

Walker Property Evaluation Services

3001 Sneath Lane San Bruno CA 94066
Tel: 650-873-4224 Fax: 650-873-4282
HomeInspection@sanbrunocable.com

INSPECTION OVERVIEW

Client: Ken & Barbie Doll
Inspection Address: 111 Doll House Lane, Malibu, CA 94066
Inspection Date: 12/3/2012 Start: 9:00 am End: 2:30 pm
Inspected by: Skip Walker

This Overview is a cursory preview of the report findings and should not be considered the only significant findings. This Overview is never a substitute for reading the entire report nor is it a tacit endorsement of the findings that do not appear here. It is important to thoroughly study the entire report and consult with other experts/specialists as you deem necessary. The client/reader must establish their own priorities. All further evaluation is at the sole discretion of the client/reader. Any further evaluation, service, repairs, safety upgrades, etc. should be completed by licensed/qualified specialists with the benefit of any necessary permits. 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 effect your evaluation of the property.

NOTICE TO THIRD PARTIES: *The inspection was performed for the sole benefit and reliance of the named Client and is nontransferable. No other intended users are identified. 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. Any reliance on this report constitutes your ascent to those terms and conditions. This report is not a substitute for disclosures required by California Civil Code 1102 et. seq.*

Narrative Color Legend: – Informational & Client Advisory Issues ✓ Requires Direct Attention
mFunctional/Serviceable & Green Tips qDefect or Safety Related Issue

Components & Conditions Needing Service/Evaluation

Roof/Attic

Gravel Roof

Gas Appliance Flues

- – The gas appliance vent is terminated less than 7' off the adjacent walking surface - Service Suggested

Plumbing

Waste and Drainage System

Drain Pipes Waste Pipes and Vent Pipes

- – There is a plumbing vent riser at rear area that terminates too close to the standing surface

Water Heater - Upper

Gas Appliance Vent and Termination

- q There are several issues with the gas appliance vent installation - Full Evaluation Recommended

Bonding Connection

- - There is no electrical bonding connection visible at the water heater - Service Recommended

Water Heater - Lower

Bonding Connection

- - There is no electrical bonding connection visible at the water heater - Service Recommended

Electrical

Service Panel - Main

Grounding

- q The panel case and neutral buss do not appear to be bonded as required and should be serviced

Service Panel - 1724

Main Panel

- q There are open or improperly sealed knockouts in the front cover that should be properly sealed

Circuit Protection

- q There are one or more loose or improperly seated FPE Stablok breakers - Service Recommended

Grounding

- q The panel case and neutral buss do not appear to be bonded as required and should be serviced

Sub Panel - House

Grounding

- q The neutral buss and panel case or ground are improperly bonded at the panel and should be serviced

Sub Panel - Rear Garage

Circuit Protection

- - One or more 220 VAC circuits are using improper connectors to act as handle ties

Fireplace

Living Room Fireplace

Fireplace

- - The interior of the fireplace has been painted and should be cleaned prior to use

Master Bedroom Fireplace

Fireplace

- - The interior of the fireplace has been painted and should be cleaned prior to use

Common

Kitchen

Gas Cook Top

- q The brass flexible gas connection should be upgraded to a new safer stainless steel type

Breakfast

Single-Glazed Windows

- q One or more of the single-pane windows frames sills and or trim appears damaged and should be serviced

Receptacles

- q One or more receptacles are wired with reverse polarity and should be serviced

Parking

Garage-Living Area Separation

- q There are voids in the garage-living area separation - Service Recommended

Entry Door Into the House

- q The entry door from the garage to the dwelling does not automatically self-close - Service Recommended
- q The entry door from the garage into the unit does not automatically self-close - Service Recommended

Automatic Vehicle Door Opener

- q The safety beams are installed higher than federal safety standards allow - Service Recommended

Receptacles

- q The garage area receptacles do not appear to include GFCI protection where required

Electrical

- - There are one or more improperly sealed electrical junction boxes- Service Recommended
- q There are improperly protected and or supported NM electrical cables in the garage - Service Recommended

In-Law Unit/Au Pair Unit

Living

Receptacles

- - One or more receptacles are installed with insufficient clearances to a baseboard heating unit

Bathroom

Sink Faucet Valves & Connectors Trap & Drain

- - There is a leak visible at the sink drain - Service Recommended

Exhaust Fan

- q The bathroom exhaust appears improperly terminated in the garage

Receptacles

- q The GFCI receptacles did not trip and or reset properly when tested and should be serviced

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PROPERTY INSPECTION REPORT

Prepared Exclusively For:

Ken & Barbie Doll

INSPECTION ADDRESS

111 Doll House Lane, Malibu, CA 94066

INSPECTION DATE

12/3/2012 9:00 am to 2:30 pm



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This report was produced in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of Walker Property Evaluation Services. Copyright 2012.

Inspection Narratives - Page 1

GENERAL INFORMATION

Inspection Address: 111 Doll House Lane, Malibu, CA 94066
Inspection Date: 12/3/2012 Time: 9:00 am to 2:30 pm
Weather: Intermittent Rain - Temperature at time of inspection: 50-60 Degrees
Inspected by: Skip Walker



Client Information: Ken & Barbie Doll

Structure Type: Wood Frame
Furnished: No
Structure Occupied: No
Number of Stories: Three
Structure Style: Rousseau Style
Estimated Year Built: 1938
Unofficial Sq.Ft.: 4000

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

General Property Conditions

FURNISHED PROPERTY: Portions of the property were furnished and or personal property was present. Access to components, systems and surfaces/interior finishes was restricted. In accordance with CREIA Standards of Practice, I do not move furniture, lift carpets, move pictures/paintings, move personal property, etc. Due to the limitations of this visual inspection, it is possible that conditions, issues and or defects may not have been visible and hence go undetected. Prior to the close of escrow, interested parties should perform a diligent visual inspection when dwelling is vacant/empty.

Utilities: ON

Portions of this property appear to have been remodeled/modified/alterd. Interested parties, are encouraged to obtain a full permit history for this property. It is also advisable to obtain copies of all appliance maintenance and installation information. These documents may also include information related to warranties, guarantees, etc. This inspection does not tacitly approve, endorse or guarantee the integrity of work done without benefit of permit and any potential latent defects that may exist.

WDO/TERMITE INSPECTION PERFORMED: I understand that the property has or will undergo a WDO/Structural Pest Control inspection. Issues related to the presence of WDO/WDO/Structural Pests, etc are specifically disclaimed from the scope of this inspection. Any comments made are for the convenience of the client and are not a substitute for an inspection by a qualified specialist. Interested parties should

refer to the WDO/Structural Pest specialists report for further information and any specific service recommendations.

It appears that this property may have been unoccupied for an extended period of time. The major systems and or appliances, such as the heating system, water heater, plumbing fixtures, drains etc. may have been inactive or minimally used during this period. This is not recommended as these systems function more reliably when used periodically. When systems such as furnaces, water heaters, etc unused for prolonged periods they may be subject to a higher than normal failure rate once normal usage resumes. Plumbing water distribution piping and fixtures should be vigorously flushed as stagnant water in supply lines may accumulate debris organic matter, etc. Plumbing drain lines can dry out and be subject to blockages. This inspection will test these systems to the extent possible. However, the inspection represents the functionality at the time of inspection and cannot predict or warrant future functionality of these systems. Interested parties should monitor all systems once the dwelling is occupied. Any abnormal conditions further evaluated/serviced as needed by an appropriate specialist.

Conditions associated with all forms of microbial growth may or may not be present at this property. CREIA Standards of Practice require reporting visible conditions resulting from moisture intrusion and or the resulting damage/deterioration. The evaluation of microbial growths/molds/mildews is outside the scope of this inspection. All such issues are SPECIFICALLY DISCLAIMED. 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.

ENVIRONMENTAL ISSUES EXCLUDED: The evaluation/identification of hazardous materials, such as asbestos and lead paint, is outside of my expertise and the scope of this inspection. All such issues are SPECIFICALLY DISCLAIMED. Only a qualified specialist is qualified to determine the presence of these materials, any associated health risk and any remedial action necessary for the specific conditions present. The presence of asbestos, lead paint, etc in buildings constructed prior to the early 1980's would not be an uncommon finding. Asbestos containing materials (ACM) can often be found in ventilation duct wrap materials, some older insulation, "pop-corn" or "cottage cheese" ceiling texturing material, older floor tile materials, wall texturing materials, paints, etc.

There are federal and State regulations governing activities that disturb painted surfaces in dwellings built before 1981. These rules are intended to prevent lead contamination/ingestion by the occupants. This includes any activity that disturbs finishes such as window replacement or demolition. This applies to all residential housing, and some other buildings built before 1981. Always ask to see your contractor's certification. Please refer to the EPA web site at www.epa.gov and the Cal EPA web site at www.calepa.ca.gov for additional information and requirements.

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/> and <http://www.epa.gov/lead/> Given the apparent age of this dwelling, it is recommended that the property be evaluated by a licensed hazardous materials abatement firm or other qualified specialist.

CLIENT ADVISORY: New product recalls and product safety alerts are added daily to the thousands of existing notices. Should the reader be concerned about recall/safety alerts for the appliances/systems installed in the dwelling, it is suggested that the information at the U.S. Consumer Protection Safety Commission (CPSC) web site <http://www.cpsc.gov> or www.recalls.com be reviewed. In accordance with CREIA standards of practice, this report does not include the identification or research as to which

appliances/systems may be subject to recalls, safety bulletins and or may appear on the CPSC lists. I may make note of certain systems that I 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 all installed systems should this be an area of personal concern.

There are natural/engineered stone materials used in various areas of the property. 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 natural stone material and how to care for it, please refer to the question and answer database at www.findstone.com. Engineered stone materials such as "Cesar Stone", etc have special care requirements. Please refer to the manufacturers care instructions for further information on these products.

OVERVIEW IS NOT THE ONLY SIGNIFICANT FINDINGS: An overview of this inspection is provided at the front of the report. There I list the recommendations that I believe may be important to the client. These recommendations should not be considered the only significant findings or issues. The reader 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 this report and is nontransferable. No other intended users are identified. The report is a summary of the inspection and all consultation between Inspector and Client. The report 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 named client 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.

It is recommended that all repairs, safety issues or upgrades, be completed by appropriately licensed and or 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 recommendations made in this report prior to the removal of transaction inspection contingencies. These licensed and or qualified specialists may well identify additional defects and or recommend additional upgrades, the scope and price of which could effect your evaluation of the property. An overview of this inspection is provided at the front of the report where I list the recommendations that I believe may be important to the client. These recommendations should not be considered the only significant findings or issues. The reader must establish their own priorities after thoroughly studying this report, reviewing all the information and recommendations in this report, and consulting with other experts, and or specialists as they deem necessary.

Report File: Single Family - Sample

SCOPE OF WORK

This general property inspection was performed in accordance with the CREIA Standards of Practice. A property inspection is not technically exhaustive and is non-invasive. It is limited to the visible and accessible areas of the property. It is distinct from a specialist inspection, which generally require very specialized knowledge, equipment, licensing, training, are costly and often involve laboratory analysis. By contrast, a general property inspection is completed in a few hours and at a fraction of the cost. Consequently, a general inspection report can not be as comprehensive as a specialists report - nor is it intended to be. The 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 the overall evaluation of the property and to alert you to the need for a specialist to perform further evaluation. No inspection can eliminate all the risk associated with the purchase of real estate.

This report reflects the condition of the components and system as observed at the time of inspection. Perfection is not to be expected. Rather, the components and systems should function as intended and or meet a reasonable standard of installation. This takes into consideration the age of the dwelling and the predictable wear that occurs naturally over time with use. Cosmetic or predictable wear issues - particularly those that are apparent to the average person and or to someone without any trade/construction experience are outside the scope of this inspection. This inspection is not a building code or zoning compliance inspection. Any inference that this is a "Code" inspection would be incorrect. The observations and recommendations made are based upon a wide variety of standards that were either in place at the time of original construction or may have developed into standards, trade practices, etc. since the period of installation/construction. The building codes are intended as a minimum standard for construction/safety. Local interpretations of the codes vary widely. The building codes may not necessarily reflect the best method of installation. This 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. I do not verify that components or systems are installed in conformance with the manufacturers installation requirements.

Testing/identifying environmental issues, termites, dry rot, fungus, mold, vermin, etc is outside the scope of this inspection. Testing indoor air quality testing is excluded from the scope of this inspection. I am not qualified to detect the presence of Chinese Drywall. Accordingly, the issue of Chinese Drywall (and its potential problems) are beyond the scope of the inspection. Any comments made regarding environmental, pest or other related issues are those of a lay person only and are NEVER a substitute for an evaluation by a qualified specialist. Interested parties should schedule any specialized inspections with the appropriate specialist well before the removal of transaction inspection contingencies.

Should there be questions, the named client is offered unlimited follow-up consultation via telephone and e-mail. If you were present at the time of inspection, I can only summarize the report on-site - so it is essential that you read the entire report to obtain full benefit of the information. This written report constitutes the final findings of the inspector and takes precedence over any verbal discussions. All recommendations made for service or further evaluation by specialists should be completed and documented well before the removal of transaction inspection contingencies. These specialists may reveal additional defects or issues and or recommend upgrades that could potentially effect your evaluation of the property. This service does not include any form of warranty or guarantee and cannot predict the remaining life of a system and or component.

This report was produced specifically for the subject dwelling, the site within approximately 6 feet of the building and the primary parking area. This report does not include any other areas or features of the site except as may be agreed to by the inspector and client prior to the start of 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. There is an overview of this inspection at the front of the report. The recommendations in the overview should not be considered the only significant findings or issues. The reader must establish their own priorities after thoroughly studying this report, reviewing all the information and recommendations, and consulting with other experts/specialists as you may deem necessary.

The general property inspector 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 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. An NFPA Level II or other specialists evaluation was not performed. All 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, I 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. I use several abbreviations throughout for the purpose of brevity. HVAC stands for Heating Ventilation Air Conditioning. WDO stands for Wood Destroying Organism and is the term used to describe the termite inspector or report.

Narrative Color Legend: → Informational & Client Advisory Issues ✓ Requires Direct Attention
m Functional/Serviceable & Green Tips q Defect or Safety Related Issue

Structure

Structures are not uniform, and need only meet the standards of the year in which they were built or renovated. I describe and identify the various foundation types, and the floor, wall, ceiling, and roof structures in accordance with CREIA standards of practice. If the foundation is a slab type, I examine the visible portions on the interior surfaces and the exposed portions between grade and the exterior cladding. If it is a raised foundation, I will either enter the crawlspace to inspect its components, or indicate in what manner it was evaluated. Similarly, I identify the type of wall and roof framing. Per California law, only a registered design professional is considered qualified to comment on the structural adequacy or significance of a system. I am a generalist and am not a qualified specialist. In the absence of any visible areas of concern, I may not recommend that you consult with a registered design professional. This should not deter an interested party from seeking the opinion of a qualified expert.

Raised Foundation or Basement

General Comments

Informational Comments Observations & Conditions

- Raised foundations generally provide an area for the distribution of pipes, electrical conduits, ducts, etc. This type of foundation will vary widely in design. Most of the foundation wall is well below grade. The most common type is an inverted "T" footing. Dwellings built after the early 1930's will usually include anchor bolts that secure the dwelling to the foundation. The size and spacing of the bolts/restraints will vary with the age of the dwelling. No specialized tools were used to measure the level the interior floors, etc. The accessible portions of the foundation were inspected. I report on the presence/absence of bolts and look for visible indications of distress or damage. I may not comment on lessor issues, such as small cracks in the stem walls and small deviations from plumb and level in the intermediate floor framing or conditions as these issues are not normally an area of concern. There is no recognized standard for evaluating cracks in older foundations. It is my understanding that cracks that are 1/8" or less and which do not exhibit any vertical or horizontal displacement are not usually regarded as being a concern. All other cracks should be evaluated by a specialist. Under California law, only a registered design professional may render an opinion as to the significance of a structural issue or the adequacy of the methods of construction. Further evaluation by a foundation contractor, a registered design professional, etc. may not be indicated but is always recommended if this is an area of personal concern. Conditions may change over time. All cracks start out as small ones, so periodic inspection of the foundation is recommended. Please refer to the earthquake safety/disclosure guide that is published by the State of California. This pamphlet is available from your realtor. Interested parties should consult with an expert for further information and or should this simply be an area of personal concern.

Description of Foundation Type

Informational Comments Observations & Conditions

- FOUNDATION TYPE: Raised Perimeter/Poured Concrete Foundation with Interior Slab on Grade
- BOLTED: Assumed Yes, Bolts/Restraints Are Not Visible Due to Design. Minimal Bolts Required at Time of Apparent Construction, Portions Have Restraints Added/Retrofitted
- FOUNDATION TYPE: Raised Perimeter/Poured Concrete Foundation Walls with Rear Unit- Sleepers Over Old Garage Slab

Method of Evaluation

Informational Comments Observations & Conditions

- The foundation was evaluated by examining the above grade portions visible at the exterior and the interior. Not all areas were visible. No representations are offered as to the conditions within inaccessible and or concealed areas.
- The interior wall finishes in the garage and or lower level area prevented a complete evaluation of the intermediate framing system. The evaluation of the foundation is strictly limited to the visible portions. No representations can be made as to the conditions within inaccessible or concealed areas.
- NOTE: Portions of the floor system appear to use a wood framed system over a concrete pad or soil. Due the design of this type of installation, the area cannot be accessed. No opinions can be offered as to the conditions within concealed or inaccessible areas.

Poured Concrete Basement or Stem Walls

Functional Components & Conditions

- The visible portions of the foundation stem walls appeared to be performing as intended at the time of inspection. Except may be noted elsewhere, no areas of concern were apparent at the visible portions of the foundation stem walls.

Informational Comments Observations & Conditions

- Minimal bolting of the foundations was normally installed in construction of this period. However, I was unable to positively verify the presence of foundation bolts in due to interior finishes and or the foundation design/framing. Portions of the garage area appear to have had some retrofitting/restraints added. Interested parties desiring further information of this issue should consult with a registered design professional.
- There are indications of prior patching and or prior repairs to cracks, pipe openings, voids, etc. at several locations.
- Some or all of the foundation appears older/original. The compressive strength of older concrete may not meet current standards for strength. Older concrete may not perform as well as modern formulations during a seismic event. Retrofitting older foundations may be difficult and or not possible for this reason. I am not qualified to comment on the structural significance of such issues. Interested parties desiring further information should consult with an appropriate registered design professional.
- I evaluated the foundation stem walls by viewing the exposed exterior and interior portions of the stem walls. Not all areas of the stem walls are visible due to installed interior/exterior finishes. This evaluation is strictly limited to the visible portions. No representations can be made as to the conditions within inaccessible or concealed areas.
- Based on the apparent age of the dwelling, it is likely that the foundation does not have reinforcing steel in the concrete. The performance of older foundations in a seismic event is unpredictable. Under CA law, only a Professional Engineer (PE) is qualified to comment on the structural significance of such issues. Interested parties desiring further information should consult with an appropriate registered design professional (PE).

[FE] Further Evaluation Recommended

- There is efflorescence visible on the concrete foundation stem walls at various areas. Efflorescence is the white powdery formation of salt crystals on the concrete stem walls and confirms the presence of moisture at some point over time. There are areas with surface deterioration and or the surface concrete is sloughing off. This is generally the result of long-term exposure to excessive moisture. Interested parties desiring further information and or service should consult with a qualified foundation contractor or specialist.
- PERIODIC INSPECTION: There are several vertical cracks in the poured concrete walls that appear to be from hairline to less than 1/8". These may be attributable to shrinkage, age related settling, site movement and or other related issues. Generally speaking, cracks that are less than 1/8" and do not exhibit rotation and or other signs of active movement are not generally regarded as being an area of concern. It is recommended that the foundation be inspected periodically 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 service to the existing cracks appears required/necessary. I recommend periodically inspecting/monitoring the foundation for change over time. I am a generalists and am not a specialist/registered design professional. Interested parties that are concerned about this issue and or that desire further information should consult with an appropriate registered design professional.

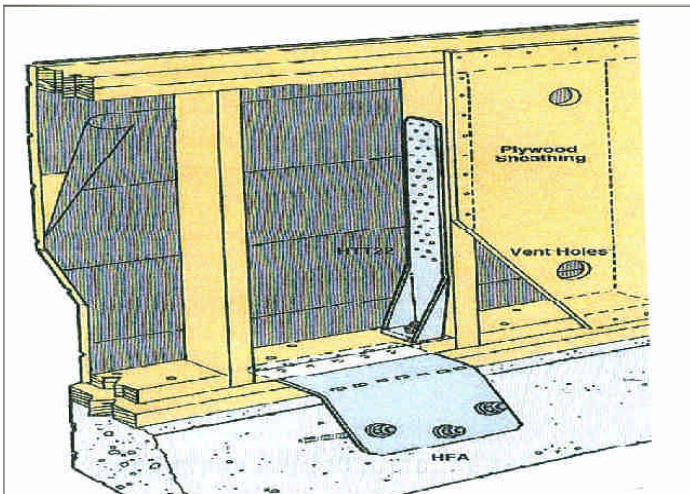
Stem - Cracks Monitor - *Continued*



Cripple Walls

Informational Comments Observations & Conditions

- Portions of the cripple walls appear to have shear-panels/sheathing installed. 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. 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. I am not qualified to comment on the structural adequacy of the installation. Interested parties desiring further information should consult with a design professional.



- I was unable to verify the thickness and or grade of shear/brace wall sheathing used in all areas as the manufacturers grade stamps were not visible in all of the accessible areas. Interested parties should refer to the installation documentation and or the installation contractor for information on this subject.

Improvement-Correction Suggested

- The shear panels appear to have no ventilation holes as would be required under current construction guidelines. These are holes drilled at the top and bottom of each stud bay to allow air flow in the wall cavity and prevent moisture accumulation. I suggest having a qualified seismic retrofit contractor evaluate and add additional ventilation as necessary.

With Sections On Sleepers

Informational Comments Observations & Conditions

- Portions of the lower level/Unit area appears to be built on sleepers. This precludes an evaluation of the foundation in that area. The proximity to grade also prevents any evaluation of the floor framing system in that area.

Intermediate Floor Framing

Functional Components & Conditions

- Except as may be noted elsewhere, the intermediate floor framing system appears to be performing as intended. The construction methods observed appear generally consistent with a dwelling of this type and era.

Informational Comments Observations & Conditions

- The interior finishes in the lower level area prevented a complete evaluation of the intermediate framing system. This evaluation is strictly limited to the visible portions. No representations can be made as to the conditions within inaccessible or concealed areas.
- There are deviations from plumb or level in the framing that may not be apparent to the casual observer without the use of special tools. As noted elsewhere, there were no visible indications of distress in the foundation 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, there were no apparent areas of concern. Any further investigation is left to the discretion of the client.

Improvement-Correction Suggested

- 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. In general, the performance of older buildings is unpredictable in a seismic event. Interested parties should consult with a qualified seismic contractor to discuss further evaluation and or upgrade options.

Floor Insulation

Improvement-Correction Suggested

- ENERGY CONSERVATION UPGRADE: Most of the visible portions of the under floor appear un-insulated. Please refer to the Insulation/Energy Conservation Section for recommended upgrades.

Structural Elements

Wall Structure

Informational Comments Observations & Conditions

- Wall Framing: Dimensional 2x Wood Framing

Floor Structure

Informational Comments Observations & Conditions

- Floor Framing: Grade Level - Poured Concrete Slab / Upper Level Floor(s): Dimensional Wood Framing & Wood Sub-Floor.

Ceiling Structure

Informational Comments Observations & Conditions

- Ceiling Framing: Dimensional Wood Framing

Roof Structure

Informational Comments Observations & Conditions

- Roof Framing: Dimensional 2x Wood Framing: Joists, Rafters, Purlins, Collar-Ties, Etc.

Exterior

The evaluation of the exterior of the property was performed in accordance with CREIA standards of practice. This 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 receptacles. The evaluations of detached structures, such as storage sheds and stables is excluded from the scope of the inspection. I do not water test or evaluate subterranean site drainage systems, irrigation systems or any mechanical or remotely controlled components, such as driveway gates. Also, I 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, I 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 Comments Observations & Conditions

- MATERIAL:
- Predominantly Stucco
- With:
- Wood Siding
- Composite Fiber Shingle Material Believed to Contain a Suspect Hazardous Material/ACM

Wall Covering Observations

Functional Components & Conditions

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

Informational Comments Observations & Conditions

- The portions of the exterior cladding where the dwelling abuts the adjacent property is inaccessible and was not evaluated. No opinions are offered as to the conditions within inaccessible and or concealed areas.
- There are indications of prior repair work at various areas around the building perimeter. This work appears consistent with ongoing property maintenance. This inspection is limited to the visible/accessible areas of the property. No opinions are offered as to the conditions within concealed/inaccessible areas. Interested parties desiring further information should consult with a qualified general contractor.
- 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 a common finding 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. Smaller cracks would not necessarily need service as they will fill when the stucco is painted. However, all 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.
- CLIENT ADVISORY: Portions of the siding consists of composite shingles that may contain a suspect hazardous material/ACM. I do not have the qualifications necessary to determine the composition of this material and specifically disclaim this issue. Generally speaking, a hazardous material would not be easily be released from the shingles unless they are sanded or otherwise abraded. Should the material ever be replaced, it should first be tested to determine if, in fact, it contains any hazardous materials. Should hazardous materials be found, they would need to be removed and disposed of by a licensed hazardous materials abatement contractor.
- LEAD PAINT ADVISORY: Based on the apparent age of the dwelling, it is probable that lead-based paints are present/were used at some point in time. Any necessary prep/painting work should conform to applicable lead-based paint standards. Interested parties desiring further information should consult with a properly certified and qualified painting contractor and or the Environmental Protection Agency (www.epa.gov). Please refer to the general information section for additional commentary.

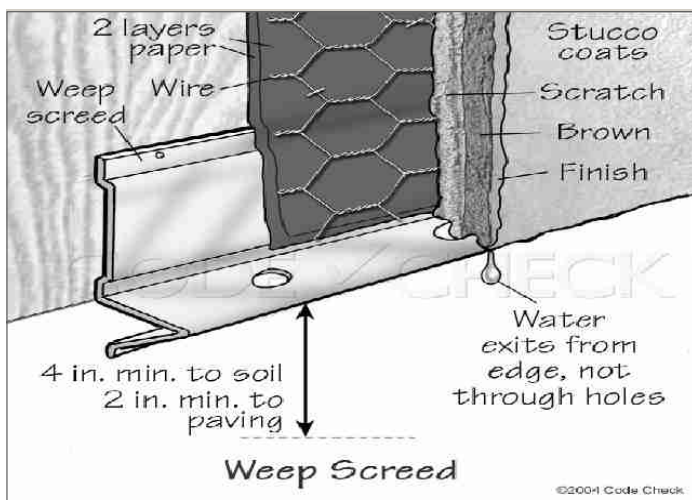
General Maintenance & Periodic Maintenance Item

- The weather in this area tends to have more fog and or moisture than would be considered normal. In this type of environment, it is critical that the exterior maintenance be performed on a regular basis. I recommend inspecting the exterior at least once per year for wear and tear. Any deteriorated caulking,

weathered or deteriorated wood, etc should be serviced. Due to the weather, the manufacturers recommended painting intervals should be closely followed. If anything, it would be prudent to paint the exterior a little more frequently than would be recommended under normal conditions. Interested parties desiring further information and or service should consult with a qualified painting contractor.

Improvement-Correction Suggested

- The stucco extends down to the soil without the benefit of a weep-screed. The weep-screed allows any moisture behind the exterior walls to drain to the exterior. Isolating the stucco from grade also helps to prevent wood destroying organisms from entering the dwelling and isolates the stucco from the soil which inhibits the wicking effect of moisture being drawn up into the stucco. This also allows the stucco to move independently of the foundation, and helps to minimize plate-line cracks that are often seen near the base of many stuccoed walls. While common in older installations, current standards require the installation of a weep screed for all stucco installations. This condition may be noted in the WDO report. I recommend that the installation be upgraded as repairs and or renovations are undertaken. Interested parties desiring further information should consult with a qualified general contractor.



Fascia and Trim

Functional Components & Conditions

- Except as noted elsewhere, the visible portions of the fascia board, window sills and trim appear in generally serviceable condition. Please refer to the body of this report and the WDO report for further comments and recommendations.

Informational Comments Observations & Conditions

- Portions of the dwelling were constructed with little/no roof overhang or eaves at some or all of the dwelling perimeter. A roof overhang will help keep excess moisture off the exterior cladding. Because of the design of this structure, more water will naturally find its way onto the cladding. Keeping the roof and gutters clean with this type of design is more important than ever. Any clogged downspouts or gutters may allow excess water to drain improperly onto the cladding. I recommend periodic inspection and cleaning of the roof and gutters. Additionally, the exterior should be kept properly sealed. Failure to do perform routine maintenance may potentially result in moisture intrusion into the structure.

Improvement-Correction Suggested

- Some of the trim above the windows, doors and or other exterior trim does not appear to have metal head flashing installed. Head flashing provides a means for water to drain from behind the exterior cladding. It is often not found in older installations. Improvement is recommended. Periodic inspection of all exterior wall penetrations is suggested. Please consult with a qualified general contractor for additional information and or service.

Grading and Drainage

General Comments and Description

Informational Comments Observations & Conditions

- All structures are dependent on the soil beneath them for support. Proper site drainage is critical. All properties should have the exterior grade sloped away from the building and interior floors that are well above the exterior grade. The roof should have a drainage system that carry storm run-off well away from the building to an appropriate discharge location. Since earthquakes and land movement are part of the geologic make-up of Northern California, no liability can be assumed for the effects on individual properties. There are a variety of soil types in the bay area. Areas near the bay may be fill that can undergo liquefaction during seismic activity. Expansive soils have high clay content and can expand and contract as they become wet and then dry. Soil related issues account for more damage than most natural disasters. Interested parties desiring further information should consult with an appropriate registered design professional and or a qualified grading and drainage contractor.

