conditions

- The residence has a raised cement foundation with bolting that appears generally consistent with the time of construction. Portions of the foundation utilize cripple walls. Cripple walls are the wood framed extension walls that run from the top of the foundation stem walls to the underside of the living area - they may be as little as a few inches to many feet on a steeply sloped site. These areas have no shear panel material installed on the interior walls areas. This installation appears consistent with practices of the apparent period of construction. However, this method of construction would be considered inadequate when compared to current seismic and construction standards. Cripple walls without shear panels installed more vulnerable to damage during a seismic event than a structure with shear panels installed. 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 installation further evaluated by a qualified seismic retrofit contractor who may make various recommendations to enhance the seismic performance of the dwelling.

• *See Attached Illustration 1*

Crawlspace Access Location

Informational Conditions

- The crawlspace is accessible through several exterior access doors.

¬ One of the crawlspace access panel covers were not installed at the time of inspection. This may allow for pest entry etc. We suggest that an access cover be installed.

Crawlspace General Conditions and Observations

Functional Components and Conditions

¬ The visible portions of the crawlspace are in generally acceptable condition except as noted elsewhere

Informational Conditions

¬ 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.

¬ The sub-floor area below one or more tub/showers are not sealed/rodent-proofed. This is a common point of pest intrusion. Current construction standards recommend that any such openings be sealed with wire mesh or similar material to prevent rodent intrusion into the wall cavities, etc. We suggest that a qualified trades person be consulted regarding properly sealing this area.

¬ There are indications of a possible wood destroying organism infestation with in the crawlspace that may be noted in the WDO report. Please refer to that specialists report for any specific recommendations.

¬ There are indications of re-leveling work in the foundation crawlspace area. We noted the addition of shim-type material to several areas of the foundation post/pier and or perimeter areas. Current standards would require that the perimeter supports be continuously supported, this is often done by the injection of structural grout into the gaps between the shims in older installations. There were no apparent indications of distress in the surrounding areas at the time of inspection. We suggest monitoring any such areas for any indications of movement and or change. We recommend that the installation be upgraded to conform to current standards. Interested parties should consult with a qualified foundation contractor for further information.

¬ We noted stains under the bathroom areas. We saw no indication of moisture/active leaks at the time of inspection. This area may be noted in the WDO report. Please refer to that specialists report for any specific service recommendations.

¬ We noted an cement-type of vent pipe, sometimes referred to as Transite, abandoned within the under-floor area. Masonry vent materials of this type and era may contain a suspect hazardous material. In general, we suggest that any abandoned materials be properly removed and openings sealed. Should this material be removed, it is recommended that a licensed hazardous materials contractor evaluate and first determine the composition and recommend the appropriate method of disposal.

¬ We noted an apparent gas pipe shut-off and or union installed within the crawlspace area. Generally accepted construction practices preclude the installation of gas valves or unions in areas that are not readily accessible. It is suggested that any such installations be modified to conform to current standards. Interested parties desiring further information should consult with a qualified plumbing contractor.

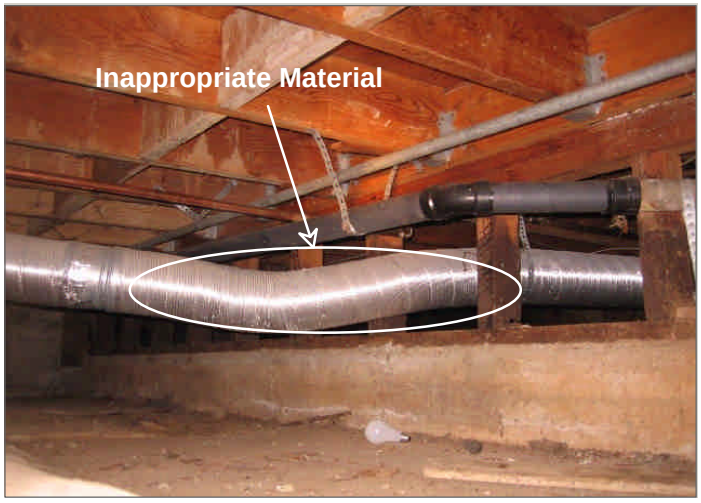
Components & Conditions Needing Service/Evaluation

¬ There is cellulose and or wood debris in the crawlspace that should be removed. These items may retard moisture evaporation in the crawlspace. They may also provide a food source and nesting material for pests and wood destroying organisms. This may be noted in the WDO report as well.

¬ We observed direct wood to earth/grade contact in the crawl space. This may be noted in the WDO report. Wood on grade contact is improper as it will result in deterioration of the wood members due to moisture and provides an entry path into the structure for wood destroying organisms. Please refer to the WDO specialists report for any recommended service.

q The kitchen exhaust fan vent has been improperly installed using a flexible/non-rated material. Current standards require the use of smooth wall, non-combustible materials to minimize the accumulation of grease and risk of fire. We recommend that a qualified HVAC contractor evaluate and service the installation as necessary for safety reasons.

The kitchen exhaust fan vent has been improperly installed using a flexible and or non-rated material - *Continued*



Crawlspace Soil Conditions and Observations

Informational Conditions

¬ The crawlspace is covered with a thin coating of cement sometimes referred to as rat-proofing. The area was generally dry with one or more areas having efflorescence and or other indications of prior dampness/moisture. Efflorescence on the rat-proofing 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. 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 area for indications of further moisture intrusion and call a drainage contractor if warranted.

¬ The crawlspace does not have a vapor barrier installed. This is plastic sheeting laid on the soil to limit or retard evaporation of moisture from the soil and reduce the amount of dampness in the under floor area. The addition of a vapor barrier may be one of the recommended remedial efforts by a specialist should excessive moisture become an issue.

Plumbing

Informational Conditions

¬ Portions of the ABS pipe in the crawlspace appear supported with straps or hangers not rated for this purpose. Generally accepted plumbing practices require that ABS drain//waste/vent pipe be supported with listed plastic hanger assemblies at intervals not exceeding four feet. Interested parties should consult with a qualified plumbing contractor for further information and or any necessary service.

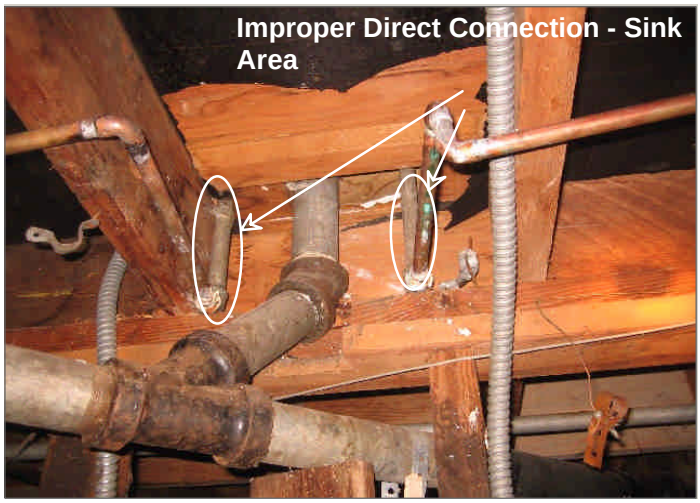
¬ Portions of the drain/vent/sanitary sewer pipe in the crawlspace appear supported with supports, straps and or hangers not designed/rated for this purpose. Generally accepted plumbing practices require that drain/waste/vent pipe be supported with listed materials and or hanger assemblies. Interested parties may wish to consult with a qualified plumbing contractor for further information and or any suggested service.

¬ There are copper supply pipes improperly supported using galvanized strapping materials. While this typically has little effect on the copper plumbing pipes, it is improper and may lead to corrosion of the galvanized components.

Components & Conditions Needing Service/Evaluation

q Copper and galvanized water supply pipes within the crawlspace appear to have been directly and or improperly connected at several areas. The direct connection of dissimilar metals creates an electrolytic condition that will result in accelerated corrosion on the galvanized pipe material. This will eventually result in deterioration and or leaks at the galvanized piping. We recommend further evaluation and service as necessary by a qualified plumbing contractor.

Copper and galvanized water pipes appear to have been directly and or improperly connected at several areas - *Continued*

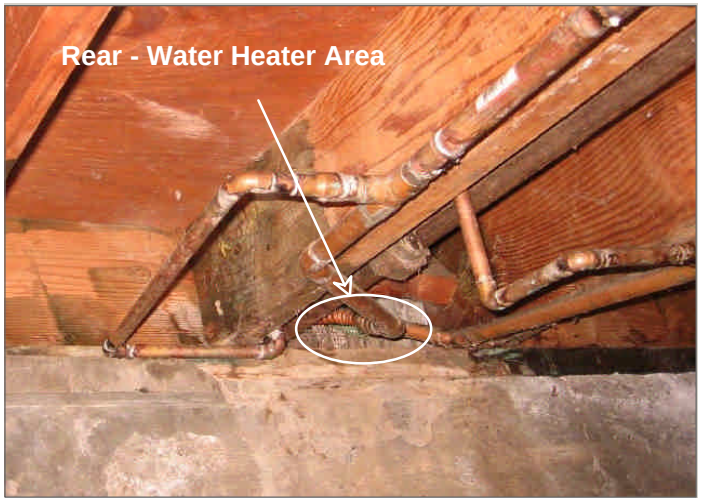


¬ We noted an apparent "flat" and or improperly sloped vent installation at the Jack & Jill bathroom drain area. Generally speaking, current standards require plumbing drain system vents to be installed with a minimum 45 degree slope from horizontal until the vent is above the floor level/flood rim of the highest fixture served. This is to insure that if a blockage occurs in the drain line, that any effluent will drain properly back into the sanitary sewer system. We recommend that a qualified plumbing contractor evaluate and service as needed.

Further Evaluation

¬ Portions of the supply piping have been improperly installed using a flexible/non-rated material. Generally accepted construction practices require that all potable water piping be installed using materials listed/approved for that purpose. Flexible copper material such as this is designed for connecting water heaters, storage tanks, etc to the potable water system. They are not listed for general piping applications. Interested parties should consult with a qualified plumbing contractor for further information and or service.

Flex Copper in Supply Piping - *Continued*



Electrical

Informational Conditions

¬ We noted one or more ground connections made externally and to older standards to various circuits within the area. Current standards still allow for a circuit grounds to be added to knob & tube and or ungrounded type systems by running external ground wires, however they would be required to be attached to a supply pipe or ground point within five feet of the entry point. The visible ground connections appear to conform to older standards. Interested parties desiring further information should consult with a qualified electrician regarding further information and or evaluate or upgrading the system.

Components & Conditions Needing Service/Evaluation

¬ Portions of the electrical wiring within the crawlspace appear run underground. The visible portions of the material used do not appear to be a type rated for underground/ground contact use. The use of non-rated materials for this application may result in degradation of the insulation and could pose a potential safety risk should the insulation fail. Any underground wiring should be rated for this application. We recommend that a qualified electrician evaluate and service as necessary.

q There several improperly terminated electrical wires within the crawlspace. We could not determine if these were live connections. Unless both ends of an electrical wire are visible, it is assumed that any such wires could become energized and pose a shock hazard. For safety reasons, we recommend that a qualified electrical contractor properly terminate any such wiring within a junction box to minimize any potential

electric shock hazard.

Ventilation

Informational Conditions

- The crawlspace/under-floor area ventilation would be considered insufficient by current standards. Inadequate ventilation may contribute to increased moisture levels, condensation and or damp/musty conditions. While this is a common issue in homes of any era, we now know that this condition may contribute to accelerated deterioration of the framing, and generally contribute to unhealthy conditions. The WDO report may comment on this issue. Current standards recommend a minimum of one square foot of free vent area for every one hundred-fifty square feet of under-floor area. The vents should be installed to provide cross ventilation to the area. We suggest that the ventilation be upgraded to conform to current standards. Interested parties desiring further information and or service should consult with a qualified general contractor.
- The crawlspace does not have a vapor barrier installed. This is plastic sheeting laid on the soil to limit or retard evaporation of moisture from the soil and reduce the amount of dampness in the under floor area. The addition of a vapor barrier may be one of the recommended remedial efforts by a specialist should excessive moisture become an issue.
- Some or all of the crawlspace ventilation openings are covered by a series of louvered vent covers. While these are generally used for this purpose, they are far more restrictive of air-flow than conventional wire mesh screens. In some cases, they may restrict effective air-flow by as much as 25% or more of their opening area. Since crawlspace ventilation is such an important issue, we suggest that the louvered vent covers be replaced with wire mesh types designed for this purpose.

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 framing, post pier and or girder connections would be considered inadequate and or potentially vulnerable by current seismic and or construction standards. While the construction methods used may have been acceptable at the time of 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 qualified seismic contractor to discuss further evaluation and or upgrade options.
- We observed deviations from plumb or level in the intermediate floor framing system. This may be the result of age related soil compaction, moisture differences in the soil at the perimeter walls may facilitate settling and or a number of other contributing factors. There were no visible indications of distress in the foundation system apparent at the time of inspection. In the opinion of the inspector, this condition appears within reason for a dwelling of this age and general area. Given the limitations of this inspection, we saw no

apparent areas of concern and no further evaluation would appear warranted at this time.

- ¬ We noted staining on the sill, rim joist and or cripple wall areas at various areas around the building perimeter. This may be noted in the WDO report. Please refer to that specialists report for any suggested service. We recommend monitoring these areas for any indications of moisture and servicing as necessary.
- ¬ The sub-floor area below one or more tubs is not completely sealed. This is a common point of pest intrusion. Current construction standards recommend that any such openings be sealed with wire mesh or similar material to prevent rodent intrusion. We suggest that a qualified trades person be consulted regarding properly sealing this area.
- ¬ We noted a number of the pier/posts appear older and or original. These are constructed with the wood members closer to grade than current standards would allow. Any such areas will be more susceptible to moisture and or wood destroying organism (WDO) infestations than post-piers constructed to more modern standards. We suggest periodic inspection of these areas and that consideration be given to upgrading the installation to meet current standards as repairs and renovations are undertaken over time. This may be noted in the WDO report as well. Please consult that specialists report for any other recommendations.
- ¬ We noted staining/indications of prior moisture at the sub-floor and or framing beneath the hall bath area. There were no indications of moisture apparent at the time of inspection. This area may be noted in the WDO report. Please refer to that specialists report for any further commentary.
- ¬ There are indications of prior repairs at the bathroom areas. This may be commented on in the WDO report.
- ¬ There are one or more foundation areas where the wood sill foundation and or the wood framing members are closer to the soil/grade line than current standards would recommend. Current standards would require that the wood sill be a minimum of eight inches above the adjacent soil line. Any such areas area will be more susceptible to wood destroying organism infiltration and or moisture infiltration. This condition may be noted in the WDO report. Please refer to that report for further information and or service recommendations.
- ¬ 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.
- ¬ We noted one or more improperly notched/cut/bored floor joists. There were no visible indications of distress in the surrounding framing members apparent at the time of inspection.. Interested parties desiring further information on this issue should consult with a qualified general contractor.

Further Evaluation

- ¬ As noted elsewhere, we observed one or more areas where the intermediate floor framing, supports and or related wood components appear in direct earth contact and or are on grade. This condition may appear on the WDO report. Direct earth wood contact provides means for wood destroying organisms to enter the structure and may also contribute to deterioration of the wood due to moisture. Current standards recommend that minimum clearances between wood and grade be established for the well being of the dwelling. Interested parties should consult with the WDO specialists report for any specific service recommendations. We recommend that any necessary service be completed by a qualified trades person.

Floor Insulation

Informational Conditions

- ¬ The visible areas of the under floor area are not insulated as would be required by current energy standards and is recommended for all dwellings as an energy conservation measure. Additional information on the economics of adding insulation and any rebates that may be available may be obtained at www.PGE.com. Interested parties are encouraged to consult with a qualified insulation contractor regarding the benefits and economics of installing insulation. We suggest that insulation be installed to bring the dwelling into conformance with current energy standards as a property upgrade.

Structural Elements

Wall Structure

Informational Conditions

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

Floor Structure

Informational Conditions

¬ The floor structure appears comprised of dimensional lumber framing and wood sub floor.

Ceiling Structure

Informational Conditions

¬ The visible portions of the ceiling structure appear framed using dimensional wood joists.

Roof Structure

Informational Conditions

¬ The visible portions of the roof structure are conventionally framed with dimensional lumber, joists, rafters, purlins, collar-ties, et cetera.

