



# Confidential Inspection Report

PROPERTY LOCATED AT:  
3101 Calle Mariposa  
Santa Barbara, California

PREPARED EXCLUSIVELY FOR:  
Errol Murphy

INSPECTED ON:  
Tuesday, November 29, 2016



Inspector, George Blair  
Checkpoint Inspection Service



Tuesday, November 29, 2016  
Errol Murphy  
3101 Calle Mariposa  
Santa Barbara, California

Dear Errol Murphy,

We have enclosed the report for the property inspection we conducted for you on Tuesday, November 29, 2016 at:

3101 Calle Mariposa  
Santa Barbara, California

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

**NS** = -- Needs Service or repairs by a qualified contractor or tradesperson before the close of the contingency period.

**ER** = -- Evaluation Recommended means that we recommend evaluation of the component by a qualified person, prior to the close of the contingency period. --

**UG** = -- Upgrades are recommended to improve safety or efficiency.--

We thank you for the opportunity to be of service.

Sincerely,  
Inspector, George Blair  
Checkpoint Inspection Service



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## Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **PRIOR TO THE CLOSE OF THE CONTINGENCY PERIOD**. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard CREIA contract provided by the inspector who prepared this report.



## Introductory Notes

### NOTES

1: - You have contracted with CHECKPOINT INSPECTION SERVICE to perform a generalist inspection in accordance with the standards of practice established by [CREIA], a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most properties built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insides](http://www.epa.gov/iaq/pubs/insides).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with un vented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any structure built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct

insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at [www.epa.gov/radon/images/hmbuygud.pdf](http://www.epa.gov/radon/images/hmbuygud.pdf), and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

**2:** - This report is the exclusive property of CHECKPOINT INSPECTION SERVICE and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of CHECKPOINT INSPECTION SERVICE and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of California Real Estate Inspection Association, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

We use the phrase "Needs Service" or "Evaluation Recommended" or " Upgrade Recommended" to identify items of concern within the report.

"Evaluation Recommended" means that: We recommend evaluation to determine whether repairs are needed, by a qualified specialist familiar with that item or system prior to the close of the contingency period.

" Needs Service" means that, We recommend service, repairs or replacement by a qualified specialist familiar with that item or system prior to the close of the contingency period. " Upgrade Recommended " means that item or condition could be improved and you should consult with a specialist regarding upgrades.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of the contingency period by qualified licensed specialists, who will likely identify additional defects or recommend some upgrades that could affect your evaluation of the property.

**ER 3:** - This inspection report is not a complete listing of defects that need repair. The report is designed to give you a general assessment of the components and conditions we viewed during the on site inspection.

We recommend that you consult with qualified specialists for information regarding costs to upgrade and or improve the conditions noted in the property.

All defects will not be identified and photographs should be considered representative of the conditions within the property.

**ER 4:** - There is a summary report that follows the Inspection Report.

The summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service and evaluation is essential, because a specialist will likely identify further defects or recommend upgrades that could affect your evaluation of the property.

**5:** - Property description: Single Family Residence

Approximately 1628 square feet per public records.

Based on public records the property was built in 1928

## Exterior

*With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.*

## Site & Other Observations

### ABOUT THIS REPORT

**ER 6:** - This inspection report is not a complete listing of defects that need repair. The report is designed to give you a general assessment of the components and conditions we viewed during the on site inspection.

We recommend that you consult with qualified specialists for information regarding costs to upgrade and or improve the conditions noted in the property.

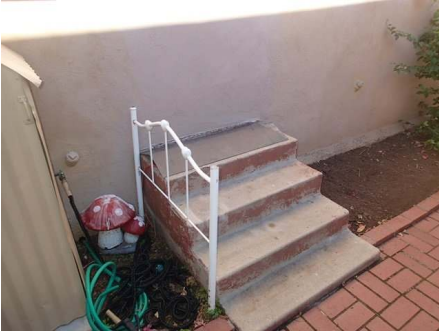
All defects will not be identified and photographs should be considered representative of the conditions within the property.

There is a summary that follows the report. You must read the entire report to effectively understand the summary, which is intended to direct you back to specific comments within the full report.



## RENOVATIONS & ADDITIONS

**ER 7:** - Additions or alterations may have been made to this property. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.



## PROPERTY LINE ENCROACHMENT

**8:** - We do not have the expertise or the authority to establish property lines, which are determined by surveyors.

Easements should be investigated prior to the close of escrow

## OLDER BUILDINGS DISCLAIMER

**ER 9:** - This is an older structure that's not comparable to a newer one, because of the continuous advances in building materials and technologies. Therefore, it will not meet the latest codes and safety regulations, and you should anticipate making repairs and improvements.

All defects will not be visible and therefore not identified. All defects will not be photographed

## RESTRICTED HEAD HEIGHT

**ER 10:** - Casement windows open over the walkways and are an impact hazard. You should be aware of this to prevent injuries.

## AUXILIARY STRUCTURES

**ER 11:** - We do not evaluate auxiliary structures as part of our service.



## LANDSCAPING OBSERVATIONS

**12:** - We do not evaluate landscaping.

**ER 13:** - There are trees on this property that we do not have the expertise to evaluate, but which you may wish to have evaluated by an arborist. For example some jurisdictions have ordinances prohibiting any work on oak trees without permission from the authority having jurisdiction.

**NS 14:** - Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation. Moisture damage and pest access are sometimes the result of this condition.



**ER 15:** - The roots of mature trees could have an adverse effect on surrounding structures and underground pipes and conduits.

### RESIDENTIAL ZONING DISCLAIMER

**ER 16:** - There are separate living quarters, or individual units, on this property that should conform to local ordinances. Therefore, verify the zoning, and obtain permits and certificates of occupancy for your records, because we do not endorse, tacitly or otherwise, any structure or component that does not conform to local ordinances.



### LISTING INSPECTION

**17:** - We have agreed to complete a pre-sale or listing inspection, to establish the condition of your property at a given point in time. The information provided is solely for your use, and your Realtors use. The report and the information contained therein should not be passed on to prospective buyers. They should have an inspection for themselves and the protections that will afford them. However, you should be aware that opinions vary from inspector to inspector and, therefore, not expect unanimity, but we will remain your consultant.

### HOME WARRANTY NOTES

**ER 18:** - We strongly recommend that you purchase a home warranty insurance policy. We further recommend upgrades to the policy that include code changes. Plumbing leaks and equipment failures are a part of home ownership. Water heaters will leak. Furnaces break down. Appliances fail. Roofs develop leaks. To limit your exposure to unexpected expenses for system and equipment failures we strongly recommend that you keep a home warranty policy in place because this inspection and the inspector do not guarantee the future performance of the systems and components of the home.