Flat and Level Pad

Informational Comments Observations & Conditions

- This area is believed to have originally been part of the bay and was created by adding fill. I am not a geo-technical, soils engineer, etc. and specifically disclaim all such issues. However, in general, fill type soil may be more prone to settlement over time and to liquefaction during a seismic event. Due to the unusually high water table in this area, site drainage is generally even more important to the well being of the dwelling. It is recommended that the original soils report for this site/area be consulted for a more complete discussion of any other soil conditions or issues. Interested parties should not be deterred from consulting with a qualified specialist should this be an area of personal concern. Generally accepted construction practices 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 landscape contractor who can recommend solutions that are optimum for this particular circumstance.

Drainage Mode and Conditions

Informational Comments Observations & Conditions

- There are site drains installed to facilitate drainage. Verifying the functional flow site drains is outside the scope of this inspection. All subsurface drains require periodic maintenance and must be vigorously flushed through to their termination several time per year to maintain proper flow.

Improvement-Correction Suggested

- Site drainage/storm run-off should be directed away from the property. Improper site drainage can be a significant source of moisture infiltration into any structure.

Site & Area Drains

Informational Comments Observations & 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. This will impede drainage and eventually require the drain pipes to be cleared by a roter 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.

General Maintenance & Periodic Maintenance Item

- This property is located in San Francisco. In this jurisdiction, the site drains are connected to the sanitary sewer system. The functional flow of the site/area drains was not verified. These drains should be vigorously flushed several times per year. Surface water carries minerals and silt that can collect inside the drain pipes. These deposits can impede drainage and require the pipes to be cleared by a roter service. Periodic flushing of the area drains should be considered part of the normal property owners maintenance.

Interior-Exterior Elevations

Informational Comments Observations & Conditions

- There appears to be an adequate difference in elevation between the exterior grade and the interior living space/habitable area floors. The elevation of the primary interior living area appears sufficient that intrusion from storm water levels would not be an area of concern under normal conditions. Researching the proximity of a property to flood zones is outside the scope of this inspection. It is not possible to predict

what might occur 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.

Exterior Features

General Comments and Description

Informational Comments Observations & Conditions

- Diligent maintenance of the property is critical. Periodic maintenance such as painting/caulking exterior walls and trim, sealing walkways, decks, and other hard surfaces is particularly important. This provides important protection against weathering and or deterioration. All windows, doors, light fixtures, cable/telephone cables and pipe penetrations are potential points of moisture intrusion and must be properly maintained. Unfortunately, these issues may not manifest themselves for some time. The cost of properly maintaining a property will always be less expensive than the cost of dealing with deferred maintenance issues.

Driveways

Functional Components & Conditions

- m The driveway is in generally serviceable condition.

Walkways

Functional Components & Conditions

- m The concrete and or masonry walkways appear in generally serviceable condition. Smaller cracks may be visible in the poured concrete walkways, etc. In general, such cracks are not considered an area of concern. Periodic sealing of all voids/cracks is recommended as moisture infiltration may result in more significant issues. Interested parties desiring further information should consult with a qualified concrete/masonry contractor.

Fences and Gates

Functional Components & Conditions

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

Informational Comments Observations & Conditions

- Portions of the fences are obscured by foliage or other material, which prevents a thorough inspection.

Improvement-Correction Suggested

- The fence and or associated components are in direct contact with the building. This is not recommended. Fencing should be spaced away slightly or separated using metal flashing. This may be noted in the WDO report. Any direct wood contact with the dwelling may provide a potential entry point for wood destroying organisms (WDO), etc. Interested parties should consult with the WDO report for any specific service recommendations.

Decks

Functional Components & Conditions

- The concrete/masonry decks appear in generally serviceable condition except as may be noted elsewhere. You may note cracks in the poured concrete decking/flatwork, etc. These are generally the result of the curing process, soil movement, thermal expansion/contraction, etc. In general, this type of cracking would not be considered an area of concern. Interested parties desiring further information should consult with a qualified concrete/masonry contractor.
- The wood deck has cosmetic wear and tear commensurate with age and use but appears in generally acceptable condition. Areas of the decking appears 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. Interested parties should consult with a qualified trades person for any necessary service.

Informational Comments Observations & Conditions

- There are indications of prior repair work to the concrete deck/flatwork. It is suggested that copies of the relevant documentation be obtained. This should indicate the scope of work and verify that it was performed by a qualified contractor with appropriate jurisdictional oversight.

- Portions of the wood deck is installed over the roof. This precludes a full examination of the underside. The proximity of the wood to the roof and the fact that moisture may accumulate under the deck surface can accelerate the deterioration of the wood. Experience tells us that the closer the deck is built to a roof surface, the shorter the life span of the deck. Performing maintenance-type service, such as securing loose planks, setting nails, sanding, or periodic sealing, will prolong the life of any deck. This condition may be noted in the WDO report.
- Portions of the decking material are installed with insufficient gapping between boards. Decking materials with expand and contract with temperature and humidity, proper gapping of the decking surface allows for this normal expansion and contraction. Proper gapping also provides proper drainage for the deck surface which prolongs the deck life. Interested parties should consult with a qualified general contractor for further information and or any suggested service or other recommendations.
- Portions of the exterior decks and or associated stairs, landings, etc. are constructed using pressure-treated wood and structural metal fasteners and or braces - which is the normally accepted construction practice. There have been changes made to the chemicals used in pressure treated lumber that impact wood deck systems and the metal connectors/fastening systems used to construct them.

Beginning 2002-2003 the EPA required a shift in the chemicals used to protect pressure treated wood. This change increased the copper levels found in the wood. This in turn has required a change in the type of fastening systems used to ones that are more corrosion resistant.

I was unable to positively confirm that the metal brackets, screws and nails used on this deck system are the newer types. It is beyond the scope of a visual property inspection to verify that a given installation conforms to the manufacturers installation instruction. I recommend that a qualified individual perform periodic inspections of the deck. Particular attention should be paid to any fasteners with unusually high amounts of corrosion. If any are noted - contacting a qualified general contractor to evaluate the deck and recommend appropriate measures. Interested parties may wish to refer to www.strongtie.com and www.osmose.com for additional information.

General Maintenance & Periodic Maintenance Item

- 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 ensure the safety of the installation.

Improvement-Correction Suggested

- The masonry/concrete decks and or associated areas may have areas where water may pond and or pool. Generally accepted construction practices call for these installations to slope away from the structure with a minimum pitch of 1/8" per foot to provide positive drainage away from the structure. Interested parties may wish to consult a qualified general contractor for further information on this condition.
- There are areas where the wood decking/walking surface appears weathered and or some deterioration is visible. This may be noted in the WDO report. Further action is left to the discretion of the client. It is suggested that any service be completed by a qualified trades person.

Steps and Handrails

Safety Concern

- Q The handrails on the exterior steps and or walkways do not conform to current safety standards. The handrails should be easily graspable, installed 34" to 38" off the steps. The handhold should be continuous and return to the wall at the top and bottom. Interested parties are encouraged to upgrade all areas to conform with current safety standards. Please understand that significant work to these areas may trigger mandatory upgrades to aspects of the installation.
- Q There are areas where the exterior stair treads and or risers do not appear to conform to current standards, and or are not uniform. This may pose a trip-hazard. The treads are those components on which a person steps on. For safety reasons, the treads should be a minimum of 10" in depth when there is a stair nosing and at least 11" on treads with no nosing. The rise is that distance between the steps, which should not be greater than 7 3/4" nor less than 4". Also, the variance in rise between any steps in the run should not exceed 3/8". I recommend that the installation be upgraded to conform to current standards as a property

safety upgrade. Interested parties should consult with a qualified general contractor for additional information and or service.

- q The open riser design found on portions of the exterior steps should not be considered child-safe. It is suggested that appropriate precautions be taken. The open areas below each step may be large enough for a small child to crawl through and poses a potential fall hazard. I recommend caution and suggest upgrading these steps to a more child friendly design as renovation and or repairs are undertaken. Current standards do not allow risers with openings larger than 4". Interested parties desiring further information and or service should consult with a qualified general contractor.

Guards

Safety Concern

- q The guards do not appear to conform to current safety standards. Current guidelines call for the guards to be at least 42" high with balusters/pickets spaced so that a 4" sphere will not pass through the openings. There are requirements as to strength, etc as well. Upgrading the guards to meet current requirements is recommended for safety reasons. Caution is recommended in these areas. Please note that certain modifications/repairs to these areas may trigger mandatory upgrades to these installations. Interested parties should consult with a qualified general contractor for additional information and or service.

Trellis or Arbor

Functional Components & Conditions

- m The trellis/pergolas/arbors appears to be in generally serviceable condition.

Atrium

Functional Components & Conditions

- The atrium wall coverings appear in serviceable condition with cosmetic wear and tear commensurate with age.
- The floor appears generally serviceable with wear and tear commensurate with age and use

Informational Comments Observations & Conditions

- Some or all of the atrium appears built over living space. Periodic maintenance of such areas is important to prevent moisture intrusion into the living spaces below. I suggest that all exterior surfaces, joints, seams, drains, etc. be inspected annually and cleaned and or sealed as necessary as part of your routine property maintenance.

General Maintenance & Periodic Maintenance Item

- The tile grout and/or caulking should be inspected periodically and serviced as needed. Periodic maintenance is important to ensure the proper performance of the installation. A qualified tile contractor should service on an as needed basis.
- The atrium includes one or more area/floor drains that should be vigorously flushed periodically to ensure proper flow.

Improvement-Correction Suggested

- Drainage for the atrium is provided via a single drain and or scupper. It is imperative that the floor surface be kept clean and free of leaves and or debris and that the drain be kept clear or moisture intrusion is likely to occur. This should be considered routine property maintenance. Interested parties may wish to consult with a qualified general contractor regarding adding secondary drainage as repairs or renovations of this area are undertaken over time.

Ventilation Well

Informational Comments Observations & Conditions

- The general design of the installation precluded verifying the presence/absence of a drain. Interested parties should independently verify the presence of drains. Due to the location and the possibility of moisture infiltration, periodic maintenance is strongly recommended. Interested parties should consult with a qualified trades person for additional information and or service.

General Exterior Door Slider & Window Comments

Informational Comments Observations & Conditions

- NOTE: There are exterior doors, sliding doors, windows and or skylights that do not appear to be original to the property. In general, local jurisdictions require permits for significant work, such as sliding door/exterior door/skylight installations/replacements. Permits are required for windows where the exterior cladding is disturbed. Some jurisdictions require permits for replacement type windows as well. It is recommended that a full permit history on the property and copies of all relevant documentation, etc. be obtained. Please refer

to the General Information section for additional information/recommendations.

- NOTE: It is beyond the scope of this inspection to evaluate the integrity of multi-glazed glass panes for failed hermetic/gas seals. The hermetic seal is intended to contain the inert gas in between the glass panes and prevents fogging from occurring. Fogged and or failed seals is largely an aesthetic issue but may hold different levels of significance to different people. For the convenience of the client, I may comment on failed seals that are obvious at the time of inspection. However, any notations I make should NOT be considered comprehensive. I may not see all failed seals due to lighting and or limited access. I 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 Concern

- q **PROPERTY SAFETY ADVISORY:** There are exterior doors and or sliding glass doors that open to balconies, stair landing, or other areas that may pose a hazard to small children. I suggest the installation of secondary latches or safety stops as a property safety upgrade. These are designed to allow the doors to open for ventilation but would not allow them to open enough to allow a small child through. This would generally be considered less than four inches on guardrails. Any such installation should not inhibit emergency egress and should conform to all appropriate rules governing this issue. Please consult with a qualified trades person for additional information and or service.

Exterior Doors

Functional Components & Conditions

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

Safety Concern

- q **PROPERTY SAFETY ADVISORY:** One or more of the exterior doors may not include safety or tempered glass. While this may not have been required at the time of original construction, it is now understood that these areas present special safety hazards. Any glass that is replaced in these areas must conform to current safety requirements. I recommend upgrading all glass in high risk areas to conform to current safety standards as a property upgrade. This is especially important should infants small children or those with restricted mobility be present. Interested parties desiring further information and or service should consult with a qualified glazing contractor. Please refer to the room/area/location in the report for any specific comments.

General Maintenance & Periodic Maintenance Item

- One or more of the exterior doors may need to be sanded, shaved or trimmed, to open and close smoothly.

Sliding Glass Doors

Functional Components & Conditions

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

General Maintenance & Periodic Maintenance Item

- One or more of the sliding glass doors may need service such as cleaning, lubrication, adjustment or minor service. Interested parties should consult with a qualified trades person for service.

Skylights

Informational Comments Observations & Conditions

- There are skylights/light tube installed. Skylights are notoriously problematic and a common point of leakage. It is important to keep the adjacent roof area clean and to monitor the interior finishes for any evidence of moisture. Interested parties should consult with a qualified roofing contractor for additional information and or service.

Windows

Informational Comments Observations & Conditions

- One or more windows are located on a wall parallel to and that appears to be within 3 feet of the property line. This would not be allowed under current fire-safety and construction guidelines. Interested parties desiring further information should consult a qualified general contractor.

Safety Concern

- q The windows adjacent to the doorways, stairways, sitting areas and or walking surfaces etc may not include impact resistant/tempered/safety glazing as recommended. While this may be consistent with the glazing safety practices in effect at the time of construction/installation, it is now understood that these high risk

areas present special safety hazards. Any glass that is replaced in these high risk areas must meet current safety glazing requirements. I strongly urge that all glazing in high risk areas be upgraded to fully conform to current glazing standards as a property safety upgrade. Particularly if small children or those with restricted mobility are present. Interested parties desiring further information and or service should consult with a qualified glazing contractor.

- q CHILD SAFETY ADVISORY: There are openable windows in close proximity to the adjacent standing surface and or a sitting area. The installation of approved child safety locking devices is recommended as a property safety upgrade. Current standards require an approved child safety locking devices only where an openable windows sill is 24" or less off the floor/adjacent surface and where the exterior fall-off exceeds 72". These safety devices are designed to prevent a small child from falling out an open window. The latches must prevent a 4" sphere from passing through the open window - the same as a guard. A child safety device must not prevent emergency egress on a sleeping area window. Window treatments/screens should never be considered an effective barrier. While this may not be required, I recommend that approved/listed windows be installed as needed on all high-risk windows. Interested parties desiring further information and or service should consult with a qualified window contractor.

General Maintenance & Periodic Maintenance Item

- There are several windows that will need service to work well, such as sanding, shaving, trimming, or servicing the hardware. Please refer to the body of the report for specific comments on each room or area.

[SR] Service Recommended

- q [SR]: One or more windows and or adjacent framing appear deteriorated and or moisture damaged and will require repair and or replacement. This should be noted in the WDO report. Please refer to that specialists report for any further recommendations. I recommend that any repairs be performed by a qualified general contractor pursuant to the recommendations in the WDO report.

Improvement-Correction Suggested

- There are windows that have damaged/worn/missing weather-stripping. Current energy conservation standards require windows, doors to have weather seals that limit air infiltration/exfiltration. I suggest servicing as needed for energy conservation reasons. Interested parties should consult with a qualified trades person for any necessary service.

Screens

Functional Components & Conditions

- m The visible screens appear in generally serviceable condition. Some of the screens may not have been visible at the time of inspection due to window treatments, furniture, stored personal property, etc. No opinions are rendered regarding the conditions in concealed and or inaccessible areas. Please refer to the body of the report for additional comments.

Safety Concern

- q Window screens are intended to keep flying insects out. Screens should never be relied on for security purposes or as a barrier to prevent children from falling out of a window.

Lights

Functional Components & Conditions

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

Informational Comments Observations & Conditions

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

Exterior Receptacles

Functional Components & Conditions

- m The accessible receptacles were functional when tested and include ground-fault protection as required/recommended.

Informational Comments Observations & 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.

Improvement-Correction Suggested

- It is recommended that all exterior receptacles and or switches have weather rated "in-use" type covers or weather rated enclosures installed. Interested parties should consult with a qualified electrical contractor for further information and or service.

Irrigation

General Comments and Description

Informational Comments Observations & Conditions

- There are a wide variety of landscape irrigation components. The water pipes that could include old galvanized ones, copper, or modern polyvinyl ones commonly referred to as PVC. It is not uncommon to find a mixture of them. Most of the water pipes are not visible. The system identification is based on the visible portions of the pipes. It is recommended that the occupants/sellers be consulted for a demonstration of the system operation - including any seasonal programming changes that may be made. Interested parties should independently verify the proper operation of the system.

Automatic Polyvinyl Sprinklers

Informational Comments Observations & Conditions

- The system appears piped using PVC/plastic piping material. The type/thickness of the pipe was not verified. The operation of the system was not verified as part of this inspection.
- Controller Location: Garage

Hose Bibbs

Informational Comments Observations & Conditions

- I tested a random sampling of the bibbs on the exterior and they appear functional. It is suggested that all exterior hose bibbs 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. I suggest that the existing installations be upgraded to include the feature as a property upgrade. Interested parties should consult with a qualified plumber for service.

Roof/Attic

The evaluation of the roof is a visual inspection. The examination of the roof, flashing's, related components and drainage systems is conducted in accordance with CREIA standards of practice. I attempt to access the roof in order to examine it or indicate the 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. Regardless of the roof's design-life, a roof is only as good as the waterproof membrane beneath it. This membrane is not visible and was not evaluated. It is recommended that copies of the installation documentation and permit be obtained as they will indicate the actual age of the roof, any applicable guarantee or warranty that may be transferable.

The general condition and installation is evaluated. It is generally not possible to detect leakage except when it is actually occurring or by using specific water tests. A water test is beyond the scope of this service. Water stains on ceilings, or on the framing in the attic do not necessarily confirm an active leak. Only a roofing contractor can credibly guarantee a roof against leakage. I cannot, and do not give any guarantees against the future performance of the roof or against leakage. I examine the accessible/visible portions of the roof, evaluate it. I attempt to approximate the roof's age, but can not predict the remaining life-expectancy of the roof. The sellers and or occupants will generally have the most intimate knowledge of the roof and of its history. I recommend that inquiring of the sellers about history of the roof, and that you either include comprehensive roof coverage in your property insurance policy, or that you obtain a roof certification from an established local roofing company.

Gravel Roof

General Comments and Description

Informational Comments Observations & Conditions

- Tar and gravel roofs are among the least expensive of roof and are generally intended to last for approximately 12-15 years. The installation is typically guaranteed against leaks by the installer for 3 years. The roof is comprised of layers of fifteen-pound asphalt paper and a heavier mineral cap sheet that is swabbed with liquid tar and then covered with rock and gravel. The tar and paper provide the water resistant membrane. The gravel top layer is designed to deflect the deteriorating rays of the sun and to act as ballast - holding the roof down in strong winds. They are found in low-pitched/flat roof installations and do not drain efficiently. Drainage is further impeded by the gravel, and moisture is actually held at the edges by metal that is designed to prevent the gravel from spilling over. For this reason, these roofs are particularly susceptible to moisture damage at the eaves and must be kept clean and inspected regularly. Lack of periodic maintenance is the most common cause of roof failure. The first indication of wear will be evident on the ridges and hips or at other points where the gravel has been displaced, and which leaves the cap sheet susceptible to ultra-violet deterioration. This does not mean that the roof is ready to be replaced but that it is in decline and will need to be monitored more closely. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important because this inspection does not include any guarantee against leaks. For a roof leakage guarantee, it will be necessary to have roofing company perform a water-test and issue a roof certification. Interested parties should inquire of the sellers/occupants as to the roof and properties history as they will generally have the most intimate knowledge of any prior issues, etc.

Method of Evaluation

Informational Comments Observations & Conditions

- The roof and its components were evaluated by walking the roof surface.
- Portions of the roof are covered with a deck assembly and were not visible. This inspection is strictly limited to the visible portions of the roof. No opinions can be offered as to the conditions within concealed areas.

Estimated Age and General Evaluation

Functional Components & Conditions

- The roof appears visually to be older. Except as noted elsewhere, the roof appears to be in generally serviceable condition and performing as intended. There is visible deterioration/wear commensurate with a roof of this general age range and area. Because the roof is older - it will be more susceptible to damage and or leakage. It will be important to keep the roof and drains clean to insure proper drainage. Any areas noted elsewhere as requiring service should be further evaluated by a qualified roofing contractor and serviced as needed. Additionally, the roof should be inspected periodically by a qualified roofing contractor. This inspection necessarily can not include any guarantee against leakage. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.

Informational Comments Observations & Conditions

- The gravel roof appears to be approximately 6 to 10 years old. However, this is only an estimate based on the visual appearance of the material. Interested parties should obtain a copy of the installation permit and manufacturers warranty, which will reveal its exact age and any warranty or guarantee that might be applicable or transferable.
- The roof does not appear original to the property. When a roof is replaced, a building permit and jurisdictional inspection are required. Interested parties are encouraged to obtain copies of any relevant installation documentation, warranties, guarantees and or building permit that would indicate the work was completed by a qualified specialist with appropriate jurisdictional oversight. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and any latent issues that may be present.
- There are indications that water will pond on the roof when raining. This is a typical issue with low slope or flat roofs. All flat roofs should have a small slope or pitch to allow them to drain properly. Unfortunately, this seldom works as planned. Water invariably ponds at the low spots and must evaporate off. It is critical that the roof and drainage channels be kept clean to insure optimum drainage. When the roof is replaced, I recommend discussing all options for improving slope with a qualified roofing contractor.

General Maintenance & Periodic Maintenance Item

- The roof should be inspected periodically for wind and or storm damage and serviced as needed. It is typical that roof coverings may become damaged and or loose during storms. I recommend periodic inspections and timely repairs of any minor deterioration and or to forestall any moisture intrusion.
- The stone covering on a gravel roof provides important protection from the sun. Without this protective stone covering, the base roofing material will deteriorate/wear faster than areas with protection. We noted several areas on the roof where portions of the gravel have washed away and exposed the base material. It is suggested that any such areas be covered to maximize the useful life of the roof. Periodic maintenance is recommended on this type of roof as the gravel will tend to wash away over time as part of the normal aging process. Interested parties desiring further information should consult with a qualified roofing contractor.

With Slate Roof Sections

Informational Comments Observations & Conditions

- Slate tile roofs are among the most expensive and most durable of all roofs. In some cases the material may last 75 years or more. Generally, the material is warranted by the manufacturer to last for 50 years or more. The installers will typically guarantee the installation against leakage for 3 to 5 years. The actual life of the roof will vary, depending on a number of interrelated factors such as the quality of the material and the methods of installation. Like other pitched roofs, slate roofs are not designed to be waterproof, only water resistant, and are dependant on the integrity of the membrane beneath them for water resistance. This waterproof membrane is not visible and was not evaluated. The majority of leaks result when a roof has not been well maintained or kept clean. I recommend that a qualified slate roofing contractor inspect and service the roof on at least an annual basis. This is important, because this inspection service does not include any guarantee against leaks. For such a guarantee, it will be necessary to have a roofing company perform a water-test and issue a roof certification. The sellers or the occupants will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule regular maintenance service. The majority of slate roofs cannot be walked on without risking damage to the tiles. Because slate tiles can break easily, it is important that only qualified roofing specialists access and or service these roofs.

[FE] Further Evaluation Recommended

- There are scattered slate tiles that are cracked, chipped, etc. This would not be considered an unusual finding. Further action is left to the discretion of the client. Periodic inspection by a qualified roofing contractor is recommended.

With Composition Sections

Functional Components & Conditions

- m The composition shingle roof appears to be in generally acceptable condition, but it will need to be kept clean and inspected annually. However, our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.

Informational Comments Observations & Conditions

- The composition shingle roof appears to be the same age as the main roof.

Flashings

Functional Components & Conditions

- m The visible portions of the roof flashing appear in serviceable condition.

Informational Comments Observations & Conditions

- Portions of the roof were installed with no drip-edge at the eaves and or edge of the roof, which is recommended, and without which the eaves become more susceptible to moisture damage.

General Maintenance & Periodic Maintenance Item

- Periodic inspection of the roof and flashing's are part of normal property maintenance. Keeping the flashing's proper painted/sealed will extend their life and reduce the risk of other issues. A qualified roofing contractor should be consulted for inspections and for any necessary service.

Skylights

Functional Components & Conditions

- There are one or more skylights installed on the roof. Skylights are notoriously problematic and are a common point of leakage. The roof area around them should be kept clean. I recommend monitoring the interior areas for indications of moisture infiltration. Interested parties desiring further information should consult with a qualified roofing contractor.

Gutters and Drainage

Functional Components & Conditions

- m The gutters on the gravel roof appear to be in acceptable condition. However, without water in them it would be difficult to judge whether they are correctly pitched to direct water into the downspouts.

Informational Comments Observations & Conditions

- The lower roof employs an internal drain or drains, which can be problematic, and must be monitored for signs of leaks. When they do leak they are typically repaired with mastic, which not only raises lip and impedes drainage but has a tendency to degrade over time.
- The roof drainage discharges into a subsurface drainage system that will require periodic maintenance. I recommend that the system be flushed annually at a minimum to insure proper flow.
- The roof has a primary drain system only. While common in older homes and roof designs, there is no secondary drain for the flat roof. A secondary drain is designed to allow the roof to drain should the primary drain become clogged. This design makes it even more important that the roof be kept clear of any debris, etc at all times. I recommend periodically inspecting and cleaning the roof. Further it is recommended that the primary drain be inspected/flushed before the rainy season to insure proper flow. Additionally, it is also suggested that consideration be given to installing a secondary drain when the roof is serviced and or replaced.

Improvement-Correction Suggested

- There are no gutters installed above the atrium area. It is suggested that a qualified trades person install gutters as needed.

Gas Appliance Flues

Components & Conditions Needing Service/Evaluation

- The gas appliance vent is terminated less than 7' off the adjacent walking surface. This does not appear to conform to current standards. I recommend modifying the installation for safety reasons. Please consult with a qualified HVAC contractor for additional information, evaluation and or service.

Roof Mounted Equipment

Informational Comments Observations & Conditions

- The evaluation of roof mounted equipment such as TV antennas, satellite dishes, etc is beyond my expertise and the scope of a property inspection. These components are specifically excluded from the scope of the inspection. Any comments made regarding these components are strictly for the convenience of the client and should not be considered comprehensive.
- There are one or more satellite dishes mounted on the roof. These components should be periodically inspected to ensure 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.

- There are one or more antenna systems mounted on the roof. 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. Interested parties should consult with a qualified trades person for additional information and or service.

Improvement-Correction Suggested

- There are roof mounted accessories that have been attached to a plumbing vent riser. While this is a common practice - it is improper. Plumbing vents are not generally supported or secured with any additional load in mind. Wind may stress or move the accessory and cause issues with the plumbing vent pipe or its flashing or seal at the roof. I suggest relocation of all accessories and re-securing them with approved attachment hardware. A qualified trades person should be able to assist you with this task.

Attic

General Comments and Description

Informational Comments Observations & Conditions

- In accordance with CREIA Standards of Practice, I do not attempt to enter an attic that has inadequate access, is restricted by ducts, in which the insulation obscures the joists, and or other conditions that may make the area unsafe to access. In those cases, I will inspect the attic as best I can from the access point. When evaluating the type and amount of insulation installed on the attic floor, I use only generic terms and approximate measurements. I do not sample or test the insulation to determine its composition or insulating value. I do not move or disturb the insulation. Insulation may obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. No opinions are offered as to the conditions within concealed or inaccessible areas.

Method of Evaluation

Informational Comments Observations & Conditions

- The upper front attic areas were not accessible and could not be evaluated. No opinions are offered as to the conditions within any concealed and or inaccessible areas.

Access

Improvement-Correction Suggested

- There is no apparent access to the front/upper attic area. No opinions are offered as to the conditions within inaccessible or concealed areas. Improvement is recommended. Please consult with a qualified tradesperson for service.

Framing

Informational Comments Observations & Conditions

- Portions of the roof framing are concealed by installed interior finishes. The wall finishes preclude a complete evaluation of the framing, insulation and other components within any such areas. This inspection is strictly limited to the visible and or readily accessible portions of the dwelling.

Ventilation

Improvement-Correction Suggested

- While these areas are largely concealed, the ventilation at the vaulted/enclosed ceiling joist bay areas appears inadequate. This is not a desirable condition. Inadequate ventilation may result in moisture build-up and deterioration to the roof framing in any such areas. Current standards generally require vent openings at the base of each rafter bay, adequate ventilation space inside the rafter bay between the roof sheathing and any installed insulations with ventilation installed at the ridge area. Improvement/correction is recommended. No opinions are offered as to the conditions within concealed or inaccessible areas. Interested parties desiring further information or recommended service/upgrades should consult with a qualified general and or roofing contractor.
- There is no visible means of attic ventilation installed. This is not an uncommon finding in older buildings. However the lack of ventilation is less than ideal. Improper attic ventilation may affect roof life and may allow condensation to form on the framing members. I recommend that the attic area ventilation be brought into conformance with current standards as roof service/replacement are undertaken over time. Interested parties desiring further information should consult with a qualified roofing contractor.

Inspection Address: 111 Doll House Lane, Malibu, CA 94066
Inspection Date/Time: 12/3/2012 9:00 am to 2:30 pm

Insulation & Energy/Green Tips

Insulation

Under-Floor Area

Informational Comments Observations & Conditions

- MATERIAL: Batt, Fiberglass
- AREA INSULATED: 25% of Less
- THICKNESS: 6-9 inches

Green Tip

- m GREEN TIP: The thickness of the installation at the under floor area would not meet current energy conservation standards. Properly installed insulation can have a significant impact on the energy requirements for the dwelling. Additional information on the economics of adding insulation and any rebates that may be available may be obtained at www.PGE.com. There are a variety of local, state and federal energy conservation programs and subsidies available. Interested parties are encouraged to consult with a qualified insulation contractor regarding the benefits and economics of installing insulation. I recommend that insulation be installed as needed to ensure conformance with current energy standards as a property upgrade.