Structural - Detached Building

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 lessor 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. Interior finishes, stored personal property and exterior wall finishes preclude verifying the existence or absence of bolts or restraints. The visible portions had no visible bolts installed. Due the to apparent age of the original structure, it is assumed that the remaining areas would have been constructed without bolting as well. We are not qualified to elaborate on the structural adequacy of the construction, but the visible components appear constructed using methods consistent with the practices of those respective periods of construction. The lack of restraints and or other methods used in this era would be considered inadequate by current seismic and structural standards. Interested parties are encouraged to consult with qualified design professional for further information and or regarding the need for any upgrades to the foundation system.

Method of Evaluation

Informational Conditions

¬ We evaluated the foundation walls by examining the portions visible above grade on the exterior and from within the interior.

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

¬ Portions of the stem wall were not fully accessible/visible due to clearances, ducting, pipes, 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.

¬ The visible portions of the foundation appear constructed without bolts and or restraints installed. While this would be consistent with the construction practices of the apparent era of construction, it would be considered inadequate and or vulnerable by current seismic construction standards. It is now recognized that much stronger foundation to framing connections are necessary to maintain the integrity of a dwelling during a seismic or other significant event. Interested parties are encouraged to consult with a design professional and qualified seismic contractor to discuss further evaluation and or upgrade options, which could impact you evaluation of this property.

Intermediate Floor Framing

Informational Conditions

- The framing, post pier and or girder connections would be considered insufficient and or potentially vulnerable by current seismic and or construction standards. While this may have been acceptable at the time of 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 qualified seismic contractor to discuss further evaluation and or upgrade options.
- We noted staining on the sill, rim joist and or cripple wall areas at various areas around the building perimeter. This may be noted in the WDO report. Please refer to that specialists report for any suggested service. We recommend monitoring these areas for any indications of moisture and servicing as necessary.
- There are one or more perimeter foundation areas where the wood sill foundation and or the wood framing members are closer to the soil/grade line than current standards would recommend. Current standards would require that the wood sill be a minimum of eight inches above the adjacent soil line. Any such areas area will be more susceptible to wood destroying organism infiltration and or moisture infiltration. This condition may be noted in the WDO report. Please refer to that report for further information and or service recommendations.
- 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.

Structural Elements

Wall Structure

Informational Conditions

- The walls appear to be framed with dimensional lumber.

Floor Structure

Informational Conditions

- The floor system consists of a poured slab that may include reinforcing steel and or a vapor barrier.

Ceiling Structure

Informational Conditions

- The ceiling structure appears framed using dimensional wood joists.

Roof Structure

Informational Conditions

- The roof structure is conventionally framed with dimensional lumber, rafters, purlins, collar-ties, et cetera.

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.

¬ Portions of the exterior cladding does not appear to be original to the dwelling. We suggest that interested parties obtain copies of the installation documentation that would indicate the scope/nature of the work and may include any applicable installation/material warranties or guarantees but which should also confirm that the work was done by a qualified trade specialist with benefit of any necessary permits and local jurisdictional oversight. No representations can be made as to the conditions within inaccessible or concealed areas. Our evaluation of the structure is strictly limited to the visible portions of the dwelling.

¬ We recommend inspecting the exterior once per year for weathering, wear, tear and or deterioration. Any cracked caulking, weathered or deteriorated wood, etc should be properly sealed and or repaired. We recommend that you not extend the intervals at which you paint and or seal the exterior past the manufacturers guidelines. If anything, it would be prudent to service the exterior a little more frequently than would be recommended, as the cost of maintenance is always less than the cost to repair damage.

¬ There are indications of repair work in the exterior cladding at a number of locations. Interested parties should obtain copies of any relevant documentation that would indicate the nature and scope of the work.

¬ 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 2*

¬ 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 3*

Components & Conditions Needing Service/Evaluation

¬ Portions of the exterior cladding appear weathered and should be sealed, caulked and or properly painted/sealed. We recommend further evaluation and service as necessary by a qualified painting contractor.

Exterior Wall Insulation

Informational Conditions

¬ Exterior wall insulation was not generally required on dwellings built prior to 1978-79. Portions of this dwelling appear to pre-date the requirement for insulation and we noted apparent additions and or remodeling that appear of newer construction. Because of this, it is possible that the exterior walls in some or all of the older areas may be un-insulated and the newer sections may include insulation. We suggest that consideration be given to upgrading all portions of the exterior walls, as properly installed insulation can significantly impact energy requirements. 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 conform 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. 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.

¬ 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.

Pests

Informational Conditions

¬ We are not licensed or qualified to perform a structural pest inspection and we specifically disclaim all such issues from the scope of this inspection. However, we may comment on the apparent presence of wood destroying organisms 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 noted indications of possible wood destroying organism activity and or damage at portions of the fencing. The WDO/Termite report should be reviewed for a complete discussion.

Safety

q We noted indications of rodent activity at the water heater area. This poses a potential health hazard and should be properly sanitized/cleaned by a qualified specialist. We are not qualified to determine whether these signs are older or recent in nature. We suggest that licensed pest control operator be engaged to evaluate and service the area. These qualified specialists may suggest additional measures to control the problem.

q We noted one or more rodent carcasses in the crawlspace area. We recommend that a qualified animal control specialist dispose of the remains and properly sanitize the area.

Further Evaluation

¬ We are not qualified to perform a pest inspection and we specifically disclaim all such issues. However, we may comment on the apparent presence of rodents and or other pests 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 recommend that a qualified specialist be engaged to fully evaluate the property and properly clean any affected areas as pest and or rodent droppings may pose a significant health risk.

Please refer to the WDO report for any recommendations regarding tenting for a WDO infestation. Should this property require tenting for WDO treatment, any further evaluation regarding the presence of rodents should be made prior to any WDO tenting of the property. The chemicals used in tenting for WDO will kill any rodents or mammals inside the property as well. It would be prudent to complete any rodent treatments prior to the WDO treatment process. Interested parties desiring further information should consult with a qualified WDO/structural pest control operator and a qualified rodent/pest control operator.

Utility Equipment

Informational Conditions

¬ There is a utility pole located on this property at the front left.

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.

Flat and Level Pad

Informational Conditions

- The residence is situated on a small slope, which would not generally require a geological evaluation. We recommend consulting with the original soils report for this site/area for a complete discussion of any known specific soil conditions or issues.

Further Evaluation

- The site has a sloped section at the side of the property. We noted no apparent indications of soil movement at the time of inspection. However, because of the slope at the rear of the property, it would be prudent to periodically inspect and or monitor the backyard, structure and slope for any signs of 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.

Area Drains

Informational Conditions

- The property is served by subsurface and or area drains. All subsurface drains should be vigorously flushed through to the termination point several time per year. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of concrete, which can impede drainage and require the pipes to be cleared by a rooter service. The pipes for these drains are run underground and are not visible. The evaluation of the installation and or verification of proper flow from these drains are excluded from the scope of work for this inspection. Interested parties should independently investigate any such installations.
- The discharge point for one or more of the area drains is not apparent. Interested parties should consult with the sellers/occupants regarding the discharge point or independently confirm that the location is appropriate and unobstructed.

Interior-Exterior Elevations

Informational Conditions

- There appears to be an adequate difference in elevation between the exterior grade and the interior living area floors. This appears sufficient to ensure that moisture intrusion would not threaten the living space under normal conditions. We do not research the proximity of a property to flood zones and cannot warrant that the property might not be subject to intrusion under extraordinary conditions. Interested parties should consult with the flood zone maps for this area for information on the flood hazard risks associated with this property.
- The crawlspace could be subject to moisture intrusion and should be monitored.

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.

Driveways

Functional Components and Conditions

¬ The asphalt driveway appears older with noticeable age related cracking and or deterioration. However, the installation appears to be capable of fulfilling its intended purpose. In general, asphalt driveways are not as durable as concrete ones, and generally develop cracks as they age. They are expected to last approximately fifteen to twenty years, and typically need maintenance sealing/service on an annual basis to maximize their useful life. Interested parties desiring further information and or service should consult with a qualified paving/asphalt contractor.

Informational Conditions

¬ There are indications of prior repairs at various locations.

¬ The driveway is steep and could be problematic for some vehicles, and should be used with caution. Interested parties should independently confirm that any of their vehicles can adequately navigate the driveway.

Walkways

Informational Conditions

¬ Portions of the walkways have been displaced by movement. There are a variety of possible causes, not limited too seismic motion, soil movement due to the presence of expansive soils, tree root growth, etc. We suggest that any such areas be sealed/service as needed. Interested parties desiring further information and or service should consult with a qualified general contractor.

Safety

q There are one or more offsets/elevation changes in the walkways that could prove to be a trip-hazard. We suggest that caution be used in these areas. Interested parties are encouraged to consult with a qualified general contractor regarding a necessary service.

Yard Walls

Informational Conditions

¬ The evaluation of the structural value of retaining/yard walls is outside the scope of this inspection and specifically excluded. Only a registered design professional is considered qualified to comment on the structural significance of a system. Any comments made are for the convenience of the client and are those of a lay person only. Interested parties desiring a structural evaluation of the installed yard/retaining walls should consult with an registered design professional.

¬ Some portions of the yard walls are obscured by foliage or other material and are not fully visible

¬ We noted no weep holes or open grout joints at the base of one or more of the yard walls. Weep holes are installed at the base to allow water to drain and prevent pressure from building up behind the walls.

¬ The wooden planks terracing the slope have little or no structural value, and should be periodically monitored for damage or stability.

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.

¬ The fences and or gates show indications of wood deterioration and or damage at a several areas. This condition may be noted in the WDO report. Interested parties may wish to have consult with a qualified trade specialist for service.

Decks

Functional Components and Conditions

m The concrete/masonry decks 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 considered cosmetic and would not be considered an area of concern. Interested parties desiring further information should consult with a qualified concrete/masonry contractor.

¬ The wood deck appears older but in generally serviceable condition. We noted portions that are weathered and may need of routine maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the deck.

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.

Steps and Handrails

Components & Conditions Needing Service/Evaluation

¬ Portions of the stair framing/stringers appear deteriorated at grade. This area may be noted in the WDO report. Please refer to that specialists report for specific repair recommendations. We recommend that any necessary repairs be completed by a qualified general contractor per the WDO report recommendations.

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 handrails on the exterior steps and or walkways do not conform to current safety standards. They should have an easily graspable handhold, be thirty-four to thirty-eight inches high with pickets no more than four and three-eights inches apart and they should return to the wall at the top and bottom. We recommend that the occupants take appropriate precautions to safeguard visitors, children and or the elderly. Additionally, we would encourage all interested parties to consider upgrading these areas to conform to current safety standards. Please understand that any significant work to these areas may trigger a mandatory upgrade to some or all of this installation.

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.

Patio Area

Informational Conditions

- The patio/arbor installation appears older. We noted that the methods used to attach the patio/arbor to the dwelling appear made using methods that would be considered obsolete when compared to current construction 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. We recommend that the installation be upgraded to conform to current safety standards as a property safety upgrade. Interested parties desiring further information and or service should consult with a qualified general contractor.
- We noted weathering and or deterioration at a one or more areas on the patio cover and or associated framing, support members, etc. This may be noted in the WDO report. Please see that report for other service recommendations. We recommend that a qualified general contractor evaluate and service as needed.

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 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.
- Portions of the trim have been repaired and or replaced and have been left unsealed which will result in premature weathering/damage. We suggest that a qualified painting contractor seal and paint these areas to forestall any damage.
- Portions of the trim above the windows, doors and or other exterior trim do not appear to have metal head flashing installed. This is common in older homes but could be considered an installation defect in newer construction. In any case, this may leave these areas more susceptible to moisture infiltration - especially if they are not kept properly calked 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.

Carport

Informational Conditions

- The carport may have been added after the initial construction. You should verify this with the sellers or obtain documentation or the installation permit, which will confirm that the work was done by a specialist, because we do not endorse or approve of any work that was done without permit, and latent defects could exist.
- We noted deflection, over spanned framing, inadequate connections, etc in the carport area. The installation appears to conform older standards and would be considered inadequate under current construction standards. It is now recognized that reduced spans and or stronger framing connections are necessary to insure proper performance of the structure over time, during a seismic event, high winds and or other extraordinary occurrences. Significant repairs and or replacement of the carport may necessitate reinforcement of the framing assembly. Interested parties are encouraged to consult with a qualified general contractor for further information and or recommendations.
- The carport does not appear of original construction. Interested parties should obtain all relevant documentation and or permits that would indicate that the structure was built to appropriate standards with jurisdictional oversight. 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.

Components & Conditions Needing Service/Evaluation

q Portions of the carport roof framing appear moisture damaged and may be noted in the WDO report. We suggest evaluation and repair by a qualified general contractor per the recommendation is that specialists report.

Exterior Doors

Functional Components and Conditions

m The exterior doors are serviceable and appear to include safety glass where required. Please refer to the room/area/location in the report for any specific comments.

Informational Conditions

¬ It is beyond the scope of this CREIA compliant property inspection to evaluate the integrity of multi-glazed window panes for failed hermetic /gas seals. The hermetic seal is designed to contain the inert gas in between the glass panes and prevents fogging from occurring. Fogged and or failed seals are a largely aesthetic issue and may hold different levels of significance to different people. For the convenience of the client, we may comment on failed seals that are obvious at the time of inspection. However, any notations we make should NOT be considered comprehensive as we may not see all failed seals due to lighting and or limited access. We recommend independently confirming the integrity of the gas seals if this is of importance to the reader. Please refer to the room/area/location in the report for any specific comments.

¬ We noted one or more exterior 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.

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.

¬ It is beyond the scope of this CREIA compliant property inspection to evaluate the integrity of multi-glazed window panes for failed hermetic/gas seals. The hermetic seal is designed to contain the inert gas in between the glass panes and prevents condensation/fogging from occurring. Fogged and or failed seals are a largely aesthetic issue and may hold different levels of significance to different people. Many times, a failed hermetic seal may only be visible at certain times of the day. For the convenience of the client, we may comment on failed seals that are obvious at the time of inspection. However, any notations we make should NOT be considered comprehensive as we may not see all failed seals due to lighting and or limited access. We recommend independently confirming the integrity of the gas seals if this is of importance to the reader. Please refer to the room/area/location in the report for any specific comments.

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 facilitate 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.

q The window treatments, storm or noise abatement installations and or hardware in one or more sleeping areas may restrict the operation of the window or windows. This may prevent and or impede an emergency exit by the occupants, or an emergency egress by emergency personnel wearing a breathing apparatus. Any such installations may pose a safety risk. We recommend modifying the installation to provide full emergency access to the windows. Interested parties should consult with a qualified trades person for any necessary service.

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 test one or more of the exterior light fixtures as they appear controlled by an automatic light and or motion sensors. Any such fixtures would not activate in the daytime. Interested parties should independently confirm the proper operation of any such 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.

¬ We noted one or more receptacles at the rear of the dwelling appear loose/improperly secured and should be properly installed to insure the safe operation of the receptacle and to minimize the possibility of moisture intrusion into the fixture/wall cavity.

Safety

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

General Exterior Electrical Comments

Components & Conditions Needing Service/Evaluation

q There are one or more areas where improperly protected wires, non-exterior rated enclosures, wire/cable and or extension cords have been used for exterior connections. It is important for safety reasons to use cable and or connections rated for exposure to sunlight and or use in wet or damp environments. We recommend that a qualified electrician evaluate and repair as necessary.

Street Number Designation

Informational Conditions

¬ The dwelling street number signage/designation appears inadequate. It is important that the dwelling address be clearly visible from the street to insure that emergency vehicle can find the dwelling quickly in an emergency. Current safety standards require that all dwellings have a street number that is plainly

visible from the street. We recommend bringing the installation into full conformance with current standards as a property safety upgrade. Interested parties should consult with a qualified trades person for further information and or service.

Storage Enclosure

Informational Conditions

- ¬ The exterior storage enclosure does not appear original. Interested parties should confirm independently that the installation conforms to any local jurisdictional requirements.
- ¬ The storage area was not accessible at the time of inspection. No representations can be made as to the conditions within concealed and or inaccessible areas. We suggest that the area be made accessible and inspected.

Components & Conditions Needing Service/Evaluation

- ¬ The exterior door appears moisture damaged at the base and should be serviced or replaced as necessary. This may be noted in the WDO report. We recommend that a qualified trades person service as needed.

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.

Exterior - Detached Building

Wall Covering

Type of Material

Informational Conditions

¬ The exterior walls are clad with a wood siding material.

Wall Covering Observations

Functional Components and Conditions

¬ The visible portions of the exterior cladding appears to be generally in acceptable condition except as may be noted elsewhere.