## Grading & Drainage

### GENERAL COMMENTS

**19:** - Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

### DRAINAGE MODE

**20:** - Drainage is facilitated by soil percolation hard surfaces and full or partial gutters, which is not ideal but we did not see any evidence of moisture threatening the living space.

### INTERIOR-EXTERIOR ELEVATIONS

**21:** - There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

**ER 22:** - There are planter beds that could trap water against the walls of the property, which may allow the possibility of moisture intrusion or damage.

**ER 23:** - Grading and drainage is negative or neutral adjacent to the property and moisture intrusion could result in the crawlspace below the home.

**ER 24:** - The soil level or walkways are even with or above the foundation vent screens and moisture intrusion will remain a possibility.



## SPECIFIC OBSERVATIONS

**ER 25:** - Flash walls have been added, typically to forestall moisture intrusion. You should ask the owner about any history of past moisture intrusion.



## Exterior Wall Finishes

### EXTERIOR WALL FINISHES

**26:** - The walls are finished with stucco.

### EXTERIOR WALL FINISH OBSERVATIONS

**ER 27:** - There are stress fractures in the stucco walls that result from movement, and are quite common. Most people don't realize that structures move but they do, and sometimes more or less continuously. Therefore, stress fractures can reappear after they've been repaired, and particularly if they've not been professionally repaired.



**ER 28:** - Patches were visible that you should ask about or have otherwise identified.



**29:** - The stucco extends down to the soil or walkway without the benefit of a weep-screed. This condition is outdated compared to today's standards. Weep screed is a horizontal strip of metal that isolates the stuccoed house walls from the foundation and allows them to move independent of the foundation. This not only prevents horizontal cosmetic cracks that are commonly seen at the base of many stuccoed walls but also isolates the stucco from the soil and inhibits the wicking effect of moisture being drawn up into the stucco which in turn creates the flaking and peeling that is common on such surfaces.

**NS 30:** - Holes gaps or openings were visible that should be serviced to prevent pests and moisture from entering the structure.



## Exterior Components

### GENERAL COMMENTS

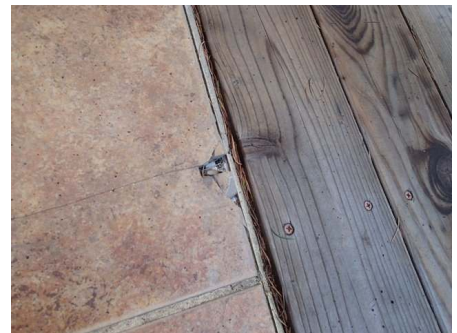
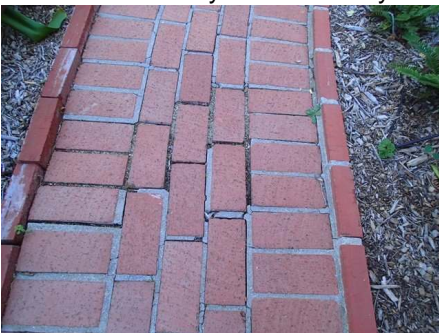
**31:** - It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

### DRIVEWAYS

**32:** - The driveway is in acceptable condition.

### WALKWAYS

**33:** - The walkways are variously damaged and should be evaluated for repairs.



**NS** 34: - There is an offset or offsets in a walkway that could prove to be a trip-hazard.



### FENCES & GATES

**ER** 35: - Locked gates were not tested.



### FASCIA & TRIM

**NS** 36: - Peeling paint was visible that should be evaluated for service to protect the surfaces below.



**NS** 37: - Worn or missing caulk. We recommend service.

**NS** 38: - The fascia board and trim, are in poor condition and should be serviced.



**ER** 39: - Moisture stains were visible. We recommend the further review, advice and services of a termite inspector.



## WINDOWS

**NS** 40: - There are broken window panes which should be repaired. We may not identify all the damaged windows and recommend you have a window specialist evaluate.



**ER** 41: - The windows appear to have been replaced at different times and the older windows will not work as well or be as efficient as the newer windows.

**NS** 42: - Putty is missing from some of the original single-glazed windows, which should be replaced and painted.

## SCREENS

**ER** 43: - A few of the window screens were missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

**ER** 44: - Many of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

## OUTLETS

**ER UG** 45: - An outlet had a bad ground. We recommend the further review, advice and services of an electrician.



**NS** 46: - A ground-fault protected outlet in the yard does not trip on test, and should be serviced.



**UG** 47: - Bubble type covers are recommended for permanently installed exterior components because they are more resistant to moisture.



**ER UG** 48: - Extension cords were in use confirming there are not enough outlets for current uses. We recommend the further review, advice and services of an electrician.





## LIGHTS

49: - We do not evaluate low-voltage or decorative lights. We recommend a demonstration prior to the close of the contingency period.

50: - We were unable to test the lights that are controlled by a photo cell or motion sensor.

## UNIDENTIFIED PIPES CONDUITS AND WIRES

ER 51: - Unidentified pipes, valves and conduits should be identified.

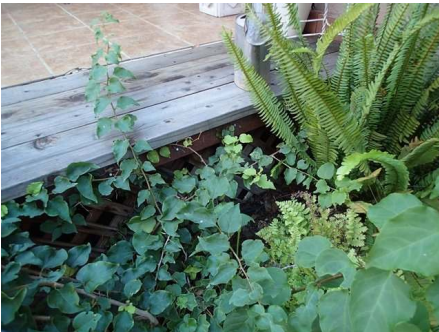


## PATIO COVERS OR GAZEBOS

ER 52: - We do not inspect awnings. We recommend a demonstration.

## WOOD & MASONRY DECKS

ER 53: - We were unable to access the areas below all the deck/s. A complete inspection was not possible.



## STEPS & HANDRAILS

NS ER 54: - The stairs are damaged.



## BALCONIES GUARDRAILS ETC

55: - We cannot guarantee that balcony surfaces will not leak because the flashings are not visible.

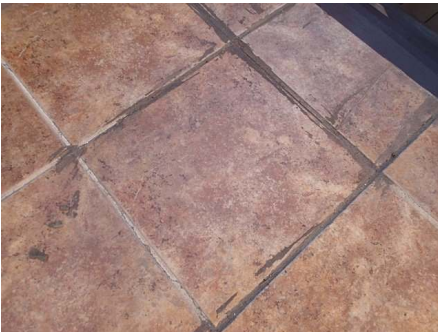
**ER** 56: - Damage was visible that should be evaluated for repairs by a qualified general contractor.



**ER** **UG** 57: - The guardrail does not conform to current safety standards. Common safety standards require them to be a minimum of forty-two inches high when the standing surface is thirty inches or more above grade. Also, guardrail pickets should be no more than four inches apart for child safety.