Bottom Line: Noticeable Improvement Possible, upgrading may be worth the investment in many cases.

Green Tips

Exterior Doors & Sliders

Informational Comments Observations & Conditions

- DOOR/SLIDER GLAZING TYPE: Most Multi-Glazed with Some Single Glazed

NOTE: Living/Conditioned Areas Only, Limited to Accessible Areas

Green Tip

- m GREEN TIP: Some of the accessible exterior doors and sliding doors installed have single-pane glass. Single-pane glass is far less energy efficient than newer double-pane glazing. They also filter out much less neighborhood noise than double-pane glazing. Current state of the art glazing utilizes Low-E glass with sophisticated reflective coatings. Some have triple-pane glazing to further improve the energy efficiency of the installation. Upgrading the older exterior doors and sliding doors is a green option that you might consider as remodeling/renovations or repairs occur over time.

Bottom Line: Improvements Are Possible, may be worth the investment in some cases.

Windows

Informational Comments Observations & Conditions

- WINDOW TYPE: Multi-Glazed/Single-Pane - Combination

NOTE: Living/Conditioned Areas Only, Limited to Accessible Areas

Green Tip

- m GREEN TIP: Some of the accessible windows installed are single-pane windows. Single-pane type of windows are far less energy efficient than newer double-pane windows. They also filter out much less neighborhood noise than double-pane windows. Current state of the art windows utilize Low-E glass with sophisticated reflective coatings. Some have triple-pane glazing to further improve the energy efficiency of the installation. Upgrading the older windows is a green option that you might consider as remodeling/renovations or repairs occur over time.

Bottom Line: Improvement Possible, may be worth the investment in some cases.

Heating & Cooling Systems

Green Tip

- m GREEN TIP:
MEDIUM EFFICIENCY: This furnace is an induced draft forced air furnace. This type of system is designed to yield approximately 80 to 85 percent operational efficiency. This means that for every dollar of gas the system uses, approximately 80-85 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. Current designs may yield ninety to 90-95 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.

Bottom Line: Improvement Possible, but may not be worth the investment in many cases.

Lighting

Green Tip

- m GREEN TIP: The lighting installed at various areas of the property does not conform to current California energy conservation guidelines. Current standards require the lighting in kitchens, bathrooms, the exterior, etc. to be a high efficacy type energy efficient lighting - such as florescent lights, LED lights. In some cases, manual on-auto off motion sensor switches may be installed. I recommend that the lighting be upgraded to conform to current energy efficiency standards as an energy conservation 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.

Bottom Line: Improvement Possible, may be worth the investment in most cases.

Plumbing

The plumbing and fuel gas systems were evaluated in accordance with CREIA standards of practice. The plumbing system includes fixtures, potable water supply pipes, and drain, waste and vent pipes. Fuel gas piping distribution systems are addressed here as well. Testing ancillary equipment such as water filtration or softener systems are excluded from this inspection..

Water pressure is often confused with water flow or volume. High water volume is generally good, where excessive water pressure is not. High pressure may stress the fixture supply connections, clothes washers and or diaphragms in various components. Whenever the incoming water pressure exceeds 80 pounds per square inch (PSI), a pressure regulator should be installed and adjusted between 45 and 65 PSI.

Sanitary waste/drain pipes use a variety of materials. Older pipes may be cast iron, galvanized pipes, copper, clay tiles, tar coated cardboard (Orangeberg), etc. Newer materials include plastic pipes, sometimes referred to as ABS. The condition of the drain pipes is generally related to their age. As part of the inspection, the functional flow of fixtures and drains is observed. Most of the drain pipes are concealed, so the pipes condition can only be inferred by observing the draw at the fixtures. Blockages will occur at some point in nearly all systems. It is recommended that the main sewer line video scanned to verify the condition of the pipes and to confirm that the dwelling is properly connected to the sewer system.

Much of the drain and water supply pipes are concealed in the walls, etc. In the case of slab foundations, portions are routed under the slab. It is possible that issues with the pipes may exist and go undetected for some time because they do not visually manifest themselves. This a limited visual inspection and is not technically exhaustive. It requires a specialist and sophisticated equipment to test the hidden portions of these systems. Interested parties are encouraged to consult with a specialist, particularly in older properties where some of the systems may be at or near what would be the typical service life of the materials involved. Fixture shut-off valves, pressure regulators, pressure relief valves, etc. were not tested/operated.

It is recommended that the historical water usage records for the property be obtained. Water consumption will obviously vary with the occupants usage patterns and types of fixtures or systems installed, but the records 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 Supply

Water Utility Meter & Water Supply Shut-Off

Informational Comments Observations & Conditions

- METER LOCATION: Front Left at the Curb/Sidewalk
- MAIN WATER SUPPLY: 1"
- MATERIAL: Copper

NOTE: The supply size appears to be adequate to service a dwelling of this size.

- WATER SHUT-OFF LOCATION: Inside the Garage

Water Pressure

Functional Components & Conditions

- m The water pressure is within what would be considered the normal range. Water pressure is a function of the pressure supplied by the utility and the age/condition of the water supply pipes from and in the street, as well as local demand at the time of the reading. Water pressure of 40 PSI to 80 PSI is within the "normal" range.

Informational Comments Observations & Conditions

- SYSTEM WATER SUPPLY PRESSURE: 75 PSI (Pounds Per Square Inch)
- TIME PERIOD MEASURED: 8 AM and 10 AM.

NOTE: 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.

Type of Material

Informational Comments Observations & Conditions

- WATER SUPPLY PIPING MATERIAL: Copper at Visible Areas

Potable Water Supply Piping

Functional Components & Conditions

- Except as may be noted elsewhere, the visible portions of the potable water supply pipes appear in serviceable condition. Please refer to the body of the report for additional observations and or

recommendations.

Informational Comments Observations & Conditions

- The interior wall finishes coverings preclude a complete evaluation of the water supply distribution system. No opinions are offered as to the conditions within concealed or inaccessible areas.
- The property may originally have been plumbed with galvanized water pipes. The visible portions of the water supply pipes appear to have been replaced with copper pipes. No opinions are offered as to the conditions within inaccessible or concealed areas. Interested parties are encouraged to obtain a complete permit history for the property and copies of all documentation, warranty's and or guarantee's. This documentation should confirm that the work was done in accordance with generally accepted plumbing standards, with appropriate jurisdictional oversight and performed by a qualified plumbing contractor. This inspection does not constitute a warranty or guarantee of the work performed by third-parties.
- NOTE: This property is located in San Francisco. The City of San Francisco has enacted the Residential Energy Conservation Ordinance (RECO), that provides for mandatory on-sale upgrades to water conservation features in a dwelling. A RECO compliance certificate from a prior sale or an inspection and upgrade work is generally required on sale. Interested parties should consult with the certificate of compliance and or energy inspection report for any further information on this property.

[FE] Further Evaluation Recommended

- I observed discolored water flow/a lack of water clarity from various faucets/fixtures in the dwelling. There were no obvious issues with the visible portions of the supply pipes that would explain this. This is sometimes the found in properties that are unoccupied and fixtures have not been used. It may also be the result of erratic use. Water clarity may improve with consistent use. Interested parties desiring further evaluation should consult with a qualified industrial hygienist and or a qualified plumbing contractor.

[SR] Service Recommended

- [SR]: There is a water hammer or an audible thumping/banging noise when several plumbing fixtures are operated. The noise is usually caused by a hydraulic phenomena similar to an echo. It may also be the result of improperly secured pipes. While it is generally only annoying, in some situations it can result in damage to the piping. Current plumbing standards require the installation of water hammer suppressors where this is an issue. Service is recommended. Interested parties desiring further information or service should consult with a qualified plumber. Please refer to the body of the report for specific fixtures/location(s).

Improvement-Correction Suggested

- There are tub/shower and or shower control valves that appear to older and may pre-date the requirement for an integral anti-scald safety feature. Newer control valves must include a temperature and or pressure compensating feature that will maintain a safe water temperature in the event of a significant change in water temperature and or pressure. These valves are designed to reduce the possibility of accidental scalding. Anti-scald fixtures are particularly important should small children be present. Upgrading all such fixtures is recommended. Interested parties should consult with a qualified plumbing contractor for additional information and or service.
- There are galvanized fittings and or pipes at one or more hose bibbs. This was the only visible galvanized piping in the dwelling. The wall covering prevent a complete evaluation of the system. No opinions are offered as to the conditions within concealed or inaccessible areas.
- There are no water hammer suppression devices visible at the laundry and or dishwasher water supply areas. Current plumbing standards require water hammer suppressors at appliances with quick-closing valves such as dishwashers, clothes washers, etc. Upgrading the installation to conform to current standards is recommended. Interested parties desiring further information or service should consult with a qualified plumber.

Pipe Insulation

Functional Components & 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 to the conditions within concealed and or inaccessible areas.

Improvement-Correction Suggested

- The visible portions of the hot and cold water supply pipes are not insulated where they pass through unheated areas. Current energy conservation standards require any hot water supply distribution pipes in

unconditioned areas to be insulated against energy loss. I recommend upgrading the installation to conform to current standards as a property upgrade. Interested parties desiring further information on upgrading the installation and or available rebates should consult with a qualified insulation contractor and or PG&E.

Waste and Drainage System

General Comments and Description

Informational Comments Observations & Conditions

- The evaluation of the drain, waste and vent system is limited to viewing the visible portions of the piping. The fixture drains are tested by running water or flushing them and observing the draw, watching for blockages, slow drains, etc. This evaluation is very limited and should not be considered conclusive. A video-scan of the drain system is suggested to determine the actual condition. Significant portions of the drain and vent system are inside walls, floors, underground and are not visible. No opinions are offered as to the conditions within concealed or inaccessible areas. Please consult with a qualified plumbing contractor should further information and or evaluation as needed.

Type of Material

Informational Comments Observations & Conditions

- DRAIN & VENT PIPING MATERIAL: Predominantly Cast Iron/Galvanized with Some Copper

NOTE: Interior wall finishes and or accessibility issues prevent us from verifying the type and condition of the drain/vent system in all areas.

Drain Pipes Waste Pipes and Vent Pipes

Functional Components & Conditions

- Except as may be noted elsewhere, the draw observed at the fixture/drainpipes appeared to be adequate at the time of inspection. Please refer to the body of the report for additional observations and or recommendations. The functional flow of the drains/fixtures is tested using generally accepted property inspection flow test procedures.

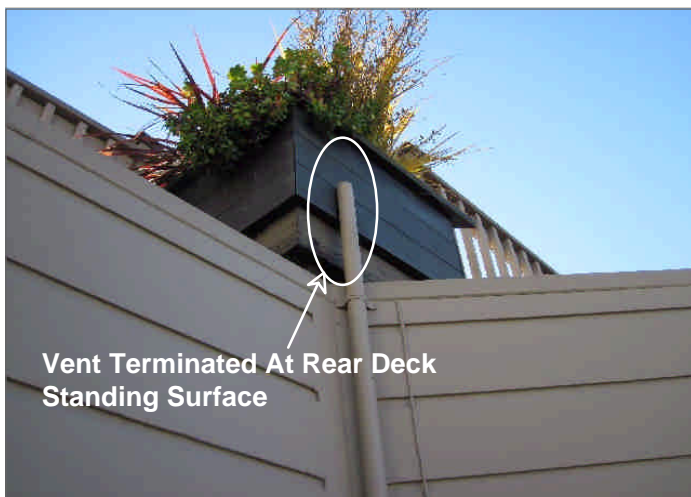
Informational Comments Observations & Conditions

- Some of the galvanized/cast iron drain pipes appear older and may be original. The older portions of the drain piping may be approaching or at the end of the materials normally anticipated service life. Various portions of the drains/sanitary sewer pipes appear to have been repaired/replaced. While no moisture or indications of leakage were apparent in the drain pipes 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.
- NOTE: The presence of multiple pipe materials in a property of this age is an indication of repairs or modifications. Interested parties should obtain copies of all relevant documentation, permits, etc related to this work that would confirm that the work was performed by a qualified trade specialist with appropriate jurisdictional oversight.
- NOTE: Portions of the drain/vent system appear to have been repaired or replaced. Interested parties should obtain any relevant documentation, a full permit history for the property, etc. and copies of any warranty or guarantee that might be applicable. The documentation should confirm that the work was done to generally accepted construction standards, by a qualified specialist with appropriate jurisdictional oversight.
- CLIENT ADVISORY: The property appears to have been unoccupied for an extended period of time. When properties are unoccupied and the drains are not used, any residual material in the drain pipes hardens. Once the property is occupied, portions of the material will dislodge and move further downstream. This creates potential points for drain blockages. Even though the drains may appear to function normally during an inspection, the possibility of drain blockages is higher than where the property is continuously occupied. As noted elsewhere, a video scan of the sewer drain system is the only proven method of evaluation. Interested parties desiring further information should consult with a qualified plumbing contractor.

- The sanitary sewer/drain system has undergone alterations and or extensions. In general, a given diameter of drain pipe is designed to serve a maximum number of fixtures and or flow. When additions or extensions are made to the system, it is important that the additional fixture load not exceed the capacity of the existing portions of the drain system. The drainage unit/flow calculations should have been made by the installing plumbing contractor and reviewed by the authority having jurisdiction prior to issuing a permit. Interested parties should obtain copies of all relevant documentation, permits, etc related to this work that would confirm that the work was performed by a qualified trade specialist with appropriate jurisdictional oversight.
- Given the age and location of the property, it is possible that portions of the underground sanitary sewer/building drain that runs from the dwelling to the city connection were installed with clay tile or some other obsolete material. These obsolete tile drain pipe materials were widely used well into the 1960's and even 1970's. These older materials are susceptible to decay and to root intrusion and are no longer manufactured. Interested parties should consult with the sellers/occupants as to any prior main drainpipe blockages and or related issues. As noted elsewhere, having the drain system video-scanned is recommended. Interested parties desiring further information should consult with a qualified plumbing contractor.
- There are floor drains and or other infrequently used drains with no apparent trap maintenance/primer devices installed. The P-trap installed at a plumbing fixtures is designed to hold some discharge water in the trap - this is to prevent sewer gases, etc from entering the habitable spaces. Trap maintenance/primer devices are designed to inject small amounts of water into the traps on seldom used plumbing fixtures - such as floor drains - to prevent them from drying out. Current plumbing standards require these devices on new installations. I suggest upgrading the installations as repairs or renovations are undertaken. Interested parties desiring further information should consult with a qualified plumbing contractor.
- One or more of the tub/shower/hydro-spa trap assembly's are not fully accessible/visible and consequently could not be fully evaluated. Generally accepted plumbing practices require that any slip-joints on drain connections be accessible for service/replacement. It is suggested that any such installations be brought into conformance with applicable current standards. Interested parties desiring further information should consult with a qualified plumbing contractor.

Components & Conditions Needing Service/Evaluation

- There is an plumbing vent riser at rear area that terminates too close to the standing surface. Generally accepted plumbing standards require plumbing vents to terminate at least seven feet above the adjacent walking surface. I recommend that a qualified plumbing contractor evaluate and service as necessary.



[SR] Service Recommended

- q [SR]: One or more fixture drains are slow/blocked. It is recommend that a qualified plumbing contractor evaluate and service any drains with flow issues as needed. Please refer to the body of the report for specific locations and or conditions.

- Q [SR]: There are one or more sinks and or fixture drains that appear to leak. Please refer to the body of the report for specific areas/locations. I recommend that a qualified plumbing contractor evaluate and service any leaks as needed .

Waste Clean-Out Location

Informational Comments Observations & Conditions

- MAIN CLEANOUT LOCATED AT: Garage
- MAIN CLEANOUT LOCATED AT: Driveway Area
- MAIN CLEANOUT LOCATED AT: Rear Exterior
- SECONDARY CLEANOUT LOCATED AT: Garage
-

NOTE: Due to restricted limited access, exterior flatwork, site grading, etc, I may not have located all the sewer clean-outs in the dwelling. Interested parties should consult with the occupants and or a qualified plumbing contractor for additional information.

- Sanitary sewer cleanouts may not be installed at all locations required /recommended under current plumbing standards. I recommend bringing the installation into conformance with current standards as a property upgrade. Certain types of repairs or alterations may trigger mandatory upgrades to the installation. Certain home warranty and or home owners insurance carriers may charge a premium or decline service on non-conforming installations. Interested parties desiring further information and or service should consult with a qualified plumbing contractor.

Fuel Gas System

Fuel Supply

Informational Comments Observations & Conditions

- Fuel Gas Type: Utility Metered Natural Gas

Gas Meter & Shut-Off

Informational Comments Observations & Conditions

- METER CAPACITY: The meter is an older type, The meter capacity could not be determined. Older meters generally have a maximum capacity of 175-250 cubic feet per hour or less. This would be roughly sufficient to support 175,000-250,000 BTU's or less of gas appliance capacity.
- It is recommended that the meters be clearly and permanently labeled as to the units that they serve to facilitate an orderly shut-down for service or in an emergency.
- GAS SERVICE METERS: Units: Individual Meters/Common Areas: No Separate Meter

NOTE: I recommend determining from the sellers which unit is responsible for the common/exterior area electrical usage.

Gas Seismic Shut-Off Valves & Excess Flow Devices

Improvement-Correction Suggested

- CLIENT ADVISORY: The gas main does not have an automatic seismic gas shut-off valve or other flow limiting device installed. The installation of a gas seismic safety device is suggested as a safety upgrade. 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 or a property transfer may trigger a mandatory upgrade requirement in certain jurisdictions. Interested parties desiring further information should consult with a qualified plumbing contractor and or the local jurisdiction having authority.

Fuel Gas Piping

Functional Components & Conditions

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

Informational Comments Observations & Conditions

- Portions of the gas supply distribution piping and or systems do not appear original to the dwelling. In general, modifications to the gas piping systems require permits and inspections from the local authority having jurisdiction. Interested parties should obtain a full permit history for the property. This should

confirm the scope/nature of the work and that it was completed with appropriate jurisdictional oversight.

Safety Concern

- q RECOMMENDED SAFETY UPGRADE: As noted elsewhere, there are one or more gas appliances that utilize and older, obsolete uncoated flexible brass connector. This type of brass flexible gas connection has been found to randomly fail over time and is subject to a Consumer Product Safety Bulletin. For safety reasons, it should be upgraded to a newer, safer stainless steel design. I recommend that a qualified plumbing or HVAC contractor evaluate and upgrade the connection(s) as a property safety upgrade.

FOR IMMEDIATE RELEASE, September 9, 1997, Release # 97-187

WASHINGTON, D.C. - The U.S. Consumer Product Safety Commission (CPSC) is again warning consumers about dangerous, older flexible gas connectors used to connect home appliances to gas supply pipes. These gas connectors are made of brass, are uncoated, and can crack or break, leading to a fire or explosion. They are used most often with gas ranges, ovens and clothes dryers.

"Brass gas connectors have been associated with 38 deaths and 63 injuries across the country since 1980," said Ann Brown, CPSC Chairman. "We are urging any consumer with gas appliances to have their connectors checked by a qualified professional immediately."

<http://www.cpsc.gov/cpscpub/prerel/prhtml97/97187.html>

[SR] Service Recommended

- q [SR]: There are one or more gas appliances where the flexible gas connector does not appear to have been replaced when the attached appliance was upgraded/replaced. In general, the flexible gas connectors should never be re-used. The compression fittings that are used as the gas seal on these the connectors are designed for one-time use only. That means that anytime they are removed - they should be discarded and replaced with a new flex connector. I suggest upgrading the installation. Interested parties desiring further information or service should consult with a qualified plumbing contractor. Please refer to the body of the report for specific locations and or additional commentary.

Improvement-Correction Suggested

- The gas shut-off valve for one or more appliances are not readily accessible and may be difficult to access in an emergency. I suggest that all installations be modified/relocated as needed to ensure proper accessibility as a safety upgrade to the property. Interested parties should consult with a qualified plumbing contractor for further information and or service.
- NOTE: There are one or more older gas appliance shut-off valves installed. Older valves are not as reliable as newer gas valves. They are prone to leaks and can be difficult to operate. I recommend that all older valves be upgraded as a property safety improvement. Interested parties desiring further information and or service should consult with a qualified plumbing or HVAC contractor.
- There are portions of the gas supply piping in the garage area that appear marginally supported and or secured. While these areas do not appear subject to significant risk of impact or damage, it is suggested that additional support and or protection be installed as a safety upgrade. Current safety standards require that the gas pipe is properly supported to prevent damage.

Water Heater - Upper

Age Capacity Location & General Information

Informational Comments Observations & Conditions

- MANUFACTURER: Rheem Corporation
- Fuel Source & Type: Utility Metered Natural Gas
- CAPACITY: 48 Gallons/Per Label
- LOCATION: Garage
- ESTIMATED AGE: 2 Year Old
- NOTE: The water heater does not appear to be original to the property. When a water heater is replaced a building permit and inspection are always required. Interested parties are encouraged to obtain copies of the 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 a general property 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.

- The area around the water heater should not be used for storage. Proper clearances should be maintained around all appliances to ensure proper air-flow and allow for adequate service access.
- The water heating system includes a hot water circulation pump. The purpose of the pump is to slowly draw hot water through the system so that when a facet is turned on, hot water is available more quickly at the point of use. I do not evaluate these pumps for operation. Nor do I confirm that the manufacturers installation guidelines were followed with regard to the piping for the pump system hot water loop.

These pumps are electro-mechanical devices and are subject to random failure. Should you notice that it suddenly takes longer for hot water to come from the tap, then I would suggest calling a qualified plumber for further evaluation and any necessary service.

General Maintenance & Periodic Maintenance Item

- It is recommended 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. I have found the information available at www.waterheaterrescue.com to be useful.
- The water heating system is a Flame Vapor Ignition Resistant (FVIR) type water heater. FVIR water heaters are designed to reduce the risk of accidental flammable vapor related fires. Most FVIR water heater systems have air screens that require periodic cleaning. Please refer to the manufacturers installation/maintenance instructions for this system for any specific periodic maintenance or care recommendations.

Gas Appliance Vent and Termination

Informational Comments Observations & Conditions

- Portions of the vent are routed through a wall cavity and or other concealed space. No opinions are offered as to the conditions within inaccessible and or concealed areas.

Components & Conditions Needing Service/Evaluation

- Q CLIENT ADVISORY: There are several issues with the gas appliance vent installation. I recommend that a qualified plumbing contractor fully evaluate the vent system and service/replace as necessary to ensure safe operation of the attached appliance(s). Please refer to the conditions/issues below for additional information.

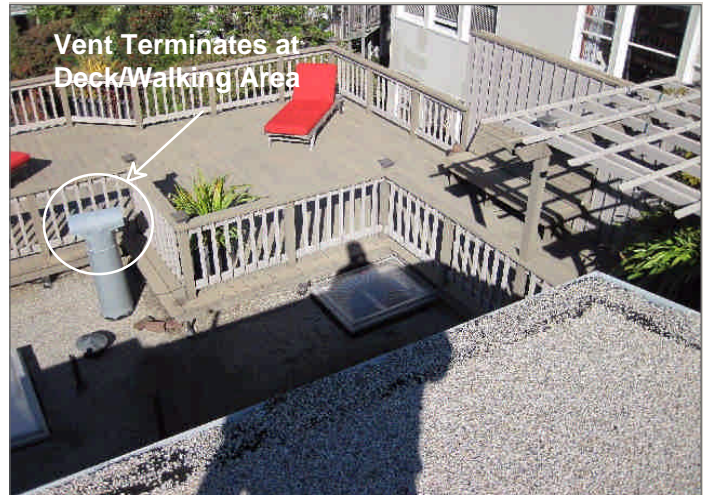
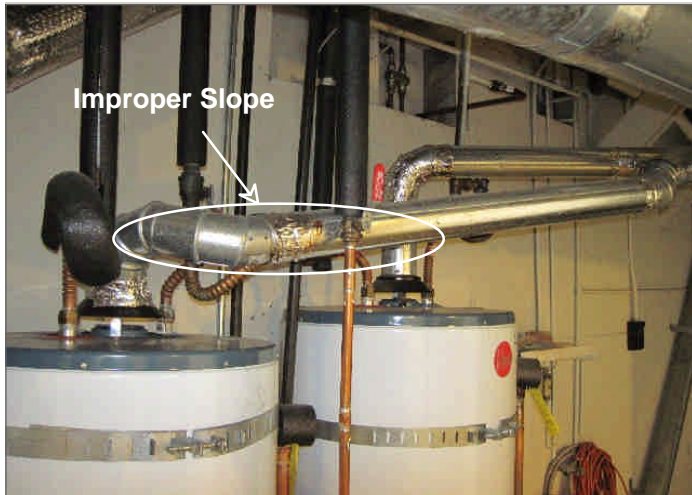
Safety Concern

- Q The appliance vent is located in an area subject to foot traffic. The vent will become very hot in normal operation and poses a potential burn hazard. Modifying the installation, providing protection or other corrective action is recommended. Please consult with a qualified HVAC or plumbing contractor for evaluation and service.

[SR] Service Recommended

- Q [SR]: Portions of the gas vent or connector are installed with insufficient slope; i.e. neutral to negative pitch. To ensure a positive draft, generally accepted venting standards require that the vent system should be installed with a minimum of 1/4" rise per foot - a positive slope - to ensure proper drafting.
- [SR]: The gas appliance vent is terminated less than 7' off the adjacent walking surface. This does not appear to conform to current standards. I recommend modifying the installation for safety reasons. Please consult with a qualified plumbing or HVAC contractor for additional information, evaluation and or service.

Vent Terminated Less than 7 feet off Walk - FE - Continued



Improvement-Correction Suggested

- Some of the vent connections are sealed with material/tape not rated for use on gas appliances. I suggest that a qualified trades person evaluate and service the installation as needed.

Water Shut-Off Valve and Connectors

Functional Components & Conditions

- The hot and cold water supply connections at the water heater appear serviceable. No indications of moisture/leakage were apparent. The required cold water supply shut-off valve is installed. The functionality of the shut-off valve was not verified.

Pressure Release Valve and Discharge Pipe

Informational Comments Observations & Conditions

- The TPR discharges adjacent to the floor drain. Periodic maintenance of the floor drain is recommended.

Gas Shut-Off Valve and Connector

Functional Components & Conditions

- Except as otherwise noted, the gas supply valve and gas supply connector at the water heater appear properly installed. The operation of the shut-off valve was not verified as part of this inspection.

Improvement-Correction Suggested

- The gas feed pipe at the water heater appears marginally supported and or secured. While this area does not appear subject to significant risk from impact or damage, I suggest that additional support and or protection be installed as a safety upgrade. Current safety standards require that the gas pipe is properly supported to prevent damage. I recommend that the gas installation be brought into conformance with current standards as a property safety upgrade. Interested parties desiring further information and or service should consult with a qualified plumbing contractor.

Combustion Air Supply

Informational Comments Observations & Conditions

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

Combustion Chamber

Informational Comments Observations & Conditions

- The water heater is an FVIR type water heater. The combustion chamber area is sealed and could not be evaluated. FVIR water heaters are designed specifically to reduce the risk of accidental flammable vapor related fires. Most FVIR water heater have air screens or baffles that require periodic cleaning. Please refer to the manufacturers installation/maintenance instructions for this system for any specific periodic maintenance or care recommendations.

Drain Valve

Informational Comments Observations & Conditions

- There is a drain valve installed on the water heater. The operation of the valve was not verified as part of this inspection. 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 information on any recommended service for this specific hot water heater, please refer to the manufacturers instruction booklet.

Water Heater Stand

Informational Comments Observations & Conditions

- The water heater stand is made of wood. Wood stands are subject to damage if leakage occurs and they are a combustible material. Current standards require either the installation of a "smitty" drip pan over materials subject to moisture damage or the use of a stand that is not subject to damage such as metal. Upgrading is recommended. Interested parties should consult with a qualified plumbing contractor for further information and or service.

[FE] Further Evaluation Recommended

- The water heating system installed is a FVIR type water heater. As of Jan 1, 2008, California plumbing standards no longer require the source of ignition for an FVIR water heater to be elevated 18 inches off the floor. Certain local jurisdictions may still have prohibitions against this and may not allow any type of gas water heater to be installed directly on the garage area floor. It is beyond the scope of this inspection to determine specific local jurisdictional requirements. Interested parties should independently confirm the jurisdictional requirements for this particular area. Should this water heater be required to be elevated, it is recommended that a qualified plumbing contractor should perform any necessary service.

Seismic Straps

Improvement-Correction Suggested

- The bottom water heater strap is installed higher than generally accepted installation practices require/recommend. Generally accepted guidelines require a minimum of two straps, one in the top third of the unit and one in the bottom third located at least 4-inches above the gas controls if installed on a gas unit.

Bonding Connection

Components & Conditions Needing Service/Evaluation

- There is no electrical bonding connection/jumper visible at the water heater. Current safety standards require that all metal piping systems be electrically bonded/interconnected. Please refer to the Electrical section for additional information. I recommend that a qualified electrical contractor verify proper system bonding or service as needed to ensure the proper/safe operation of the system.

Water Heater - Lower

Age Capacity Location & General Information

Informational Comments Observations & Conditions

- MANUFACTURER: Rheem Corporation
- Fuel Source &Type: Utility Metered Natural Gas
- CAPACITY: 48 Gallons/Per Label
- LOCATION: Garage
- ESTIMATED AGE: 2 Year Old
- NOTE: The water heater does not appear to be original to the property. When a water heater is replaced a building permit and inspection are always required. Interested parties are encouraged to obtain copies of the 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 a general property 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.
- The area around the water heater should not be used for storage. Proper clearances should be maintained around all appliances to ensure proper air-flow and allow for adequate service access.

General Maintenance & Periodic Maintenance Item

- It is recommended 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. I have found the information available at

www.waterheaterrescue.com to be useful.