Components & Conditions Needing Service/Evaluation

¬ Portions of the exterior cladding appear weathered and should be sealed, caulked and or properly painted/sealed. We recommend further evaluation and service as necessary by a qualified painting contractor.

¬ Portions of the exterior cladding are installed with improper clearances to grade. Generally accepted construction practices require that the exterior cladding terminate four inches above the soil or two inches above a concrete or masonry surface. The proximity to grade may allow wood destroying pests entry into the structure and may result in accelerated deterioration of the material installed at grade. This condition may be noted in the WDO report. Please refer to that specialists report for any other comments or recommended service. We recommend that a qualified general contractor evaluate the installation and modify the grading and or siding installation as necessary to establish appropriate clearances.

Exterior Features

Fascia and Trim

Informational Conditions

¬ The asphalt and or masonry decks, landings and or stairs appear to have been installed with areas where the exterior trim and or cladding are "buried" by the concrete with no visible flashing. While this is a common installation defect it may allow for moisture intrusion into the exterior cladding and or the exterior trim at that area. This condition may be noted in the WDO report as well. Please refer to that report for specific repair recommendations. We recommend that any necessary repairs be completed by a qualified contractor pursuant tot he recommendations of the WDO inspector.

¬ We noted areas with no metal flashing 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 defect in newer construction. In any case, this may leave these areas more susceptible to moisture infiltration - especially if they are not kept properly calked 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

¬ Several areas of the exterior wood eaves, trim, etc appear weathered and should be serviced/sealed/painted to forestall any further weathering 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.

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 personal, 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.

Metal Roof

General Comments and Description

Informational Conditions

¬ There are several basic types of metal roofs. The most common in residential installations consist of ribbed, interlocking panels, or tiles that have been coated with a mineral compound. This type mimics the appearance of clay/concrete tile. The other popular style is a standing seam roof. These are comprised of a series of interlocking panels with raised seams. Metal roofs are warranted for as much as fifty years.

Because metal roofs are noncombustible, they are given a Class A fire rating (the most resistant). Part of a roof's classification depends on materials beneath the surface that could ignite in intense heat, so some metal roofs applied over an old combustible roof - such as wood shingles-- may be rated lower.

Metal reflects radiant heat from the sun, minimizing midday heat gain. Though the material itself is low in

insulation R-value, many systems utilize a dead-air space between the metal and roof deck to increase energy efficiency.

Metal roofing is expensive - roughly equivalent in cost to other premium roofing materials. However, the total cost of ownership is generally very low due to the inherently long life of the material. The installation cost can be lower than concrete tile materials due to the savings on engineering the roof supporting structure.

Metal roof installations can be more noisy that other materials. The sound of rain tapping on the roof is romantic and homey for some - for others, it's may be annoying. In a rainstorm or hailstorm, living beneath thin sheets of metal is bound to be noisier than beneath thick slate or concrete/clay tile. Noise can be controlled, however, both by using materials that have structural barriers to minimize the drum effect and by applying them over sound-deadening insulation and solid plywood sheathing.

Just as your car will dent if a golf ball hits it, a metal roof may dent if large hailstones fall on it. Aluminum and copper, much softer than steel, are more prone to denting. Some are guaranteed not to. Installers must be careful not to scratch or dent roofing during installation--panels must be treated with care. Unlike conventional roofing, some metal shingle systems are installed from the top down, eliminating the need to walk on them. Once installed, it may be necessary to hose-off roofing now and then to keep it looking good.

These roofs tend to be relatively maintenance-free. As with other pitched roofs, many metal roofs are dependant on the waterproof membrane that is concealed beneath them and cannot be examined, and this is why our 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. However, the sellers or the occupants generally have the most intimate knowledge of the roof, and you should request the installation permit, which could include a warranty or guarantee.

Method of Evaluation

Informational Conditions

¬ This type of roof is easily damaged by walking on it. Consequently, we were unable to safely access the roof, and evaluated it from within the attic and from several vantage points with a ladder and or binoculars. There are areas that were not visible, therefore we could not make a complete evaluation of the roof.

Age and General Evaluation

Functional Components and Conditions

m Because of the nature of the material, we are unable to estimate the age with any reasonable accuracy. However, the visible portions appear to be in generally serviceable condition. We do not warrant the roof against leaks. For a roofing certification/guarantee, you would need to have a roofing company perform a water-test and issue a roof certification. Interested parties should obtain the installation documentation that would indicate that the roof was installed with appropriate jurisdictional oversight and any warrantee that may be applicable/transferable.

Informational Conditions

¬ The metal roof appears to be newer - we estimate less than three years old. We suggest that you obtain a copy of the installation permit, etc which will reveal its exact age and any warranty or guarantee that might be applicable and or transferable. It will be important to keep this roof clean and to inspect it regularly and particularly before each rainy season.

¬ If the dwelling requires fumigation to treat for wood destroying organisms, it would be prudent to have the roof inspected before and after the fumigation contractor tents the property. If walked upon improperly, it is possible to damage the roof tiles. By having inspections done before and after, it is possible to determine the extent, if any, of damage for the purposes of any repair responsibility.

¬ 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.

¬ The roof on of this dwelling does not appear to be original. A building permit is required to install a roof in this area. Consequently, we recommend that any interested parties obtain copies all relevant documentation, building permits, etc for your records on the installation. It is also advisable to obtain copies of all material and or installation documentation as these may include information related to applicable

warranties and guarantees. 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.

¬ There are tree 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.

Flashings

Functional Components and Conditions

m The roof flashing appear to be in acceptable condition.

Gutters and Drainage

Functional Components and Conditions

m The gutters were viewed from below and the visible portions appear to be in generally serviceable condition. Without water in them it is difficult to judge whether the gutter are correctly pitched to direct water into the downspouts, but they should function as intended.

Informational Conditions

¬ It would be prudent to add leaders at the bottom of the downspouts to promote positive drainage.

¬ Some or all of the gutters has a screen and or debris diverter panel system installed. This system covers much of the gutters restricting visibility or accessibility. No representations can be made as to the conditions within concealed or inaccessible areas.

Roof Mounted Accessories

Informational Conditions

¬ The evaluation of roof mounted equipment such as TV antennas, satellite dishes, etc is beyond our expertise and the scope of a home inspection. We specifically exclude these items from our inspection. Any comments made regarding these components is strictly for the convenience of the client.

¬ We noted a roof mounted satellite dish. These components should be periodically inspected to insure that they are properly secured to the roof as the brackets and or cables may loosen or deteriorate over time. The connection points should be inspected as well, since any roof penetration may become a point of leakage.

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.

Access

Informational Conditions

¬ The attic can be accessed through a hatch in the master bedroom ceiling.

Framing

Functional Components and Conditions

¬ The visible portions of the framing within the attic appear to be in generally acceptable condition and appear to conform to the standards in place at the time of original construction except as may be noted elsewhere.

Informational Conditions

¬ We noted prior repairs to one or more purlin braces.

¬ We noted indications of significant alterations to the roof framing system apparently as a result of the addition and or remodel. Interested parties may wish to obtain copies of any relevant installation documentation, etc that would indicate that the work was done by a qualified contractor, etc.

¬ 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.

¬ 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.

Ventilation

Functional Components and Conditions

m Ventilation within the attic is provided by a combination of eave, dormer, turbine, ridge and or gable vents. The visible portions of the installed attic ventilation appears to conform to generally accepted standards and would appear to be adequate.

Components & Conditions Needing Service/Evaluation

¬ We noted one or more vent screens covers that appear improperly sealed, deteriorated, damaged and or missing, This is a frequent point of entry for rodents or other pests into the attic area. It is suggested that a qualified trades person service the installation as maybe necessary.

Electrical

Functional Components and Conditions

m The attic area service light(s) responded when tested and appear functional.

Informational Conditions

¬ The attic insulation covered much of the electrical wiring and prevented a complete evaluation. No opinions are offered as to the conditions within concealed and or inaccessible areas.

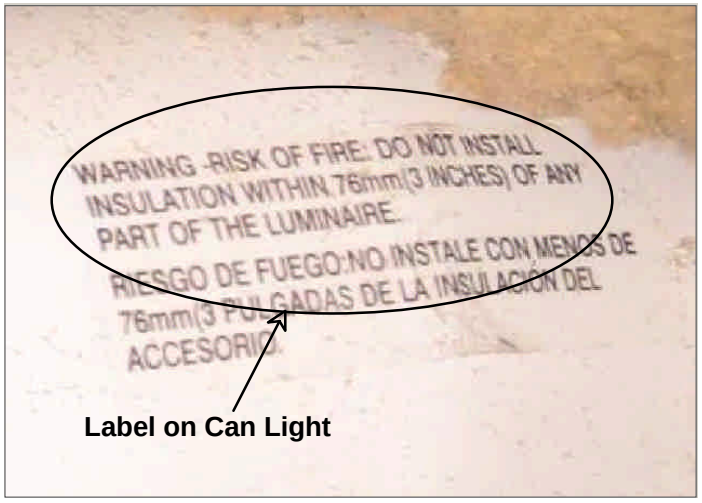
¬ There appears to be no service/utility receptacle installed in the crawlspace at the furnace as is generally recommended. Interested parties may wish to have a qualified electrician install a GFCI protected receptacle in this area for equipment service use.

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

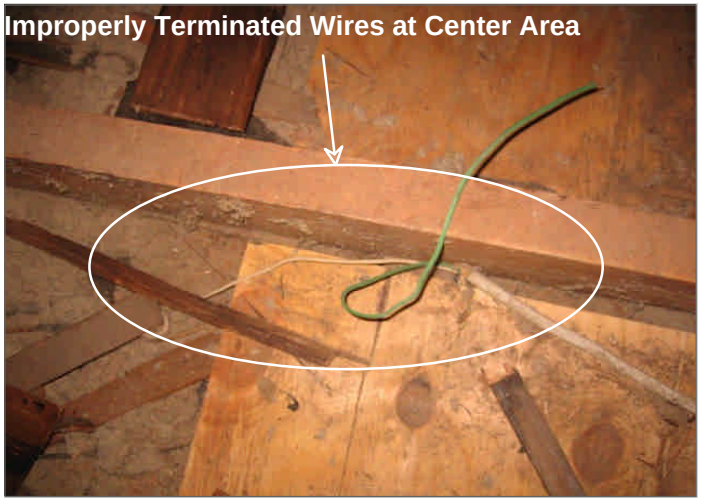
Components & Conditions Needing Service/Evaluation

q We noted attic insulation in contact with several recessed lighting fixtures. Some types of recessed lights are rated for insulation contact, while other recessed lights are designed to cool by convection and may pose a significant fire safety hazard if air-flow is restricted by insulation, etc. The manufacturers listing label on the light will typically recommend specific clearances where the units are not rated for insulation contact. This is for fire-safety reasons. It is beyond the scope of a general property inspection to verify the manufacturers listing requirements for any such devices. We recommend verifying the fixture ratings for all installed lighting and modifying the installations as needed to provide the necessary clearances.

We noted attic insulation in contact with several recessed lighting fixtures - *Continued*



q We noted one or more improperly terminated electrical cables and or wires in the attic. We could not determine if these were live connections. Unless both ends of an electrical wire are visible, it is assumed that any such wires could become energized and pose a shock hazard. For safety reasons, we recommend that a qualified electrical contractor properly terminate any such wiring within a junction box to minimize any potential electric shock hazard.



¬ There are several open electrical junction boxes, which should be sealed for safety reasons. We suggest that a qualified electrician evaluate and service as necessary.

¬ We noted one or more apparently damaged light fixtures within the attic. We recommend that the fixtures be fully evaluated and serviced as necessary by a qualified electrical contractor.

We noted one or more apparently damaged light fixtures within the attic that should be serviced - *Continued*

Safety

q There is unprotected electrical wiring within six feet of the access point. Unprotected wiring may be subject to damage and pose a trip hazard. Current standards require that electrical wiring adjacent to the access area be properly shielded/protected We suggest that the installation be upgraded to conform to current standards as a property safety upgrade.

Plumbing Vents

Functional Components and Conditions

m 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.

Informational Conditions

¬ One or more exhaust fan ducts appear to vent to the roof without a backdraft damper installed. These are required on all new installations as part of the energy conservation standards. The absence of a backdraft damper will result in the loss of heated air from the dwelling, which is a waste of energy. Interested parties are encouraged to have a qualified trades person evaluate and service as necessary to bring the installation into conformance with current standards.

Heat Vents

Functional Components and Conditions

m The visible portions of the heat vents within the attic appear to serviceable. The installation appears consistent with the construction practices at the time of the apparent installation.

Informational Conditions

¬ We noted an cement-type of vent pipe, sometimes referred to as Transite, abandoned within the attic area. Masonry vent materials of this type and era may contain a suspect hazardous material. In general, we suggest that any abandoned materials be properly removed and openings sealed. Should this material be removed, it is recommended that a licensed hazardous materials contractor evaluate and first determine the composition and recommend the appropriate method of disposal.

Blown-In Cellulose Insulation

Informational Conditions

¬ The attic is insulated, with approximately four to six-inches of blown-in cellulose, but current standards call for nine and even twelve inches. Some types of this insulation that ere manufactured and installed prior to 1979 consist of shredded paper and are flammable. Current standards call would recommend nine inches or more - depending on the climate zone. 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.

Roof/Attic - Detached Building

Metal Roof

General Comments and Description

Informational Conditions

¬ There are several basic types of metal roofs. The most common in residential installations consist of ribbed, interlocking panels, or tiles that have been coated with a mineral compound. This type mimics the appearance of clay/concrete tile. The other popular style is a standing seam roof. These are comprised of a series of interlocking panels with raised seams. Metal roofs are warranted for as much as fifty years.

Because metal roofs are noncombustible, they are given a Class A fire rating (the most resistant). Part of a roof's classification depends on materials beneath the surface that could ignite in intense heat, so some metal roofs applied over an old combustible roof - such as wood shingles-- may be rated lower.

Metal reflects radiant heat from the sun, minimizing midday heat gain. Though the material itself is low in insulation R-value, many systems utilize a dead-air space between the metal and roof deck to increase energy efficiency.

Metal roofing is expensive - roughly equivalent in cost to other premium roofing materials. However, the total cost of ownership is generally very low due to the inherently long life of the material. The installation cost can be lower than concrete tile materials due to the savings on engineering the roof supporting structure.

Metal roof installations can be more noisy that other materials. The sound of rain tapping on the roof is romantic and homey for some - for others, it's may be annoying. In a rainstorm or hailstorm, living beneath thin sheets of metal is bound to be noisier than beneath thick slate or concrete/clay tile. Noise can be controlled, however, both by using materials that have structural barriers to minimize the drum effect and by applying them over sound-deadening insulation and solid plywood sheathing.

Just as your car will dent if a golf ball hits it, a metal roof may dent if large hailstones fall on it. Aluminum and copper, much softer than steel, are more prone to denting. Some are guaranteed not to. Installers must be careful not to scratch or dent roofing during installation--panels must be treated with care. Unlike conventional roofing, some metal shingle systems are installed from the top down, eliminating the need to walk on them. Once installed, it may be necessary to hose-off roofing now and then to keep it looking good.

These roofs tend to be relatively maintenance-free. As with other pitched roofs, many metal roofs are dependant on the waterproof membrane that is concealed beneath them and cannot be examined, and this is why our 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. However, the sellers or the occupants generally have the most intimate knowledge of the roof, and you should request the installation permit, which could include a warranty or guarantee.

Method of Evaluation

Informational Conditions

¬ We evaluated the metal roof and its components from the adjacent areas. We evaluated the flat roof by walking the roof surface.

Age and General Evaluation

Functional Components and Conditions

m Because of the nature of the material, we are unable to estimate the age with any reasonable accuracy. However, the visible portions appear to be in generally serviceable condition. We do not warrant the roof against leaks. For a roofing certification/guarantee, you would need to have a roofing company perform a water-test and issue a roof certification. Interested parties should obtain the installation documentation that would indicate that the roof was installed with appropriate jurisdictional oversight and any warrantee that may be applicable/transferable.

Informational Conditions

¬ The metal roof appears to be newer - we estimate less than three years old. We suggest that you obtain a copy of the installation permit, etc which will reveal its exact age and any warranty or guarantee that might be applicable and or transferable. It will be important to keep this roof clean and to inspect it regularly and particularly before each rainy season.

¬ The metal roof may have been installed over an old roof. This is a common installation with this type of metal roofing system. Metal roof such as this are typically allowed to be installed over old composition shingle or wood roofs. However, any damaged material is generally required to be removed prior to installation of the new roof. Due to the nature of the installation, we are unable to verify this. No opinions are offered as to the conditions within concealed and or inaccessible areas.