**NS** **ER** 58: - Patches were visible.



### WATER FEATURES & BIRD BATHS ETC

**NS** **ER** 59: - Water features were not inspected. Plumbing and electric require building department approval and we recommend a permit check on all such additions.



## Chimney

*The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.*

### Exterior

#### COMMON OBSERVATIONS

**ER 60:** - The chimney wall is cracked, and should be evaluated by a specialist. We recommend the further review, advice and services of a chimney specialist.



**61:** - The chimney system is unfamiliar to the inspector and we are not qualified to evaluate. We recommend the further review, advice and services of a chimney specialist.

### Living Room

#### GENERAL LINED MASONRY

**62:** - All of the chimneys are a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NFPA 211 standards "upon the sale or transfer of a property."

You can learn more at <http://www.nfpa.org/codes-and-standards/document-information-pages>

## COMMON OBSERVATIONS

**ER 63:** - This chimney appears to have been altered.



## WEATHER CAP-SPARK ARRESTOR

**ER 64:** - The chimney has a weather cap/spark arrestor.

**ER 65:** - We were unable to access the roof and the weather cap and spark arrestor were not inspected.

## CROWN OR TERMINATION CAP

**ER 66:** - The roof was not accessed and the termination was not inspected.

## CHIMNEY FLASHINGS

**ER 67:** - There is no flashing but gaps were visible that suggest movement. Worn and or missing caulk.



## CHIMNEY FLUE

**ER 68:** - A complete view of the chimney flue is not possible, and you should have it video scanned.

## FIREPLACE

**ER 69:** - The fireplace and chimney should be evaluated. An insert has been added that prevents inspection without dismantling the system. In light of the potential fire hazard and the lack of visibility, we recommend the further review, advice and services of a chimney fireplace specialist.



## FOUNDATION

**ER 70:** - Moisture stains.

## Addition

## GENERAL PREFABRICATED

**ER 71:** - There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NFPA standards "upon the sale or transfer of a property." We do not remove ashes and debris from the fireplace.

You should obtain and read the owners manual, which we did not locate, to familiarize yourself with operational recommendations in the interest of safety. You can learn more at

<http://www.nfpa.org/codes-and-standards/document-information-pages>

**ER 72:** - The chimney may not be original, or has been rebuilt. However, this should be confirmed by obtaining the permit, which would confirm that the installation included approved components and that the work was performed by specialists.



## CROWN OR TERMINATION CAP

**ER 73:** - The roof was not accessed and the termination was not inspected.

## CHIMNEY FLASHINGS

**ER 74:** - The roof was not accessed and the chimney flashings were not inspected.

## CHIMNEY FLUE

75: - The portions of the flue that are visible appear to be in acceptable condition.



**ER** 76: - A complete view of the chimney flue is not possible, and you should have it video scanned.

## DAMPER

77: - The damper was functional.

## GLASS DOORS

78: - The fireplace glass doors were functional.

## LOG STARTER

**ER** 79: - There is no key to test the log starter, which should be demonstrated.

## Structures

*All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.*

## Structural Elements

### IDENTIFICATION OF WALL STRUCTURE

80: - The walls are conventionally framed with wooden studs.

81: - The interior of the walls are not visible.

### IDENTIFICATION OF FLOOR STRUCTURE

82: - The floor structure consists of posts piers girders and joists sheathed with plywood or diagonal boards.

**83:** - The floor structure rests on components that are not accessible or visible.

#### **IDENTIFICATION OF CEILING STRUCTURE**

**84:** - The ceiling structure consists of standard joists.

**85:** - Not fully visible.

#### **IDENTIFICATION OF ROOF STRUCTURE**

**86:** - The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

**87:** - Not fully visible.

### **Various Hard Surfaces**

#### **COMMON OBSERVATIONS**

**88:** - The visible portions of the hard surfaces, such as the house walls, yard walls, concrete decks, and walkways, are in acceptable condition. However, such surfaces are subject to damage caused by soil movement, etc.

**ER 89:** - There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being significant, but we are not specialists and you may wish to have this confirmed by one.

### **Raised Foundation**

#### **GENERAL COMMENTS**

**90:** - This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

**ER 91:** - Miscellaneous construction debris or materials were noted in the crawlspace. There are unidentified black stains on the deteriorating cardboard forms in the crawlspace. The inspector does not move the occupants belongings and the areas behind obstructions were not visible.



**ER 92:** - Signs of prior moisture that confirm moisture intrusion. While this condition is not uncommon, we recommend the further review, advice and services of a grading and drainage contractor.



**ER 93:** - The soils were wet. In a few areas.



**ER 94:** - Alterations were noted in the crawlspace below the home. A brick and concrete structure was not identified.





## RAISED FOUNDATION TYPE

**95:** - The foundation is raised and bolted to the standards of the year in which it was constructed, which would not meet current structural standards.

**ER 96:** - Given the age of this residence, the foundation will not perform as well as a modern one. Structural standards are more stringent today, and the materials are stronger and do not degrade as easily. Regardless, for your peace of mind, and because foundations can become a contentious and litigious issue, you may wish to have a second opinion

## METHOD OF EVALUATION

**97:** - We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

## CRAWLSPACE OBSERVATIONS

**ER 98:** - There is efflorescence on the stem wall in the raised foundation, which confirms that moisture has penetrated the area and activated minerals that form a white powdery formation of salt crystals. This condition is not uncommon. With the recent concerns about mold, this is a condition that should be monitored, and one that could produce musty odors.

## FOUNDATION OR STEM WALLS

**ER 99:** - There are cracks in the foundation walls. Vertical cracks that are less than 1/4" and show no offsets or settlement are not uncommon and rarely indicate significant movement, but we are not specialists and you should consult with a foundation contractor or geotechnical specialist.



## INTERMEDIATE FLOOR FRAMING

**ER 100:** - There are stains or moisture damage on the wooden components that confirm current or prior moisture.

The termite inspector should be consulted regarding stains or damage to the intermediate floor framing. Mold testing is outside the scope of this inspection.



**ER 101:** - The posts and piers do not have positive connections, such as T-straps or Teco clips. These are required by current codes, but may not have been when this structure was built, and you may wish to have a specialist comment.



**ER 102:** - A termite inspector should be consulted.

### CRIPPLE WALLS

**103:** - Portions of the cripple walls are shear-paneled but the nailing pattern is not visible due to the style of construction.



**104:** - The cripple walls have been upgraded to include shearpaneling, and you should request documentation for your records.

### ELECTRICAL

**NS 105:** - Improper wiring noted in the crawlspace. We recommend the further review, advice and services of an electrician



**NS** 106: - There are open electrical junction boxes within the crawlspace that should be sealed to contain any arcing or sparking would be contained within the box.