- The water heating system is a Flame Vapor Ignition Resistant (FVIR) type water heater. FVIR water heaters are designed to reduce the risk of accidental flammable vapor related fires. Most FVIR water heater systems have air screens that require periodic cleaning. Please refer to the manufacturers installation/maintenance instructions for this system for any specific periodic maintenance or care recommendations.

Gas Appliance Vent and Termination

Functional Components & Conditions

- The visible portions of the vent pipe and or termination cap appear in serviceable condition except as may be noted elsewhere.

Informational Comments Observations & Conditions

- Portions of the vent are routed through a wall cavity and or other concealed space. No opinions are offered as to the conditions within inaccessible and or concealed areas.

Safety Concern

- Q The appliance vent is located in an area subject to foot traffic. The vent will become very hot in normal operation and poses a potential burn hazard. Modifying the installation, providing protection or other corrective action is recommended. Please consult with a qualified HVAC or plumbing contractor for evaluation and service.

[SR] Service Recommended

- [SR]: The gas appliance vent is terminated less than 7' off the adjacent walking surface. This does not appear to conform to current standards. I recommend modifying the installation for safety reasons. Please consult with a qualified plumbing or HVAC contractor for additional information, evaluation and or service.

Improvement-Correction Suggested

- Some of the vent connections are sealed with material/tape not rated for use on gas appliances. I suggest that a qualified trades person evaluate and service the installation as needed.

Water Shut-Off Valve and Connectors

Functional Components & Conditions

- The hot and cold water supply connections at the water heater appear serviceable. No indications of moisture/leakage were apparent. The required cold water supply shut-off valve is installed. The functionality of the shut-off valve was not verified.

Improvement-Correction Suggested

- The water supply shut-off valve does not appear to be a "full-bore" type valve. As opposed to standard gate type valves, full-bore valves are either On or Off. It is not desirable to have partial/restricted water flow at a water heater, so full-bore valves are required. I suggest that a qualified plumber review the installation and upgrade/service as needed to ensure the proper function of the system.

Pressure Release Valve and Discharge Pipe

Informational Comments Observations & Conditions

- The TPR discharges adjacent to the floor drain. Periodic maintenance of the floor drain is recommended.

Gas Shut-Off Valve and Connector

Functional Components & Conditions

- Except as otherwise noted, the gas supply valve and gas supply connector at the water heater appear properly installed. The operation of the shut-off valve was not verified as part of this inspection.

Improvement-Correction Suggested

- The gas feed pipe at the water heater appears marginally supported and or secured. While this area does not appear subject to significant risk from impact or damage, I suggest that additional support and or protection be installed as a safety upgrade. Current safety standards require that the gas pipe is properly supported to prevent damage. I recommend that the gas installation be brought into conformance with current standards as a property safety upgrade. Interested parties desiring further information and or service should consult with a qualified plumbing contractor.

Combustion Air Supply

Informational Comments Observations & Conditions

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

Combustion Chamber

Informational Comments Observations & Conditions

- The water heater is an FVIR type water heater. The combustion chamber area is sealed and could not be evaluated. FVIR water heaters are designed specifically to reduce the risk of accidental flammable vapor related fires. Most FVIR water heater have air screens or baffles that require periodic cleaning. Please refer to the manufacturers installation/maintenance instructions for this system for any specific periodic maintenance or care recommendations.

Drain Valve

Informational Comments Observations & Conditions

- There is a drain valve installed on the water heater. The operation of the valve was not verified as part of this inspection. 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 information on any recommended service for this specific hot water heater, please refer to the manufacturers instruction booklet.

Water Heater Stand

Informational Comments Observations & Conditions

- The water heater stand is made of wood. Wood stands are subject to damage if leakage occurs and they are a combustible material. Current standards require either the installation of a "smitty" drip pan over materials subject to moisture damage or the use of a stand that is not subject to damage such as metal. Upgrading is recommended. Interested parties should consult with a qualified plumbing contractor for further information and or service.

[FE] Further Evaluation Recommended

- The water heating system installed is a FVIR type water heater. As of Jan 1, 2008, California plumbing standards no longer require the source of ignition for an FVIR water heater to be elevated 18 inches off the floor. Certain local jurisdictions may still have prohibitions against this and may not allow any type of gas water heater to be installed directly on the garage area floor. It is beyond the scope of this inspection to determine specific local jurisdictional requirements. Interested parties should independently confirm the jurisdictional requirements for this particular area. Should this water heater be required to be elevated, it is recommended that a qualified plumbing contractor should perform any necessary service.

Seismic Straps

Functional Components & Conditions

- m The water heater is strapped/seismically secured. In the opinion of the inspector, the restraints should perform as intended. Local interpretations of these requirements may vary, please consult the authority having jurisdiction for any specific local requirements.

Bonding Connection

Components & Conditions Needing Service/Evaluation

- There is no electrical bonding connection/jumper visible at the water heater. Current safety standards require that all metal piping systems be electrically bonded/interconnected. Please refer to the Electrical section for additional information. I recommend that a qualified electrical contractor verify proper system bonding or service as needed to ensure the proper/safe operation of the system.

Electrical

The evaluation of the electrical system was performed in accordance with CREIA Standards of Practice. These standards include identifying the type and capacity of the service, evaluating panels, overcurrent protection, wiring, electrical grounding, and testing a representative number of light switches and receptacles. The evaluation of low-voltage systems, such as telephone, cable, computer network, security, etc. are excluded from the scope of this inspection. Older systems will generally not conform to current standards or provide the same degree of service and safety. I am a generalists and not specialists, I do not perform load-calculations to determine if the supply meets the demand of the dwelling. The covers on receptacles or junction boxes were not removed as part of this inspection. It is important that any service recommendations or recommended upgrades made be further evaluated by qualified specialists before the removal of transaction inspection contingencies. Further evaluation by a qualified specialists will provide information, price quotes and may well identify additional defects and or recommend further upgrades, the scope and price of which, could effect your evaluation of the property.

Main Panel

General Comments

Informational Comments Observations & Conditions

- All interior electrical panels should be readily accessible, and have a minimum of 36 inches of clear space in front of them for service. The area above the panel should be clear of other systems/piping to the ceiling. Main panels should have a service disconnect. Every circuit in the panel should be clearly labeled as to purpose in a way that does not change over time. The accuracy of the circuit labeling was not verified as part of this inspection.

Meters

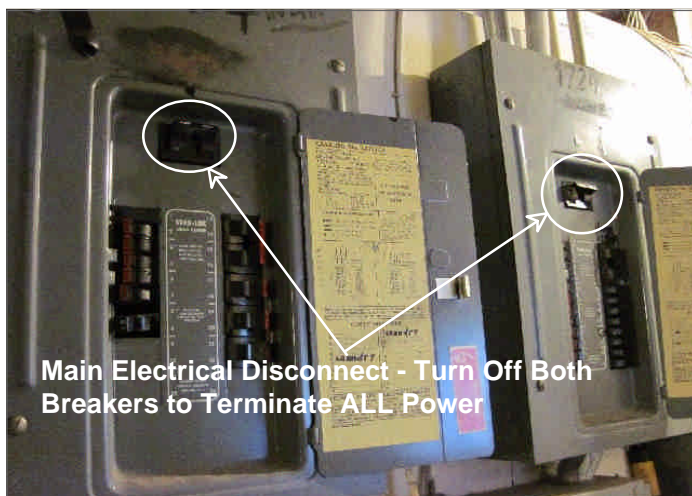
Informational Comments Observations & Conditions

- ELECTRICAL SERVICE METERS: Units: Individual Meters
- NOTE: The Common and Second Upper Panel electrical services appear to be metered via a non-PG&E meter. We recommend inquiring of the sellers as to the installation and what billing arrangements may be in place with the tenants.
- There are multiple units in this dwelling. As noted elsewhere, there is no meter serving the common areas of the property. This installation would not conform to current standards. Based on the circuit labels, etc., it appears that the common area and a portion of the upper electrical needs are being provided through the lower unit meter. This is not conclusive. I recommend upgrading the installation to conform the current standards. Interested parties should consult with the sellers/occupants as to any special billing arrangements that may be in place with the occupants of the lower unit.

Size and Location

Informational Comments Observations & Conditions

- LOCATION: Garage/Interior



- PANEL SIZE: 125-150 Amp, 240 VAC
- NOTE: The panel capacity is an estimate only based on the apparent size of the panel. Interested parties desiring further information may wish to consult with a qualified electrician regarding this issue.

Main Panel

Informational Comments Observations & Conditions

- By design, this panel does not have a main electrical disconnect. A main disconnect is not required when there are 6 or fewer hand movements required to terminate all power to the dwelling. In an emergency, you need to be able to quickly shut down power to the residence. This installation requires that ALL breakers installed in the main panel must be shut off in order to terminate power to the dwelling. If additional circuits are added to the panel, a main disconnect may be required to be installed.
- The electrical panel does not appear to be an original installation. I recommend obtaining copies of all installation documentation, manuals and or permits for the property. Please refer to the General Information section for additional information/recommendations.

Service Panel - Main

Size and Location

Informational Comments Observations & Conditions

- LOCATION: Unit Service At Main Service
- SIZE: 125 Amp, 220 VAC panel
- The panel capacity is an estimate only based on the apparent rating of the over current protection device that protects the panel. Interested parties desiring further information may wish to consult with a qualified electrician regarding this issue.

Main Panel

Informational Comments Observations & Conditions

- CLIENT ADVISORY: The electrical circuit labeling does not appear to conform to current standards. Generally accepted electrical safety standards require that ALL circuits be clearly identified so that in an emergency the appropriate circuit can be readily identified. 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. The labels should be permanent. Interested parties should consult with a qualified electrical contractor for service.
- The electrical panel does not appear to be an original installation. When an electrical panel is replaced/installed a building permit and inspection is required. Interested parties are encouraged to obtain copies of all installation documentation and a full permit history for the property. These documents should confirm that the installation was made with benefit of a permit and installed by a qualified electrical contractor with appropriate jurisdictional oversight.
- The main panel access does not have thirty-six inches of clear space in front of it to facilitate an emergency disconnect, a condition which should be corrected.
- There are one or more Knob & Tube wires entering the sub panel with no fittings. While this was an acceptable wiring practice on older installations, it would not be allowed on newer installations. This wiring appears inconsistent with the requirements at the time of apparent installation. Generally accepted electrical safety standards require all electrical wires, cables and or conduits to be mechanically secured using listed fittings at any panel or junction box. We suggest that a qualified electrical contractor evaluate and service as necessary.

Safety Concern

- q NOTICE: The main electrical panel was manufactured by Federal Pacific Electric Co. (FPE). FPE panels use Stablok breakers that have a reputation for poor reliability and safety related issues. The obsolete design of the FPE panel and the FPE Stablok breakers makes them prone to poor electrical connection between the breaker and the panel buss. Some of the Stablok 220 VAC-Type breakers have a known issue with not tripping properly under excessive loads and or appearing to be off when in fact they are not. These faulty breakers can result in a condition where the breaker appears to be de-energized, when in fact the circuit is still fully or partially energized. While some of the "bad press" these panel have gotten was never born out statistically, these systems are older and should be considered obsolete. Replacement components may be difficult to find and or will be expensive. Certain newer types of breakers such as Arc

Fault Circuit Interrupter (AFCI) breakers are not available for this type of panel. I recommend that only qualified electricians work on this panel and that consideration be given to upgrading it to a modern panel as renovation and or repairs are undertaken. Interested parties desiring further information should investigate this issue online or consult with a qualified electrical contractor. I have found the information available at www.inspect-ny.com to be useful.

Exterior Cover Panel

Functional Components & Conditions

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

Wiring

Informational Comments Observations & Conditions

- Portions of the panel wiring that appear to be an older cloth insulated type that is presumed original. There appears to be age related deterioration to portions of the wiring insulation. While no ill-effects were apparent, interested parties may wish to consult with a qualified electrician for further evaluation and or information.
- As noted elsewhere, portions of the wiring in the dwelling is older. The wiring types/methods used appear obsolete, i.e. Knob & Tube, cloth and or rubber insulated wire, etc. There are older general purpose circuits protected with 20 Amp over-current protection. The insulation on older/original wiring has no doubt degraded with age. Even though these wires may originally have been designed for 20 Amp circuit protection, the older insulation may no longer provide adequate protection. I recommend that all circuits with older wiring be upgraded to modern wiring or - that at a minimum - that the circuit overcurrent protection be downgraded to smaller, 15 Amp circuit protection as a property safety upgrade. Interested parties desiring further information or service should consult with a qualified electrical contractor.

Circuit Protection

Informational Comments Observations & 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. I 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.

Safety Concern

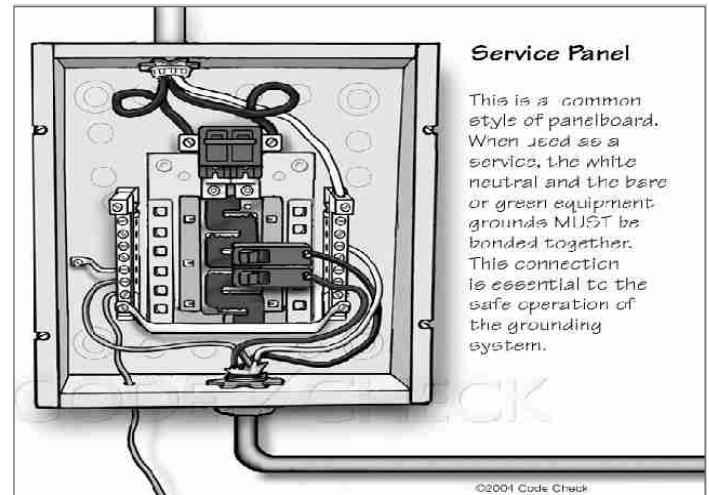
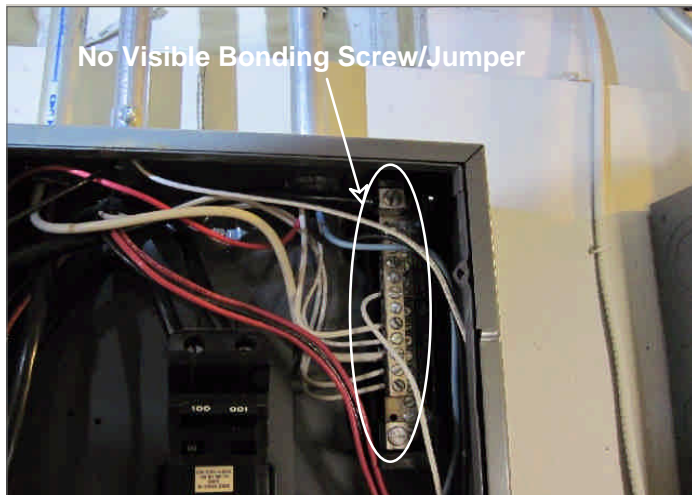
- q The electrical panel employs Federal Pacific Stablok circuit breakers. Certain types of these breakers - primarily the 220 VAC type breakers have a history of not tripping properly during a short-circuit or over-load condition. In general, this type of breaker may not make proper electrical contact and or may become loose or improperly seated due to their obsolete design. Interested parties desiring further information should consult with a qualified electrical contractor.

Grounding

Components & Conditions Needing Service/Evaluation

- q The panel case and neutral buss do not appear to be bonded as required. Generally accepted electrical safety standards require the neutral buss and panel case to be electrically bonded for safety reasons. I recommend that a qualified electrician evaluate and service as necessary.

The panel case and neutral buss do not appear to be bonded as required and should be serviced - *Continued*



Service Panel - 1724

Size and Location

Informational Comments Observations & Conditions

- LOCATION: Unit Service At Main Service
- SIZE: 100 Amp, 220 VAC panel
- The panel capacity is an estimate only based on the apparent rating of the over current protection device that protects the panel. Interested parties desiring further information may wish to consult with a qualified electrician regarding this issue.

Main Panel

Informational Comments Observations & Conditions

- CLIENT ADVISORY: The electrical circuit labeling does not appear to conform to current standards. Generally accepted electrical safety standards require that ALL circuits be clearly identified so that in an emergency the appropriate circuit can be readily identified. 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. The labels should be permanent. Interested parties should consult with a qualified electrical contractor for service.
- The electrical panel does not appear to be an original installation. When an electrical panel is replaced/installed a building permit and inspection is required. Interested parties are encouraged to obtain copies of all installation documentation and a full permit history for the property. These documents should confirm that the installation was made with benefit of a permit and installed by a qualified electrical contractor with appropriate jurisdictional oversight.
- The main panel access does not have thirty-six inches of clear space in front of it to facilitate an emergency disconnect, a condition which should be corrected.

Components & Conditions Needing Service/Evaluation

- There are open or improperly sealed knockouts in the front cover that should be sealed with rated covers for safety reasons. Any openings in the front panel cover expose the underlying energized electrical components/buss/ wiring. This poses a potential electrical shock hazard. I recommend that a qualified electrical contractor evaluate the installation and service/seal the panel as needed.

Safety Concern

- NOTICE: The main electrical panel was manufactured by Federal Pacific Electric Co. (FPE). FPE panels use Stablok breakers that have a reputation for poor reliability and safety related issues. The obsolete design of the FPE panel and the FPE Stablok breakers makes them prone to poor electrical connection between the breaker and the panel buss. Some of the Stablok 220 VAC-Type breakers have a known issue

with not tripping properly under excessive loads and or appearing to be off when in fact they are not. These faulty breakers can result in a condition where the breaker appears to be de-energized, when in fact the circuit is still fully or partially energized. While some of the "bad press" these panel have gotten was never born out statistically, these systems are older and should be considered obsolete. Replacement components may be difficult to find and or will be expensive. Certain newer types of breakers such as Arc Fault Circuit Interrupter (AFCI) breakers are not available for this type of panel. I recommend that only qualified electricians work on this panel and that consideration be given to upgrading it to a modern panel as renovation and or repairs are undertaken. Interested parties desiring further information should investigate this issue online or consult with a qualified electrical contractor. I have found the information available at www.inspect-ny.com to be useful.

Exterior Cover Panel

Functional Components & Conditions

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

Wiring

Functional Components & Conditions

- m The wiring in the electrical panel appears to be functioning as intended. There were no adverse conditions apparent at the time of inspection.

Informational Comments Observations & Conditions

- As noted elsewhere, portions of the wiring in the dwelling is older. The wiring types/methods used appear obsolete, i.e. Knob & Tube, cloth and or rubber insulated wire, etc. There are older general purpose circuits protected with 20 Amp over-current protection. The insulation on older/original wiring has no doubt degraded with age. Even though these wires may originally have been designed for 20 Amp circuit protection, the older insulation may no longer provide adequate protection. I recommend that all circuits with older wiring be upgraded to modern wiring or - that at a minimum - that the circuit overcurrent protection be downgraded to smaller, 15 Amp circuit protection as a property safety upgrade. Interested parties desiring further information or service should consult with a qualified electrical contractor.

Circuit Protection

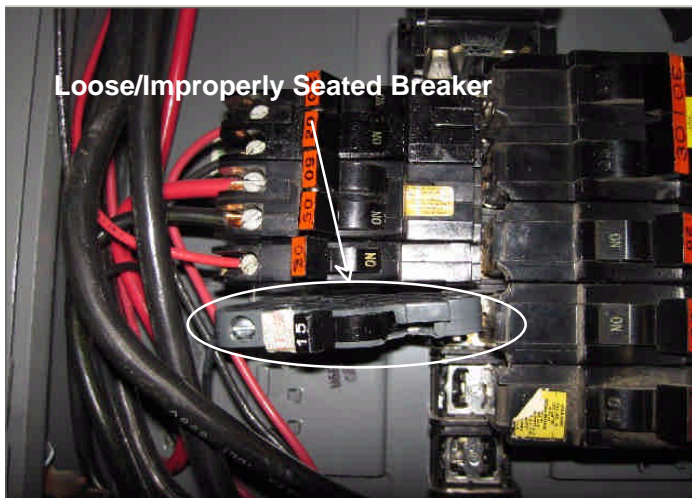
Informational Comments Observations & Conditions

- There are fewer electrical circuits installed in the electrical panel than current standards would deem necessary. While not unusual in an older installation, current standards are designed to insure that the electrical load for the receptacles, lighting, appliances, etc. are segmented in such a way that the corresponding electrical loads are evenly distributed across multiple circuits. In doing this, the chance of a circuit overloading and tripping under apparent normal load conditions is minimized. Insufficiently distributed loads may result in tripped circuits even under relatively normal usage conditions, i.e. simultaneously watching a television while running a dishwasher and using a hair dryer as an example. Interested parties may wish to consult with a qualified electrician regarding installation of additional circuits and or further information on this issue.
- The electrical circuits in the panel appear inadequately labeled. This makes it difficult to quickly reset a breaker or to shut power off in an emergency. I recommend that a qualified electrician evaluate the system and service as needed.
- 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. I 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.

Components & Conditions Needing Service/Evaluation

- q There are one or more loose or improperly seated FPE Stablok breakers in the panel. Loose breakers is a chronic problem with this type of electrical panels. Additionally, certain panel slots may only accept certain breaker types. Using the wrong breaker in the wrong slot will not work properly. Improperly seated breakers may not make proper electrical contact that may result in overheating of the breaker and or arcing at the connection. I recommend evaluation of the installation and service as necessary by a qualified electrician.

There are one or more loose or improperly seated FPE Stablok breakers - Service Recommended - *Continued*



Grounding

Components & Conditions Needing Service/Evaluation

- q The panel case and neutral buss do not appear to be bonded as required. Generally accepted electrical safety standards require the neutral buss and panel case to be electrically bonded for safety reasons. I recommend that a qualified electrician evaluate and service as necessary.

Sub Panel - House

General Comments

Informational Comments Observations & Conditions

- All interior electrical panels should be readily accessible, and have a minimum of 36 inches of clear space in front of them for service. The area above the panel should be clear of other systems/piping to the ceiling. Every circuit in the panel should be clearly labeled as to purpose in a way that does not change over time. The accuracy of the circuit labeling was not verified as part of this inspection.

Size and Location

Informational Comments Observations & Conditions

- LOCATION: Adjacent to the Main Panel
- PANEL SIZE: 70 Amp, 240 VAC
- NOTE: The panel capacity is an estimate only based on the apparent rating of the over current protection device that appears to protect this panel. Interested parties desiring further information may wish to consult with a qualified electrician regarding this issue.

Sub Panel

Informational Comments Observations & Conditions

- The electrical panel does not appear to be an original installation. When an electrical panel is replaced/installed a building permit and inspection is required. Interested parties are encouraged to obtain copies of all installation documentation and a full permit history for the property. These documents should confirm that the installation was made with benefit of a permit and installed by a qualified electrical contractor with appropriate jurisdictional oversight.
- There are no/minimal unused slots in this panel to allow adding new circuits. Adding additional circuits may entail upgrading the circuit breakers, upgrading the panel to a higher capacity panel and or adding a sub panel. Interested parties desiring further information should consult a qualified electrician.

Improvement-Correction Suggested

- This panel appears to be undersized for the size and the potential loads imposed by the dwelling. I 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.
- NOTE: The circuit labeling does not appear to conform to current standards. Generally accepted electrical safety standards require that ALL circuits be clearly identified so that in an emergency the appropriate circuit can be readily identified. 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. All labels should be unique and permanent. Interested parties should consult with a qualified electrical contractor for service.
- The electrical panel is installed with inadequate service clearances. Electrical safety standards require a minimum of 36" of clear space in front of the panel and 30" across the panel. This is to facilitate service or an emergency disconnect. I recommend modifying the installation as needed to ensure full proper clearances. Interested parties desiring further information should consult with a qualified electrical contractor.

Exterior Cover Panel

Functional Components & Conditions

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

Wiring

Functional Components & 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 & Conditions

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

Grounding

Informational Comments Observations & Conditions

- The sub panel grounding methods appears consistent with the practices at the time of apparent installation. Current electrical safety standards are more stringent. Certain electrical work/service on the panel, may trigger mandatory upgrades to the installation.

Components & Conditions Needing Service/Evaluation

- q The neutral buss bar in the sub-panel is required to "float" or be independent of the panel case/ground system at a sub panel. Under normal operating conditions, the neutral wires carry any system electrical load imbalance or random current back to the utility power pole/transformer. By bonding the ground system 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. This creates a potential safety hazard. I recommend that a qualified electrical contractor evaluate and service the installation as necessary to insure the proper and safe operation of the system.

Improvement-Correction Suggested

- 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. Upgrading the installation is recommended.
- The grounding installation at the sub panel appears to conform to older standards. There is no ground buss installed in the panel as current standards would require. As additional circuits are added to this panel, it may be necessary to install a ground buss as part of the new circuit installation. Upgrading the installation to meet current standards is recommended.

Sub Panel - A

Size and Location

Informational Comments Observations & Conditions

- LOCATION: Adjacent to the Main Panel
- PANEL SIZE: 70 Amp, 240 VAC

Sub Panel

Informational Comments Observations & Conditions

- The electrical panel does not appear to be an original installation. When an electrical panel is replaced/installed a building permit and inspection is required. Interested parties are encouraged to obtain copies of all installation documentation and a full permit history for the property. These documents should

confirm that the installation was made with benefit of a permit and installed by a qualified electrical contractor with appropriate jurisdictional oversight.

Improvement-Correction Suggested

- NOTE: The circuit labeling does not appear to conform to current standards. Generally accepted electrical safety standards require that ALL circuits be clearly identified so that in an emergency the appropriate circuit can be readily identified. 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. All labels should be unique and permanent. Interested parties should consult with a qualified electrical contractor for service.
- The electrical panel is installed with inadequate service clearances. Electrical safety standards require a minimum of 36" of clear space in front of the panel and 30" across the panel. This is to facilitate service or an emergency disconnect. I recommend modifying the installation as needed to ensure full proper clearances. Interested parties desiring further information should consult with a qualified electrical contractor.

Exterior Cover Panel

Functional Components & Conditions

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

Wiring

Functional Components & 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 & Conditions

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

Grounding

Informational Comments Observations & Conditions

- The sub panel grounding methods appears consistent with the practices at the time of apparent installation. Current electrical safety standards are more stringent. Certain electrical work/service on the panel, may trigger mandatory upgrades to the installation.

Improvement-Correction Suggested

- The grounding installation at the sub panel appears to conform to older standards. There is no ground buss installed in the panel as current standards would require. As additional circuits are added to this panel, it may be necessary to install a ground buss as part of the new circuit installation. Upgrading the installation to meet current standards is recommended.

Sub Panel - Rear Garage

Size and Location

Informational Comments Observations & Conditions

- LOCATION: Garage
- PANEL SIZE: 30 Amp, 240 VAC
- NOTE: The panel capacity is an estimate only based on the apparent ampacity of the supply wires. Interested parties desiring further information may wish to consult with a qualified electrician regarding this issue.

Sub Panel

Informational Comments Observations & Conditions

- The electrical panel does not appear to be an original installation. When an electrical panel is replaced/installed a building permit and inspection is required. Interested parties are encouraged to obtain copies of all installation documentation and a full permit history for the property. These documents should confirm that the installation was made with benefit of a permit and installed by a qualified electrical contractor with appropriate jurisdictional oversight.
- There are no/minimal unused slots in this panel to allow adding new circuits. Adding additional circuits may entail upgrading the circuit breakers, upgrading the panel to a higher capacity panel and or adding a sub panel. Interested parties desiring further information should consult a qualified electrician.

[FE] Further Evaluation Recommended

- I was unable to positively identify the electrical supply feed circuit protection for this sub panel. I found no visible/labeled means of over current protection at the main panel or the other sub panels. I suggest that a qualified electrical contractor further evaluate the installation to verify the means of overcurrent protection or service the installation as needed to insure safe operation of the installation.

Improvement-Correction Suggested

- This panel appears to be undersized for the size and the potential loads imposed by the dwelling. I 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.
- NOTE: The circuit labeling does not appear to conform to current standards. Generally accepted electrical safety standards require that ALL circuits be clearly identified so that in an emergency the appropriate circuit can be readily identified. 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. All labels should be unique and permanent. Interested parties should consult with a qualified electrical contractor for service.
- The electrical panel is installed with inadequate service clearances. Electrical safety standards require a minimum of 36" of clear space in front of the panel and 30" across the panel. This is to facilitate service or an emergency disconnect. I recommend modifying the installation as needed to ensure full proper clearances. Interested parties desiring further information should consult with a qualified electrical contractor.

Exterior Cover Panel

Functional Components & Conditions

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

Wiring

Functional Components & 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

Components & Conditions Needing Service/Evaluation

- One or more 220 VAC circuits are using improper connectors to act as handle ties. This allows two single breakers to form a 220 VAC high voltage circuit. The method used may allow the circuit to remain partially energized if tripped by a short-circuit. We suggest that a qualified electrician evaluate and repair as necessary.

Grounding

Informational Comments Observations & Conditions

- The sub panel grounding methods appears consistent with the practices at the time of apparent installation. Current electrical safety standards are more stringent. Certain electrical work/service on the panel, may trigger mandatory upgrades to the installation.