¬ If the dwelling requires fumigation to treat for wood destroying organisms, it would be prudent to have the roof inspected before and after the fumigation contractor tents the property. If walked upon improperly, it is possible to damage the roof tiles. By having inspections done before and after, it is possible to determine the extent, if any, of damage for the purposes of any repair responsibility.

¬ 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.

¬ The roof on of this dwelling does not appear to be original. A building permit is required to install a roof in this area. Consequently, we recommend that any interested parties obtain copies all relevant documentation, building permits, etc for your records on the installation. It is also advisable to obtain copies of all material and or installation documentation as these may include information related to applicable warranties and guarantees. 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.

with Thermoplastic Roof Membrane Sections

Functional Components and Conditions

m The visible portions of the reinforced thermoplastic roof appears to be in serviceable condition. However, it will need to be kept clean and inspected annually. Necessarily, our service does not include any guarantee or warranty against leakage or remaining life. For a roof certification or warranty, a qualified roofing contractor would have to perform a water-test and issue a roof certification.

Informational Conditions

¬ This dwelling uses a one piece reinforced thermoplastic roofing system. These types of roof vary in longevity, but are generally warranted from 15-20 years. The actual life depends on the specific material used, the material thickness, the quality of the manufactured seams, how well the surface was prepared, the actual weather exposure over time and a host of other factors.

These roofing systems are generally installed by first measuring the exact roof size and shape including all penetrations. The roof membrane is then manufactured off-site to exact size, accommodating all rooftop penetrations. The off-site prefabrication of the roof in a controlled factory environment eliminates up to 85% of seaming that would be done on-site in conventional roof installations. Since seams and penetrations are the more frequent points of moisture intrusion and or failure, a properly manufactured membrane will typically improve the long-term performance of the roofing system.

These roofs appear to perform very well over time if they are periodically maintained. While some low slope and or flat roofs are adequately pitched toward drains, many are not, and will allow water to pond. It will only be dispersed by evaporation. 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 will not predict its remaining life-expectancy, 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. Therefore, we recommend that you ask the sellers about it, 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.

¬ The reinforced thermoplastic roof appears to be newer, we estimate less than three years old. This is just an estimate, and you should request the installation documentation from the sellers that will reveal its exact age and any warranty or guarantee that might be applicable and or transferable.

Flashings

Functional Components and Conditions

m The roof flashing appear to be in acceptable condition.

Informational Conditions

¬ Periodic inspection of the roof and flashings are part of normal homeowner 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.

Gutters and Drainage

Functional Components and Conditions

m The gutters were viewed from below and the visible portions appear to be in generally serviceable condition. Without water in them it is difficult to judge whether the gutter are correctly pitched to direct water into the downspouts, but they should function as intended.

Informational Conditions

¬ It would be prudent to add leaders at the bottom of the downspouts to promote positive drainage.

¬ Some or all of the gutters has a screen and or debris diverter panel system installed. This system covers much of the gutters restricting visibility or accessibility. No representations can be made as to the conditions within concealed or inaccessible areas.

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 an 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

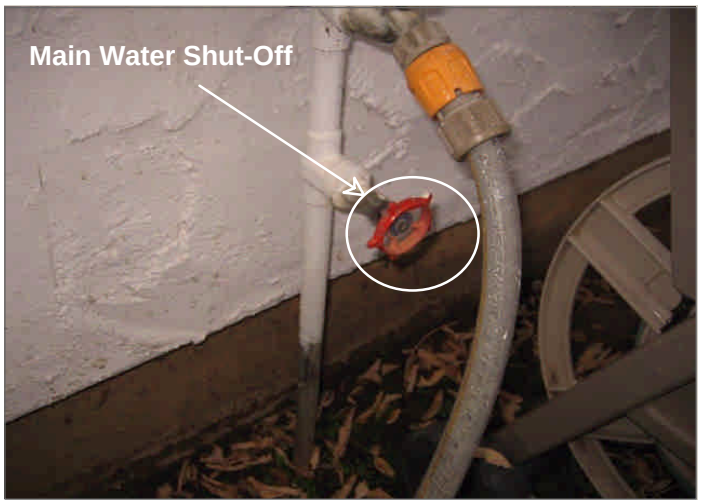
Informational Conditions

¬ The water meter is located at the front center of the property at the yard wall.

Water Main Location

Informational Conditions

¬ The main water shut-off valve is located at the front adjacent to the entry walkway.



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

Informational Conditions

¬ The main supply water pressure was 23 PSI (Pounds Per Square Inch) and was measured between 11 AM and 1 PM. Water pressure may vary significantly with time of day, local demands, etc. 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.

¬ The water pressure would be considered on the low side of the 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. A pressure range of 40 PSI to 80 PSI is considered acceptable by most people. Low pressure may indicate naturally low pressure from the city, old and or deteriorated pipes at or from the street. Interested parties desiring further information and or evaluation should consult a qualified plumbing contractor.

Type of Material

Informational Conditions

¬ The water supply pipes appear to be predominately copper with some galvanized piping noted.

Copper and Galvanized Pipes

Informational Conditions

¬ The wall coverings prevent a complete evaluation of the supply piping system. No opinions are offered as to the conditions within concealed or inaccessible areas.

¬ The potable water pipes within the visible/accessible portions of the residence appear to be predominantly copper piping material. However, some areas are believed to still include galvanized supply piping. The galvanized pipes are presumed to be older and may be original to the property. Galvanized pipes have a typical design life of approximately 40 to 60 years. The actual life may be more or less depending on a host of factors, such as the quality of the original material, water quality in the area, contact with moisture or soil, direct connection to copper piping and even the use of non-rated pipe hangers, etc. Galvanized pipes

gradually rust from the inside out and may over time require replacement due to leakage and or the blockages that naturally occur. They may produce rusty looking water from time to time and, because the water volume in such pipes will gradually be reduced by a build-up of minerals within them, we do not endorse them. However, most of these pipes appear to have been replaced with copper ones. It should be expected that replacing any remaining galvanized pipes will be necessary over time.

¬ We noted one or more plastic water hoses installed within the dwelling at sink supply valves, dishwasher, ice maker, toilets, etc. These types of plastic hoses are prone to random failure. We suggest that all such connections be upgraded using materials rated for continuous line pressure such as stainless steel mesh reinforced type of hose.

¬ We noted that no pipe wrap was visible where the one or more of exposed pipes penetrate concrete walkways/flatwork/foundations. The wrap is designed to prevent damage to the pipe due to expansion and or movement of the concrete. We suggest bringing the installation into conformance with current standards. At a minimum, any such areas should be monitored for any indications of movement and or leakage. Interested parties desiring further information and or service should consult with a qualified masonry contractor.

¬ As noted elsewhere, there are one or more older fixtures within the dwelling. These installations appears to pre-date the requirement for water supply shut-off valves to the fixture. Current standards require each fixture to have a means to shout-off the fixture water supply for service and in case of a leak. We recommend brining the installation(s) into conformance with current standards as a property upgrade. Significant remodel/repairs to this area may trigger a mandatory upgrade. Interested parties desisting further information and or service should consult with a qualified plumbing contractor.

¬ As noted elsewhere, the water pressure tested below the normal ranges when measured. Water pressure should typically fall in the 40-80 Pound per Square Inch (PSI) range. We noted no apparent deficiencies with the visible portions of the water supply piping and we observed no apparent water flow related issues from the plumbing fixtures when tested. Water pressure and proper water flow are not necessarily related issues. Water pressure is a function of the pressure supplied by the local water department at the street and may vary with time of day and or other factors. Lower than normal water pressure may be the result of a faulty water meter, occluded supply line, occluded fixtures, and or a host of other - often interrelated issues. Interested parties desiring further information should consult with a qualified plumbing contractor.

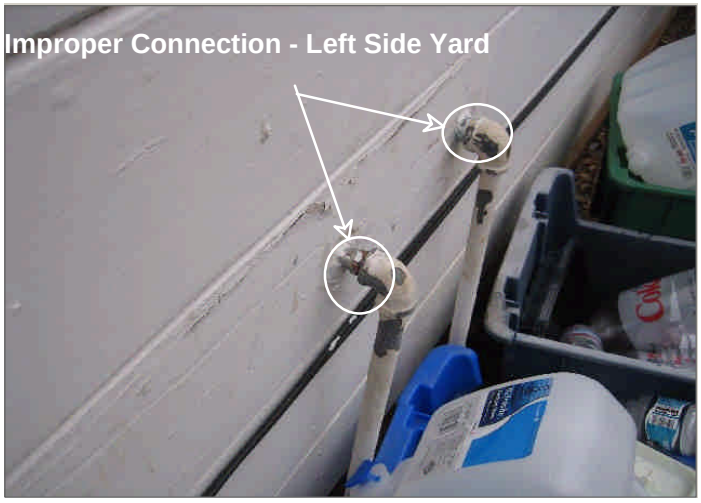
¬ There are copper supply pipes improperly supported using galvanized strapping materials. While this typically has little effect on the copper plumbing pipes, it is improper and may lead to corrosion of the galvanized components.

¬ Portions of the supply piping have been improperly installed using a flexible/non-rated material. Generally accepted construction practices require that all potable water piping be installed using materials listed/approved for that purpose. Flexible copper material such as this is designed for connecting water heaters, storage tanks, etc to the potable water system. They are not listed for general piping applications. Interested parties should consult with a qualified plumbing contractor for further information and or service.

Components & Conditions Needing Service/Evaluation

q Galvanized and copper pipes have been directly and improperly connected that the left exterior. The direct connection of dissimilar metals creates an electrolytic condition that will result in accelerated corrosion on the galvanized pipe material. This will eventually result in deterioration and or leaks at the galvanized piping. We recommend further evaluation and service as necessary by a qualified plumbing contractor.

Galvanized and copper pipes have been directly and improperly connected that the left exterior - *Continued*



Safety

q As noted elsewhere, the hot and cold supply pipes are reversed at one or more of the sinks, tubs and or showers within the dwelling which poses a potential safety hazard. By convention, the hot water supply should always be on the left side as you face a control. This is to minimize the chance of accidental scalding - especially when small children are present. We recommend that a qualified plumbing contractor evaluate the installations and service as necessary.

Further Evaluation

¬ As noted elsewhere, copper and galvanized pipes appear to have been directly and or improperly connected at several locations. The direct connection of dissimilar metals creates an electrolytic condition that will result in accelerated corrosion on the galvanized pipe material. This will eventually result in deterioration and or leaks at the galvanized piping. We recommend further evaluation and service as necessary by a qualified plumbing contractor.

Pipe Insulation

Functional Components and Conditions

m The exposed pipe at the water heater appear insulated as required. Installed insulation precludes a full evaluation of the installed piping. No opinions are offered as tot he conditions within concealed and or inaccessible areas.

Informational Conditions

¬ There are hot and cold water pipes running through unheated space, which should be insulated to guard against freezing and energy loss. Current standards call would recommend hot water supply distribution pipes be insulated. Interested parties desiring further information on upgrading the installation and or available rebates should consult with a qualified insulation contractor and or PG&E.

Pressure Relief Valve

Informational Conditions

¬ The pressure temperature relief valve is on the water heater - See the Water Heater Section

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 appears served by cast iron / steel drain waste and vent pipes at the older areas ABS drain waste and vent pipes at the addition area(s). Interior wall finishes and or accessibility issues prevent us from positively verifying the type and condition of the drain system in all areas.

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.

¬ Portions of the galvanized / cast iron drainpipes at various locations within the dwelling appear older and may be original. Some or all of this piping may be approaching or at the end of its normally anticipated life span. Various areas of the sanitary sewer pipes appear to have been repaired/replaced. While no moisture or indications of leakage were apparent at the time of inspection, only a video-scan of the sanitary sewer pipes can confirm the actual condition of the sewer system. The piping should be monitored for indications of deterioration and or leakage and serviced as necessary by a qualified plumbing contractor. 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.

¬ Portions of the ABS pipe in the crawlspace appear supported with straps or hangers not rated for this purpose. Generally accepted plumbing practices require that ABS drain//waste/vent pipe be supported with listed plastic hanger assemblies at intervals not exceeding four feet. Interested parties should consult with a qualified plumbing contractor for further information and or any necessary service.

• *See Attached Illustration 4*

¬ The sub-floor area below one or more tubs is not completely sealed. This is a common point of pest intrusion. Current construction standards recommend that any such openings be sealed with wire mesh or similar material to prevent rodent intrusion. We suggest that a qualified trades person be consulted regarding properly sealing this area.

¬ As noted elsewhere, there are apparent "flat" and or improperly sloped vent pipes at one or more under floor drains. Generally speaking, current standards require plumbing drain system vents to be installed with a minimum 45 degree slope from horizontal until they are above the floor level. This is to insure that if a blockage occurs in the drain line, that any effluent will drain properly back into the sanitary sewer system. We recommend that a qualified plumbing contractor evaluate and service as needed,

• *See Attached Illustration 5*

Waste Clean-Out Location

Informational Conditions

¬ There appears to be a main sewer waste clean-out located at the rear of the dwelling.

¬ There are one or more secondary waste clean-outs located in the crawlspace. We may not have located all the accessible clean-outs in the dwelling.

¬ 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 dishwasher. The drain line for the dishwasher is improperly and directly connected to a drain line without the required air-gap valve. Air-gap valves are installed to prevent any possible contamination of the dishwasher and or drinking water system should a sewer back-up/blockage occur at the sink area. We recommend that a qualified plumbing contractor further evaluate and install an air-gap in the system as required under current standards for safety reasons.

• *See Attached Illustration 6*

Gas

Gas Main Shut-Off Location

Informational Conditions

¬ The gas main shut-off is located in the left 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 7*

Gas Main

Functional Components and Conditions

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

Informational Conditions

¬ 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 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 8*

Components & Conditions Needing Service/Evaluation

q A portion of the gas supply pipe at the left side area appears improperly installed below grade. Current standards require that any galvanized gas pipe be factory wrapped if it is closer than six inches to or below grade due to the possibility of corrosion. We recommend that the pipe be evaluated and serviced as necessary by a qualified plumbing contractor.

Galvanized Gas Pipe Below Grade - Corrosion Visible - Meter Area

Water Heater - Exterior Enclosure

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.

Enclosure Comments

Informational Conditions

¬ The area around the water heater should not be used for storage. The area around the 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 to insure service access and for the safe operation of the appliance.

¬ We noted indications of rodent intrusion within the exterior water heater enclosure. Please refer to the general site section for further commentary.

Age Capacity and Location

Informational Conditions

¬ Hot water is provided by a 8 year old , 50 gallon gas water heater that is located in the utility enclosure.

¬ 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.

¬ 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.

Combustion Chamber

Functional Components and Conditions

m The combustion chamber appears clean, and there were no visible indications of moisture and or corrosion at the accessible areas at the time of inspection.

Water Shut-Off Valve and Connectors

Informational Conditions

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

Gas Shut-Off Valve and Connector

Functional Components and Conditions

¬ Except as otherwise noted, the gas supply valve and gas supply connector at the water heater appear properly installed. It is beyond the scope of this inspection to test/operate appliance supply shut-off valves.

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.

Vent Pipe and Cap

Components & Conditions Needing Service/Evaluation

q There are several issues with the gas vent pipe installation that require further evaluation and or service; such as improper clearances to combustibles, improper materials, improper sizing, improper slope, improperly made connections, damaged or deteriorated sections, etc. We recommend that a qualified HVAC contractor fully evaluate the entire gas appliance vent system and service, repair or replace as

necessary to insure safe operation.

Safety

¬ A portion of the single wall vent connector on the gas water heater appears installed with insufficient clearances to drywall, insulation, wood framing and or other combustible materials and should be serviced. A single-walled vent pipe should be six inches away from any combustible material. We recommend that the installation be modified by a qualified plumbing or HVAC contractor to provide the necessary clearances for safety reasons.

Further Evaluation

¬ Portions of the vent pipe of the gas water heater are not an approved gas flue type, and should be replaced by a qualified HVAC contractor.

¬ The single-walled vent connector pipe appears improperly routed through a concealed space. Generally accepted HVAC installation and safety standards do not allow single wall vent connector material to be installed in concealed areas, attics or to penetrate a bulkhead/wall/concealed space. Gas appliance vent pipes passing through concealed areas are required to be a Type-B, or double-walled material for fire safety reasons. We recommend that the vent system be fully evaluated and serviced/modified as needed by a qualified HVAC contractor to insure the safe performance of any attached gas appliances.