**ER** 107: - Obsolete and suspect knob and tube wiring is present within the crawlspace, which should be inspected and certified as safe, or replaced by a licensed electrician.

#### VENTILATION

108: - The ventilation in the foundation crawlspace appears to be adequate.

#### INSULATION

**ER** **UG** 109: - There is no floor insulation which would not have been required when this property was built.

#### UNIDENTIFIED

**ER** 110: - Unidentified pipes, ducts and or conduits were visible that you should have identified. Probably to help drain the crawlspace during wet conditions.



## Electrical

*There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault*

*circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.*

## Main Panel

### GENERAL COMMENTS

**111:** - National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a property is furnished we will obviously not be able to test each one.

### SERVICE ENTRANCE

**112:** - The service entrance, mast weather head, and cleat are in acceptable condition.

### PANEL SIZE & LOCATION

**113:** - The residence is served by a 200 amp, 220 volt panel, located in the side yard.



### MAIN PANEL OBSERVATIONS

**114:** - The panel and its components have no visible deficiencies.

**ER** **115:** - The panel is not an original installation. Therefore, you should request documentation, which will confirm that the installation was made with permit and by a licensed contractor.

### PANEL COVER OBSERVATIONS

**116:** - The exterior panel cover is in acceptable condition.

### WIRING OBSERVATIONS

**117:** - The visible portions of the wiring have no visible deficiencies.

### CIRCUIT BREAKERS

**118:** - There are no visible deficiencies with the circuit breakers.

**UG** **119:** - The system does not include arc-fault circuit interrupters, which effective January 1st, 2002, are mandated by the national electrical code to protect 15 and 20 amp branch circuits serving bedrooms in new services.

## GROUNDING

**120:** - The panel is grounded to a water pipe. Current standards require the panel to be double-grounded, but the system is not visible fully.

## Plumbing

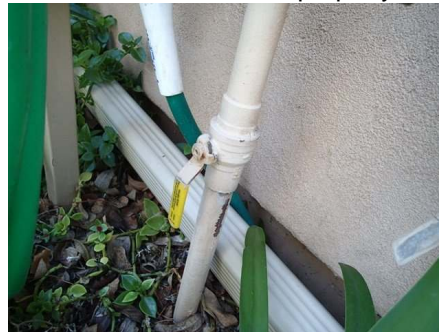
*Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.*

*Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.*

## Potable Water Supply Pipes

### WATER MAIN SHUT-OFF LOCATION

**121:** - The main water shut-off valve is located at the front of the property. We do not test these valves.



## PRESSURE REGULATORS

122: - A pressure regulator is in place on the plumbing system.



## PRESSURE RELIEF VALVES

123: - There is a pressure relief valve on the plumbing system, as required.

## COPPER WATER PIPES

124: - The potable water pipes are in acceptable condition where visible.

125: - The pipes were not visible fully due to the style of construction.

**NS** 126: - There was a leak: In the water heater enclosure. We recommend the further review, advice and services of a plumbing contractor.



**ER** 127: - The property was originally plumbed with other water pipes, but most if not all of them appear to have been replaced with copper. You should request documentation, and any warranty or guarantee that might be applicable, which will confirm that the work was done to code and by a specialist, and may include a warranty or guarantee.

**NS** 128: - The copper pipes are incorrectly supported with galvanized hangers, which creates an electrolytic condition that could result in leaks.



### OLDER VALVES AND FIXTURES

**129:** - Some interior valves and fixtures are corroded, due to minerals in the water and the passage of time. In addition, shut-off valves below sinks and toilets that are not in daily use have a tendency to leak when they're turned on or off for the first time. For this reason alone, it would be wise to have them replaced, and thereby avoid the leaks and other problems that inevitably occur in every plumbing system. Interestingly, the cost of maintenance is typically less than the cost of repairs.

### GALVANIZED WATER PIPES

**ER 130:** - Some pipes were galvanized and you should evaluate further. We recommend the further review, advice and services of a plumbing contractor. Galvanized pipes do not last as long as copper or plastic pipes.



**131:** - Low water volume when multiple fixtures are in use. We recommend the further review, advice and services of a plumbing contractor.

**ER 132:** - There was visible corrosion on the pipes.



### PIPE INSULATION

**ER UG 133:** - There are hot and cold water pipes running through unheated space, which should be insulated to guard against energy loss.

## General Gas Components

### GAS MAIN SHUT-OFF LOCATION

**ER UG** 134: - The gas main shut-off is located at the front of the residence . You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.



### GAS MAIN OBSERVATIONS

**NS** 135: - We recommend the Gas Company service all the gas systems prior to the close of the contingency period.

### GAS SEISMIC SHUT-OFF VALVE

**UG** 136: - The gas main is not equipped with a seismic shut-off valve, and one is not mandated but you should consider this upgrade.

## Gas Water Heaters

### GENERAL COMMENTS

137: - There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

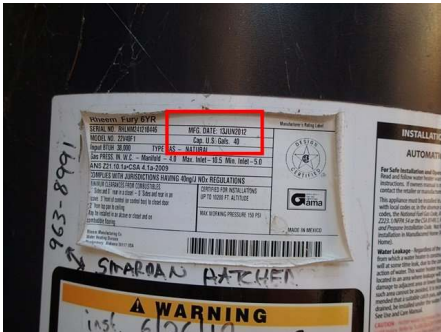
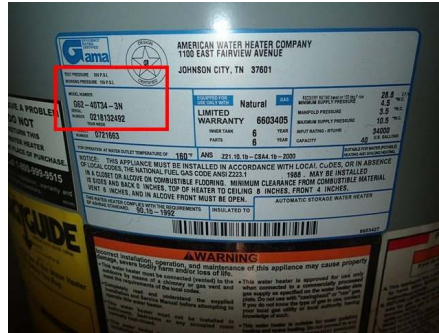
**NS** 138: - The water heater/s should be evaluated for service. We recommend the system be evaluated for service by a qualified plumbing contractor. Multiple deficiencies were noted.

**ER** 139: - The water heater was difficult to access. Stored goods and equipment limit access and visibility.



## AGE CAPACITY & LOCATION

**140:** - Hot water is provided by a 14 and a two year old, 40 gallon water heaters that are located in an exterior cabinet or closet.



## COMMON OBSERVATIONS

**ER** **141:** - The water heater is functional but beyond its warranty period.

## WATER SHUT-OFF VALVE & CONNECTORS

**142:** - The shut-off valve and water connectors are not tested.

## GAS SHUT-OFF VALVE & CONNECTOR

**143:** - The gas control valve and its connector at the water heater are not tested.

**UG** **144:** - There is no gas line sediment trap as recommended in the installation instructions, but rarely installed in this area. We recommend further evaluation and repairs as needed by a qualified specialist.