Electrical Branch Circuits & Wiring Distribution

Type of Wiring

Informational Comments Observations & Conditions

- Wiring Type/Method & Material:
- Knob & Tube
- Non-Metallic (NM) Grounded cable, also referred to by the brand name "Romex"
- Rigid & Flexible Metal Conduit

General Interior Electrical Wiring & Conditions

Informational Comments Observations & Conditions

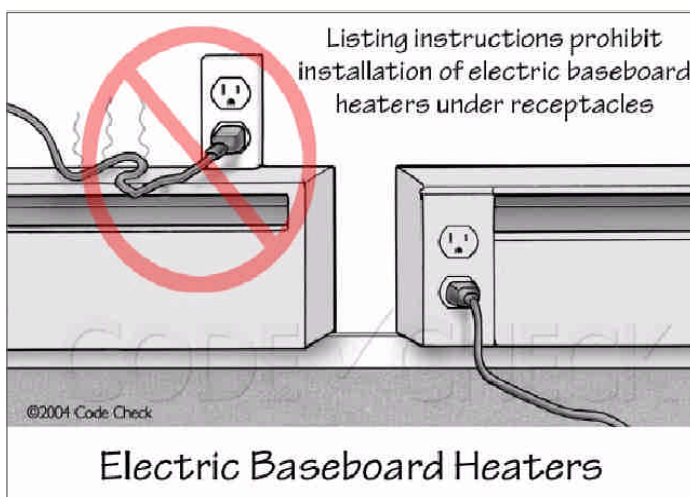
- This property is older, as such it will generally have fewer electrical receptacles installed in a given area/room than current standards might require. This is typical of older properties. In some cases there may only be one or two receptacles installed in a room. It is recommended that the reader take this into account and that consideration be given 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 ensure that should a fault/short circuit occur, a path to ground is available to trip the circuit protection device. There are 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. Interested parties are encouraged to upgrade the installation to meet current standards. I suggest that a qualified electrical contractor evaluate the electrical system and make appropriate service recommendations.
- NOTE: A number of the electrical receptacles and or light switches appear to have been replaced/do not appear original. As noted elsewhere, the removal of receptacles and or light switches or covers was not performed as part of this inspection. No opinions are offered as to the conditions in concealed areas. Interested parties should consult with the sellers/occupants as they often have the most intimate knowledge of the properties history, such as the reason for any such work. It is suggested that copies of relevant documentation be obtained.

[FE] Further Evaluation Recommended

- NOTE: There is electrical wiring, fixtures, etc. that do not appear original to the dwelling. In general, modifications/additions to the electrical systems require permits and inspections from the local authority having jurisdiction. Interested parties should obtain any relevant documentation and a full permit history for the property. This documentation should confirm that the work was performed by a qualified electrical contractor in accordance with generally accepted electrical safety standards and appropriate jurisdictional oversight. Please refer to the general information section for additional recommendations.
- One or more receptacles are installed with insufficient clearances to a baseboard heating unit. Please refer to the body of the report for the location and or additional commentary. While this may have been an acceptable practice at one time, current safety standards would no longer allow this installation as the insulation on electric cords may become damaged if they contact the heater. Caution is recommended in this area. Relocating the receptacles to provide safe clearances to the unit is recommended. Interested parties are encouraged to consult a qualified electrician for further information and or service.



[SR] Service Recommended

- [SR]: There are areas of the dwelling where the lighting installed does not appear to be energy efficient/high efficacy type lighting and or there are no occupancy sensor light switches installed. California energy conservation guidelines require that the lighting in kitchen's, baths, laundry and the exterior be high efficacy type energy efficient lighting such as florescent lights, LED or that manual on-auto off motion sensor switches be installed. The lighting installed at these areas do not appear to fully conform with the energy conservation standards in affect at the time of apparent construction/installation. I recommend bringing the installation into conformance with applicable standards. Interested parties desiring further information should consult with a qualified electrical contractor.

Improvement-Correction Suggested

- The property appears to pre-date the requirement for receptacles with integral anti-tamper/child-proof safety features. Current standards require accessible convenience receptacles in new/addition areas to include this integral safety feature. The safety feature is built into the device, not added on after the fact. Upgrading the receptacles is recommended for enhanced occupant safety. Interested parties should consult with a qualified electrician for further information and or any recommended service.

GFCI & AFCI Circuit Protection Devices

General Maintenance & Periodic Maintenance Item

- The ground fault circuit interrupter (GFCI) receptacles and or circuit breakers should be tested periodically per the manufacturers instructions and in accordance with generally accepted electrical safety standards. GFCI devices are important electrical safety devices. They are generally found where moisture may be present, i.e. kitchen, baths, laundry, adjacent to sinks, garage, the exterior, etc. The devices contain electronic components and are prone to random failure. Please refer to the manufacturers instructions for recommendations on the procedure and frequency of any recommended testing.

Improvement-Correction Suggested

- RECOMMENDED UPGRADE: Some of the GFCI receptacles/breakers installed appear older/original. There have been significant improvements in GFCI technology in recent years. I suggest replacement of any GFCI devices installed before 2007 years because reliability appears to drop significantly after that point. Given the low cost of these safety devices, I suggest that consideration be given to upgrading the units for occupant safety reasons. Interested parties desiring further information or service should consult with a qualified electrician.
- RECOMMENDED UPGRADE: This property appears older and may pre-date some or all of the current requirements for GFCI protected receptacles. There are one or more areas that would be considered high-risk under current that do not appear to include ground-fault circuit Interrupter (GFCI) protection. GFCI protection is an important safety feature and would be required on all new receptacles installed in high-risk/damp areas such as bathrooms, the exterior, garage, laundry, kitchens, etc. I 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.
- RECOMMENDED UPGRADE: 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. I 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.

Low Voltage Transformer

Informational Comments Observations & Conditions

- LOCATION: There is an apparent low voltage transformer located in the garage. Transformers are typically used to power the doorbell. These units may generate some heat as part of their normal operation. The area around them should be left clear to allow air circulation. There should be accessible for service personnel as well. The exposed wires carry a small amount of electrical current, generally 12-24 VDC and

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Inspection Date/Time: 12/3/2012 9:00 am to 2:30 pm

should not pose a safety issue under normal operating conditions. Interested parties desiring further information should consult with a qualified electrician.

Electrical Bonding

[SR] Service Recommended

- q [SR]: There is no electrical bonding connection/jumper visible at the water heater or elsewhere in the electrical system. This appears inconsistent with the electrical standards in effect at the time of apparent installation. The hot water, cold water and gas piping systems should be electrically bonded/interconnected. Proper bonding allows any stray electrical currents, short-circuits, etc a direct path to ground so that the circuit protection device trips safely. For convenience sake, this is generally done at the hot water heater area. It is recommended that the proper bonding of the system be confirmed or that bonding be installed to ensure the proper/safe operation of the system. Interested parties should consult with a qualified plumbing or electrical contractor for any further information and or service.

Telecom & Networking

Informational Comments Observations & Conditions

- Telephone Access Point/Panel Location: Garage

Heat

The evaluation of the heating systems was performed in accordance with CREIA standards of practice. This includes identifying the type, fuel source, and examining the system and associated components. There are a wide variety of heating systems, which range from older floor, wall, and gravity furnaces to newer forced-air furnaces. Older systems are generally the least energy-efficient. Upgrading older systems is recommended for energy conservation reasons and due to the lower cost of use. Parts for older systems may no longer be available. The systems are tested using normal user controls. The evaluation of the concealed portions of components, such as the heat exchanger, electronic air-cleaners, humidifiers, in-line duct motors or dampers, etc is excluded. The uniformity of air flow or heating was not verified. The efficiency of the system will be reduced by a lack of maintenance, such as dirty air filters, etc. Verifying that components or systems are installed in conformance with the manufacturers installation requirements is outside the scope of this inspection.

The sellers or occupants are often the best judges of how well a system works. It would be prudent to ask them about the maintenance history and if they have been satisfied with the performance of the system. You may also wish to have a more comprehensive evaluation by a specialist. Most heating systems have a design life of 20 year. If the system is more than 10 years old, or if lack of maintenance is suspected, it would be prudent to schedule a comprehensive service that includes cleaning motors, fans, and ducts. The air filter should be changed every 2 to 3 months and the unit should have biannual maintenance/service.

It is important that any recommendation that I may make for service or a second opinion be scheduled well before the removal of transaction inspection contingencies. Those qualified specialist may reveal additional issues or recommend further upgrades that could impact your evaluation of the property. This inspection reflects the conditions observed at the time of inspection and does not include any form of warranty or guarantee as to future functionality.

Heating System - Upper

Type of Fuel

Informational Comments Observations & Conditions

- Fuel Source & Type: Utility Metered Natural Gas

General Heating System Information

Informational Comments Observations & Conditions

- MANUFACTURER: TempStar Corporation
- TYPE: Central Forced Air Furnace
- FURNACE LOCATION: Garage/Left
- ESTIMATED AGE: 2 Year Old
- INPUT RATING: 75,000 BTU's/Per Label

- FURNACE: Left Unit When Facing

Green Tip

- m MEDIUM EFFICIENCY: This furnace is an induced draft forced air furnace that is designed to yield approximately 80 to 85 percent operational efficiency. Please refer to the Insulation/Energy Section for additional information and or upgrade recommendations.

Forced-Air Furnace

Functional Components & Conditions

- m The furnace responded to normal user controls when tested and appears functioning as intended.

Informational Comments Observations & Conditions

- The dwelling has multiple systems installed. This system appears to serve the upper floor area. Due to the limitations of this visual inspection, the precise area of coverage can rarely be ascertained. Interested parties desiring more accurate/complete information should consult with a qualified HVAC Contractor.
- The forced air system does not appear original to the property. When a heating system is installed, a building permit and jurisdictional inspection are required. Please refer to the General Information section for additional information.

General Maintenance & Periodic Maintenance Item

- Per manufacturers recommendations, the forced air heating system should be cleaned and serviced annually to ensure efficient operation. I 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.

Improvement-Correction Suggested

- The area around the forced air heater should not be used for storage. I recommend maintaining proper clearances around all appliances to ensure proper air-flow and allow for adequate service access.

- There appears to be no service manual for the system located at the unit. I 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.

Gas Appliance Vent and Termination

Functional Components & Conditions

- The visible portions of the vent pipe and or termination cap appear in serviceable condition except as may be noted elsewhere.

Informational Comments Observations & Conditions

- Portions of the vent are routed through a wall cavity and or other concealed space. No opinions are offered as to the conditions within inaccessible and or concealed areas.

[SR] Service Recommended

- [SR]: The gas appliance vent is terminated less than 7' off the adjacent walking surface. This does not appear to conform to current standards. I recommend modifying the installation for safety reasons. Please consult with a qualified plumbing or HVAC contractor for additional information, evaluation and or service.

Gas Valve and Connector

Functional Components & Conditions

- m The gas supply piping, shut-off valve and connector appear in serviceable condition. The operation of the shut-off valve was not verified as part of this inspection.

Combustion Air Supply

Functional Components & Conditions

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

Return-Air Compartment and Filter

Functional Components & Conditions

- m The return-air compartment is in acceptable condition.

General Maintenance & Periodic Maintenance Item

- The air filter should be replaced or cleaned every 2 to 3 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

Functional Components & Conditions

- m The furnace is equipped with a means of emergency disconnect and a thermal overload fuse (SSU) as required.

Thermostat

Functional Components & 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 & Conditions

- m The registers appear functional.

Informational Comments Observations & Conditions

- RETURN AIR REGISTER LOCATION(S):
 - Hall - Floor
- NOTE: It is important for the proper operation of the system to never obstruct the return air opening. To do so, will not only reduce the efficiency and airflow of the heating system and may actually reduce the life of the system.

Type of Air Distribution Ductwork

Informational Comments Observations & Conditions

- TYPE:
 - COMBINATION OF MATERIALS:
 - Plastic, Flexible/Insulated

→ Metal Slip-Fitted/Insulated

Air Distribution Ductwork Comments & Conditions

Functional Components & Conditions

→ The visible portions of the supply ducts appear to be in serviceable condition, except as may be noted elsewhere.

Informational Comments Observations & Conditions

→ Interior wall finishes/restricted access preclude fully evaluating the air distribution ducts. No opinions can be offered as to the conditions within concealed or inaccessible areas.

[SR] Service Recommended

q Portions of the exposed heating ducts in the garage are a flexible material. This material is not approved for use in this area as it creates a void in the fire separation between the living space and the garage. I recommend replacement of any inappropriate material with a minimum 26 GA metal ducting material as would be required under current standards. Interested parties should consult with a qualified HVAC contractor for further information and or service.

Heating System - Lower

Type of Fuel

Informational Comments Observations & Conditions

→ Fuel Source & Type: Utility Metered Natural Gas

General Heating System Information

Informational Comments Observations & Conditions

→ MANUFACTURER: TempStar Corporation
→ TYPE: Central Forced Air Furnace
→ FURNACE LOCATION: Garage/Right
→ ESTIMATED AGE: 2 Year Old
→ INPUT RATING: 100,000 BTU's/Per Label
→ FURNACE: Right Unit When Facing

Green Tip

m **MEDIUM EFFICIENCY:** This furnace is an induced draft forced air furnace that is designed to yield approximately 80 to 85 percent operational efficiency. Please refer to the Insulation/Energy Section for additional information and or upgrade recommendations.

Forced-Air Furnace

Functional Components & Conditions

m The furnace responded to normal user controls when tested and appears functioning as intended.

Informational Comments Observations & Conditions

→ The dwelling has multiple systems installed. This system appears to serve the main floor area. Due to the limitations of this visual inspection, the precise area of coverage can rarely be ascertained. Interested parties desiring more accurate/complete information should consult with a qualified HVAC Contractor.
→ The forced air system does not appear original to the property. When a heating system is installed, a building permit and jurisdictional inspection are required. Please refer to the General Information section for additional information.

General Maintenance & Periodic Maintenance Item

→ Per manufacturers recommendations, the forced air heating system should be cleaned and serviced annually to ensure efficient operation. I 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.

Improvement-Correction Suggested

→ The area around the forced air heater should not be used for storage. I recommend maintaining proper clearances around all appliances to ensure proper air-flow and allow for adequate service access.
→ There appears to be no service manual for the system located at the unit. I 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.

Gas Appliance Vent and Termination

Functional Components & Conditions

- The visible portions of the vent pipe and or termination cap appear in serviceable condition except as may be noted elsewhere.

Informational Comments Observations & Conditions

- Portions of the vent are routed through a wall cavity and or other concealed space. No opinions are offered as to the conditions within inaccessible and or concealed areas.

[SR] Service Recommended

- [SR]: The gas appliance vent is terminated less than 7' off the adjacent walking surface. This does not appear to conform to current standards. I recommend modifying the installation for safety reasons. Please consult with a qualified plumbing or HVAC contractor for additional information, evaluation and or service.

Gas Valve and Connector

Functional Components & Conditions

- m The gas supply piping, shut-off valve and connector appear in serviceable condition. The operation of the shut-off valve was not verified as part of this inspection.

Combustion Air Supply

Functional Components & Conditions

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

Return-Air Compartment and Filter

Functional Components & Conditions

- m The return-air compartment is in acceptable condition.

General Maintenance & Periodic Maintenance Item

- The air filter should be replaced or cleaned every 2 to 3 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

Functional Components & Conditions

- m The furnace is equipped with a means of emergency disconnect and a thermal overload fuse (SSU) as required.

Thermostat

Functional Components & 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 & Conditions

- The registers are functional except elsewhere in the report.

Informational Comments Observations & Conditions

- RETURN AIR REGISTER LOCATION(S):

- Hall - Wall

- NOTE: It is important for the proper operation of the system to never obstruct the return air opening. To do so, will not only reduce the efficiency and airflow of the heating system and may actually reduce the life of the system.

Improvement-Correction Suggested

- There are one or more supply registers located within 10 feet of the return air intake. This may cause the airflow to "short-circuit" and may reduce the overall system efficiency somewhat. Interested parties desiring further information should consult with a qualified HVAC contractor.

Type of Air Distribution Ductwork

Informational Comments Observations & Conditions

- TYPE:
– Metal Slip-Fitted/Insulated

Air Distribution Ductwork Comments & Conditions

Functional Components & Conditions

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

Informational Comments Observations & Conditions

- Interior wall finishes/restricted access preclude fully evaluating the air distribution ducts. No opinions can be offered as to the conditions within concealed or inaccessible areas.

Electric Heating Systems

Type of Fuel

Informational Comments Observations & Conditions

- Fuel Source &Type: Utility Metered Electrical Power

Baseboard

Functional Components & Conditions

- m Heat is provided by electrical baseboard heaters. The units responded to normal user controls when tested and appear serviceable.

Informational Comments Observations & Conditions

- Electric baseboard heating units are used to heat some or all of the occupied areas. These heating units require proper clearances and air-flow to operate efficiently and safely. Please refer to the manufacturers instructions for proper clearances to furniture, drapes, personal property, etc. Improper clearances pose a potential fire-safety hazard. While these units are not as efficient as other means of heating, they do have the advantage of being able to be used in select areas only. The evaluation of these systems is limited to operating the units using normal user controls. I do not calculate the ability of any system to maintain a given temperature. For that you would need to consult with a heating systems specialist.

- LOCATION: There are baseboard heating units installed at the following areas/locations: Au Pair/Living Area

- NOTE: The heaters are controlled via individual controls. There is no master thermostatic control.

Safety Concern

- q The grillwork on the baseboard units can become extremely hot when in operation. The unit poses a burn hazard. Caution is recommended in this area - especially should children be present.
- q There are furnishings, drapes, and or other combustible materials installed in close proximity to one or more of the heating units. This poses a potential fire-safety hazard. It is important to maintain proper clearances to these units for fire safety reasons. Please consult with the manufacturers installation instructions for the clearance requirements. It is recommended that the installation be modified/furnishings be relocated as necessary to establish proper clearances. The units will also function more efficiently as they rely on air circulation to move warm air into the room.

Fireplace

This evaluation of the fireplaces, chimneys, etc are performed in accordance with CREIA Standards of Practice. The inspection is that of a generalist and is not a substitute for a qualified specialists inspection. There are several basic types of fireplaces found in this area; metal flue with a tile liner, masonry, and pre-fabricated/listed or factory-built assemblies. The metal with tile liners are, generally found in dwellings built in the 1940-1960 time frame. These units should not be confused with factory-built fireplaces. Masonry and factory-built units are the most commonplace with the factory-built systems being used widely in most new construction. In all systems, significant portions of the flue cannot be properly inspected during a limited field inspection. The Chimney Safety Institute of America, reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." This inspection of fireplaces is limited to the areas that can be viewed without dismantling any of system and does not include the use of specialized equipment. In keeping with CREIA standards, I do not stress test/"push" masonry chimney systems - those tests are of limited value and are not conclusive. I do not guarantee the structural integrity or operational safety of a system. No opinions are offered as to the conditions within concealed or inaccessible areas. All flue systems should be video-scanned as part of an NFPA Level II inspection as that is the most reliable method of inspection. Any further evaluation of the system should be scheduled prior to the removal of transaction inspection contingencies. The manufacturers installation instructions for any pre-fabricated systems were not reviewed as part of this inspection.

Living Room Fireplace

General Masonry Fireplace & Metal Flue Comments

Informational Comments Observations & Conditions

- The fireplace system appears to be masonry fireplace with a metal and tile flue assembly sometimes referred to as a "Patent Flue". Generally speaking, this has proven to be a dependable system when properly installed and maintained. The metal flue pipe has a tile liner. This system provides a smooth transition for the bi-products of combustion to be vented beyond the dwelling but provides a thermal barrier as well. This type of flue is pre-manufactured and is then assembled from the components onsite.

Chimney Stack or Walls

Functional Components & Conditions

- m The visible portions of the chimney stack/walls appear to be in generally serviceable condition and performing as intended. Periodic inspection by a qualified fireplace specialist is recommended as part of your routine property maintenance.

Chimney Flashings

Informational Comments Observations & Conditions

- The chase/flue assembly appears sealed at the flat roof using roofing material. This is the commonly used method of installation for this type of roof/flue systems in this area. However, this type of roofing mastic/sealant should be considered temporary in nature. It will be necessary to periodically reseal the area to insure that the installation performs as intended. I recommend that a qualified roofing contractor evaluate and service as necessary to insure conformance with current standards.

Crown or Termination Cap

Functional Components & Conditions

- m The metal termination appears to be functional.

Weather Cap

Improvement-Correction Suggested

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

Spark Arrestor

Improvement-Correction Suggested

- The chimney does not have a spark arrestor installed. Installation of a listed spark arrestor will control the exhausting of embers, etc from the flue and minimize the risk of fire during fireplace operation. Certain homeowners insurance carriers may require the installation of a listed weather cap/spark arrestor as a condition of insurance. Current fire safety standards require the installation of an approved spark arrestor/weather cap on any new/modified installations. Current standards require the spark arrestor to have a vent area that is a minimum of four times the cross-sectional area of the flue with a screen mesh

opening that is between 3/8" and 1/2". I recommend the installation of a listed weather cap/spark arrestor on the system to bring the installation into conformance with current fire safety standards. Interested parties desiring further information and or service should consult with a qualified fireplace specialist.

Chimney Flue

[FE] Further Evaluation Recommended

- A complete view of the chimney flue is not possible. I recommend that the flue and or fireplace system be fully inspected and video scanned as part of an NFPA Level II or equivalent inspection prior to removal of transaction contingencies and or prior to any use. Interested parties should consult with a qualified fireplace specialist for additional information and or further evaluation.

Fireplace

Informational Comments Observations & Conditions

- The interior of fireplace was not fully visible due to ashes, wood, debris, etc. No opinions are offered as to the conditions in concealed or inaccessible areas.
- CLIENT ADVISORY: Wood burning fireplaces account for over 30% of the smoke/airborne pollution in the Bay Area. The Bay Area Air Quality Management District (BAAQMD) has placed restrictions on the use of wood/solid fuel fireplaces during designated Wintertime Spare the Air Days. Use of this system on designated wintertime Spare the Air Days may result in penalties/fines to the property owner. Certain local fire departments may place additional restriction of the use of wood burning systems. Interested parties should consult with the local jurisdiction having authority for information on local ordinances that might impact the use/repair of the fireplace. Further information is also available at www.BAAQMD.gov.
- The general design of this system may make it sensitive operationally and subject to a potential smoking condition. Smoking conditions may be difficult to diagnose and cure as they may vary depending many factors such as the weather conditions and or conditions within the dwelling. If you intend on using the system, it would be prudent to have a qualified specialist conduct an NFPA Level II investigation which includes evaluating the fireplace for performance to determine the extent of any issue and to what extent this might be a curable design issue.

Components & Conditions Needing Service/Evaluation

- The interior of the fireplace appears to have been painted apparently for aesthetic reasons. Ordinary household paints are not designed for the high temperatures found in an operating fireplace. If the unit is used as is, it is likely that the paint will burn off and off gas byproducts and gases that could contain potentially hazardous substances. I suggest that the interior be properly cleaned prior to use. Interested parties should consult with a qualified trades specialist for additional information and or service.

Damper

Improvement-Correction Suggested

- RECOMMENDED UPGRADE: The fireplace has a gas log installed but does the damper does not have a safety stop installed. A safety stop prevents the damper from fully closing. This may not have been required on fireplaces with a gas burning logs or inserts at the time of original construction, but is an inexpensive and worthwhile safety feature. A damper stop is important because unlike a wood burning fireplace, a gas burning appliance produces little or no smoke. However, it can produce carbon monoxide - which is both odorless and colorless and may be lethal even in small amounts. I suggest that the installation be brought into conformance with current standards as a safety upgrade. It is critical that the gas logs never be operated with the damper in the closed position. Interested parties desiring further information and or service should consul with a qualified fireplace contractor.

Gas Log Starter

Informational Comments Observations & Conditions

- If children occupy or visit this residence, the control key for the gas log starter in the fireplace should be kept beyond their reach.
- The flexible gas connector is an older aluminum-type connector. This material should be considered obsolete as it may become brittle and or deteriorate with age and or exposure to natural gas. Interested parties are encouraged to consult with a qualified contractor regarding upgrading the installation with a newer and safer stainless-steel type connector.

Ornamental Gas Logs

Functional Components & Conditions

m The ornamental gas log fire responded to normal user controls and appears functional.

Safety Concern

q If small children occupy or visit this residence, the control key for the ornamental gas logs should be kept beyond their reach.

[SR] Service Recommended

q [SR]: The ornamental gas log fire appears to generate an excessive amount soot. This generally indicates an issue with the assembly, such as; air/gas mixture needs adjustment, the burner needs cleaning/adjustment, that the flame is impinged, etc. Excessive soot is an indication of improper/incomplete combustion which may also result in the creation of carbon monoxide. I suggest that the installation be further evaluated and adjusted/serviced as needed by a qualified fireplace specialist. The installation of a CO alarm in this area is recommended as well.

Glass Doors

Improvement-Correction Suggested

– The fireplace does not have permanently installed glass doors and or a metal fireplace screen. These are designed to keep sparks and or embers from entering the living area. I suggest installing doors for safety reasons. For safety reasons, it is important that one or both are in place whenever the fireplace is used.

Hearth Extension

General Maintenance & Periodic Maintenance Item

– There are one or more cracks/chips/damaged areas in the hearth extension. This appears largely cosmetic. Improvement is suggested. Interested parties should consult with a qualified general contractor for further information, evaluation and or service.

Surround or Mantle

Functional Components & Conditions

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

Informational Comments Observations & Conditions

– The fireplace surround has been painted apparently for aesthetic reasons. However, typical household paint is not heat resistant. It can be expected that any areas subject to heat and smoke may discolor and or stain with use.

– The area above the fireplace opening is subject to significant heat. Care should be take in hanging any items from a mantle, such as holiday decorations, etc. Any combustible items in close proximity to the opening may pose a safety/fire hazard.

Master Bedroom Fireplace

General Lined Masonry Chimney Comments

Informational Comments Observations & Conditions

– See the living room fireplace to a further discussion of the common portions of this fireplace.

General Masonry Fireplace & Metal Flue Comments

Informational Comments Observations & Conditions

– The fireplace system appears to be masonry fireplace with a metal and tile flue assembly sometimes referred to as a "Patent Flue". Generally speaking, this has proven to be a dependable system when properly installed and maintained. The metal flue pipe has a tile liner. This system provides a smooth transition for the bi-products of combustion to be vented beyond the dwelling but provides a thermal barrier as well. This type of flue is pre-manufactured and is then assembled from the components onsite.

Weather Cap

Improvement-Correction Suggested

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

Spark Arrestor

Improvement-Correction Suggested

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

Chimney Flue

[FE] Further Evaluation Recommended

- A complete view of the chimney flue is not possible. I recommend that the flue and or fireplace system be fully inspected and video scanned as part of an NFPA Level II or equivalent inspection prior to removal of transaction contingencies and or prior to any use. Interested parties should consult with a qualified fireplace specialist for additional information and or further evaluation.

Fireplace

Functional Components & Conditions

- The fireplace appears in generally serviceable condition except as may be noted elsewhere.

Informational Comments Observations & Conditions

- CLIENT ADVISORY: Wood burning fireplaces account for over 30% of the smoke/airborne pollution in the Bay Area. The Bay Area Air Quality Management District (BAAQMD) has placed restrictions on the use of wood/solid fuel fireplaces during designated Wintertime Spare the Air Days. Use of this system on designated wintertime Spare the Air Days may result in penalties/fines to the property owner. Certain local fire departments may place additional restriction of the use of wood burning systems. Interested parties should consult with the local jurisdiction having authority for information on local ordinances that might impact the use/repair of the fireplace. Further information is also available at www.BAAQMD.gov.

Components & Conditions Needing Service/Evaluation

- The interior of the fireplace appears to have been painted apparently for aesthetic reasons. Ordinary household paints are not designed for the high temperatures found in an operating fireplace. If the unit is used as is, it is likely that the paint will burn off and off gas byproducts and gases that could contain potentially hazardous substances. I suggest that the interior be properly cleaned prior to use. Interested parties should consult with a qualified trades specialist for additional information and or service.

Improvement-Correction Suggested

- The gas pipe does not appear sealed where it passes through the masonry firebox sidewall. It is suggested that the annular space be sealed using approved means. It is suggested that a qualified fireplace specialist evaluate and service/seal the penetration as necessary.

Damper

Functional Components & Conditions

- m The damper is functional.

Informational Comments Observations & Conditions

- There is gas run to the firebox but no appliance installed. Should a gas appliance be installed, a damper safety block may be required to be installed. A safety stop prevents the damper from closing. This is important because unlike a wood burning fireplace, a gas burning appliance produces little or no smoke. However, it may produce carbon monoxide - which is both odorless and colorless and may be lethal even in small amounts. A damper stop may be required to be installed - depending on the appliance type. We suggest consulting with the manufacturers installation instructions for the specific appliance to determine the installation requirements.

Glass Doors

Improvement-Correction Suggested

- The fireplace does not have permanently installed glass doors and or a metal fireplace screen. These are designed to keep sparks and or embers from entering the living area. I suggest installing doors for safety reasons. For safety reasons, it is important that one or both are in place whenever the fireplace is used.

Hearth Extension

Informational Comments Observations & Conditions

- The hearth extension conforms to older standards. Current standards would require the hearth extension to extend at least 16 inches from the front of the opening, and 8 inches on either side where the fireplace openings is 6 square feet or less. When the fireplace opening is more than 6 square feet, the hearth should extend at least 20 inches from the front and at least twelve inches on either side. I recommend that the installation be upgraded to conform to current standards as repairs or renovations are undertaken over time. Significant modifications or repairs to this system may trigger mandatory upgrades to this and other components.

Surround or Mantle

Functional Components & Conditions

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

Informational Comments Observations & Conditions

- The area above the fireplace opening is subject to significant heat. Care should be taken in hanging any items from a mantle, such as holiday decorations, etc. Any combustible items in close proximity to the opening may pose a safety/fire hazard.

Gas Valve and Connector

Informational Comments Observations & Conditions

- A gas supply pipe appears run to the enclosure. It is beyond the scope of this inspection to verify whether the gas pipe is functional. Interested parties desiring further information should consult with a qualified plumbing contractor.

Living

In accordance with CREIA standards of practice, this inspection of the interior living space includes the visible/accessible areas of walls, floors, cabinets and closets. The inspection includes testing a representative number of windows and doors, light switches and receptacles. I do not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets. I may not comment on issues that appear cosmetic in nature. I 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, settling and or seismic activity. These cracks may reappear, particularly if they are not properly repaired.