¬ There is no metal thimble installed at the ceiling penetration for the vent pipe as is generally required. The opening at the flue pipe penetration creates a void in the garage firewall assembly. A thimble is a donut shaped metal ring that seals the opening between the flue pipe and the dry wall. Generally accepted construction practices require the installation of these to maintain the integrity of the firewall. We recommend evaluation and service as necessary by a qualified plumbing or HVAC contractor to bring the installation into conformance with current standards.

¬ The total height of the gas vent installation appears to be less than five feet from the draft hood to the termination. This does not appear to conform to current gas venting standards, which require a minimum total vent system height, of at least five feet to insure proper drafting. We recommend that a qualified HVAC contractor evaluate the installation and service as necessary to unsure the proper performance 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

m The water heater is equipped with a mandated pressure-temperature relief valve that terminates correctly at the exterior as required.

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.

Combustion Vent Ports

Informational Conditions

¬ The water heater appears to have sufficient combustion-air supply.

Seismic Straps

Functional Components and Conditions

m The water heater appears properly secured/strapped and is believed to be in conformance with generally accepted standards..

Bonding Connection

Functional Components and Conditions

m Gas to hot to cold water bonding connection at hot water heater is properly installed.

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

Service Entrance Mast Weatherhead and Cleat

Functional Components and Conditions

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

Type of Wiring

Informational Conditions

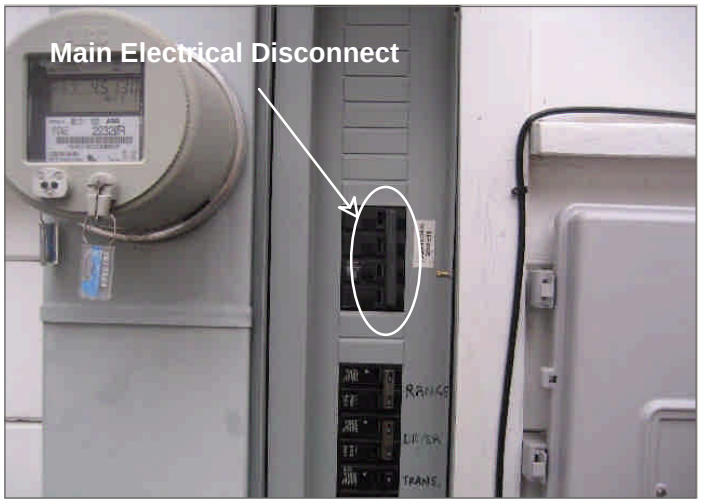
¬ The residence appears to be served by a combination of different wire types. We observed knob and tube, rigid and flexible metal conduit and non-metallic cable (commonly called Romex) at the visible/accessible areas of the dwelling.

¬ Material: Tin Coated Copper & Copper Wiring

Size and Location

Informational Conditions

¬ The residence is served by a 200 amp, 240 volt panel, located at the front left side yard.



Main Panel

Informational Conditions

¬ The main electrical panel is not an original installation. Therefore, interested parties should obtain copies of any installation documentation, which will confirm that the installation was made with benefit of a permit and installed by a qualified electrical contractor.

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.

Interior Cover Panel

Functional Components and Conditions

m The interior 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

¬ 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.

Grounding

Functional Components and Conditions

¬ The main electrical panel appears to be grounded via a driven rod and or water pipe. However, the wall coverings prevented us from positively verifying this. Current standards require a minimum of two ground points for the system. Interested parties may wish to consult a qualified electrician regarding further information on this topic.

Telecom & Networking

Informational Conditions

¬ The main cable access panel is located adjacent to the main electric service panel.

Sub Panel - A

General Comments

Informational Conditions

¬ Sub-panels are commonly located inside residences. Any exterior panel installations should be properly protected from the elements or be listed for exterior use. Electrical panels are required to be readily accessible and should not be blocked by stored personal property, installed finishes, shelving, etc. The circuits should be clearly labeled as to purpose. 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.

Size and Location

Informational Conditions

¬ The residence is served by a 50 amp, 240 volt sub panel, located in the closet of bedroom three. For safety reasons and for ease of access, the area around the panel should be left clear of any obstructions. Current safety standards would not allow the installation of new sub panels in any closet. We suggest that consideration be given to relocation of the sub panel as repairs and or renovations are undertaken over time.

Sub Panel

Functional Components and Conditions

¬ The sub panel is functional but is a smaller and an older design. This type of panel would be considered obsolete and undersized by current electrical safety standards. We suggest that consideration be given to

upgrading the system to a modern panel that will allow both room to expand and be safer as well. Interested parties are encouraged to consult with a qualified electrical contractor regarding upgrading the existing installation to bring it into conformance with current electrical safety and construction standards.

Informational Conditions

¬ The sub panel is located in a cabinet/closet. This installation may have been acceptable at the time of original construction. However, current standards would not allow new installations in closets/cabinet areas. It is important that the panel be kept accessible for safety reasons and proper that air-flow around it be maintained. We recommend that relocation be considered as remodel, renovation and or repair projects are undertaken over time. Interested parties desiring further information should consult with a qualified electrical contractor.

¬ The current sub panel installation location provides insufficient clearances for service and or safe access. Current generally accepted electrical standards would call for thirty-six inches of clear space in front of it to facilitate an emergency disconnect. Generally speaking, the panel assembly should be installed high enough off grade to provide reasonable access but no higher than seventy-nine inches. The panel should also have a minimum of thirty inches of clearance side to side. Interested parties desiring further information should consult with a qualified electrical contractor.

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. Interested parties should consult with a qualified electrical contractor for service.

Further Evaluation

¬ This panel appears to be undersized by current electrical safety standards for the size and the potential load imposed by the dwelling. We suggest that consideration be given to upgrading the system to a larger capacity panel that will allow room to expand. Interested parties should consult a qualified electrician with a view to upgrading the service.

Exterior Cover Panel

Functional Components and Conditions

m The exterior cover of the electrical sub panel is in acceptable condition.

Wiring

Functional Components and Conditions

m There are no visible deficiencies with the electrical wiring in the sub panel. The wiring methods appear generally consistent with practices of the apparent time of construction and or installation.

Circuit Protection

Functional Components and Conditions

m The circuit breakers within the sub panel have no visible deficiencies.

Informational Conditions

¬ Some or all of the sub panel circuits are not labeled. This makes it difficult to quickly reset a breaker or to shut power off in an emergency. We recommend that a licensed electrician evaluate the system.

¬ 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.

¬ 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 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.

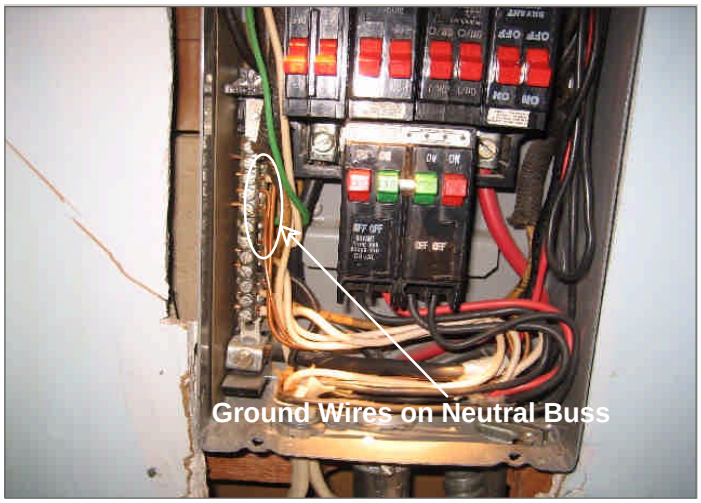
Grounding

Informational Conditions

- The sub panel grounding methods appears consistent with the practices at the time of apparent installation. Today, more stringent safety standards apply. Should any major electrical work be done on the panel, the affected areas may be required to comply with any of the relevant safety regulations in place at that point in time.
- The ground connection is not bonded at the conduit bushing connection where the metal conduit connects to the panel as current electrical safety standards would require. We recommend that this installation be brought into conformance with current standards as a property safety upgrade. Interested parties should consult with a qualified electrician for further information and or service.
- The grounding installation at the sub panel appears to conform to older standards. We noted no separate ground buss installed in the panel as current standards would require. As additional circuits are added to this panel, it will be necessary to install a rated ground buss for use with new circuit installations. We suggest that this installation be brought into conformance with current standards as a property safety upgrade. Interested parties should consult with a qualified electrician for further information and or service.

Components & Conditions Needing Service/Evaluation

- Several circuit ground wires have been improperly terminated on the neutral bus bar. The neutral bus bar in the sub-panel is required to "float" or be independent of the ground system at a sub panel. Under normal operating conditions, the neutral wires carry any system load electrical current imbalance or random currents back to the power pole. By attaching ground wires to the neutral, a condition is created where it is possible for connected devices "downstream" of the panel to become energized through the ground system, which creates a potential safety hazard. We recommend that a qualified electrician evaluate and repair the installation as necessary.



Sub Panel - B

General Comments

Informational Conditions

- Sub-panels are commonly located inside residences. Any exterior panel installations should be properly protected from the elements or be listed for exterior use. Electrical panels are required to be readily accessible and should not be blocked by stored personal property, installed finishes, shelving, etc. The circuits should be clearly labeled as to purpose. 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.

Size and Location

Informational Conditions

¬ The dwelling is served by a sub panel rated at 30 amp, 240 volt, located inside the garage.

Sub Panel

Informational Conditions

¬ The sub electrical panel is not an original installation. Therefore, interested parties should obtain copies of any installation documentation, which will confirm that the installation was made with benefit of a permit and installed by a qualified electrical contractor.

Safety

q The area in front of the panel should not be used for storage. The area around all electrical panels 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.

Further Evaluation

¬ This panel appears to be undersized by current electrical safety standards for the size and the potential load imposed by the dwelling. We suggest that consideration be given to upgrading the system to a larger capacity panel that will allow room to expand. Interested parties should consult a qualified electrician with a view to upgrading the service.

Exterior Cover Panel

Functional Components and Conditions

m The exterior cover of the electrical sub panel is in acceptable condition.

Wiring

Functional Components and Conditions

m There are no visible deficiencies with the electrical wiring in the sub panel. The wiring methods appear generally consistent with practices of the apparent time of construction and or installation.

Circuit Protection

Functional Components and Conditions

m The circuit breakers within the sub panel have no visible deficiencies.

Grounding

Components & Conditions Needing Service/Evaluation

q The sub panel appears to be an upgraded and or newer installation. The panel grounding methods do not appear installed consistent with the standards in effect at the time of apparent installation. Interested parties are encouraged to obtain a permit history for the dwelling that would indicate that the installation conforms to standards acceptable to the local authority having jurisdiction. We recommend that a qualified electrical contractor evaluate the panel installation and service as needed to insure the safety of the system and conformance with appropriate electrical standards.

• *See Attached Illustration 9*

Further Evaluation

¬ There appears to be no independent grounding system installed for the detached building sub panel as would be required under current construction standards. Modern electrical safety guidelines require a dedicated ground system be installed in a detached structure where more than one circuit is run for safety reasons. This might be accomplished using a driven rod or other means. We recommend that this be upgraded to a more modern and safer grounding system. Interested parties should consult with a qualified electrical contractor for further information.

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.
- This dwelling appears to have been constructed prior to the requirement that electrical circuits include a ground connection. Modern electrical construction/safety practices require that all circuits be provided with a separate ground circuit. This is to insure that should a fault/short circuit occur, a path to ground is available to trip the circuit protection device. We noted a number of receptacles installed in this property that have modern three prong receptacles. However, some or all of these test showing open ground connection/no ground connection. This would indicate that three prong/grounded type duplex receptacles have been installed on an ungrounded circuit. While a common practice - generally due to two prong receptacles not being readily availability at the major home improvement centers - this is improper. Generally accepted electrical installation/safety standards provide four alternatives for dealing with ungrounded convenience receptacles. The first is simply to leave them as is, however a two prong/ungrounded type receptacle must be used. Second, it is acceptable to install an independent ground wire to the enclosure - as long as it terminates at the main ground point for the dwelling. Third, it is acceptable to install a GFCI receptacle in an ungrounded enclosure since the ground fault circuit interrupter receptacles do not require a ground to function properly. Lastly, the wiring to the enclosure may be replaced with modern a modern three wire grounded circuit. Due to the nature of the installation we observed, it is likely that the work has been performed by inadequately trained individuals. Interested parties are encouraged to upgrade the installation to meet current standards. We suggest that a qualified electrical contractor evaluate the electrical system and make appropriate service recommendations.

GFCI & AFCI Testing

Informational Conditions

- We noted one or more areas where ground fault circuit interrupter (GFCI) receptacles and or circuit breakers are installed. These are important electrical safety devices and generally installed anywhere that moisture may be present, i.e. kitchen, baths, laundry, adjacent to sinks, garage, and exterior. The units contain electronics components and are prone to random failure. We recommend periodic testing of all such devices in keeping with generally accepted electrical safety standards. Please refer to the manufacturers instructions for recommendations on the procedure and frequency of any recommended testing.
- 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.

Electrical Bonding

Informational Conditions

- The water supply and gas distribution piping appears properly bonded at the water heater area. 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. Interested parties desiring further information should consult with a qualified electrical contractor.

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 - Attic

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 Carrier Corporation. Per the units information label, the system has an input rating of 63,000 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.

Forced-Air Furnace

Functional Components and Conditions

m The furnace responded to normal user controls when tested and appears functional.

Informational Conditions

¬ Heat is provided by a new - less than one year old forced-air furnace located in the attic. The age is only an approximation.

¬ 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 licensed HVAC contractor on an annually basis.

¬ The forced air system appears newer and or not 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.

¬ There appears to be no service manual for the system located at the unit as is generally required. We recommend obtaining a copy of the manual and leaving it at the unit for use by service personal. The manual may also contain important routine maintenance information for the property owner as well.

¬ The horizontal mounted forced-air heating/cooling system is mounted directly on the attic floor and or framing. This may result in audible and or annoying vibrations, in which case the furnace could be set on rubber isolators, or suspended by hammock straps from the roof framing.

Vent Pipe

Functional Components and Conditions

m The vent pipe is functional.

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

Functional Components and Conditions

m The combustion-air supply and or vents for the gas furnace appear adequate.

Return-Air Compartment and Filter

Informational Conditions

¬ The interior portion of the return-air compartment and or plenum was not accessible at the time of inspection and was not evaluated.

¬ 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.

Electrical

Informational Conditions

¬ Furnace emergency shutoff switch installed properly for the period of construction.

¬ There appears to be no service/utility receptacle installed in the crawlspace at the furnace as is generally recommended. Interested parties may wish to have a qualified electrician install a GFCI protected receptacle in this area for equipment service use.

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

m The registers appear functional.

Informational Conditions

¬ The return air register for the heating system is located at the hallway upper wall/ceiling area. The air filter is located in the intake grate. It is important for the proper operation of the system to change the filter every two to three months during the heating and or cooling season. Running the system with a dirty filter, will not only reduce the efficiency and airflow of the system and it may actually reduce the systems useable life.

Type of Air Distribution Ductwork

Informational Conditions

¬ The visible portions of the air distribution ducts appear to be combination of slip-fitted, metal type that are wrapped in an insulating material and portions using a flexible type with a plastic outer sleeve and a clear inner liner that encapsulates fiberglass insulation.

Air Distribution Ductwork Comments & Conditions

Functional Components and Conditions

¬ The visible portions of the supply ducts appear to be in serviceable condition, except where noted elsewhere.

Further Evaluation

¬ We noted portions of the supply ducting at/within thirty-six inches of the furnace connection is installed in contact with wood framing and or other potentially combustible materials. Certain manufacturers and or models of furnace require minimum clearances for the supply ducting adjacent to the unit. This is apparently to minimize the risk of fire should the furnace fail. The verification of a given systems conformance to the manufacturers installation instructions is beyond the scope of this inspection and is specifically disclaimed. The safe and efficient operation of the system is dependent on the proper installation of the system. It is suggested that the conformance of the installation with the manufacturers installation requirements be independently confirmed. Interested parties are encouraged consult with a qualified HVAC contractor familiar with this particular system for further information and or verification of the installations conformance to the manufacturers requirements.

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 of recent painting and or repairs in various interior areas. Paint may temporarily obscure stains, cracks and or other issues, that may later manifest themselves. Our inspection is strictly limited to the accessible and visible conditions within the dwelling. No opinions are offered as to the conditions within inaccessible, concealed areas and or as to conditions that were not apparent at the time of inspection.

¬ 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

m The front door is functional and appears to include safety glass as required.

m The front doorbell responded when tested.