**UG** **145:** - The gas line is too short and should be replaced in the interest of seismic safety. {Upgrade Recommended}

## VENT PIPE & CAP

**ER 146:** - The vent pipe does not extend beyond the roof line and is required to do so. We recommend the further review, advice and services of a plumbing contractor.



## RELIEF VALVE & DISCHARGE PIPE

**147:** - The water heater is equipped with a mandated pressure-temperature relief valve also known as a TPR valve.

**NS 148:** - The pressure relief valve on the water heater does not have a discharge pipe. One should be installed that terminates at the exterior, approximately six inches above grade.



**NS 149:** - The discharge pipe from the pressure relief valve has been incorrectly plumbed uphill. This is not correct and the discharge pipe should be correctly plumbed.



## ENCLOSURE AND PLATFORM

**ER 150:** - Unidentified stains and or damage were visible. Mold testing is outside the scope of this inspection.



**NS 151:** - The door or doors need service.



## Waste & Drainage Systems

### GENERAL COMMENTS

**152:** - We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roter service, most of which are relatively inexpensive.

### TYPE OF MATERIAL

**153:** - The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

**154:** - The visible portions of the drainpipes are older cast-iron and galvanized types, which are not as dependable as modern ABS drainpipes.

**155:** - Not visible fully due to the style of construction.

**156:** - The visible portions of the drainpipes include lead pipes, which would not be permitted by current standards.



### DRAIN WASTE & VENT PIPES

**ER 157:** - The pipes are not visible fully due to the style of construction.

**ER 158:** - If the sewer pipe has not been replaced or recently video-scanned, we strongly recommend that you arrange to have it scanned. All sewer pipes can be compromised by corrosion, seismic, soil, or root movement, and blockages are not only common but sometimes cause sewage to back-up into residences. With old houses, the scan should include the three-inch pipe in the foundation crawlspace, and not just the four inch main sewer pipe. Pipes below ground are not visible.

**ER 159:** - The visible portions of the drainpipes are a combination of old iron and modern plastic types. Inasmuch as portions of the older iron drain drainpipes have been replaced with a modern ABS type, you should anticipate leaking and or blockages that will require replacing the remaining portions of iron pipes. Regardless, if the sewer pipe has not been replaced or recently video-scanned, we strongly recommend that you arrange to have it scanned. All sewer pipes can be compromised by corrosion, seismic, soil, or root movement, and blockages are not only common but sometimes cause sewage to back-up into residences.

**ER 160:** - Alterations were noted. Check permits. We do not approve of alterations without approval and inspection by the authority having jurisdiction. Much of the system has been replaced with modern ABS pipes



**ER 161:** - Improperly supported pipes. Metal straps, are substandard but not uncommon.



## Water Conditioners and Filters

### WATER CONDITIONER

**ER 162:** - Water conditioners and filtering systems are not inspected. We only look for leaks.



## Irrigation or Sprinklers

### AUTOMATIC SPRINKLERS

**ER 163:** - We do not evaluate sprinkler systems, which should be demonstrated within the contingency period . Most of the components are underground and not visible.



## Garage

*It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the*

*garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.*

## **OCCUPANTS BELONGINGS**

**ER** 164: - The occupants belongings prevent full visibility you should check carefully after the belongings have been removed.

**ER** 165: - Some areas were inaccessible and not fully inspected. The inspector does not move the occupants belongings.

## **ENTRY DOOR INTO THE HOUSE**

**NS** 166: - The house entry door is not self-closing and latching and is required to be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be serviced. The door appears undersized and we recommend evaluation.

## **GARAGE SIDE DOOR**

167: - The side door is functional.

## **GARAGE DOOR & HARDWARE**

168: - The garage door and its hardware were functional.

## **AUTOMATIC OPENER**

169: - The garage door opener/s were functional.

## **LIGHTS**

170: - The lights were functional.

## **OUTLETS**

171: - The outlets that were tested were functional, and include ground-fault protection.

**ER** 172: - Added wiring was noted and building permits were required. We do not approve of alterations without approval from the authority having jurisdiction. I recommend service and evaluation by a qualified specialist.

**NS** **ER** 173: - Some outlets were obstructed and not tested.

## **Kitchen**

*We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.*

*We do not operate the valves below the sinks and they are not tested. However, they are not in daily use and will inevitably become stiff or frozen.*

## Addition

### A RENOVATION OR ADDITION

**174:** - The kitchen appears to be an addition, and we recommend that you obtain documentation for your records, which will confirm that the work was done by professionals. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects may exist.



### FLOORING

**175:** - The floor has no significant defects.

### SINK & COUNTERTOP

**176:** - The sink and countertop were functional.

### CABINETS

**177:** - The cabinets were functional, and do not have any significant damage.

**178:** - We did not remove the occupants belongings from the cabinets, and we were unable to fully inspect these areas.

### FAUCET

**NS 179:** - The faucet is loose, and should be secured.



### TRAP AND DRAIN

**180:** - The trap and drain were functional.

### GAS RANGE

**NS 181:** - A burner or burners were inoperative. We recommend the further review, advice and services of an appliance technician

**NS 182:** - The range was not equipped with an anti-tip device, or the device is improperly installed, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.

## LIGHTS

183: - The lights were functional.

## OUTLETS

184: - The outlets were functional and include GFCI protection

## ICE MAKER LINES

**ER** 185: - Ice maker lines are not inspected but a common source of leaks.

## REFRIGERATION

**ER** 186: - We do not inspect refrigeration, freezers, ice makers or beverage storage devices.

## Main House

### GENERAL KITCHEN NOTES

187: - Kitchen Photos:



## FLOORING

188: - The floor has no significant defects.

## SINK & COUNTERTOP

189: - The sink and countertop were functional.

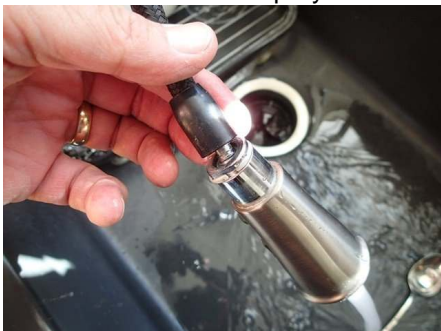
## CABINETS

190: - The cabinets were functional, and do not have any significant damage.

191: - We did not remove the occupants belongings from the cabinets, and we were unable to fully inspect these areas.