The evaluation of environmental conditions is specifically excluded from the scope of work governing this inspection. Please refer to the general information section for additional comments. The evaluation of environmental issues is left to the discretion of the reader, but should be completed prior to the removal of transaction inspection contingencies.

General Interior Conditions and Comments

General Comments

Informational Comments Observations & Conditions

- FURNISHED PROPERTY: The dwelling was furnished at the time of inspection. Access to the components, systems, surfaces, etc was limited. In accordance with CREIA standards of practices, I inspect the components and or areas that are visible/readily accessible. I do not move furniture, lift carpets, nor remove or rearrange or move items in closets, cabinet, etc. No opinions are offered as to the conditions within inaccessible and or concealed areas. Due to the limitations inherent in a visual inspection, it is possible that conditions and or defects may not have been visible and gone undetected.
- There are indications of recent painting and or repairs at various interior areas. Paint may temporarily obscure stains, cracks and or other issues, that may later manifest themselves. This inspection is strictly limited to the conditions visible in the dwelling at the time of inspection. 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.
- I recommend that the locks be re-keyed prior to occupancy and that all access points be reviewed for both security and egress. The evaluation of security issues is outside the scope of this inspection and all such issues are specifically disclaimed. Any comments/areas of concern noted 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 or other appropriate specialist.
- It is my understanding that this property has been unoccupied for a period of time. It is likely that during this period, major systems, appliances, the heating system, the water heater, etc have been dormant and or shut-down for prolonged periods, and that plumbing fixtures, drains etc. have been inactive or minimally used. In general, this is not recommended as these systems function better when used on a regular basis. When systems such as furnaces, water heaters, etc unused for prolonged periods, they may be subject to a higher than normal failure rate once normal usage resumes. Plumbing water distribution piping and fixtures should be fully flushed as stagnant water in supply lines may accumulate debris, organic matter, etc. Plumbing drain lines may dry out and be subject to blockages. This inspection will test these systems for basic functionality where possible, however, our inspection represents the functionality at a point in time and cannot predict or warrant future functionality of these systems. Interested parties should monitor all systems as the dwelling is once again occupied and have any abnormal conditions further evaluated/serviced as needed.
- The dwelling appears to have a security/alarm system installed. The evaluation of specialized equipment such as security systems is outside the scope of a CREIA compliant inspection. Interested parties should independently confirm the proper installation/operation of this system.
- NOTE: The interior floors exhibit some deviations from plumb or level at various areas. This condition may not be apparent to the casual observer without the use of special tools. Please refer to the Structure and Exterior sections of the report for additional information and or recommendations.

[FE] Further Evaluation Recommended

- San Francisco Property: The City of San Francisco has enacted the Residential Energy Conservation Ordinance (RECO), that provides for mandatory one-time upgrades to certain energy and water conservation features in a dwelling at the time of sale. A RECO compliance certificate from a prior sale or an inspection and upgrade work is generally required on sale. This ordinance applies to residential

properties built prior to 1978-1979. Interested parties should consult with the certificate of compliance and or energy inspection report for any further information on this property.

- CLIENT ADVISORY: Based on the apparent age of the dwelling, the presence of lead-based paints is a possibility. Any necessary prep/painting work should conform to appropriate standards for working on properties with lead-based paint. Interested parties desiring further information should consult with a properly certified and qualified painting contractor and or the Environmental Protection Agency (www.epa.gov). Please refer to the general information section for additional commentary.

Unit Designation & Location

Informational Comments Observations & Conditions

- This unit is commonly referred to as 1726

Entry

Front Door

Functional Components & Conditions

- m The front door appears in acceptable condition.

Floor

Functional Components & Conditions

- m The floor is a stone material and appears in serviceable condition with no significant defects apparent. Stone flooring 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.

Walls and Ceiling

Functional Components & Conditions

- m The walls and ceiling appear in generally serviceable condition. There are indications of prior repairs that appear consistent with ongoing property maintenance.

Multi-Glazed Windows

Functional Components & Conditions

- m The multi-glazed windows are functional and appear to be safety/tempered where required.

Lights

Functional Components & Conditions

- m The lights appear functional. They responded to normal user controls when tested.

Receptacles

Functional Components & Conditions

- m The accessible receptacles responded properly when tested and include ground-fault protection where recommended.

Smoke & CO Alarms

Improvement-Correction Suggested

- There is no smoke alarm in this area and one is recommended. Current safety standards call for a minimum of one smoke alarm per level. Upgrading/Improvement is recommended. It is recommended that all smoke alarms installed be photoelectric type smoke alarms.

Living

Floor

Functional Components & Conditions

- m The floor appears to be a wood material. The visible portions appear in generally serviceable condition with no significant issues apparent. All types of flooring require periodic cleaning to maintain its appearance and water seal. This type of flooring may be susceptible to denting and mechanical damage. Care should be exercised when moving heavy objects across them.

Informational Comments Observations & Conditions

- Some of the floor was not visible due to furniture, personal property, etc.

Walls and Ceiling

Functional Components & Conditions

- m The walls and ceiling appear in generally serviceable condition.

Multi-Glazed Windows

Functional Components & Conditions

- m The multi-glazed windows are functional.

Safety Concern

- q While required at the time of apparent installation, I was unable to positively verify that glazing in one or more high risk areas are tempered/impact resistant glass. The required etched safety glass markings were not visible on the exposed portions of the glass. For safety reasons, caution is recommended in this area. Interested parties are encouraged to consult with a qualified glazing contractor to positively verify that the installation conforms to applicable safety standards. Even with safety glazing, special care should be used in any such areas.
- q RECOMMENDED SAFETY UPGRADE: There are windows at or near the floor/standing area that are openable and should not be considered child-safe. The installation of child-safety hardware is recommended. Please refer to the Exterior/Window section for additional information.

General Maintenance & Periodic Maintenance Item

- ¬ One or more windows will need adjustment, lubrication and or hardware service to function properly. Interested parties should consult with a qualified trades person for any necessary service.

Improvement-Correction Suggested

- ¬ The window treatments, storm or noise abatement installations and or hardware in this area may restrict the operation of the window or windows.

Single-Glazed Windows

Functional Components & Conditions

- m The single-pane window is functional.

Lights

Functional Components & Conditions

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

Receptacles

Functional Components & Conditions

- m The receptacles are functional.

Improvement-Correction Suggested

- ¬ There are 3-wire ground type receptacles installed that appear to be installed in a 2-wire ungrounded wiring system. The use of 3-wire receptacles in an ungrounded installation is an improper practice. Please refer to the electrical section for additional information and recommendations.
- ¬ 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 & Conditions

- m One or more ventilation registers are present and air flow was apparent. The adequacy, evenness, etc of the airflow was not verified.

Dining

Doors

Functional Components & Conditions

- m The door in the dining room is functional.

Floor

Functional Components & Conditions

- m The floor appears to be a wood material. The visible portions appear in generally serviceable condition with no significant issues apparent. All types of flooring require periodic cleaning to maintain its appearance and water seal. This type of flooring may be susceptible to denting and mechanical damage. Care should be

exercised when moving heavy objects across them.

Informational Comments Observations & Conditions

- Some of the floor was not visible due to furniture, personal property, etc.

Walls and Ceiling

Functional Components & Conditions

- m The walls and ceiling appear in generally serviceable condition.

Single-Glazed Windows

Functional Components & Conditions

- m The single-pane windows are functional.

Safety Concern

- q 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. These areas may not include safety glass as recommended under current safety glazing guidelines. While this may have been acceptable under the guidelines in effect at the time of construction/installation, it is now understood that these areas present special safety hazards. Any glass that is replaced in these high risk areas must meet current safety glazing requirements. I recommend that consideration be given to upgrading all glazing in high risk areas to conform to current safety glazing standards as a property safety upgrade - especially should infants, small children or the elderly be present. Interested parties desiring further information should consult with a qualified glazing contractor.

General Maintenance & Periodic Maintenance Item

- One or more windows may need service to work properly, such as shaving, sanding, trimming, or servicing the hardware. Interested parties should consult with a qualified trades person for any necessary service.

Lights

Functional Components & Conditions

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

Receptacles

Functional Components & Conditions

- m The receptacles are functional.

Improvement-Correction Suggested

- There are 3-wire ground type receptacles installed that appear to be installed in a 2-wire ungrounded wiring system. The use of 3-wire receptacles in an ungrounded installation is an improper practice. Please refer to the electrical section for additional information and recommendations.
- 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 & Conditions

- m One or more ventilation registers are present and air flow was apparent. The adequacy, evenness, etc of the airflow was not verified.

Bedrooms

In accordance with CREIA standards of practice, the 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 receptacles. I evaluate windows for basic operation and attempt to confirm that at least one window, exterior door, etc are capable of facilitating an emergency exit or egress. I do not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets. I may not comment on issues that appear cosmetic in nature. I may not 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 generally a consequence of movement, such as wood shrinkage, settling and or seismic activity. Such cracks will often reappear over time, particularly if they are not properly repaired.

Master Bedroom

Location

Informational Comments Observations & Conditions

- Bedroom Location: Front/Upper Level

Doors

Functional Components & Conditions

- m The doors in the bedroom are functional.

Informational Comments Observations & Conditions

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

Floor

Functional Components & Conditions

- m The floor is carpeted. No apparent/visible noteworthy issues noted.

Informational Comments Observations & Conditions

- Some of the floor was not visible due to furniture, personal property, etc.

Walls and Ceiling

Functional Components & Conditions

- m The walls and ceiling appear in generally serviceable condition.

Multi-Glazed Windows

Functional Components & Conditions

- m The multi-glazed bedroom windows are functional.

Safety Concern

- 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. I 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 RECOMMENDED SAFETY UPGRADE: There are windows at or near the floor/standing area that are openable and should not be considered child-safe. The installation of child-safety hardware is recommended. Please refer to the Exterior/Window section for additional information.

General Maintenance & Periodic Maintenance Item

- One or more bedroom windows need to be lubricated, cleaned and or serviced to open and close easily.

Closets

Functional Components & Conditions

- m The bedroom closets and their components are functional.

Counter Top

Functional Components & 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.

Cabinets

Functional Components & Conditions

- m The visible/accessible portions of the built-in cabinets appear in serviceable condition.

Lights

Functional Components & Conditions

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

Receptacles

Functional Components & Conditions

- m The accessible receptacles are functional.

Informational Comments Observations & Conditions

- Furniture and or personal belongings prevented access to some of the receptacles in this area. Interested parties should independently confirm the proper operations of any such receptacles.

Improvement-Correction Suggested

- 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 & Conditions

- m One or more ventilation registers are present and air flow was apparent. The adequacy, evenness, etc of the airflow was not verified.

Smoke & CO Alarms

Functional Components & Conditions

- m A smoke alarm is present as required. The type of alarm was not verified. I recommend that all smoke alarms be replaced with photoelectric type alarms. Please refer to the Life/Safety Section for important maintenance recommendations.

Bedroom 2

Location

Informational Comments Observations & Conditions

- The bedroom is located right rear of the residence on the upper floor.

Doors

Functional Components & Conditions

- m The door in the bedroom is functional.

Informational Comments Observations & Conditions

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

Exterior Doors

Functional Components & Conditions

- The exterior door is serviceable. However, glass portion does not appear to be safety glass. While this may have been acceptable at the time of original construction, current safety standards are more stringent and would require safety glass on new or replacement glass. We recommend caution around all doors with glass and or any adjacent side panel windows. Please use special care when small children or the elderly are present. We recommend upgrading the installation to meet current safety glazing standards. Interested parties should consult with a qualified glazing contractor for additional information and or service.

Floor

Functional Components & Conditions

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

Informational Comments Observations & Conditions

- Some of the floor was not visible due to furniture, personal property, etc.
- There are areas where the floors "squeak" when walked upon. This is generally caused by wood member in the floor and or sub-floor gradually loosening over time and rubbing slightly as they flex when tread upon. Generally speaking, this is typically cosmetic in nature and is rarely of any structural consequence. I realize that different people attach a different level of importance to such conditions. Consequently, I would encourage any interested parties to walk the floor for themselves. I suggest that a qualified general contractor be consulted regarding possible remedial actions if this is of concern.

Walls and Ceiling

Functional Components & Conditions

- m The walls and ceiling appear in generally serviceable condition.

Single-Glazed Windows

Functional Components & Conditions

- m The single-pane window is functional.

Multi-Glazed Windows

Functional Components & Conditions

- m The multi-glazed bedroom windows are functional

Informational Comments Observations & Conditions

- One or more windows need to be lubricated, cleaned and or serviced to open and close easily.

Closets

Functional Components & Conditions

- m The bedroom closet and its components are functional.

Improvement-Correction Suggested

- The incandescent/exposed light bulb does not have a cover. Proper clearances to stored personal property is important as these lamp become hot during operation. Current standards would not allow this type of installation. Upgrading the installation to conform to current standards is recommended.

Lights

Functional Components & Conditions

- m The lights appear functional. They responded to normal user controls when tested.

Receptacles

Functional Components & Conditions

- m The accessible receptacles are functional.

Informational Comments Observations & Conditions

- Furniture and or personal belongings prevented access to some of the receptacles in this area. Interested parties should independently confirm the proper operations of any such receptacles.

Bedroom 3

Location

Informational Comments Observations & Conditions

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

Doors

Functional Components & Conditions

- m The door in the bedroom is functional.

Floor

Functional Components & Conditions

- m The floor appears to be a wood material. The visible portions appear in generally serviceable condition with no significant issues apparent. All types of flooring require periodic cleaning to maintain its appearance and water seal. This type of flooring may be susceptible to denting and mechanical damage. Care should be exercised when moving heavy objects across them.

Informational Comments Observations & Conditions

- Some of the floor was not visible due to furniture, personal property, etc.
- The floor covering prevents a complete evaluation of the floor system. No opinions are offered as to the conditions within inaccessible or concealed areas.
- There are areas where the floors "squeak" when walked upon. This is generally caused by wood member in the floor and or sub-floor gradually loosening over time and rubbing slightly as they flex when tread upon. Generally speaking, this is typically cosmetic in nature and is rarely of any structural consequence. I realize that different people attach a different level of importance to such conditions. Consequently, I would encourage any interested parties to walk the floor for themselves. I suggest that a qualified general contractor be consulted regarding possible remedial actions if this is of concern.

- There are moisture stains at the sliding glass door and threshold area. This appears to be typical staining from opening and closing the door etc over time in wet weather.

Walls and Ceiling

Improvement-Correction Suggested

- There is paint that is peeling/blistered in this area. As noted elsewhere, this property is older and lead based paints may be present. Special care should be used whenever painting or performing repairs. Please refer to the General Information and Living/General Comments sections for additional information and or recommendations.

Multi-Glazed Windows

Functional Components & Conditions

- m The multi-glazed bedroom windows are functional

Sliding Glass Doors

Functional Components & Conditions

- m The sliding glass doors are tempered and in acceptable condition.

Informational Comments Observations & Conditions

- The sliding glass door may require service to function properly/smoothly; i.e. roller hardware service, latch service, cleaning, lubrication and or adjustment. It is suggested that a qualified window and door contractor evaluate, service as necessary.

Safety Concern

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

Closets

Functional Components & Conditions

- m The bedroom closet and its components are functional.
- m The mirrored closet doors are functional and appear to be impact resistant glass as required.

Lights

Functional Components & Conditions

- m The lights appear functional. They responded to normal user controls when tested.

Receptacles

Functional Components & Conditions

- m The accessible receptacles are functional.

Informational Comments Observations & Conditions

- Furniture and or personal belongings prevented access to some of the receptacles in this area. Interested parties should independently confirm the proper operations of any such receptacles.

Improvement-Correction Suggested

- There are 3-wire ground type receptacles installed that appear to be installed in a 2-wire ungrounded wiring system. The use of 3-wire receptacles in an ungrounded installation is an improper practice. Please refer to the electrical section for additional information and recommendations.
- 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 & Conditions

- m One or more ventilation registers are present and air flow was apparent. The adequacy, evenness, etc of the airflow was not verified.

Smoke & CO Alarms

Functional Components & Conditions

- m A smoke alarm is present as required. The type of alarm was not verified. I recommend that all smoke alarms be replaced with photoelectric type alarms. Please refer to the Life/Safety Section for important maintenance recommendations.

Bedroom 4

Location

Informational Comments Observations & Conditions

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

Doors

Functional Components & Conditions

- m The door in the bedroom is functional.

Floor

Functional Components & Conditions

- m The floor appears to be a wood material. The visible portions appear in generally serviceable condition with no significant issues apparent. All types of flooring require periodic cleaning to maintain its appearance and water seal. This type of flooring may be susceptible to denting and mechanical damage. Care should be exercised when moving heavy objects across them.

Informational Comments Observations & Conditions

- Furniture and or personal belongings prevented a complete examination of the flooring in this area.
- There are areas where the floors "squeak" when walked upon. This is generally caused by wood member in the floor and or sub-floor gradually loosening over time and rubbing slightly as they flex when tread upon. Generally speaking, this is typically cosmetic in nature and is rarely of any structural consequence. I realize that different people attach a different level of importance to such conditions. Interested parties are encouraged to walk the floor for themselves. I suggest that a qualified general contractor be consulted regarding possible remedial actions if this is of concern.

Walls and Ceiling

Functional Components & Conditions

- m The walls and ceiling appear in generally serviceable condition. There are indications of prior repairs that appear consistent with ongoing property maintenance.

Sliding Glass Doors

Functional Components & Conditions

- m The sliding glass doors are tempered and in acceptable condition.

Safety Concern

- q **PROPERTY SAFETY ADVISORY:** The sliding glass door(s) in this area open to a balcony, stair landing, or other areas that may pose a fall hazard - especially to small children. Interested parties are encouraged to install secondary latches or safety stops on the doors as a property safety upgrade. Any such installation should not inhibit emergency egress and should conform to all appropriate rules governing this issue. Please refer to the Exterior section for further information/recommendations.

Closets

Functional Components & Conditions

- m The bedroom closet and its components are functional.

Lights

Functional Components & Conditions

- m The lights appear functional. They responded to normal user controls when tested.

Receptacles

Functional Components & Conditions

- m The accessible receptacles are functional.

Informational Comments Observations & Conditions

- Furniture and or personal belongings prevented access to some of the receptacles in this area. Interested parties should independently confirm the proper operations of any such receptacles.

Improvement-Correction Suggested

- There are 3-wire ground type receptacles installed that appear to be installed in a 2-wire ungrounded wiring system. The use of 3-wire receptacles in an ungrounded installation is an improper practice. Please refer to the electrical section for additional information and recommendations.

Inspection Address: 111 Doll House Lane, Malibu, CA 94066
Inspection Date/Time: 12/3/2012 9:00 am to 2:30 pm

- 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 & Conditions

- m One or more ventilation registers are present and air flow was apparent. The adequacy, evenness, etc of the airflow was not verified.

Smoke & CO Alarms

Functional Components & Conditions

- m A smoke alarm is present as required. The type of alarm was not verified. I recommend that all smoke alarms be replaced with photoelectric type alarms. Please refer to the Life/Safety Section for important maintenance recommendations.

Bathrooms

The evaluation of bathrooms conforms to CREIA standards of practice. I test plumbing fixtures for functional flow in accordance with generally accepted practices. The inspection includes testing a representative number of windows and doors, light switches and receptacles. I do not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets. The evaluation of specialty systems such as floor heating systems, steam showers, saunas, etc are excluded from the scope of work of this inspection.

It is beyond the scope of a general property inspection to flood/leak-test shower pans. This area is the specific responsibility of the WDO inspector. Be advised, many WDO inspectors will not flood test shower pans installed over finished areas. This is because the tests are inconclusive and due to the possibility of water damage. Please refer to the WDO report for specific information on this issue. No opinions are offered as to the conditions within concealed or inaccessible areas.

Master Bathroom

General Comments

Informational Comments Observations & Conditions

- The bathroom appears to be either a remodel, or part of one. Please refer to the general conditions and comments section for additional information and recommendations.

Doors

Functional Components & Conditions

- m The door in the bathroom is functional.

Improvement-Correction Suggested

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

Floor

Functional Components & Conditions

- m The bathroom floor appears to be 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 property maintenance.

Informational Comments Observations & Conditions

- The floor covering prevents a complete evaluation of the sub-floor system. No representations can be made as to the conditions within concealed or inaccessible areas.

General Maintenance & Periodic Maintenance Item

- The grout and/or caulking should be inspected periodically and serviced as needed. Periodic maintenance is important to ensure the proper performance of the flooring. A qualified tile contractor should service on an as needed basis.

Walls & Ceiling

Functional Components & Conditions

- m The walls and ceiling are in acceptable condition.

Skylights

Functional Components & Conditions

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

Cabinets

Functional Components & Conditions

- m The visible/accessible portions of the cabinets appear in generally serviceable condition.

Informational Comments Observations & Conditions

- There are dry stains and or indications of prior moisture at the base of the sink cabinet. There was no apparent moisture visible at the time of inspection. This area may be noted in the WDO report. I suggest monitoring the area for indications of moisture and servicing as needed.

Sink Countertop

Functional Components & Conditions

- m The countertops are a stone material. The countertops appear in serviceable condition with no significant issues apparent. Stone is porous by nature and will require routine maintenance to maintain appearance and water seal. This should be considered part of your normal property maintenance.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components & Conditions

- The bathroom sinks and their components are functional except as noted elsewhere.

[SR] Service Recommended

- There is an audible water hammer, thump and or banging noise when this faucet/fixture is operated. This is caused by a hydraulic phenomena and while it is generally only annoying, it can in extreme cases cause damage to pipes. Interested parties wishing further information should consult with a qualified plumber to evaluate and recommend remedial action.

Tub

Functional Components & Conditions

- m The tub is functional.

[SR] Service Recommended

- There is an audible water hammer, thump and or banging noise when this fixture is operated. This is caused by a hydraulic phenomena and while it is generally only annoying, it can in extreme cases cause damage to pipes. Interested parties desiring further information should consult with a qualified plumber to evaluate and recommend remedial action.

Stall Shower

Functional Components & Conditions

- m The shower is functional and the enclosure includes safety glass as required. When tested, I observed adequate flow from the showerhead. The draw at the drain appears adequate /uninhibited. Interested parties desiring further information should consult with a qualified plumbing contractor.

General Maintenance & Periodic Maintenance Item

- I recommend periodic inspection and maintenance of the enclosure joints/seams. This will extend the life of the enclosure and should be considered part of the normal property maintenance. Interested parties desiring further information or service should consult with a qualified trades person.
- The area around the spigot, handles and or shower head etc. should be properly sealed to forestall moisture intrusion.

[SR] Service Recommended

- q There is a water hammer or banging noise when the fixtures are in use. This is usually caused by a hydraulic phenomena, loose pipes, etc. It is generally only annoying, but in extreme cases may cause damage to piping. Service is recommended. Interested parties wishing further information should consult with a qualified plumber to evaluate and recommend remedial action.

Improvement-Correction Suggested

- The site built shower pan curb height appears improper. In general, the curb on a shower pan should be a minimum of 2" and a maximum of 9". The pan should be sloped to direct water flow to drain. Water should not pool/pond in a properly constructed pan. This installation will be very sensitive. A slow drain may result in water overflowing the pan area. Interested parties desiring further information and or evaluation should consult with a qualified general contractor.

Toilet

Functional Components & Conditions

- The toilet is functional except as may be noted elsewhere.

General Maintenance & Periodic Maintenance Item

- The toilet base should be properly sealed/caulked at the base/floor seam. Generally accepted plumbing practices require a caulk seal at the base. A caulk seal at the base will help prevent the toilet from loosening up and potentially leaking. Interested parties should consult with a qualified trades person for further information and or service.

Exhaust Fan

Functional Components & Conditions

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

Improvement-Correction Suggested

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

Lights

Functional Components & Conditions

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

Improvement-Correction Suggested

- The lighting in this area does not appear to conform to current energy conservation standards. Upgrading the lighting is suggested. Please refer to the general electrical comments section for additional information and recommendations.

Receptacles

Informational Comments Observations & Conditions

- NOTE: There is an unidentified electrical junction box with cord/plug in the left sink cabinet. The purpose is not apparent. Interested parties should consult with the sellers and or a qualified or electrician for additional information.

Improvement-Correction Suggested

- All of the bathroom area receptacles were functional when tested. Some of the convenience receptacles appear installed without GFCI protection. GFCI protection is an important safety feature and would be required under current safety standards. I recommend that consideration be given to upgrading all convenience receptacles to have ground fault protection as renovation and or repairs are undertaken over time.

Registers

Functional Components & Conditions

- m One or more ventilation registers are present and air flow was apparent. The adequacy, evenness, etc of the airflow was not verified.

Guest Bathroom

Size and Location

Informational Comments Observations & Conditions

- The Guest bathroom is a full, and is located off bedroom three/powder room.

General Comments

Informational Comments Observations & Conditions

- This area appears to have been part of a remodel. Please refer to the general conditions and comments section for additional information and recommendations.

Doors

Functional Components & Conditions

- m The door in the bathroom is functional.

- m The pocket door is functional.

Improvement-Correction Suggested

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

Floor

Functional Components & 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 Comments Observations & Conditions

- The floor covering prevents a complete evaluation of the sub-floor system. No representations can be made as to the conditions within concealed or inaccessible areas.

General Maintenance & Periodic Maintenance Item

- The grout and/or caulk should be inspected periodically for signs of wear. An important part of routine property maintenance is periodic re-sealing of grout and re-caulking seams/joints. This should be a minimum of once every 1 to 2 years. I recommend evaluation by a qualified tile contractor be conducted on an as needed basis.

Walls & Ceiling

Functional Components & Conditions

- m The walls and ceiling are in acceptable condition.

Skylights

Functional Components & Conditions

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

Cabinets

Functional Components & Conditions

- m The visible/accessible portions of the cabinets appear in generally serviceable condition.

Informational Comments Observations & Conditions

- There are dry stains and or indications of prior moisture at the base of the sink cabinet. There was no apparent leakage/moisture visible at the time of inspection. This area may be noted in the WDO report. I suggest monitoring the area for indications of moisture and servicing as needed.

Sink Countertop

Informational Comments Observations & Conditions

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

Sink Faucet Valves & Connectors Trap & Drain

Functional Components & Conditions

- The bathroom sink and its components appear in serviceable condition except as may be noted elsewhere.

Informational Comments Observations & Conditions

- The mechanical sink stopper will need to be serviced or adjusted to work well.
- The faucet appears occluded by minerals, and does not spray uniformly. Interested parties should clean/service the faucet as needed to restore proper flow.

Tub-Shower

General Maintenance & Periodic Maintenance Item

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

[SR] Service Recommended

- The mechanical tub stopper may need cleaning, adjustment and or service to work well.

Improvement-Correction Suggested

- 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. I suggest adding a properly installed glass enclosure to minimize water and or moisture in this area.
- The control valves appear be older and may pre-date the requirement for an anti-scald safety feature. Newer control valves are designed to reduce the possibility of accidental scald burns from hot water. Interested parties are encouraged to consult with a qualified plumbing contractor regarding upgrading the installation to include this safety feature.

Toilet

Functional Components & Conditions

- The toilet is functional except as may be noted elsewhere.

General Maintenance & Periodic Maintenance Item

- The toilet base should be properly sealed/caulked at the base/floor seam. Generally accepted plumbing practices require a caulk seal at the base. A caulk seal at the base will help prevent the toilet from loosening up and potentially leaking. Interested parties should consult with a qualified trades person for further information and or service.

Exhaust Fan

Functional Components & Conditions

- m The bathroom exhaust fans are functional.

Improvement-Correction Suggested

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

Lights

General Maintenance & Periodic Maintenance Item

- One or more wall lights did not respond when tested and should have the bulb changed and/or be serviced as needed.

Improvement-Correction Suggested

- The lighting in this area does not appear to conform to current energy conservation standards. Upgrading the lighting is suggested. Please refer to the general electrical comments section for additional information and recommendations.

Receptacles

Functional Components & Conditions

- m The bathroom receptacles are functional and include ground-fault protection as required. Per the manufacturers instructions, all GFCI receptacles should be tested periodically to ensure proper operation. Interested parties desiring further information should consult with a qualified electrical contractor.

Powder Room

Size and Location

Informational Comments Observations & Conditions

- The powder room is a half bath and is located in the center of the dwelling in the hallway area.

Doors

Functional Components & Conditions

- m The door in the bathroom is functional.
- m The pocket door is functional.

Floor

Functional Components & 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.

General Maintenance & Periodic Maintenance Item

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

Walls & Ceiling

Functional Components & Conditions

- m The walls and ceiling are in acceptable condition.

Skylight

Functional Components & Conditions

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

Cabinets

Functional Components & Conditions

- m The visible/accessible portions of the cabinets appear in generally serviceable condition.

Informational Comments Observations & Conditions

- There are stains and or indications of prior moisture at the base of the sink cabinet. There was no apparent moisture visible at the time of inspection. This area may be noted in the WDO report. I suggest monitoring

the area for indications of moisture and servicing as needed.

Sink Countertop

Functional Components & Conditions

- m The countertops are a stone material. The countertops appear in serviceable condition with no significant issues 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 your normal property maintenance.

Sink Faucet Valves & Connectors Trap & Drain

Informational Comments Observations & Conditions

- The mechanical sink stopper will need to be serviced or adjusted to work well.
- [SR] Service Recommended
- The bathroom sink drain is slow and should be serviced. Interested parties should consult with a qualified plumber for any necessary service.

Toilet

Functional Components & Conditions

- m The toilet is functional. When flushed, the draw at the drain appears adequate/uninhibited. There were no indications of current leakage/moisture at the water supply valve/fittings. Interested parties desiring further information should consult with a qualified plumbing contractor.

Exhaust Fan

Functional Components & Conditions

- m The bathroom exhaust fan is functional.

Lights

Functional Components & Conditions

- m The bathroom lights are functional.

Improvement-Correction Suggested

- The lighting in this area does not appear to conform to current energy conservation standards. Upgrading the lighting is suggested. Please refer to the general electrical comments section for additional information and recommendations.