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 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.

Informational Conditions

¬ We noted indications of prior repairs and or patching consistent with ongoing property maintenance.

¬ There are one or more unsealed/unfinished areas that should be serviced. We recommend that a qualified drywall contractor service as necessary.

Multi-Glazed Windows

Functional Components and Conditions

m The multi-glazed windows in the living room are functional.

Closet

Functional Components and Conditions

m The closet in the living room is in acceptable condition.

Informational Conditions

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

Lights

Functional Components and Conditions

m The lights in the living room are functional.

Informational Conditions

¬ We could not determine if one or more of the light switches were functioning properly. We were unable to positively identify which device or receptacle that the wall switch services. Interested parties should consult with the occupants and or independently confirm the fixture controlled by the light switches in this area.

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.

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

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.

Doors

Functional Components and Conditions

m The French doors are functional and appear to include safety glass as required.

Exterior Doors

Functional Components and Conditions

m The exterior doors appear serviceable and appear to use safety glass as required.

Floor

Functional Components and Conditions

m The floor in the dining room is an engineered wood veneer or a wood laminate material, or a similar material. We observed no significant blemishes and or defects in the visible portions of the flooring. As with all types of flooring, it requires periodic cleaning to maintain its appearance and water seal. This type of flooring is susceptible to denting and mechanical damage. Care should be exercised when moving heavy objects across them.

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.

Multi-Glazed Windows

Functional Components and Conditions

m The multi-glazed window in the dining room is functional and appears to include safety/tempered glass where generally required.

Lights

Functional Components and Conditions

m The lights in the dining room are functional.

m The wall outlet control switches responded normally.

Receptacles

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.

Components & Conditions Needing Service/Evaluation

¬ Several of the receptacles in the dining room are wired with reversed polarity, and should be serviced by a qualified electrical contractor. This is a condition where the white (neutral) wire and the black (hot) wire are installed in reverse inside the receptacle. Under certain circumstances, this may pose a safety hazard. We recommend that a qualified electrician service as necessary.

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

Smoke Alarms

Components & Conditions Needing Service/Evaluation

q There is no smoke detector in the dining room and one is required in any area that gives access to a room used for sleeping. This should be completed before the close of escrow. We recommend installing a smoke detector in any case for safety reasons.

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 left rear of the residence.

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.

¬ The attic can be accessed through a hatch in the ceiling of the master bedroom.

Doors

Functional Components and Conditions

m The door in the bedroom is functional.

m The pocket door is functional.

Informational Conditions

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

¬ The door does not appear to have a privacy latch installed. We suggest installing one for occupant privacy reasons.

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 patching and repairs consistent with normal homeowner maintenance.

¬ We noted one or more stress cracks at the window and or door areas in the bedroom. These appear to be from seasonal and or age related movement in the structure. These do not appear to be an area of concern and not further evaluation is recommended at this time. However, we are generalists and you may wish to have a specialist comment further on this. Please be aware that such cracks can reappear, especially if they are not repaired properly.

Multi-Glazed Windows

Functional Components and Conditions

m The multi-glazed bedroom window is functional.

Informational Conditions

¬ The dimensions of the windows do not appear sufficient to provide adequate light and or ventilation. Natural light should be provided by a window or door that is equal to eight percent of the floor area. Ventilation should be provided by an openable window/skylight that is not less than four percent of the floor area.

Safety

q The bedroom windows in this area do not appear original. However, they do not appear to conform to the emergency egress standards for the period of apparent installation. Some types of replacement/retrofit windows utilize the existing window opening and thus may have a sill height that exceeds what would be considered safe in current standards. This has typically been allowed. However, even on replacement/retrofit windows, the openable portions of the window should still be installed to provide adequate emergency egress. Current standards would require that at least one bedroom window measure 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. In general, a significant remodel or window change in this area may trigger mandatory upgrades to any non-conforming areas. We recommend that consideration be given to modifying the installation to conform to current safety standards for occupant safety.

q The window treatments, storm or noise abatement installations and or hardware in this sleeping area may restrict the operation of the window or windows. This may prevent and or impede an emergency exit by the occupants, or an emergency egress by emergency personnel wearing a breathing apparatus. This installation poses a life-safety risk. We recommend modifying the installation to provide full emergency access to the windows. Interested parties should consult with a qualified trades person for any necessary service.

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

Informational Conditions

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

¬ One or more closet doors were blocked by furniture and or personal belongings and could not be evaluated.

Lights

Functional Components and Conditions

m The lights in the bedroom are 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.

¬ 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.

¬ 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.

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

Components & Conditions Needing Service/Evaluation

q There is no smoke detector in the bedroom and one is required. This should be completed before the close of escrow. We recommend installing a smoke detector in any case for safety reasons.

Bedroom 2

Location

Informational Conditions

¬ The bedroom is located at the left 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.

Multi-Glazed Windows

Functional Components and Conditions

m The multi-glazed bedroom window is functional.

Safety

q The bedroom windows in this area do not appear original. However, they do not appear to conform to the emergency egress standards for the period of apparent installation. Some types of replacement/retrofit windows utilize the existing window opening and thus may have a sill height that exceeds what would be considered safe in current standards. This has typically been allowed. However, even on replacement/retrofit windows, the openable portions of the window should still be installed to provide adequate emergency egress. Current standards would require that at least one bedroom window measure 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. In general, a significant remodel or window change in this area may trigger mandatory upgrades to any non-conforming areas. We recommend that consideration be given to modifying the installation to conform to current safety standards for occupant safety.

q The window treatments, storm or noise abatement installations and or hardware in this sleeping area may restrict the operation of the window or windows. This may prevent and or impede an emergency exit by the occupants, or an emergency egress by emergency personnel wearing a breathing apparatus. This installation poses a life-safety risk. We recommend modifying the installation to provide full emergency access to the windows. Interested parties should consult with a qualified trades person for any necessary service.

q The upper window latch appears higher than forty-eight inches and may inhibit emergency egress. We recommend removal and or 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 lights in the bedroom are functional.

Receptacles

Functional Components and Conditions

m The bedroom receptacles tested are functional.

Informational Conditions

¬ One or more of the bedroom receptacles were obstructed by furniture, and were not tested.

¬ 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.

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

Components & Conditions Needing Service/Evaluation

q There is no smoke detector in the bedroom and one is required. This should be completed before the close of escrow. We recommend installing a smoke detector in any case for safety reasons.

Bedroom 3

Location

Informational Conditions

¬ The bedroom is located at the front left 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.

Multi-Glazed Windows

Functional Components and Conditions

m The multi-glazed bedroom window is functional.

Safety

q The bedroom windows in this area do not appear original. However, they do not appear to conform to the emergency egress standards for the period of apparent installation. Some types of replacement/retrofit windows utilize the existing window opening and thus may have a sill height that exceeds what would be considered safe in current standards. This has typically been allowed. However, even on replacement/retrofit windows, the openable portions of the window should still be installed to provide adequate emergency egress. Current standards would require that at least one bedroom window measure 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. In general, a significant remodel or window change in this area may trigger mandatory upgrades to any non-conforming areas. We recommend that consideration be given to modifying the installation to conform to current safety standards for occupant safety.

q The window treatments, storm or noise abatement installations and or hardware in this sleeping area may restrict the operation of the window or windows. This may prevent and or impede an emergency exit by the occupants, or an emergency egress by emergency personnel wearing a breathing apparatus. This installation poses a life-safety risk. We recommend modifying the installation to provide full emergency

access to the windows. Interested parties should consult with a qualified trades person for any necessary service.

q The upper window latch appears higher than forty-eight inches and may inhibit emergency egress. We recommend removal and or 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.

¬ The sub panel is located in the closet. For safety reasons and for ease of access, the area around the panel should be left clear of any obstructions. Current safety standards would not allow the installation of new sub panels in any closet. We suggest that consideration be given to relocation of the sub panel as repairs and or renovations are undertaken over time.

Lights

Functional Components and Conditions

m The lights in the bedroom are functional.

Receptacles

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.

Further Evaluation

¬ There were no accessible receptacles in this room due to personal property and or furniture. This prevented any evaluation of the receptacles in this room/area. Interested parties should independently confirm the proper/safe function of the receptacles in this area.

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

Components & Conditions Needing Service/Evaluation

q There is no smoke detector in the bedroom and one is required. This should be completed before the close of escrow. We recommend installing a smoke detector in any case 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.

Jack-Jill Bathroom

Size and Location

Informational Conditions

¬ The bathroom is a full, and is located off the master bedroom and the dining room.

General Comments

Informational Conditions

¬ The bathroom appears to be either an remodel, addition or part of one, and we recommend that you verify the permit and certificate of occupancy. 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 latent defects could exist.

Doors

Functional Components and Conditions

m The pocket doors are functional.

m The pocket door appears to use safety glass as required.

¬ The French door is functional but we could not positively confirm that it includes safety glass. No etched glass safety symbol was apparent at the time of inspection.

Informational Conditions

¬ A bath door does not appear to have a privacy latch installed. We suggest installing one for occupant privacy reasons.

Floor

Functional Components and Conditions

m The bathroom floor is a stone material and appears in serviceable condition with no significant defects apparent. All types of stone tile requires periodic cleaning, re-sealing and re-grouting to maintain its appearance and water seal. This should be considered part of normal homeowners maintenance.

Informational Conditions

¬ The bathroom floor grout and/or caulk should be inspected periodically for signs of wear. Part of routine homeowner maintenance of any bathroom is periodic re-sealing of tile grout and re-caulking of joints. This should be a minimum of once every one to two years . We recommend that an evaluation by a qualified tile contractor be conducted on an as needed basis.

Walls & Ceiling

Functional Components and Conditions

m The walls and ceiling are in acceptable condition.

Multi-Glazed Windows

Functional Components and Conditions

m The multi-glazed window in the bathroom is functional.

Cabinets

Functional Components and Conditions

m The bathroom cabinets are functional.

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.

Stall Shower

Functional Components and Conditions

m The stall shower is functional and the enclosure appears to include safety glass as required.

Informational Conditions

¬ We recommend periodic resealing the grout on the tile. This extends the life of the tile and should be done every few years as part of normal homeowner maintenance.

¬ The window area will be especially sensitive to moisture intrusion issues due to the low window/sill height. We recommend periodic service, re-sealing and or caulking area to forestall any potential moisture intrusion. Interested parties should consult with a qualified trades person for further information, recommendations and or service.

Toilet

Functional Components and Conditions

m The toilet is functional.

Exhaust Fan

Functional Components and Conditions

m The bathroom exhaust fan responded to normal user controls when tested and appears functional.

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.

Safety

q The light fixture above the shower area does not appear to be not rated for moist or wet environments. Suggest upgrading to a rated fixture for safety purposes.

Receptacles

Functional Components and Conditions

m The bathroom receptacles are functional and include ground-fault protection as required. GFCI protection is an important safety feature and would is required on all new receptacles installed in high-risk/ damp areas such as bathrooms, the exterior, garage, laundry, kitchens, etc. Per the manufacturers instructions, all GFCI receptacles should be tested a minimum of once a month to insure proper operation. Interested parties desiring further information should consult with a qualified electrical contractor.

Informational Conditions

¬ The house is older and, as is typical, contains a type electrical wiring known as knob & tube. Unlike modern wiring, knob & tube wiring does not include a ground wire. The outlet in the bathroom is GFCI protected but does not appear to have a ground wire installed. While this is an approved method, you may wish to have the wiring in this and other similar areas updated to include a modern three wire system.

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.

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

Floor

Functional Components and Conditions

m The floor in the bath area is tiled and appears serviceable with no visible significant issues/defects. All types of tile require periodic cleaning, re-sealing and re-grouting to maintain their appearance and water seal.

Informational Conditions

¬ The bathroom floor grout and/or caulk should be inspected periodically for signs of wear and tear. Part of the routine property maintenance for a bathroom is periodic cleaning, re-sealing of tile grout and re-caulking of joints. This should be a minimum of once every one to two years . We recommend that an evaluation and service by a qualified tile contractor be conducted on an as needed basis.

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.

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.

Informational Conditions

¬ We noted one or more plastic water hoses used for the sink faucet water supply. These hoses are prone to occasional failure. We suggest that all such connections be made with materials rated for continuous line pressure such as the stainless steel mesh reinforced type of hose.

Tub-Shower

Functional Components and Conditions

m The tub/shower is functional.

Informational Conditions

¬ The tub/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.

¬ We recommend periodic resealing the grout on the tile. This extends the life of the tile and should be done every few years as part of normal homeowner maintenance.

¬ The area around the spigot, handles and or shower head etc. should be properly sealed to forestall moisture intrusion.

Toilet

Functional Components and Conditions

m The toilet is functional.

Exhaust Fan

Functional Components and Conditions

m The bathroom exhaust fan is functional.

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

m The bathroom receptacles are functional and include ground-fault protection as required. GFCI protection is an important safety feature and would is required on all new receptacles installed in high-risk/ damp areas such as bathrooms, the exterior, garage, laundry, kitchens, etc. Per the manufacturers instructions, all GFCI receptacles should be tested a minimum of once a month to insure proper operation. Interested parties desiring further information should consult with a qualified electrical contractor.

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

m The floor in the kitchen is an engineered wood veneer, a wood laminate material, or a similar material. We observed no significant blemishes and or defects in the visible portions of the flooring. As with all types of flooring, it requires periodic cleaning to maintain its appearance and water seal. This type of flooring is susceptible to denting and mechanical damage. Care should be exercised when moving heavy objects across them.

Walls and Ceiling

Functional Components and Conditions

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

Cabinets

Functional Components and Conditions

¬ The kitchen cabinets have typical, cosmetic wear and tear commensurate with their 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 a stone material and appears in serviceable condition with no significant defects apparent. Stone is porous by nature and will require periodic cleaning, re-sealing and re-grouting to maintain their appearance and water seal. This should be considered part of normal homeowners maintenance.

Informational Conditions

¬ The counter top was partially covered with personal property, counter top appliances, etc and was not fully visible. Our inspection is strictly limited to the visible areas.

Sink

Functional Components and Conditions

m The kitchen sink appears serviceable.

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.

Informational Conditions

¬ Stored personal property restricted the view beneath sink prevents a complete evaluation of the area.

Garbage Disposal

Functional Components and Conditions

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

Gas Range

Functional Components and Conditions

m The gas range is functional, but was neither calibrated nor tested for its performance.

Informational Conditions

¬ The gas shut-off for the range appears to be behind the unit which may be difficult to access for service.

Safety

q The range has no anti-tip bracket installed. This prevent the range from tipping forward should a child step on the open oven door. The manufacturers installation instructions for this appliance require the installation of this component to insure the safety of the appliance. An anti-tip bracket is a relatively inexpensive safety feature that we highly recommend be installed on all appliances, especially if small children are present. Interested parties desiring further information and or service should consult with a qualified appliance service technician.

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.

Informational Conditions

¬ As noted elsewhere, the kitchen exhaust vent has been run in the under-floor area apparently using a flexible metal material not designed for this purpose. Generally accepted mechanical system installation/construction practices call for the vent used on kitchen exhaust fans to be a smooth walled material. The smooth walled vent material will trap less grease when used and poses a much lower grease fire risk over time. We recommend that a qualified HVAC contractor modify the evaluate and install duct material of an approved type.

Dishwasher

Components & Conditions Needing Service/Evaluation

q The dishwasher does not appear equipped with the required countertop air-gap assembly, which is contrary to generally accepted plumbing standards and or the manufacturers installation instructions. Under the correct set of circumstances, this may allow effluent from the sink sanitary drain to contaminate the dishwasher which could pose a potential health risk. We recommend that a qualified plumbing contractor evaluate and service as necessary.

• *See Attached Illustration 10*

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.

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

Doors

Functional Components and Conditions

m The door is serviceable and appears to include impact resistant/tempered/safety glass as required.

Floor

Functional Components and Conditions

m The floor in the hallway is carpeted, and does not have any significant defects.

Walls and Ceiling

Informational Conditions

¬ There are one or more unsealed/unfinished areas that should be serviced. We recommend that a qualified drywall contractor service as necessary.

Closet

Functional Components and Conditions

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

Informational Conditions

¬ 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.

Smoke Alarms

Components & Conditions Needing Service/Evaluation

q The smoke alarm in the hallway did not respond when tested using the manufacturers built-in test function. The unit should have its battery replaced and or be serviced/replaced as needed. A functional smoke alarm is required in this location on or before the close of escrow.