## FAUCET

**NS** 192: - The hand sprayer on the faucet leaks, and should be serviced.





## TRAP AND DRAIN

**ER 193:** - Stains confirm prior leaks.



## GARBAGE DISPOSAL

**194:** - The garbage disposal was functional.

## GAS COOKTOP

**195:** - The gas cook top was functional.

## DISHWASHER

**196:** - The dishwasher was functional.

**ER 197:** - The dishwasher discharges without a recommended anti-siphon valve, which is not uncommon but is contrary to current standards.

## EXHAUST FAN OR DOWNDRAFT

**198:** - The exhaust fan or downdraft was functional. The duct was not fully visible as it passes through the structure.

**ER 199:** - The exhaust duct is not fully visible as it passes through the structure. It was not fully inspected.

## LIGHTS

**200:** - The lights were functional.

## OUTLETS

**201:** - The outlets were functional and include GFCI protection

## ICE MAKER LINES

**ER 202:** - Ice maker lines are not inspected but a common source of leaks.

## REFRIGERATION

**ER 203:** - We do not inspect refrigeration, freezers, ice makers or beverage storage devices.

## Living

*Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We 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 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 specialist. Similarly,*

*there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.*

## Interiors

### OBSERVATIONS

**ER 204:** - There are cosmetic imperfections throughout the property that are common and readily apparent, and which we will not necessarily identify or comment on.

**ER 205:** - The property is furnished, and we only inspect those surfaces that are exposed and readily accessible. We do not test every window, move furniture, lift carpets, or remove and rearrange items inside closets. However, on the walk through before the close of escrow, you may well see things that were not apparent before, such as sun-bleached floors, holes and other damage once obscured by furnishings.

### A RENOVATION OR ADDITION

**ER 206:** - The interior appears to have been remodeled or part of an addition. If so, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

### DOORS

**ER 207:** - Some doors will need service to operate well. Rub, stick, swing shut unaided. Won't latch. Loose and or missing hardware.

**ER 208:** - Some doors were missing.

**ER 209:** - The exterior door or doors are not fully weather sealed.

### FLOORING

**210:** - The floor has no significant defects.

**ER 211:** - Uneven or sloping areas were noted.

### WALLS & CEILING

**212:** - The walls or ceiling have cosmetic damage.

**ER** 213: - Patches were visible that should be evaluated. Walls and or ceilings.



**ER** 214: - Some patched areas have re cracked.

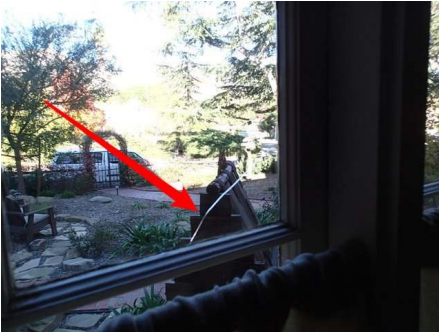


**ER** 215: - Unidentified: Added panels in the living room.



## SINGLE-GLAZED WINDOWS

**NS** **ER** **216:** - A window pane is cracked which you should have repaired. We recommend the further review, advice and services of a window installer/repair person.



**ER** **217:** - Moisture stains and or damage were noted at some window sills. We recommend the further review, advice and services of a window installer/repair person.



## DUAL-GLAZED WINDOWS

**ER** **218:** - Some windows were obstructed and not evaluated. We do not move the occupants belongings. Bedroom windows should allow egress in the event of a fire or other emergency.

## CLOSETS

**ER** **219:** - Some closets were too full to inspect. The inspector does not move the occupants belongings.

**NS** **220:** - Some built in closets and cabinets will need service to operate well. Sticky doors and or drawers. Loose or worn hardware.

## LIGHTS

**UG** **221:** - The closet light employs a light that should have a cover for safety reasons.

**NS UG** 222: - The closet light employs a metal pull chain that should be replaced with a safer cord type.



**ER** 223: - Mystery switches were not identified. Often a switch controls an outlet for a lamp.

### OUTLETS

**ER UG** 224: - The ungrounded and obsolete outlets should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.



**ER UG** 225: - An outlet has a bad ground, and should be serviced. Several noted. We recommend the further review, advice and services of an electrician



## Smoke and Carbon Monoxide Detectors

### SMOKE DETECTOR

**ER 226:** - We do not evaluate smoke or carbon monoxide detectors as part of our service. However, they are an important safety feature that is required in many jurisdictions, and should be installed or certified as being compliant. We recommend a smoke detector in the hallway on each floor and in each bedroom. California law requires that every single-family dwelling and factory-built housing have operable smoke detectors that are approved and listed by the State Fire Marshal and installed in accordance with the State Fire Marshal's regulations. (Cal. Health & Safety Code § 13113.8.) The smoke detectors must be centrally located outside each sleeping area. For example, a two-story home with bedrooms upstairs and downstairs would need two smoke detectors, one in the hallway outside the bedrooms(s) upstairs and one in the hallway outside the bedroom(s) downstairs. Furthermore, for any new construction or any additions, alterations, repairs after August 14, 1992 that exceeds \$1,000 in cost and for which a permit is required, a smoke detector must be installed in each bedroom in addition to being centrally located in the corridor or area outside the bedroom. For new construction only, the smoke detector must be hardwired with a battery backup. For all other homes, the smoke detector may be battery operated. (Cal. Health & Safety Code § 13113.7.) Sellers must check with the local department of building and safety in which the home is located to determine any additional local requirements.

You should test the smoke detectors before spending the first night in the home. This is your responsibility.

**ER 227:** - We did not locate a carbon monoxide detector which is mandated.

**NS 228:** - There are not working smoke detectors in all the bedrooms. The purpose of a smoke detector is to wake up a sleeping occupant and if the door is closed a fire will have to burn through a door to activate the alarm.

### Main Entry

#### DOORS

**NS 229:** - The doorbell does not work, and should be serviced.

### Addition

#### A RENOVATION OR ADDITION

**ER 230:** - The interior appears to have been remodeled or part of an addition. If so, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

#### OBSERVATIONS

**231:** - There are cosmetic imperfections throughout the residence that are common and readily apparent, and which we will not necessarily identify or comment on.

**232:** - The property is furnished, and we only inspect those surfaces that are exposed and readily accessible. We do not test every window, move furniture, lift carpets, or remove and rearrange items inside closets. However, on the walk through before the close of escrow, you may well see things that were not apparent before, such as sun-bleached floors, holes and other damage once obscured by furnishings.

## WALLS & CEILING

**233:** - Unidentified: Discoloration, stains. Mold testing is outside the scope of a home inspection.



## DUAL-GLAZED WINDOWS

**234:** - Some windows and or doors have a broken hermetic seal, and should be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirm that the seal has failed. This condition is not always discernable due to temperature and lighting variations. We recommend the further review, advice and services of a window installer/repair person.