Receptacles

Functional Components & Conditions

- m The receptacles are functional and include ground-fault protection as required. Per the manufacturers instructions, all GFCI receptacles should be tested periodically to ensure proper operation. Interested parties desiring further information should consult with a qualified electrical contractor.

Common

The evaluation of common areas is in accordance with CREIA standards of practice. This includes a visual evaluation of the kitchen, hallway, stairs, laundry, and garage, is similar to that of the living space. I inspect visible/accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and receptacles. I pay particular attention to safety issues, such as those involving electricity, guards, and the presence of tempered/safety glass, etc.

Kitchen

General Kitchen Comments

Informational Comments Observations & Conditions

- Most major built-in appliances are tested for basic functionality in single mode of operation. They are not evaluated for performance, output, efficiency, etc. It is not possible to test appliances in all settings or cycles. The manuals were not reviewed for conformance with the manufacturers installation instructions. Appliances older than ten years will exhibit decreased efficiency and reliability. Portable, free-standing and or specialty appliances such as 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 were not inspected. Appliances have a finite life span. It is not possible to predict what the life span may be for a given device. The inspection of an appliance or system does not constitute a guarantee or warranty as to future functionality or remaining life. Rather this inspection reflects the appliances basic functionality at the time of inspection.

General Comments

Informational Comments Observations & Conditions

- This area appears to have been part of a remodel. Please refer to the general conditions and comments section for additional information and recommendations.

Doors

Informational Comments Observations & Conditions

- The door was not installed at the time of inspection.

Floor

Functional Components & Conditions

- m The floor in the kitchen 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 Comments Observations & Conditions

- Furniture, area rugs and or personal belongings prevented a complete examination.
- The floor covering prevents a complete evaluation of the floor system. No opinions are offered as to the conditions within inaccessible or concealed areas.

Walls and Ceiling

Functional Components & Conditions

- m The walls and ceiling appear in generally serviceable condition.

Single-Glazed Windows

Functional Components & Conditions

- m The single-pane window is functional.

Skylights

Functional Components & Conditions

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

Informational Comments Observations & Conditions

- There are indications of prior moisture visible at the interior of the skylight assembly. This condition appears to be the result of interior air condensing on the skylight pane assembly. No indications of leakage from the roof assembly were apparent at the time of inspection. However, skylights are prone to leakage, it would be prudent to monitor the area during the rains for any indication of moisture. As with all skylights, it will be necessary to keep the roof clean to insure proper drainage.

Cabinets

Functional Components & Conditions

- The kitchen cabinets are older but appear in generally serviceable condition. There is visible wear, cosmetic blemishes, and or wear which appears commensurate with both age and use.

Informational Comments Observations & Conditions

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

Counter Top

Functional Components & Conditions

- m The countertops are a stone material. The countertops appear in serviceable condition with no significant issues apparent. Stone is porous by nature and will require routine maintenance to maintain appearance and water seal. This should be considered part of your normal property maintenance.

Informational Comments Observations & Conditions

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

Sink

Functional Components & Conditions

- m The kitchen sink appears serviceable.

Faucet

Functional Components & Conditions

- m The sink faucet is functional. When tested, I observed adequate flow from the faucet. Interested parties desiring further information should consult with a qualified plumbing contractor.

Valves and Connectors

Functional Components & Conditions

- m The visible portions of the water supply valves and connectors below the sink appear serviceable. The operation of the valves was not verified. No indications of leakage was apparent at the time of inspection. Since the water supply shut-off valves are not in regular use, they may become stiff or frozen over time.

Trap and Drain

Functional Components & Conditions

- m The trap and drain at the sink is functional. The draw at the drain appears adequate /uninhibited. There were no apparent indications of leakage/moisture at the accessible portions of the fixture drain. Interested parties desiring further information should consult with a qualified plumbing contractor.

Garbage Disposal

Functional Components & Conditions

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

General Maintenance & Periodic Maintenance Item

- The garbage disposal is noisy in operation. There appears to be foreign matter/debris in the garbage disposal. Cleaning/service is suggested to ensure the proper operation of the appliance.

Gas Cook Top

Functional Components & Conditions

- m The gas cook top is functional. The burners responded to normal user controls when tested.

Components & Conditions Needing Service/Evaluation

- q While acceptable at one time, this type of brass flexible gas connection has been found to randomly fail over time and is subject to a Consumer Product Safety Bulletin. For safety reasons, all such older connectors should be upgraded to a newer, safer stainless steel design. Please refer to the Fuel/Gas section for additional important information.

Improvement-Correction Suggested

- IMPROVEMENT RECOMMENDED: The gas shut-off valve is not readily accessible and may be difficult to shut-off for service or in an emergency. Interested parties are encouraged to consult a qualified plumber for further information and/or regarding relocation to a more accessible location.
- The flexible gas connector does not appear to have been replaced when the cooktop was installed. In general, the flexible gas connectors should never be re-used. The compression fittings that are used as the gas seal on these the connectors are designed for one-time use only. That means that anytime they are removed - they should be discarded and replaced with a new flex connector. Interested parties desiring

further information should consult with a qualified plumbing contractor.

Built-in Electric Oven

Functional Components & Conditions

- m The electric oven is functional. The unit responded to normal user controls when tested. I test appliances for basic functionality only. The unit was not tested in all cooking modes; i.e. specialty modes like self-cleaning, convection cooking features, etc. The oven thermostat calibration was not tested nor was the cooking performance of the unit.

Exhaust Fan or Downdraft

Functional Components & Conditions

- m The exhaust fan or downdraft responded to normal user controls and appears functional.

Dishwasher

Functional Components & Conditions

- m The dishwasher responded to normal user controls when tested. The unit appeared to progress through a typical wash cycle and is believed to be functioning as intended. The dishwasher includes the mandated air-gap valve. The cleaning performance was not verified.

Improvement-Correction Suggested

- The drain hose for the dishwasher does not slope properly towards the drain connection. Improper slope result contribute to a build-up of debris in the drain hose, blockages in the drain line, etc. An indication of a blocked drain hose would be water leaking from the sink top air-gap fitting. I suggest modifying the drain hose installation to provide a positive slope towards the drain. Interested parties desiring further information and or service should consult with a qualified trades person.

Lights

Functional Components & Conditions

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

Improvement-Correction Suggested

- The lighting in this area does not appear to conform to current energy conservation standards. Upgrading the lighting is suggested. Please refer to the general electrical comments section for additional information and recommendations.

Receptacles

Informational Comments Observations & Conditions

- One or more receptacles were obstructed by personal belongings or other items and could not be tested. Interested parties should independently confirm the proper function of any inaccessible receptacles.

Improvement-Correction Suggested

- The receptacles were all functional when tested. However the installation appears to conform to older construction guidelines. Some of the convenience receptacles do not appear to include ground fault (GFCI) protection. GFCI protection is an important safety feature and is required under current safety standards. I recommend that all high risk area convenience receptacles be upgraded to include ground fault protection as a safety upgrade. Significant repairs/renovations may trigger mandatory upgrades to the area. Interested parties are encouraged to consult with a qualified electrical contractor for further information and or service.
- There are fewer convenience receptacles installed than 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 12 inches in width, they must be spaced no more than 4 feet apart and no appliance should be more than 2 feet from a receptacle. All convenience receptacles must include ground fault circuit interrupter (GFCI) protection. I 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 Comments Observations & Conditions

- The evaluation of refrigerators, freezers, wine storage coolers, etc. is outside the scope of this inspection. Interested parties should independently confirm the proper function/operation of any such devices and or appliances.

- I do not evaluate portable or non-permanently installed appliances as part of my inspections. Interested parties should confirm operation of any such devices and or appliances independently.

Breakfast

Floor

Functional Components & Conditions

- m The flooring appears to be a ceramic tile material. The visible portions appear in generally serviceable condition with no apparent significant issues/defects. All types of tile require periodic cleaning, re-sealing and re-grouting to maintain their appearance and water seal.

Informational Comments Observations & Conditions

- The floor covering prevents a complete evaluation of the floor system. No opinions are offered as to the conditions within inaccessible or concealed areas.

Walls and Ceiling

Functional Components & Conditions

- m The walls and ceiling appear in generally serviceable condition. There are indications of prior repairs that appear consistent with ongoing property maintenance.

Single-Glazed Windows

Informational Comments Observations & Conditions

- One or more windows may need service to work properly, such as shaving, sanding, trimming, or servicing the hardware. Interested parties should consult with a qualified trades person for any necessary service.

Components & Conditions Needing Service/Evaluation

- q One or more of the single-pane windows frames/sills/trim appears damaged and should be serviced or replaced as necessary by a qualified window contractor. This may be noted in the WDO report. Please refer to that specialists report for further information. We recommend that a qualified window contractor evaluate and service as necessary.

[SR] Service Recommended

- One or more window are stuck or painted shut, and should be serviced. I recommend that any such windows be serviced as needed to insure proper function. Interested parties should consult with a qualified trades person for necessary service.

Lights

Functional Components & Conditions

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

Receptacles

Informational Comments Observations & 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

- q One or more of the breakfast area receptacles are wired with reverse polarity. 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. I recommend that a qualified electrician service as necessary.

Register

Functional Components & Conditions

- m One or more ventilation registers are present and air flow was apparent. The adequacy, evenness, etc of the airflow was not verified.

Upstairs Hallway

General Comments

Informational Comments Observations & Conditions

- There is an apparent plumbing/service access panel in this area. No occupant serviceable components are believed located inside the enclosure. I suggest leaving the area accessible for service personnel.

Floor

Functional Components & Conditions

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

Informational Comments Observations & Conditions

- There are areas where the floors "squeak" when walked upon. This is generally caused by wood member in the floor and or sub-floor gradually loosening over time and rubbing slightly as they flex when tread upon. Generally speaking, this is typically cosmetic in nature and is rarely of any structural consequence. I realize that different people attach a different level of importance to such conditions. Consequently, we would encourage any interested parties to walk the floor for themselves. It is suggested that a qualified general contractor be consulted regarding possible remedial actions if this is an area of personal concern.
- There are areas of the floor that appear to have been patched and or repaired.

Walls and Ceiling

Functional Components & Conditions

- m The walls and ceiling appear in generally serviceable condition.

Lights

Functional Components & Conditions

- m The lights appear functional. They responded to normal user controls when tested.

Receptacles

Functional Components & Conditions

- m The receptacles are functional.

Smoke & CO Alarms

Functional Components & Conditions

- A combination smoke/CO alarm is present as recommended/required. All smoke and CO alarms should be tested periodically per the manufacturers instructions. If the alarm uses a battery, the battery should be replaced bi-annually to ensure safe operation of the unit. The type of alarm was not verified. I recommend that all smoke alarms be replaced with photoelectric type alarms. The installation of separate smoke/CO alarms is recommended. Combination alarms are a single point of failure. If the unit fails or the battery dies - both safety devices cease to work.

Foyer

Floor

Functional Components & Conditions

- m The floor appears to be a wood material. The visible portions appear in generally serviceable condition with no significant issues apparent. All types of flooring require periodic cleaning to maintain its appearance and water seal. This type of flooring may be susceptible to denting and mechanical damage. Care should be exercised when moving heavy objects across them.

Walls and Ceiling

Functional Components & Conditions

- m The walls and ceiling appear in generally serviceable condition.

Lights

Functional Components & Conditions

- m The lights appear functional. They responded to normal user controls when tested.

Receptacles

Functional Components & Conditions

- m The receptacles are functional.

Improvement-Correction Suggested

- 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

Informational Comments Observations & Conditions

- There is a return air register for the heating system is located on the floor. Never obstruct the register opening. Please refer to the heating section for additional information.

Smoke & CO Alarms

Functional Components & Conditions

- A combination smoke/CO alarm is present as recommended/required. All smoke and CO alarms should be tested periodically per the manufacturers instructions. If the alarm uses a battery, the battery should be replaced bi-annually to ensure safe operation of the unit. The type of alarm was not verified. I recommend that all smoke alarms be replaced with photoelectric type alarms. The installation of separate smoke/CO alarms is recommended. Combination alarms are a single point of failure. If the unit fails or the battery dies - both safety devices cease to work.

Downstairs Hallway

Floor

Functional Components & Conditions

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

Informational Comments Observations & Conditions

- There are areas where the floors "squeak" when walked upon. This is generally caused by wood member in the floor and or sub-floor gradually loosening over time and rubbing slightly as they flex when tread upon. Generally speaking, this is typically cosmetic in nature and is rarely of any structural consequence. I realize that different people attach a different level of importance to such conditions. Consequently, interested parties are encouraged to walk the floor for themselves. It is suggested that a qualified general contractor be consulted regarding possible remedial actions if this is of concern.

Walls and Ceiling

Functional Components & Conditions

- m The walls and ceiling appear in generally serviceable condition.

Single-Glazed Windows

Functional Components & Conditions

- m The single-pane window is functional.

Safety Concern

- q 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. These areas may not include safety glass as recommended under current safety glazing guidelines. 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 as a property safety upgrade - especially should infants, small children or the elderly be present. Interested parties desiring further information should consult with a qualified glazing contractor.

Closet

Functional Components & Conditions

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

Lights

Functional Components & Conditions

- m The lights appear functional. They responded to normal user controls when tested.

Receptacles

Informational Comments Observations & 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.

Registers

Informational Comments Observations & Conditions

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

Smoke & CO Alarms

Functional Components & Conditions

- A combination smoke/CO alarm is present at the base of the stairs as recommended/required. All smoke and CO alarms should be tested periodically per the manufacturers instructions. If the alarm uses a battery, the battery should be replaced bi-annually to ensure safe operation of the unit. The type of alarm was not verified. I recommend that all smoke alarms be replaced with photoelectric type alarms. The installation of separate smoke/CO alarms is recommended. Combination alarms are a single point of failure. If the unit fails or the battery dies - both safety devices cease to work.

Stairway

Floor

Functional Components & Conditions

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

Informational Comments Observations & Conditions

- There were areas with audible "squeaks" when I walked the floors. This is generally caused by wood member in the floor and or sub-floor gradually loosening over time and rubbing slightly as they flex when tread upon. Generally speaking, this is cosmetic in nature and is rarely is the result of structural issues. Different people may attach a different level of importance to such conditions. Interested parties are encouraged to walk the floor for themselves. I suggest that a qualified general/flooring contractor be consulted regarding possible remedial actions if this is an area of personal concern.

Walls and Ceiling

Functional Components & Conditions

- The walls and ceiling appear in generally serviceable condition.

Treads & Risers

Safety Concern

- The treads and risers do not appear uniform and pose a potential trip-hazard. The treads are those components on which a person steps on. For safety reasons, current standards require the treads to be a minimum of 10" in depth with a stair nosing and at least 11" on treads with no nosing. The rise is the vertical rise between the steps. The rise should be no more than 7 3/4" and no less than 4". Also, the total variance in rise between any steps in the run must not exceed 3/8". I recommend that the installation be upgraded to conform to current standards as a property safety upgrade.

Stair Rails

Safety Concern

- The stair handrails appear to be older and conform to, less safe construction practices. Current safety standards require an easily graspable handrail at a height between 34 and 38 inches. The handrails should be continuous from top to bottom and the ends should return to the wall to avoid snagging clothing, purses, etc. I suggest that appropriate precautions be used. Upgrading is recommended. Please be aware that significant modifications in this area may trigger a mandatory upgrade of this area.

Multi-Glazed Windows

[FE] Further Evaluation Recommended

- One or more of the windows were inaccessible due to height, furniture and or personal belongings and could not be inspected. I suggest verifying operation prior to the final walk through.

Lights

Functional Components & Conditions

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

Stairway - Entry

Floor

Functional Components & Conditions

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

Walls and Ceiling

Functional Components & Conditions

- m The walls and ceiling appear in generally serviceable condition. There are indications of prior repairs that appear consistent with ongoing property maintenance.

Treads & Risers

Safety Concern

- q The treads and risers do not appear uniform and pose a potential trip-hazard. The treads are those components on which a person steps on. For safety reasons, current standards require the treads to be a minimum of 10" in depth with a stair nosing and at least 11" on treads with no nosing. The rise is the vertical rise between the steps. The rise should be no more than 7 3/4" and no less than 4". Also, the total variance in rise between any steps in the run must not exceed 3/8". I recommend that the installation be upgraded to conform to current standards as a property safety upgrade.

Stair Rails

Safety Concern

- q The stair handrails appear to be older and conform to, less safe construction practices. Current safety standards require an easily graspable handrail at a height between 34 and 38 inches. The handrails should be continuous from top to bottom and the ends should return to the wall to avoid snagging clothing, purses, etc. I suggest that appropriate precautions be used. Upgrading is recommended. Please be aware that significant modifications in this area may trigger a mandatory upgrade of this area.

Lights

Functional Components & Conditions

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

Lower Level Stairs

General Comments

Safety Concern

- q The width of the stairway is restricted/less than 36 inches. This is not an unusual finding in an older home - but it can be difficult to use and may pose a safety concern. I recommend restricting access to those capable of using the stairs safely.

Doors

Functional Components & Conditions

- m The door in the stairway area is functional.

Safety Concern

- q The lower door opens over a step or under-sized landing. This is a common condition in older homes, but may pose a safety hazard to the occupants. Current standards would require that the door open over a platform that is the width of the door or open inward into the living space and would not allow a door to open over a step. Caution should be exercised in this area. I suggest bringing the installation into conformance with current standards as a property safety upgrade.

[SR] Service Recommended

- The door to the garage does not automatically self-close and latch as required. The door from the garage into the living spaces must automatically self close and latch in order to maintain the required fire separation between a garage and living quarters. We recommend that the door be adjusted and or serviced as needed by a qualified trades person to insure proper operation.

Floor

Functional Components & Conditions

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

Walls and Ceiling

Functional Components & Conditions

- m The walls and ceiling appear in generally serviceable condition.

Treads & Risers

Safety Concern

- q The treads and risers do not appear uniform and pose a potential trip-hazard. The treads are those components on which a person steps on. For safety reasons, current standards require treads to be a minimum of 10" in depth when there is a stair nosing and at least 11" on treads with no nosing. The rise is that distance between the steps. Current standards require risers to be no more than 7 3/4" nor less than 4". Also, the variance in rise between any steps in the run should not exceed 3/8". I recommend upgraded the installation to conform to current standards as a property safety upgrade. Stairs are the most dangerous area in a dwelling. Interested parties desiring further information and or service should consult with a qualified general contractor.

Stair Rails

Safety Concern

- q The stair handrails appear to be older and conform to, less safe construction practices. Current safety standards require an easily graspable handrail at a height between 34 and 38 inches. The handrails should be continuous from top to bottom and the ends should return to the wall to avoid snagging clothing, purses, etc. I suggest that appropriate precautions be used. Upgrading is recommended. Please be aware that significant modifications in this area may trigger a mandatory upgrade of this area.

Lights

Functional Components & Conditions

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

Improvement-Correction Suggested

- The glass light cover was not installed at the time of inspection and should be replaced.

Smoke & CO Alarms

Improvement-Correction Suggested

- I recommend installing a smoke detector at the top of the stairs in order to bring the installation into conformance with current safety standards. While this may not be required, smoke alarms are an inexpensive and effective safety feature. I recommend that all smoke alarms be replaced with photoelectric type alarms.

Laundry

General Laundry Room Comments

Informational Comments Observations & Conditions

- In accordance with CREIA standards, the operation of clothes washers or dryers is not part of this inspection. I perform a visual inspection of the water hook-ups, drains, fuel/power sources and accessible areas of the dryer venting. The functional flow of washer stand-pipes is not verified. Water supply hoses are often reused. Older supply hoses can leak or burst under pressure. Replacement of any older hoses with new braided stainless steel hoses is recommended. Newer washing machines discharge a greater volume of water than some older drain pipes may be able to handle. This can result in the drain overflowing. Older drainpipes may require upgrading.

LOCATION: The laundry area is located in the hallway enclosure.

Doors

Functional Components & Conditions

m The bi-fold doors are serviceable.

Informational Comments Observations & Conditions

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

Floor

Functional Components & Conditions

— The stone flooring has wear and tear commensurate with age and use. 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 Comments Observations & Conditions

— Appliances, furniture and or personal belongings prevented a complete examination of the flooring in this area.

Walls and Ceiling

Functional Components & Conditions

m The walls and ceiling appear in generally serviceable condition.

Cabinets

Functional Components & Conditions

m The cabinets in the laundry room are functional.

Countertops

Functional Components & 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.

Exhaust Fan

Improvement-Correction Suggested

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

Valves and Connectors

Functional Components & Conditions

— The water supply shut-off valves for the clothes washer are installed as required. There were no indications of leakage visible at the time of inspection. The operation of the valves was not verified. Since shut-off valves are not in daily use they may become stiff or frozen over time. It is recommended that the proper orientation of the valves be confirmed. i.e. hot water on the left and cold on the right. Interested parties should periodically operate the valves to maintain proper functionality.

Washer Drain

Informational Comments Observations & Conditions

— A washer standpipe/drain is installed at the washer area. I was unable to test the functional flow of the clothes washer standpipe/drain.

Drip Pan

Informational Comments Observations & Conditions

— The clothes washer is located in the living area and has the recommended safety/drip pan. These are designed to minimize water damage should the clothes washer leak. We do not verify the termination point or functional flow of the drain connection. Even with a drip pan in place, it is wise to monitor the area for any indications of moisture or leakage.

— The drain for the drip pan appears to terminate in the garage area. Under normal circumstances, you should never see water in the pan or at the drain termination. Interested parties should shut the power and water off to the appliance and call a service technician should moisture/water be visible at these areas.

Gas Valve & Connector

Informational Comments Observations & Conditions

- The area was not readily accessible and I was unable to determine if a gas connection is available. Should the buyer contemplate installing a gas dryer, the presence of a gas connection should be confirmed prior to the final walk-through. Interested parties desiring further information and or service should consult with a qualified plumbing contractor.

220 Volt Receptacle

Informational Comments Observations & Conditions

- The laundry area was not fully accessible. I was unable to determine if a 220 VAC dryer receptacle is installed/available. Should the buyer contemplate installing an electric dryer, the presence of an appropriate electrical connection should be confirmed prior to final walk-through.

Make-Up Air Supply

Improvement-Correction Suggested

- [SR]: There appears to be no provision to provide make-up air in the laundry area. The average dryer exhausts about 200 cubic feet of air per minute (CFM) to the exterior. A means to replace exhausted air is needed when the dryer is installed in an enclosed area. Current standards require at least 100 square inches of free vent area for this purpose. Inadequate make-up air can create potentially unsafe operating conditions - especially should other gas appliances be installed in the area. At a minimum, the door(s) should be removed to ensure the dryer has an adequate supply of make-up air. I suggest that a qualified contractor install either a louvered door, a source of outside make-up air or other appropriate means of supplying make-up air as may be necessary to ensure the proper/safe operation of all installed appliances.

Dryer Vent

General Maintenance & Periodic Maintenance Item

- Periodic Cleaning is Critical to Safe Operation of the Clothes Dryer: Periodic inspection and cleaning of the dryer and vent system is strongly recommended. Lint build-up in the dryer and vent system pose a significant fire and safety risk. Dryer related fires are one of the top ten causes of residential appliance related fires in the US. Each year there are for nearly 15,500 residential dryer related fires that result in significant property damage and around 400 injuries. Please refer to the manufacturers instructions the specific maintenance requirements for your dryer. Failure to properly maintain the appliance may potentially void the manufacturers and or any home warranty coverage. More importantly - improper maintenance can result in unsafe operating conditions. Interested parties should consult with a qualified appliance service technician for additional information and or service.

[SR] Service Recommended

- q [SR]: The dryer vent run appears to be 14 feet or more. Current standards would require smooth wall pipe for any run over 6 feet and would not allow longer than 14 feet. The local authority having jurisdiction may grant exceptions where the attached appliance is rated for such use and or where the vent system is installed using approved engineering designs. Excessively long runs and or turns make the vent system more prone to clogging with lint. Improper dryer vent installations pose a fire-safety hazard.

Improvement-Correction Suggested

- The dryer exhaust vent is terminated in close proximity to a window, door or other building opening. Current standards require that exhaust termination be a minimum of 3 feet from any building opening and 3 feet from the property line. This installation appears inconsistent with the standards in effect at the time of apparent installation. I recommend that a qualified HVAC contractor evaluate and service as needed.

Lights

Functional Components & Conditions

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

Receptacles

Functional Components & Conditions

- m The accessible receptacles in the laundry area are functional.

Appliances Not Evaluated

Informational Comments Observations & Conditions

- A clothes washer and dryer were installed at the time of inspection. I do not evaluate the non-built-in appliances such as clothes washers or dryers as part of my inspection service. Interested parties should independently confirm the proper operation of any such appliances.

Laundry - Garage

General Laundry Room Comments

Informational Comments Observations & Conditions

- LOCATION: The laundry area is located in the garage.

Washer Drain

Improvement-Correction Suggested

- The clothes washer drain would be considered undersized by current construction standards. Modern clothes washers discharge far more water than older ones as a way to reduce energy consumption in clothes dryers. Less water in the clothes, means less energy to dry them. Current plumbing standards require a minimum two-inch drain for a clothes washer. I recommend monitoring this area, should water be observed leaking from the drain during the spin cycle, the drain may be obstructed and or require enlarging. Interested parties should consult with a qualified plumber for further information on this issue.
- The drain/vent installation appears atypical. No apparent ill-effects were apparent at the time of inspection. Improvement/Correction is recommended. Interested parties should consult with a qualified plumbing contractor for further commentary and any recommended service.

Gas Valve & Connector

Informational Comments Observations & Conditions

- No gas connection appears installed and or was visible to supply a gas dryer.
- A gas line is near-by at the water heater and could be installed. Gas appliances may be less expensive to operate than electric. The installation of a gas line will require a building permit. Interested parties desiring further information on the costs, etc to install a gas connection should consult with a qualified plumbing contractor.

220 Volt Receptacle

Informational Comments Observations & Conditions

- A 220 volt receptacle for an electric clothes dryer is present but was not tested. The 220 VAC installed is a older 3-wire design. Some electric dryers may use newer 4-wire plugs and may require a conversion kit to work with this older style receptacles. These kits are generally available from the appliance manufacturer. Interested parties desiring further information should consult with a qualified electrical contractor.

Dryer Vent

General Maintenance & Periodic Maintenance Item

- Periodic Cleaning is Critical to Safe Operation of the Clothes Dryer: Periodic inspection and cleaning of the dryer and vent system is strongly recommended. Lint build-up in the dryer and vent system pose a significant fire and safety risk. Dryer related fires are one of the top ten causes of residential appliance related fires in the US. Each year there are for nearly 15,500 residential dryer related fires that result in significant property damage and around 400 injuries. Please refer to the manufacturers instructions the specific maintenance requirements for your dryer. Failure to properly maintain the appliance may potentially void the manufacturers and or any home warranty coverage. More importantly - improper maintenance can result in unsafe operating conditions. Interested parties should consult with a qualified appliance service technician for additional information and or service.

[SR] Service Recommended

- [SR]:** The dryer vent run appears to be 14 feet or more. Current standards would require smooth wall pipe for any run over 6 feet and would not allow longer than 14 feet. The local authority having jurisdiction may grant exceptions where the attached appliance is rated for such use and or where the vent system is installed using approved engineering designs. Excessively long runs and or turns make the vent system more prone to clogging with lint. Improper dryer vent installations pose a fire-safety hazard.

Improvement-Correction Suggested

- The dryer exhaust vent is terminated in close proximity to a window, door or other building opening. Current standards require that exhaust termination be a minimum of 3 feet from any building opening and 3 feet from the property line. This installation appears inconsistent with the standards in effect at the time of apparent installation. I recommend that a qualified HVAC contractor evaluate and service as needed.

Lights

Functional Components & Conditions

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

Receptacles

[SR] Service Recommended

- There are one or more receptacles or switches with loose/missing/damaged cover plates. I recommend installing covers for safety reasons.

Improvement-Correction Suggested

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

Appliances Not Evaluated

Informational Comments Observations & Conditions

- NOTE: There was no clothes washer or dryer installed at the time of inspection.

Parking

General Parking Comments

Informational Comments Observations & Conditions

- It is not unusual for moisture to penetrate garages. The slabs are on-grade and rarely have a vapor barrier installed under them. Evidence of moisture is generally apparent from the efflorescence - the white salt crystal deposits that form when moisture penetrates concrete/masonry. Any living space above the garage may be seismically vulnerable. 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.

Parking Space

Informational Comments Observations & Conditions

- The garage area appears to have a garage area sufficient to park 2 compact/standard size autos in tandem. I recommend confirming that your vehicle(s) will fit in the available space.

[FE] Further Evaluation Recommended

- As is common in older dwellings, the parking area may be less than the typical size found in more modern homes, which is 11'-4" for a single-car garage, and 18'-4" for a double-car garage, with a minimum depth of 19'-4" for both. I recommend confirming that your car(s) will fit in the available parking area.

Walls and Ceiling

Functional Components & Conditions

- The garage walls have cosmetic wear and tear that appears consistent with age and use. Interested parties may wish to have any dings, holes, voids, etc serviced as needed by a qualified trades person.

Informational Comments Observations & Conditions

- The visible portions of the garage walls have bolts and or restraints securing the sill/framing to the foundation stem walls.
- There is evidence of moisture/efflorescence on the concrete or masonry garage footings/walls. This confirms the presence of moisture in this area at some point. Efflorescence is the white powdery formation on the concrete walls. Please refer to the Structure section for additional information/recommendations.

[FE] Further Evaluation Recommended

- There are vertical cracks visible in the perimeter foundation walls. There is no absolute standard for evaluating concrete/masonry cracks and even experts may disagree on what does/does not constitute an area of concern. It is my understanding that cracks that are less than 1/8" and do not show indications of rotation and or separation are not generally be regarded as being an area of concern. It is recommended that the foundation be periodically inspected for any change in condition - especially any existing cracks - as they may move imperceptibly over time. In my 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.