Safety

q The smoke alarm(s) in this area appears older and may not be as reliable as newer devices. Generally accepted fire safety practices call for the replacement of any smoke alarms older than ten years because reliability drops significantly after that point. Given the low cost of these safety devices, we suggest that you replace the unit for occupant safety reasons.

Registers

Informational Conditions

¬ The return air register for the heating system is located at the hallway upper wall/ceiling. The air filter is located in the intake grate. It is important for the proper operation of the system to change the filter every two to three months during the heating and or cooling season. Running the system with a dirty filter, will not only reduce the efficiency and airflow of the system and it may actually reduce the systems useable life.

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 garage.

Sink

Functional Components and Conditions

¬ The laundry sink has typical cosmetic wear and tear but appears generally serviceable.

Faucet

Components & Conditions Needing Service/Evaluation

¬ The hot and cold supply pipes appear installed in reverse at the control, which may pose a scald hazard to those using the fixture. Generally accepted plumbing standards require that the left side control/movement deliver hot water and that the right side control/movement deliver cold water. This is particularly important when small children occupy and or visit the property. We recommend that a qualified plumbing contractor evaluate and service as necessary to insure the safe/proper operation of the fixture.

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.

¬ This sink installation is older and appears to pre-date the requirement for fixture water shut-off valves for the sink/faucet. Current standards require each fixture to have a means to shut-off the fixture water supply for service and in case of a leak. We recommend bringing the installation into conformance with current standards as a property upgrade. Significant remodel/repairs to this area may trigger a mandatory upgrade. Interested parties desisting further information and or service should consult with a qualified plumbing contractor.

Trap and Drain

Components & Conditions Needing Service/Evaluation

¬ We noted an apparent improper drain connection at the laundry area. Portions of the drain are installed using an unlisted flexible material. This may contribute to a slow or improper draining at this fixture. We recommend that a qualified plumbing contractor evaluate and repair as necessary.

Gas Valve & Connector

Informational Conditions

¬ No gas connection appears installed and or was visible to supply a gas dryer.

220 Volt Receptacle

Informational Conditions

¬ A 220 volt receptacle for the dryer is present but was not tested.

¬ The 220 VAC dryer receptacle is an older 3 wire design. Many newer/modern appliances use a 4 wire design and may require an inexpensive conversion kit to work with this older style receptacle. These kits are generally available from the appliance manufacturer. Alternatively, you may wish to upgrade the installation to conform to modern electrical standards. Interested parties desiring further information should consult with a qualified electrical contractor.

Dryer Vent

Components & Conditions Needing Service/Evaluation

¬ The back-draft on the exterior dryer vent cover is missing, improper/unlisted or incomplete, and should be repaired or replaced. Interested parties should consult with a qualified trades person for service.

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.

Receptacles

Functional Components and Conditions

¬ The receptacles in the laundry area are functional but are not GFCI protected as current standards would recommend. We suggest that all receptacles be upgraded to include ground fault protection as a property safety upgrade. Interested parties should consult with a qualified electrician regarding further information and or to upgrade the installation.

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.

¬ The garage is a detached structure.

Parking Space

Informational Conditions

¬ As is common in older homes, the parking area may be less than the typical size found in more modern homes, which is eleven feet four inches for a single-car garage, and eighteen feet four inches for a double-car garage, with a minimum depth of nineteen feet four inches for both. We recommend confirming that your car will fit in the available parking area.

Walls and Ceiling

Functional Components and Conditions

¬ There is typical cosmetic damage to the garage walls consistent with time and use. You may wish to have the holes, voids, etc be repaired by a qualified trades person.

Informational Conditions

¬ The visible portions of the garage walls appear unbolted/restrained. While this appears consistent with the practices of the period of apparent construction, it would be considered inadequate when compared to current standards. Interested parties may wish to have a design professional and or qualified seismic retrofit contractor comment further on the issue and suggest any appropriate upgrades.

¬ 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.

¬ There are one or more foundation areas where the wood sill foundation and or the wood framing members are closer to the soil/grade line than current standards would recommend. Current standards would require that the wood sill be a minimum of eight inches above the adjacent soil line. Any such areas area will be more susceptible to wood destroying organism infiltration and or moisture infiltration. This condition may be noted in the WDO report. Please refer to that report for further information and or service recommendations.

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 garage is too full to permit a complete view of the slab and other components. No opinions are offered as to the conditions with inaccessible or concealed areas. We suggest that the area be further inspected once it is made accessible.

Single-Glazed Windows

Informational Conditions

¬ One or more of the window were not accessible due to stored personal property and or other obstructions and could not be tested. Interested parties should independently confirm the proper operation of these windows on or before your final walk-through.

Safety

q The windows adjacent to the doorways, stairways and or walking surfaces etc may not include safety glazing as recommenced under current safety guidelines. There were no etched safety glazing labels apparent at the time of inspection on one or more of the windows in potentially high risk areas. While this may have been acceptable under the guidelines in effect at the time of construction/installation, we now understand that these areas present special safety hazards. Any glass that is replaced in these high risk areas must meet current safety glazing requirements. We recommend that consideration be given to upgrading all

glazing in high risk areas to conform to current safety glazing standards - especially should infants, small children or the elderly be present. Interested parties desiring further information should consult with a qualified glazing contractor.

Further Evaluation

¬ One or more windows appear stuck and or painted shut and could not be evaluated. Any such windows should be serviced as needed to insure proper function. Interested parties should consult with a qualified trades person for any necessary service.

Ventilation Ports

Informational Conditions

¬ There are no ventilation ports to vent exhaust fumes. Therefore, vehicle engines should not be left running with the garage door closed or carbon monoxide poisoning could result. We suggest adding ventilation to the garage as a safety upgrade to the property.

Overhead Storage Area

Informational Conditions

¬ The overhead storage space does not appear to be original. While it is not unusual for storage to be added in this area, the roof framing is rarely designed to handle any significant additional load over and above the roof and associated wind loads, etc. This type of storage may potentially stress the roof framing. We suggest that the area not be used or at the very least, any usage should be limited to lightweight items.

Garage Exterior Door

Informational Conditions

¬ The exterior garage door was blocked/inaccessible and could not be inspected. Interested parties should independently confirm the proper operation of this door.

Garage Door and Hardware

Functional Components and Conditions

¬ The garage vehicle door appears serviceable/capable of fulfilling its intended function with wear and tear commensurate with both age and use visible.

Safety

q The garage vehicle door is an older wooden swing-arm type that can be potentially dangerous due to the door weight. The counterbalance springs should be periodically inspected/tested to insure that they are able to bear the full weight of the door at all angles of operation. Garage door safety is particularly if children or the elderly occupy the residence. Interested parties desiring further information should consult with a qualified garage door specialist.

q One or more of the garage door counterbalance springs appear older and have no safety cables. Safety cables are designed to prevent injury in case the spring breaks. A broken garage door spring can cause significant injury and or property damage. Current safety standards require the garage door counterbalance springs to have this safety feature installed. We suggest that a qualified garage door contractor evaluate the installation and service as needed to insure the safe operation of the system.

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

Electrical

Informational Conditions

¬ There are one or more electrical panels and or disconnect switches located in the garage. Please refer to the electrical section for any further information.

- We noted one or more improperly used extension cords/plug expanders installed in this area. Electrical extension cords should not be routed through concealed areas, stapled to walls/baseboards and or otherwise used for as a substitute for permanently installed receptacles. Interested parties are encouraged to consult with a qualified electrician regarding the installation of additional receptacles/circuits to service this area.
- We observed unprotected/exposed Knob & Tube/older wiring within various areas of the lower level/garage. While an acceptable practice at one time, the use of wire non-rated and or exposed wiring in areas subject to mechanical damage would not be allowed under current guidelines. We suggest that a qualified electrician modify the current installation to bring it into conformance with current safety standards.

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

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www.PropertyEvaluation.net HomeInspection@sanbrunocable.com

Terms and Conditions of Use

Client: Tav Rotondale

Property Address 2318 Buena Vista Avenue, Belmont, CA 94002

Date: 11/25/2008

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

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 CNSC 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