**235:** - Some windows were difficult to operate. Roll rough. Difficult hardware. We recommend the further review, advice and services of a window installer/repair person.

## General Interiors

### OBSERVATIONS

**ER 236:** - Built in vacuum systems are not inspected. We only test at the on off switch on the motor/canister. The system should be demonstrated.



## Bathroom

*In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, towel warmers, and saunas. More importantly, we do not leak-test shower pans,*

which is usually the responsibility of a termite inspector. The valves and connectors below the sink are not tested. However, they are not in daily use and will inevitably become stiff or frozen. We also do not fill bathtubs to or beyond the overflow drain which would require completely filling the tub. The overflow drain was not tested. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants. Floor heating systems are not visible and for that reason not inspected. We recommend all systems be demonstrated prior to the close of the contingency period.

## Bathroom 1

### SIZE AND LOCATION

237: - The bathroom is a full.



### SINK COUNTERTOP

**NS** **ER** 238: - The sink countertop is not secure, and should be serviced.

### SINK FAUCET VALVES & CONNECTORS TRAP & DRAIN

**NS** 239: - The mechanical sink stopper will need to be adjusted to engage.

**NS** 240: - The sink faucet leaks around the stem while in use, and should be repaired.



**ER** 241: - Corrosion was visible. This condition will not improve with time. We recommend the further review, advice and services of a plumbing contractor.





## TUB-SHOWER

**NS** 242: - The mechanical tub stopper does not engage, and should be serviced.

**ER** 243: - There are cracked tiles in the tub/shower area, which should be evaluated to forestall moisture intrusion.

## OUTLETS

244: - The outlets are functional and include ground-fault protection.

**UG** 245: - The sink outlet has an open-ground.



## WALLS & CEILING

**ER** 246: - Patches were visible that you may want to identify.



## FLOORING

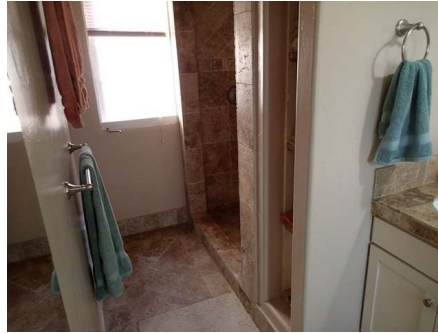
**ER** 247: - There are cracks in the tiles. We recommend the further review, advice and services of a flooring contractor.



## Bathroom 2

### SIZE AND LOCATION

**248:** - The bathroom is a three-quarter



### A PROBABLE REMODEL

**NS** **ER** **249:** - The bathroom appears to have been remodeled. Therefore, you should obtain documentation for your records so that you can be assured that the work was done with permit to professional standards, because we do not approve of, or tacitly endorse, any work that was done without permit, and latent defects could exist.

### CABINETS

**ER** **250:** - Moisture stains: Confirm prior leaks.



**251:** - We did not remove the occupants belongings from the cabinets, and we were unable to fully inspect these areas

**ER** **252:** - Holes in the wall or ceiling visible in the cabinets.



### SINK FAUCET VALVES & CONNECTORS TRAP & DRAIN

**NS** **253:** - The mechanical sink stopper will need to be adjusted to engage.

**NS** **254:** - The sink faucet is loose, and should be secured.

255: - Moisture stains confirm prior leaking.



#### EXHAUST FAN

**NS** 256: - The exhaust fan did not respond, and should be serviced.

#### LIGHTS

**NS** 257: - The ceiling light does not respond, and should be serviced.

#### OUTLETS

258: - The outlets are functional and include ground-fault protection.

#### SINGLE-GLAZED WINDOWS

**ER** 259: - There are moisture stains around the window. Plastic glazing glued to the window.



### Bathroom 3

#### SIZE AND LOCATION

260: - The bathroom is a three-quarter



## A PROBABLE ADDITION

**ER** 261: - The bathroom appears to be either an addition or part of one, and we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

## CABINETS

262: - The cabinets are in acceptable condition.

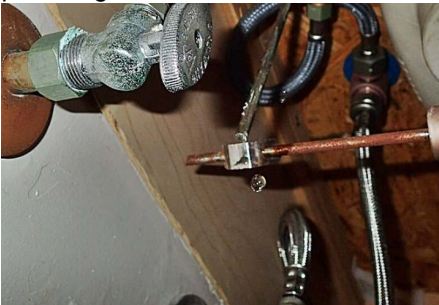
263: - We did not remove the occupants belongings from the cabinets, and we were unable to fully inspect these areas

## SINK COUNTERTOP

264: - The sink countertop is functional.

## SINK FAUCET VALVES & CONNECTORS TRAP & DRAIN

**NS** **ER** 265: - There is a leak below the sink that should be repaired. We recommend repairs by a qualified plumbing contractor.



**NS** 266: - The mechanical sink stopper is incomplete and should be serviced.

**NS** 267: - The sink faucet leaks around the stem while in use, and should be repaired.



## STALL SHOWER

**NS** 268: - The shower enclosure needs to be cleaned and caulked, to forestall moisture damage.

## TOILET & BIDET

**NS** **ER** 269: - The toilet is loose, and should be secured.

## EXHAUST FAN

**ER** 270: - The exhaust fan is functional. The duct is not visible as it passes through the structure.

## LIGHTS

271: - The lights are functional.

## OUTLETS

272: - The outlets are functional and include ground-fault protection.

## Laundry

*In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.*

## Laundry Room

### GENERAL NOTES

273: - We do not evaluate washers and dryers which are considered personal property and specifically excluded from the inspection.



### DRYER VENT

274: - Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

### VALVES & CONNECTORS

275: - The valves and connectors are not tested. However, because they are not in daily use they typically become stiff or frozen.

### TRAP & DRAIN

276: - The trap and drain are not visible and therefore not inspected.

277: - The trap and drain were in use.

278: - The trap and drain were not tested.

### GAS VALVE & CONNECTOR

279: - The gas valve and connector are not tested. We recommend capping the valve if not in use. We recommend the Gas Co. service all gas systems prior to the close of escrow.

## 240 VOLT RECEPTACLE

**ER** 280: - A 240 volt receptacle for the dryer is not in use and was not tested.

## Stairs

*Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.*

## Steps

### Attic

#### SUBSTANDARD CLEARANCES

**281:** - The head height clearance at the stairs is substandard. Every stairwell should afford a minimum of six-foot eight inches, which could lead to injuries. This does not meet current standards.

#### HANDRAILS & GUARDRAILS

**282:** - There is no handrail on the stairs, which is an essential safety feature that should be added..

**NS** 283: - The guardrail is loose and should be secured for safety reasons.



## Attic

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

## GENERAL ATTIC NOTES

**UG** 284: - A suspect walk way or cat walk has loose boards could lead to falls and injuries. We recommend the further review, advice and services of a general contractor.