Improvement-Correction Suggested

- Portions of the cripple walls have plywood/OSB shear panel material installed. The original design documents should confirm that the existing installation is adequate. I suggest that the copies of the design be obtained. Interested parties should consult with the registered design professional of record for additional information regarding the adequacy of the installation.

Garage-Living Area Separation

Components & Conditions Needing Service/Evaluation

- There are voids in the garage/living area separation. It is important to maintain the necessary separation between the garage and the living areas for fire-safety reasons. Interested parties should consult with a qualified general contractor for service.

[SR] Service Recommended

- Portions of the heating system ductwork in the garage area are a flexible material that does not appear rated for installation in this area. Flexible material creates a path for fire/smoke to easily spread between the garage and living space. I recommend replacement of any inappropriate material with a minimum 26 GA metal ducting material as would be required under current standards.
- Portions of the drywall installed appear inappropriate for a garage separation wall. Generally accepted construction standards require that the separation wall/ceiling material be 5/8" Type-X fire-rated drywall material. I recommend that the installation be modified as needed to bring the installation into conformance with current standards. Interested parties should consult with a qualified general contractor for service..
- [SR]: The bath exhaust fan terminates in the garage. This creates a void in the fire separation between the living space and the garage. Generally accepted construction standards require all exhaust ducts to terminate at the exterior. Any ducts passing through the garage should be a minimum of 26 GA metal ducting material in this area.

Improvement-Correction Suggested

- The separation between the garage and the upper living areas appears incomplete and or does not conform to current standards. While this may not have been required at the time of original construction, current standards would require a properly finished separation/wall assembly between the living space and the garage. In single story construction, this is generally accomplished by applying 1/2" drywall to the garage side walls/ceilings and properly sealing any ducts, penetrations, etc. Where there are living areas above the garage, the installation of 5/8" fire-rated drywall may be required on the garage ceilings. I recommended that a fire separation be installed as repairs or renovations are undertaken over time to bring the installation into conformance with current fire-safety standards. Interested parties desiring further information should consult with the local authority having jurisdiction and a qualified general contractor.
- The firewall separation between the garage and the habitable spaces includes areas with exposed wood framing. Current standards would require all wood support framing to be wrapped in fire-rated drywall. It is suggested that any such areas be sealed or covered in order to bring the installation into compliance with current standards and to maintain the necessary firewall separation between the garage and the living quarters. Interested parties should consult with a qualified general contractor for further information and or any necessary service.

Slab

Functional Components & Conditions

- The visible portions of the garage slab appear be performing as intended. Some cracking should be anticipated in any large poured concrete installation.

Informational Comments Observations & Conditions

- The floor covering in the garage prevents a complete evaluation of the slab. No opinions are offered as to the conditions with inaccessible or concealed areas. I suggest that the area be further inspected once it is made accessible.
- A portion of the garage slab is covered by a raised floor built on sleepers. The slab area below the sleepers/flooring is not visible and could not be evaluated. No opinions are offered as to the conditions with inaccessible or concealed areas.

General Maintenance & Periodic Maintenance Item

- There are one or more floor drains. All floor drains should be vigorously flushed several time per year to ensure proper flow.

Ventilation Ports

Informational Comments Observations & Conditions

- There appears to be minimal ventilation installed in the garage area. It is recommended that vehicle engines not be left running with the garage door closed or carbon monoxide poisoning could result. In San Francisco, current standards would require a minimum of 200 square inches of vent area for any new constructions/remodels. I suggest upgrading the ventilation in the garage to bring the installation into conformance with current standards as a property safety upgrade.

Entry Door Into the House

Components & Conditions Needing Service/Evaluation

- q The entry door from the garage into the dwelling does not automatically self-close and latch as required. The door from the garage into the living spaces must automatically self close and latch in order to maintain the required separation between a garage and living quarters. I recommend that the door be adjusted and or serviced as needed by a qualified trades person to insure proper operation.
- q The entry door from the garage into the unit does not automatically self-close and latch as required. The door from the garage into the living spaces must automatically self close and latch in order to maintain the required fire separation between a garage and living quarters. We recommend that the door be adjusted and or serviced as needed by a qualified trades person to insure proper operation.

Safety Concern

- q The door from the garage into the lower unit opens over a step/undersized landing. This may pose a safety hazard. Caution should be exercised in this area. Current standards require that a door open over a platform that is the width of the door or open inward into the living space and would not allow a door to open over a step. I suggest modifying the installation as needed to ensure conformance with current standards. Please consult with a qualified general contractor for service.

Garage Exterior Door

Functional Components & Conditions

- The exterior garage door appears generally serviceable with wear and tear commensurate with both age and use visible.

Garage Vehicle Door and Hardware

Functional Components & Conditions

- m The main garage vehicle door appears in generally serviceable condition.

Informational Comments Observations & Conditions

- The overhead garage door has a locking mechanism installed on the door and is equipped with an automatic door opener. Significant damage may occur to the door and or opener should the lock be engaged when the door opener is activated. I suggest that the lock be removed or disabled to prevent possible damage to the door and or automatic door opener.

[SR] Service Recommended

- There are loose, improper and or missing nuts and or bolts on the door rollers and or door hardware. I recommend that a qualified garage door specialist service/tighten and safety check the hardware to ensure smooth and safe operation of the installation.

Automatic Vehicle Door Opener

Components & Conditions Needing Service/Evaluation

- q The safety beams are installed higher than federal safety standards allow. All automatic door opener safety beams should be installed no more than 6 inches off grade. This is to reduce the risk of injury should a person, small child or animal be present in the doors travel path. A garage vehicle door is the largest and heaviest moving object in a dwelling. Improperly adjusted/maintained garage doors and automatic door openers pose a significant safety hazard. It is recommended that a qualified garage door technician evaluate and service as needed to ensure the proper and safe operation of the system.

General Maintenance & Periodic Maintenance Item

- PERIODIC TESTING & MAINTENANCE REQUIRED: Automatic garage door openers are a convenience that is often taken for granted. Garage vehicle doors are the largest and heaviest moving object in a dwelling. They have the potential to cause serious injury and even death. Proper maintenance, periodic testing and responsible use are critical to the safe operation of these systems. I recommend periodic testing in accordance with the manufacturers approved testing procedures. Interested parties desiring further information should consult with the manufactures instructions, the information available online at

www.doors.com and or a qualified garage door specialist.

[SR] Service Recommended

- q [SR]: The required child safety/warning label is not affixed at the automatic garage wall control switch. A replacement safety label can be obtained from the door manufacturer or online at www.dasma.org. The safety label should be installed per the manufacturers recommendations. Interested parties desiring further information and or service should consult with a qualified garage door specialist.
- [SR]: The emergency door release ropes/cables are shorter than recommended. Automatic garage door openers have a annual emergency release installed to allow the door to be opened in the event of an emergency or power failure. The manual release rope/cable should be no more than 72 inches off of the floor. This is so that small children can not play with the release yet it is within reach of adults when needed. Interested parties are encouraged to consult a qualified garage door specialist for any necessary service.

Cabinets

Functional Components & Conditions

- The garage cabinets have typical, cosmetic wear that appears commensurate with age and use.

[SR] Service Recommended

- q [SR]: There are inappropriate, improper and or missing screws/connectors used to secure the upper cabinets to the wall. In general, the screws/fasteners used to secure cabinets to the wall should conform to the manufacturers installation instructions and meet applicable standards with regard to providing proper support, sufficient pull-out and shear strength to the cabinets. The use of drywall type screws or other improper fasteners is not recommended as they do not provide sufficient strength or support. Generally accepted installation standards call for a minimum of four fasteners per cabinet. The complete specifications are available from the manufacturer, the Kitchen Cabinet Manufacturers Association online at www.KCMA.org. Interested parties should consult with the manufacturers installation instructions and or see ANSI 161.1-200 for any specific requirements. I recommend that a qualified trades person evaluate and service as needed to ensure the safety of the installation.

Lights

Functional Components & Conditions

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

Receptacles

Components & Conditions Needing Service/Evaluation

- q Some or all of the receptacles do not appear to include ground fault circuit interrupter (GFCI) protection. At the apparent time of construction/installation/remodel, this GFCI protection would have been required on all garage convenience receptacles. GFCI protection is an important safety feature. I strongly urge that all garage receptacles be upgraded to ensure conformance with electrical safety standards. Please consult with a qualified electrician for further information and or service.

[SR] Service Recommended

- There are one or more damaged/missing receptacle or switch cover plates that should be replaced for safety reasons.

Electrical

Informational Comments Observations & Conditions

- There are one or more electrical panels and or disconnect switches located in the garage. The area around electrical panels should be kept accessible for service/safety reasons. Please refer to the electrical section for any further information.

Components & Conditions Needing Service/Evaluation

- There are one or more improperly sealed electrical junction boxes. I recommend that a qualified electrician service as needed.
- q There are improperly protected and or supported electrical wiring/cables in the garage. Generally speaking, the use of non-metallic (NM) plastic sheathed cable (sometimes called Romex) in areas that are reachable, exposed and or subject to mechanical damage is improper and may pose a potential safety hazard. I recommend that a qualified electrician service as needed.

In-Law Unit/Au Pair Unit

In accordance with CREIA and industry standards of practice, our inspection covers the primary structure and associated parking structure when being used as originally intended and the portions of the property within six feet of this building or buildings. Auxiliary buildings, whether used for living, storage or other purposes are excluded from this evaluation unless agreed upon prior to the inspection. These additional areas may be inspected for an additional fee. The inspection of auxiliary buildings and or remodeled/converted areas in the primary building and or parking structure does not constitute a warranty or guarantee as to the usefulness of the space for a given purpose. In many cases, such areas are additions and or remodels. The construction/conversion work may or may not have been done with benefit of necessary permits and or zoning approvals. These areas may be used for purposes contrary to the current zoning ordinances applicable to the property. All such considerations are outside the scope of a property inspection and are specifically disclaimed. The potential buyer is specifically cautioned to investigate all such issues well before the removal of transaction contingencies as they may impact your evaluation of the property.

The inspection covers the interior of the living space and 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 registered design professional. Similarly, there are a number of environmental pollutants that can contaminate a home, such as asbestos, lead, 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 further evaluation etc you deem appropriate prior to the removal of transaction contingencies

General Interior Conditions and Comments

General Comments

Informational Comments Observations & Conditions

- FURNISHED PROPERTY: The dwelling was furnished at the time of inspection. Access to the components, systems, surfaces, etc was limited. In accordance with CREIA standards of practices, I inspect the components and or areas that are visible/readily accessible. I do not move furniture, lift carpets, nor remove or rearrange or move items in closets, cabinet, etc. No opinions are offered as to the conditions within inaccessible and or concealed areas. Due to the limitations inherent in a visual inspection, it is possible that conditions and or defects may not have been visible and gone undetected.
- There are indications of recent painting and or repairs at various interior areas. Paint may temporarily obscure stains, cracks and or other issues, that may later manifest themselves. This inspection is strictly limited to the conditions visible in the dwelling at the time of inspection. 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.
- I recommend that the locks be re-keyed prior to occupancy and that all access points be reviewed for both security and egress. The evaluation of security issues is outside the scope of this inspection and all such issues are specifically disclaimed. Any comments/areas of concern noted 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 or other appropriate specialist.
- It is my understanding that this property has been unoccupied for a period of time. It is likely that during this period, major systems, appliances, the heating system, the water heater, etc have been dormant and or shut-down for prolonged periods, and that plumbing fixtures, drains etc. have been inactive or minimally used. In general, this is not recommended as these systems function better when used on a regular basis. When systems such as furnaces, water heaters, etc unused for prolonged periods, they may be subject to a higher than normal failure rate once normal usage resumes. Plumbing water distribution piping and fixtures should be fully flushed as stagnant water in supply lines may accumulate debris, organic matter, etc. Plumbing drain lines may dry out and be subject to blockages. This inspection will test these systems for basic functionality where possible, however, our inspection represents the functionality at a point in time and cannot predict or warrant future functionality of these systems. Interested parties should monitor all systems as the dwelling is once again occupied and have any abnormal conditions further evaluated/serviced as needed.

- OCCUPIED: No
- TYPE: Studio
- [FE] *Further Evaluation Recommended*
- The primary access to this unit is through the garage. This appears contrary to generally accepted construction standards. The primary emergency egress path should not be through a garage. It is recommended that the permit history for the property be reviewed. I recommend that the installation be modified as needed to ensure the safety of the occupants and conformance with current standards.

Unit Designation & Location

Informational Comments Observations & Conditions

- This unit is commonly referred to as 1724

Living

General Comments

Informational Comments Observations & Conditions

- This area appears to have been part of a remodel and or addition. Please refer to the general conditions and comments section for additional information and recommendations.

Safety Concern

- q The living room area should not be used as a sleeping area. The room opens directly into the garage, which is permissible for general use living space - but is not considered acceptable/safe for sleeping areas. The fumes from the gas appliances and or automobile exhaust typically found in a garage contain carbon monoxide and other byproducts of combustion. Carbon monoxide is an odorless gas that can kill in even small concentrations. Consequently, it should not be used as a sleeping area for safety reasons. Generally accepted construction standards have disallowed this configuration since 1927. Interested parties desiring further information should consult with the jurisdiction having authority.

Exterior Doors

Functional Components & Conditions

- m The exterior door appears serviceable and uses safety glass as required.

General Maintenance & Periodic Maintenance Item

- One or more exterior doors may need to be shaved, trimmed and or adjusted to open and close easily. Interested parties should consult with a qualified trades person for additional information and or service.

Floor

Functional Components & Conditions

- m The floor appears to be a wood material. The visible portions appear in generally serviceable condition with no significant issues apparent. All types of flooring require periodic cleaning to maintain its appearance and water seal. This type of flooring may be susceptible to denting and mechanical damage. Care should be exercised when moving heavy objects across them.

Informational Comments Observations & Conditions

- Some of the floor was not visible due to furniture, personal property, etc.
- The floor covering prevents a complete evaluation of the floor system. No opinions are offered as to the conditions within inaccessible or concealed areas.
- The floor in this room appears to have a floor built on or near grade and or over sleepers. This installation precludes any evaluation of the area or slab under the floor/sleeper areas. No representations can be made as to the conditions within inaccessible or concealed areas.

Multi-Glazed Windows

Functional Components & Conditions

- m The multi-glazed windows are functional.

Safety Concern

- q While required at the time of apparent installation, I was unable to positively verify that glazing in one or more high risk areas are tempered/impact resistant glass. The required etched safety glass markings were not visible on the exposed portions of the glass. For safety reasons, if children occupy or visit the premises, I recommend caution in this area. Interested parties are encouraged to consult with a qualified glazing contractor to positively verify that the installation conforms to applicable safety standards. Even with safety

glazing, special care should be used in any such areas.

Closet

Functional Components & Conditions

- m The closet is in acceptable condition.
- m The mirrored closet doors are functional and appear to be impact resistant glass as required.

Lights

Functional Components & Conditions

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

Receptacles

Informational Comments Observations & Conditions

- There are 3-wire ground type receptacles installed that appear to be installed in a 2-wire ungrounded wiring system. The use of 3-wire receptacles in an ungrounded installation is an improper practice. Please refer to the electrical section for additional information and recommendations.

Components & Conditions Needing Service/Evaluation

- One or more receptacles are installed with insufficient clearances to a baseboard heating unit. While this may have been an acceptable practice at one time, current safety standards would no longer allow this installation as the insulation on electric cords may become damaged if they contact the heater. Caution is recommended in this area and consideration should be given to relocating the receptacles to provide safe clearances to the unit. Interested parties are encouraged to consult a qualified electrician for further information and or service.

Improvement-Correction Suggested

- 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

Safety Concern

- q The grillwork on the heating unit can become extremely hot when in operation and can pose a fire and or burn hazard. I recommend that proper clearances be maintained to furnishings, carpet, personal property and or any potentially combustible materials. Please refer to the manufacturers installation instructions for specific requirements.

Smoke & CO Alarms

Functional Components & Conditions

- m A smoke alarm is present as recommended/required. All smoke alarms should be tested periodically per the manufacturers instructions. If the alarm uses a battery , the battery should be replaced bi-annually to insure safe operation of the unit. The type of alarm was not verified. I recommend that all smoke alarms be replaced with photoelectric type alarms.

Kitchen

Cabinets

Functional Components & Conditions

- m The visible/accessible portions of the kitchen cabinets appear in generally serviceable condition.

Improvement-Correction Suggested

- There are inadequate/insufficient clearances between the cooking surface and the underside of the cabinets. Current standards recommend that there be a minimum of thirty inches to any combustible/unprotected surface. Lessor clearances may pose a fire-safety risk and may also make use of the cooking surface with large pots/pans difficult. The specific clearance requirements are determined by the cooking unit manufacturer. Determining the conformance of a specific installation to the manufacturers installation instructions is outside the scope of this inspection. Correction/Improvement is recommended to ensure conformance with the manufacturers requirements. Interested parties should consult with a qualified general contractor for any further information and or necessary service.

Counter Top

Functional Components & Conditions

- m The countertops are a stone material. The countertops appear in serviceable condition with no significant issues 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 your normal property maintenance.

Sink

Functional Components & Conditions

- m The kitchen sink appears serviceable.

Faucet

Functional Components & Conditions

- m The sink faucet is functional. When tested, I observed adequate flow from the faucet. Interested parties desiring further information should consult with a qualified plumbing contractor.

Valves and Connectors

Functional Components & Conditions

- m The visible portions of the water supply valves and connectors below the sink appear serviceable. The operation of the valves was not verified. No indications of leakage was apparent at the time of inspection. Since the water supply shut-off valves are not in regular use, they may become stiff or frozen over time.

Trap and Drain

Functional Components & Conditions

- m The trap and drain at the sink is functional. The draw at the drain appears adequate /uninhibited. There were no apparent indications of leakage/moisture at the accessible portions of the fixture drain. Interested parties desiring further information should consult with a qualified plumbing contractor.

Electric Cook Top

Functional Components & Conditions

- m The electric cook top responded to normal user controls when tested and appears functional.

Exhaust Fan or Downdraft

Informational Comments Observations & Conditions

- There is no exhaust fan installed in the kitchen. It is now recognized that proper ventilation in this area is important in maintaining the indoor air quality of the dwelling. Current standards require a kitchen exhaust hood that is vented to the exterior. I suggest that ventilation be upgraded to conform to current standards as a property upgrade. Significant remodeling may trigger mandatory upgrades to this area. Interested parties desiring further information and or service should consult with a qualified HVAC contractor.

Lights

Functional Components & Conditions

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

Receptacles

Functional Components & Conditions

- m The unobstructed receptacles are functional and include ground-fault (GFCI) protection where generally required at the time of installation/construction. Per the manufacturers instructions, all GFCI receptacles should be tested a minimum of once a month to insure proper operation.

Appliances Not Evaluated

Informational Comments Observations & Conditions

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

Bathroom

General Comments

Informational Comments Observations & Conditions

- The bathroom appears to be either a remodel, or part of one. Please refer to the general conditions and comments section for additional information and recommendations.

Doors

Functional Components & Conditions

- m The door in the bathroom is functional.

Floor

Functional Components & 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 property maintenance.

Informational Comments Observations & Conditions

- The floor covering prevents a complete evaluation of the sub-floor system. No representations can be made as to the conditions within concealed or inaccessible areas.

General Maintenance & Periodic Maintenance Item

- The grout and/or caulk should be inspected periodically for signs of wear. An important part of routine property maintenance for any bathroom is periodic re-sealing of grout and re-caulking seams/joints. This should be a minimum of once every one to two years. I recommend evaluation by a qualified tile contractor be conducted on an as needed basis.

Walls & Ceiling

Functional Components & Conditions

- m The walls and ceiling are in acceptable condition.

Cabinets

Informational Comments Observations & Conditions

- There are stains and or indications of moisture at the base of the sink cabinet. There was moisture visible at the time of inspection. This area may be noted in the WDO report. I suggest monitoring the area for indications of moisture and servicing as needed.

Sink Countertop

Functional Components & Conditions

- m The countertops are a stone material. The countertops appear in serviceable condition with no significant issues 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 your normal property maintenance.

Sink Faucet Valves & Connectors Trap & Drain

Components & Conditions Needing Service/Evaluation

- There is a leak visible at the sink drain. I recommend that a qualified plumbing contractor evaluate and service as needed.

Stall Shower

Functional Components & Conditions

- m The shower is functional and the enclosure includes safety glass as required. When tested, I observed adequate flow from the showerhead. The draw at the drain appears adequate /uninhibited. Interested parties desiring further information should consult with a qualified plumbing contractor.

Informational Comments Observations & Conditions

- The area around the spigot, handles and or shower head etc. should be properly sealed to forestall moisture intrusion.
- We noted one or more shower valve handles that appear loose or improperly installed/seated and should be properly secured.
- The trap assembly for the shower is not fully accessible/visible and could not be fully evaluated. Generally accepted plumbing practices require that the slip-joints on drain connections be accessible for service/replacement. It is suggested that any such installations be brought into conformance with applicable current standards. Interested parties desiring further information should consult with a qualified plumbing contractor.

General Maintenance & Periodic Maintenance Item

- I recommend periodic inspection and resealing of the enclosure joints/seams. This extends the life of the enclosure. It is recommended that routine maintenance be performed at least once a year as part of your normal property maintenance. Interested parties desiring further information or service should consult with a qualified trades person.

[SR] Service Recommended

- The showerhead in the tub/shower leaks in use and should be serviced as needed. I suggest that a qualified trades person service as necessary.

Improvement-Correction Suggested

- The showerhead points towards the door. This is not recommended as it may direct spray/moisture onto the adjacent walls and floors. It will be important to properly maintain all surfaces adjacent to the shower door area. Modifying the installation as repairs or renovations are undertaken is recommended. Interested parties desiring further information should consult with a qualified general contractor.

Toilet

Functional Components & Conditions

- The toilet is functional except as may be noted elsewhere.

Informational Comments Observations & Conditions

- The toilet is installed with restricted clearances. Generally accepted construction standards call for a minimum of 15 inches of clearance from the centerline of the toilet to any adjacent wall or permanently installed fixture on either the side and 24 inches in the front. This installation appears older and does not appear to conform to current clearance requirements. I suggest that installation be modified as repairs and renovations are undertaken over time.

Ceiling Heater

Functional Components & Conditions

- m The bathroom ceiling heater appears functional.

Exhaust Fan

Components & Conditions Needing Service/Evaluation

- q The bathroom exhaust appears improperly terminated in the garage. This may allow damp bath area air to exhaust onto portions of the wood framing and creates a void in the garage/living space fire separation. All exhaust fan vents should terminate at the exterior using an approved vent termination. I recommend that a qualified HVAC contractor evaluate and service as necessary.



Lights

Functional Components & Conditions

- m The lights responded when tested and appear functional.

Improvement-Correction Suggested

- The lighting in this area does not appear to conform to current energy conservation standards. Upgrading the lighting is suggested. Please refer to the general electrical comments section for additional information and recommendations.

Receptacles

Components & Conditions Needing Service/Evaluation

- q The GFCI receptacles did not trip and or reset properly when tested using the manufacturers built-in test function. The receptacle(s) appears to be defective or improperly wired. I recommend that a qualified electrical contractor evaluate and service as necessary.

Floor Heating

Informational Comments Observations & Conditions

- I do not evaluate electric radiant floor heating systems and specifically exclude this component from the scope of this inspection. Interested parties should consult with the occupants/sellers as to the proper operation of the system and or otherwise independently confirm the proper operation of the system.

[FE] Further Evaluation Recommended

- CLIENT ADVISORY: I was unable to positively verify that the electric circuit servicing the floor heating system is GFCI protected as generally required. Interested parties should consult with a qualified electrical contractor for further information and or service.

Life-Safety

Life-safety systems generally include components such as smoke alarms, carbon monoxide (CO) alarms, fire-sprinklers systems, fire escape ladders, fire extinguishers, central fire alarm systems, emergency lighting, exit signage, and other related systems. The rules and regulations surrounding the installation, maintenance, and or inspections of life-safety systems are complex and may vary by jurisdiction. The evaluation of fire-sprinkler and central monitored systems may require a state license specialist. I note the presence/absence of smoke and CO alarms, but do not verify the operation. I am a generalist and am not a specialist. I am not qualified to evaluate fire-sprinkler systems and specifically disclaim these systems See the terms of use for this report. In the course of this generalists inspection, I may alert the reader to the presence or absence of components when apparent to us. Any comments are those of a lay person - not a specialist. My comments are not a substitute for a specialists inspection. It is recommended that all such systems be further evaluated by a qualified specialist prior to the removal of transaction contingencies. The inspection by a qualified specialist may recommend upgrades, changes, detect defects and or conditions that I am unaware of.

Fire Safety Equipment

Smoke & CO Alarms

Safety Concern

- q RECOMMENDED SAFETY UPGRADE: It is recommended that ALL ionization alarms - regardless of age - be replaced with photoelectric smoke alarms. Extensive research clearly shows that photoelectric smoke alarms are far more reliable in most real-world fire scenarios. Nearly 95% of the smoke alarms installed in US residences are IONIZATION alarms. Ionization alarms are approved smoke alarms and DO comply with the legal requirements for transfer in MOST jurisdictions. However, significant research shows that ionization alarms RESPOND TOO SLOWLY to the smoldering fires responsible for most residential fire deaths. Ionization alarms are also notorious for nuisance tripping from cooking, shower steam, etc. Ionization alarms will fail to adequately warn occupants about 55% of the time. With photoelectric alarms the occupants will receive sufficient warning about 96% of the time. Ionization technology alarms pose a significant life-safety risk. Combination alarms are not recommended. The type of alarm installed was not verified as part of this inspection. Interested parties should consult with a qualified trade specialist for service.

General Maintenance & Periodic Maintenance Item

- All smoke alarms with standard batteries should have the batteries changed twice per year. The use off 10 year batteries is recommended. All of us need a way to remind ourselves of critical routine maintenance items such as this. Changing batteries when clocks are changed for daylight savings time is a good way to remember. All smoke alarms should be tested per the manufacturers instructions - generally on a weekly basis. Any non-responsive alarms should be serviced or replaced as needed. Smoke alarms that are 10 years or older should be replaced as they may not respond when needed most. The type of alarm installed was not verified as part of this inspection. Upgrading to photoelectric smoke alarms is recommended.
- There are carbon monoxide alarms installed as required. Carbon monoxide alarms should be tested per the manufacturers instructions. The units should be replaced periodically as indicated by the manufacturers to ensure proper function. This is generally at least every 5-7 years. Interested parties desiring further information should consult with a qualified trades person.

[SR] Service Recommended

- [SR]: Some of the smoke detectors may not be in the location recommended by the manufacturer. Generally smoke alarms should be installed near the center of the room and at the high point in a vaulted ceiling. Where there is more than a twenty-four inch difference in ceiling height, an additional smoke detector may be recommended near the room /door/entry area.

Improvement-Correction Suggested

- NOTE: The installation of combination smoke/CO alarms is not recommended. Should a combination unit fail or - in battery only units - the battery die - there is NO protection. The use of combination Ionization/CO alarms is not recommended under any circumstances due to the poor performance of ionization technology. It should be noted that combination alarms do meet the legal requirements in most cities/areas.

CERTIFICATIONS AND AFFILIATIONS



Master CREIA Inspector, MCI

California Real Estate Inspection Association, Master CREIA Inspector #0107

ASHI Certified Inspector #246625

ICC Certified Residential Combination Building Inspector #5283444-R5

Member, International Code Council #5236207

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

Tile Roofing Institute, Certified Installer/Moderate Climates

CREIA Certified Trainer

Member, National Fire Protection Association (NFPA)

Member, International Association of Electrical Inspectors (IAEI)

ITA Educated

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

Walker Property Evaluation Services

3001 Sneath Lane San Bruno CA 94066
Tel: 650-873-4224 Fax: 650-873-4282

Terms and Conditions of Use

Client: Ken & Barbie Doll
Property Address 111 Doll House Lane, Malibu, CA 94066
Date: 12/3/2012

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 OF OR RELIANCE ON THIS REPORT, 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 LIMITATION OF THE INSPECTION AS DESCRIBED 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. I am not qualified to detect the presence of Chinese Drywall. Accordingly, the issue of Chinese Drywall (and its potential problems) are beyond the scope of the inspection. 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

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IV. Glossary of Terms

I. Definitions and Scope

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

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

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

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

II. Standards of Practice

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

A. Items to be inspected:

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

B. The inspector is not required to:

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

SECTION 2 - Exteriors

A. Items to be inspected:

- Surface grade directly adjacent to the buildings
- Doors and windows
- Attached decks, porches, patios, balconies, guardrails, stairways, and their enclosures
- Wall cladding and trim
- Portions of walkways and driveways that are adjacent to the buildings
- Fencing and other barrier components which restrict access to any pool or spa

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
- Determine adequacy of any pool or spa barrier components or operate alarms or safety devices

SECTION 3 - Roof Coverings

A. Items to be inspected:

- Covering
- Drainage
- Flashing's
- Penetrations

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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 and carbon monoxide 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, test or determine the type of smoke or carbon monoxide alarms or test 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

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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

ENERGY CONSERVATION INFORMATION & REPORT CONCLUSION

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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

REPORT CONCLUSION:

Inspecting a dwelling is a simple task; anyone can do it. Performing a professional general property inspection is infinitely more difficult. Professional general property inspectors must have broad technical knowledge that enables them to recognize existing conditions and make recommendations for further action where deemed appropriate. However, there is risk involved in every real estate transaction - no inspection can completely eliminate that risk.

This report was produced specifically for the subject property and the associated primary 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. I feel that items in RED or BLUE are significant. An overview of this inspection is provided at the front of the report where I list the recommendations that I 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. It is 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 I can be of further assistance to answer questions regarding this report, please feel free to contact us at 650.873.4224.

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