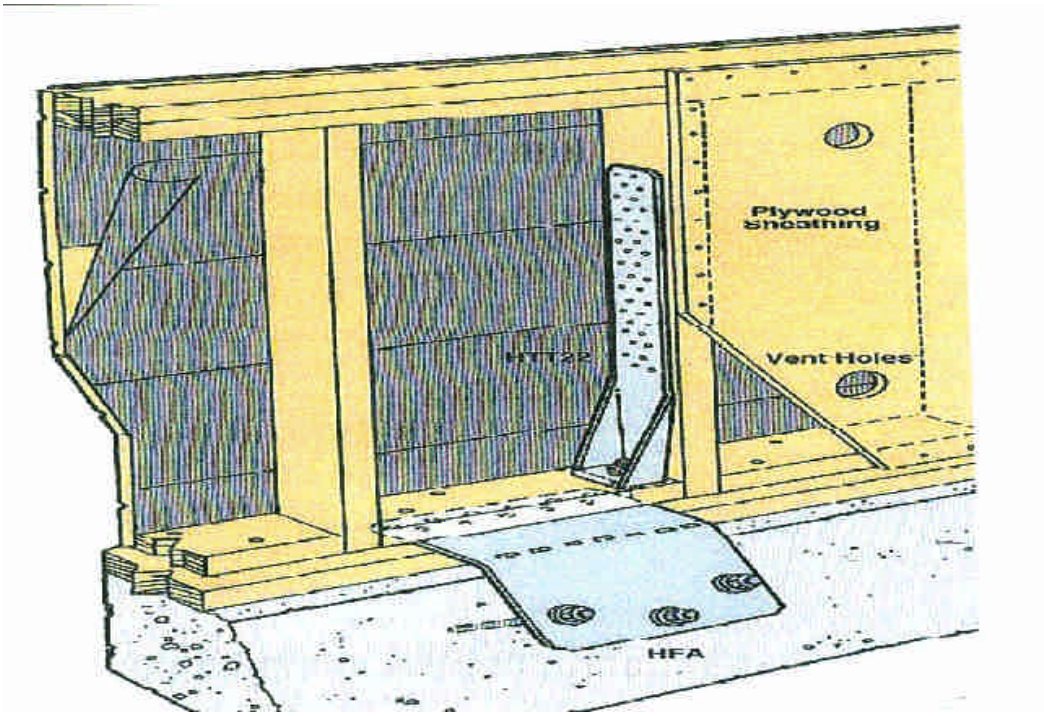

Illustration - 1 Raised & Bolted - Portions Have Cripple Walls - No Shear Panels

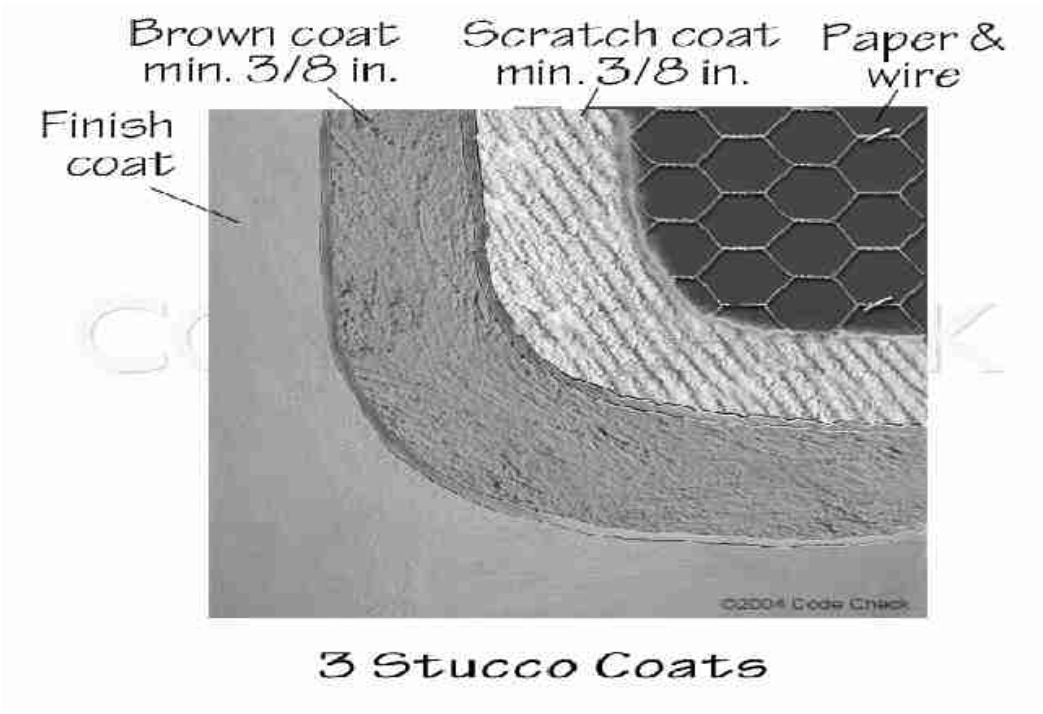

Illustration - 2 Stucco - General

ILLUSTRATIONS

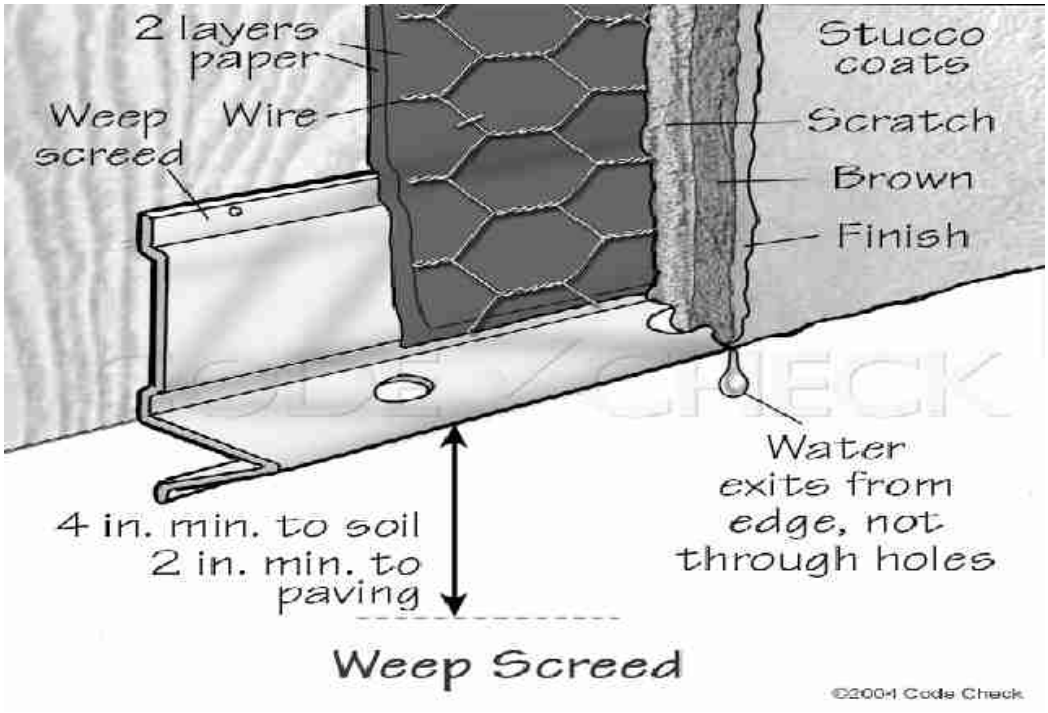

Illustration - 3 Portions - Stucco No Weep-Screed

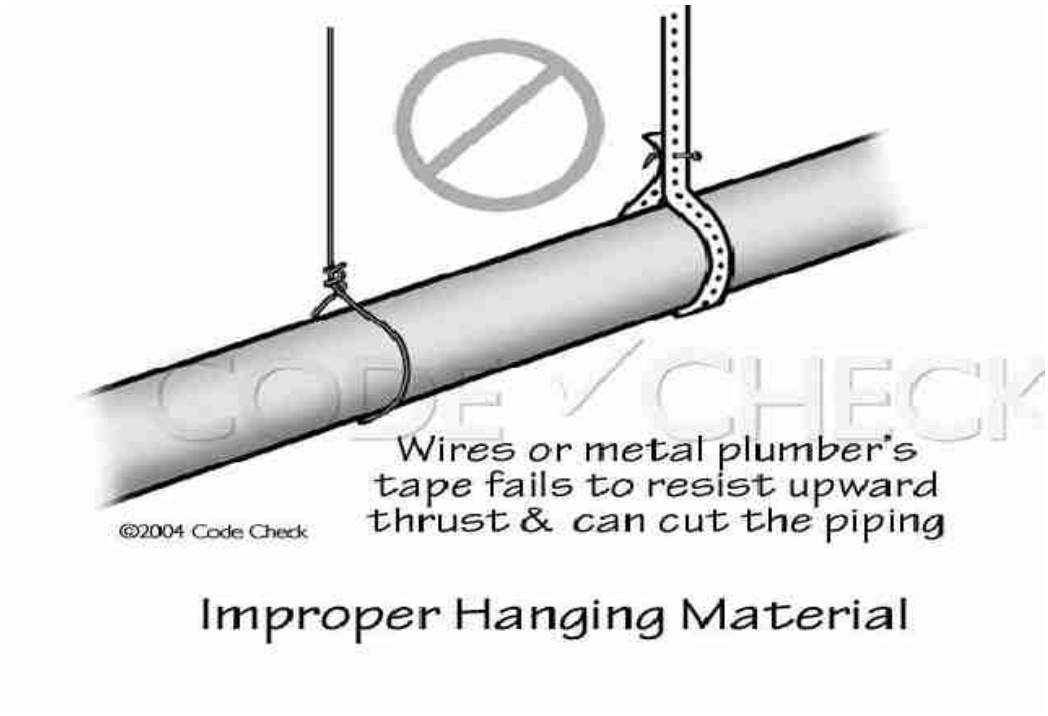

Illustration - 4 ABS - Crawlspace Improper Hanger Materials

ILLUSTRATIONS

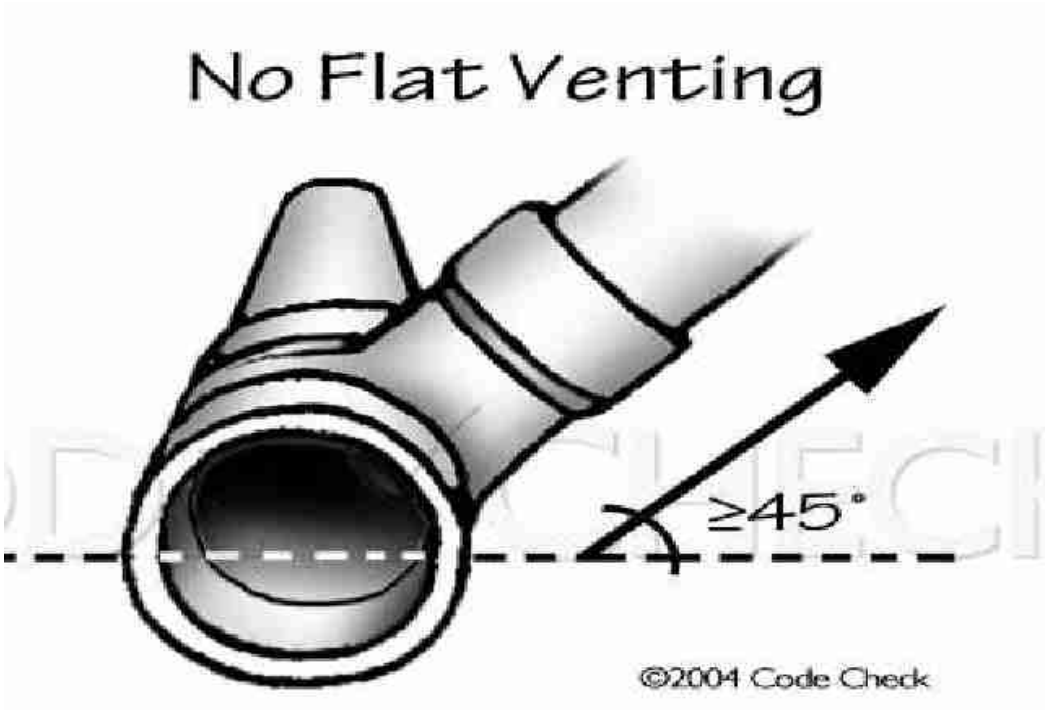

Illustration - 5 Flat Venting - Crawl

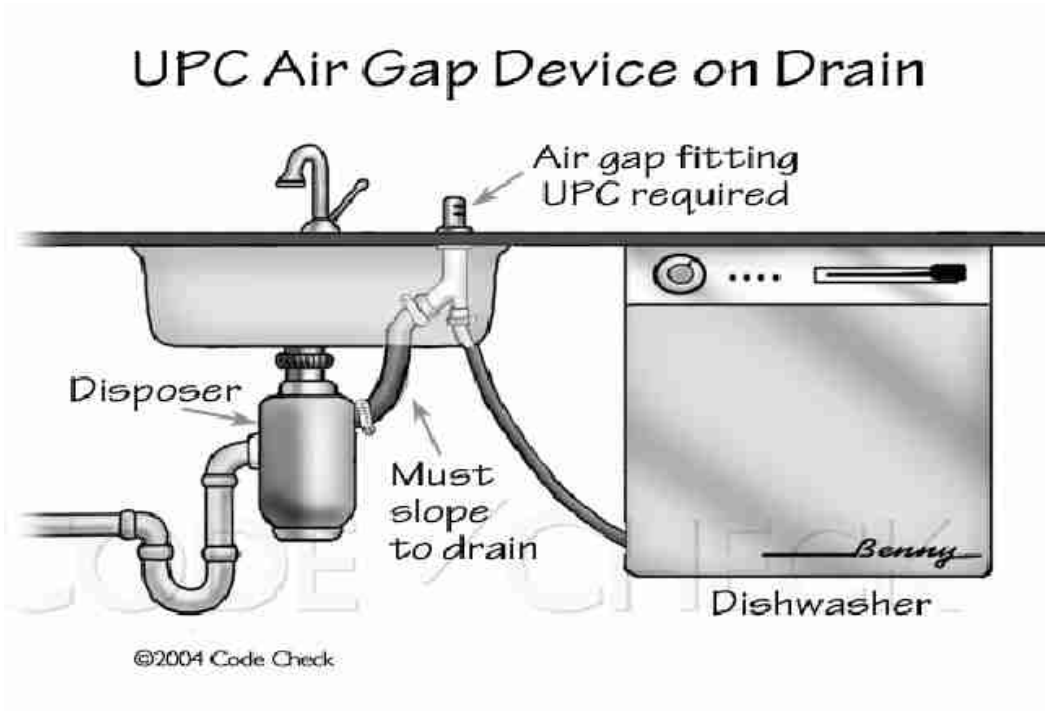

Illustration - 6 Dishwasher

ILLUSTRATIONS

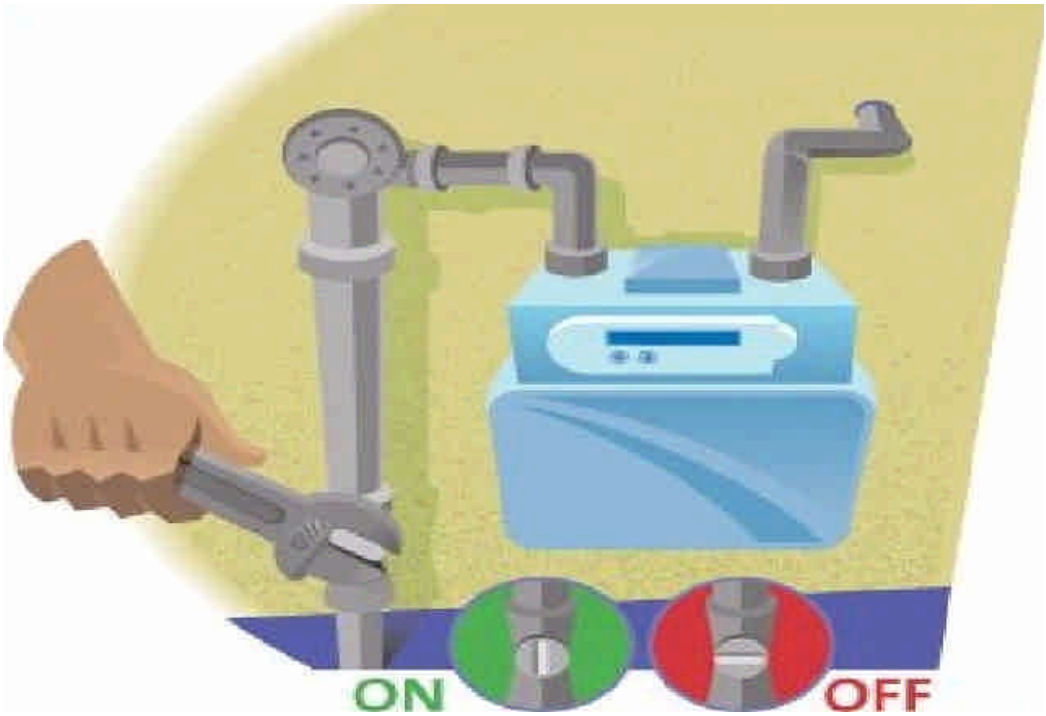

Illustration - 7 Homeowner - Emergency Shut-Off Procedure

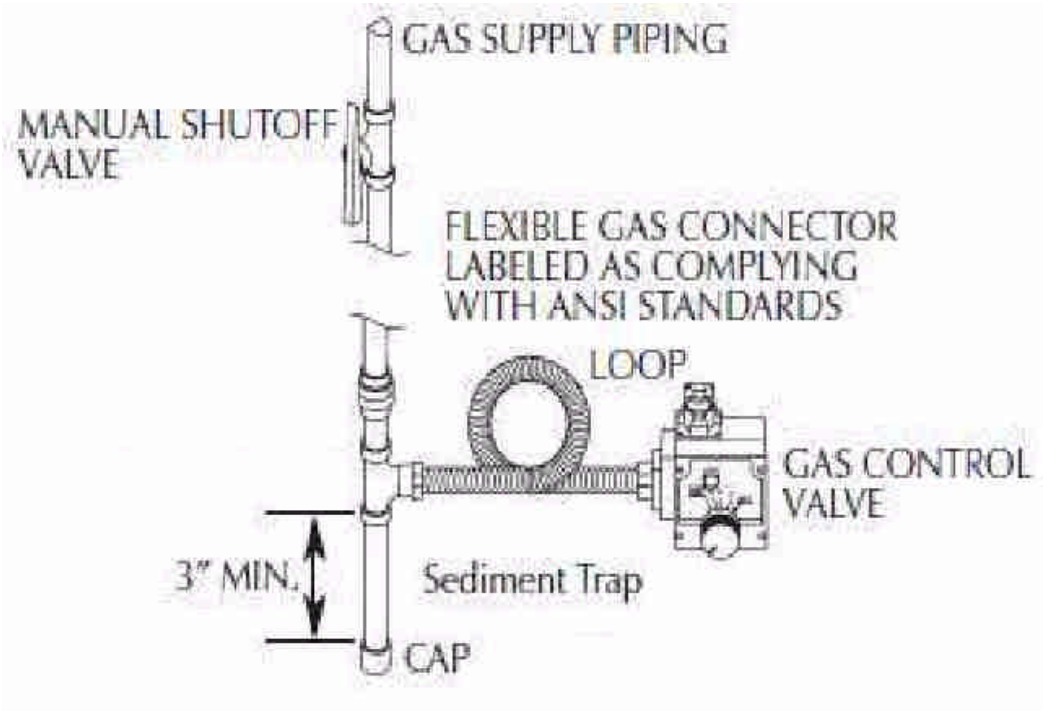

Illustration - 8 No Sediment Traps Installed

ILLUSTRATIONS

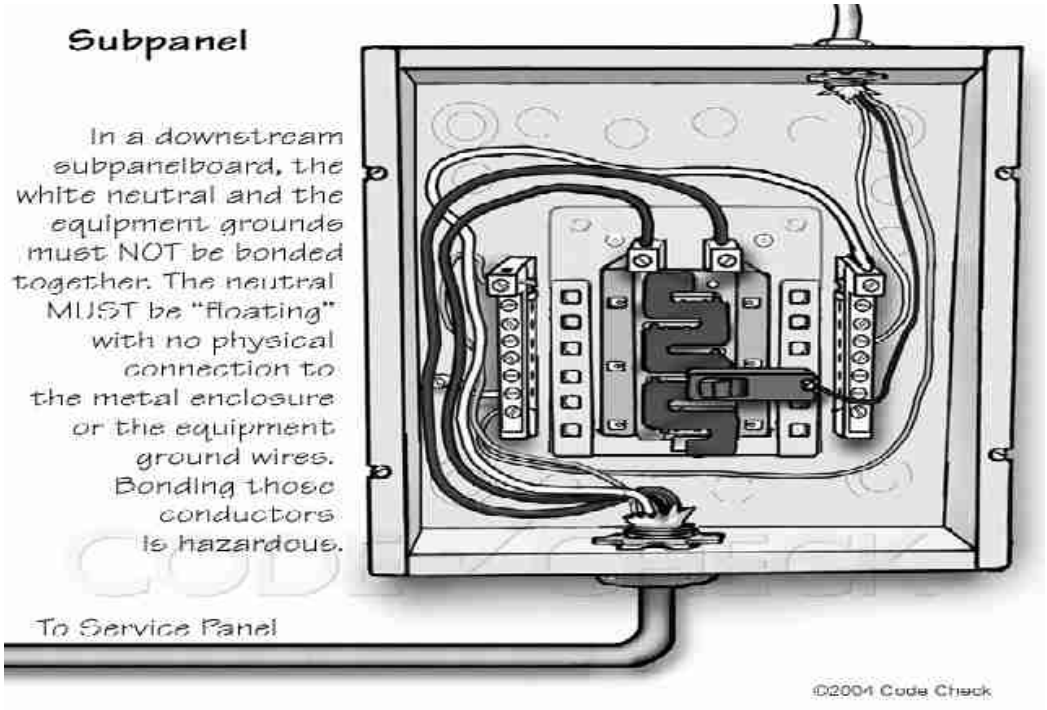

Illustration - 9 The panel grounding appears improper for the standards in effect at the time of apparent installation

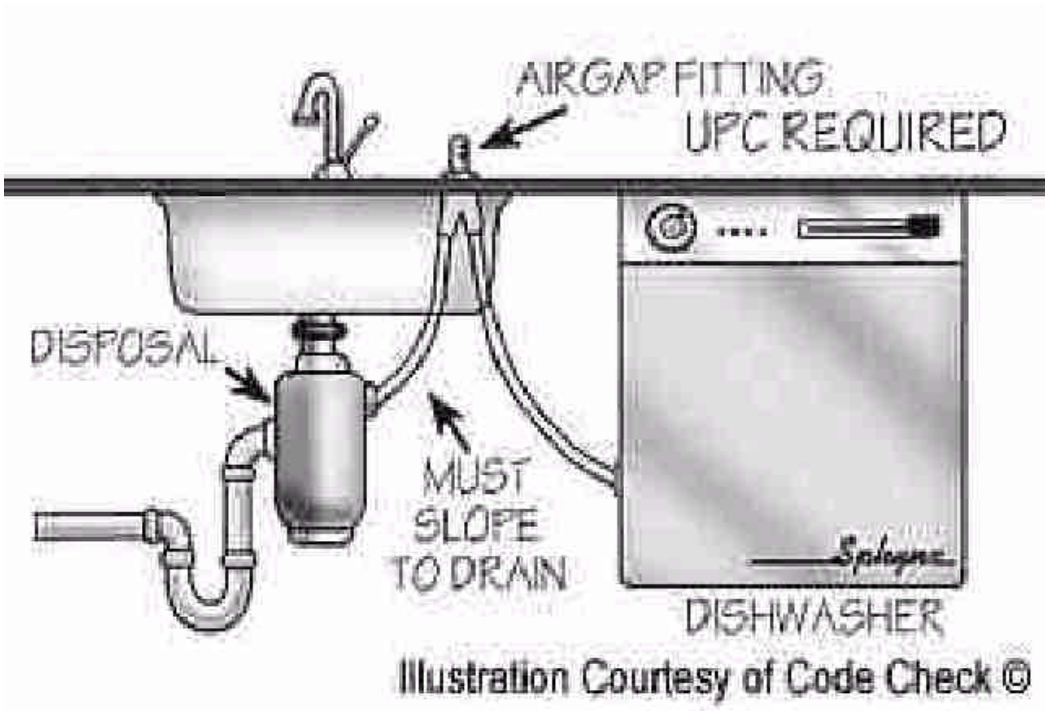

Illustration - 10 The dishwasher does not appear equipped with the required countertop air-gap assembly

REPORT CONCLUSION

2318 Buena Vista Avenue, Belmont, CA 94002

Inspecting a dwelling is a simple task; anyone can do it. Performing a professional real estate inspection is infinitively 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.

TABLE OF CONTENTS