**ER** 285: - A room appears to have been added at the attic. Check permits on this apparent addition, we do not approve of alterations that have not been approved and inspected by the authority having jurisdiction over building permits.



## ATTIC ACCESS LOCATION

286: - The attic can be accessed through a location noted within the report. Hallway ladder.



## METHOD OF EVALUATION

**ER** 287: - We evaluated the attic from the accessible areas due to inadequate clearance or support within. There could be hidden defects that were not identified. Not fully inspected.

## COMMON OBSERVATIONS

**NS ER 288:** - The attic has evidence of rodents within, which is a health hazard, and should be evaluated by an exterminator. Rodents can compromise not only the attic and its various components, such as ducts and insulation, but can eventually compromise the living space as well. Consequently, we disclaim any further responsibility for evaluating the attic and its components.

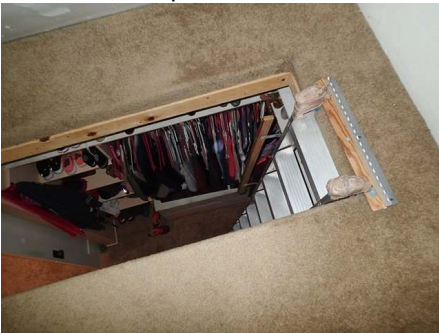


**ER 289:** - Portions of the attic are being used for storage. However, its framing was not engineered for such use.

**ER 290:** - Storage within the attic limits access and evaluation.



**UG 291:** - Trip hazard at the ladder. No guardrails.



## FRAMING

**ER 292:** - The attic framing would not meet current standards but was standard at the time of construction. You may wish to have a specialist comment.



**ER 293:** - There is evidence that the roof has leaked but we are unable to determine if the leaks are active because it was not raining during the inspection.



**ER 294:** - Exposed nails will be hazardous to anyone entering the attic.

**ER 295:** - The framing has been altered and you should contact the owner or a qualified contractor for information about any alterations.



## VENTILATION

**NS 296:** - The ventilation port screens are damaged or missing which may allow rodents or other pests to enter and contaminate the area.



## ELECTRICAL

**NS** **ER** 297: - Improper wiring was visible.



**NS** **ER** 298: - There are open electrical junction boxes, which should be sealed to contain any arcing or sparking that might occur.



**NS** **ER** 299: - Electrical conduits were not professionally installed, and include detached electrical junction boxes, loose or unsecured vinyl conduit, or conduit without restraint clamps, et cetera, which should be serviced by a licensed electrician.



**ER** 300: - Obsolete and suspect knob and tube wiring is present, which should be inspected and certified as safe, or replaced by a licensed electrician.



## PLUMBING VENTS

**301:** - The drainpipe vents that are fully visible are in acceptable condition.

## EXHAUST DUCTS

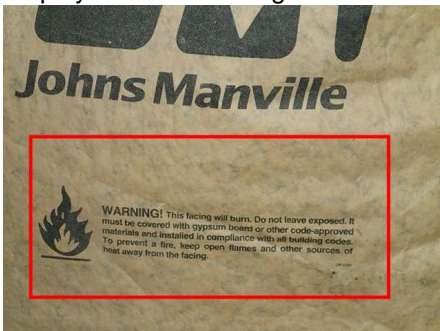
**ER 302:** - Suspect materials noted. The aluminum flexible duct is not be rated for kitchen exhaust installation. I recommend the further review, advice and services of a general contractor



## BATT INSULATION

**ER 303:** - There were some areas that were not completely covered with insulation.

**UG 304:** - The exposed paper face on the insulation is improper. The paper can burn and caution should be employed when working in the attic.



## Heat

*The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.*

## Forced-Air Furnaces

### AGE & LOCATION

305: - Central heat is provided by a forced-air furnace that is located in the attic.



### FURNACE

306: - The furnace was functional.

**ER** 307: - The furnace is not original and you should obtain documentation for your records, which would reveal its exact age and confirm that the installation was made by licensed specialists, and could include a transferable warranty. Built in 2001

### VENT PIPE

**NS** 308: - The double-walled vent pipe should be one inch away from combustibles, or it could create pyrophoric conditions and a fire-hazard, and should be serviced by an HVAC contractor.



### CIRCULATING FAN

309: - The circulating fan is clean and functional.

### GAS VALVE & CONNECTOR

310: - The gas valve and connector are not tested.

### COMBUSTION-AIR VENTS

311: - The combustion-air vents for the gas furnace are functional.

### RETURN-AIR COMPARTMENT

312: - The return-air compartment was in acceptable condition.

### THERMOSTATS

313: - The thermostat/s were functional.

### REGISTERS

314: - The registers are reasonably clean and functional.

## **FLEXIBLE DUCTING**

**315:** - The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

**316:** - The ducts are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation. However, significant portions of the ducts are concealed and cannot be viewed.

## **Roof**

### **Composition Shingle Roof**

#### **GENERAL COMMENTS**

**317:** - There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. We do not inspect roofs for leaks. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. 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.

**ER 318:** - Most residences have termite inspections as a condition of escrow, and when termite infestation is confirmed most are commonly tented in preparation for fumigation. This requires personnel to walk on the roof, which can damage the roofing material. Therefore it is essential that you review the termite report, and if the residences is to be tented that you have a local roofing company inspect the roof after the tenting has been removed to confirm that the roofing material did not sustain damage.

**319:** - A roofing inspector was on site and his evaluation should take precedent over this generalist inspection.

#### **METHOD OF EVALUATION**

**320:** - We did not inspect the roof.

#### **ESTIMATED AGE**

**ER 321:** - The roof is not original. You should request the installation permit, which will reveal its exact age and any warranty or guarantee that might be applicable. We do not approve of alterations not approved by the authority having jurisdiction.

## ROOFING MATERIAL

**ER** 322: - Patches were visible on the roof that you may want to have identified.



## FLASHINGS

**NS** **ER** 323: - A gas vent cap is displaced on the roof. This condition should be evaluated.



**ER** 324: - There is no visible wall flashing. We recommend the further review, advice and services of a roofing contractor.



## GUTTERS & DRAINAGE

**NS** 325: - The gutters need to be cleaned and serviced to drain properly.



## Pool

### Spa Only

#### SPA OBSERVATIONS

**ER 326:** - We did not evaluate the spa system as part of our inspection service. Therefore, you should have a pool / spa contractor evaluate before the close of escrow, and you should be aware of local ordinances governing pool and spa safety. Electric and gas connections for spas require permits and inspections from the authority having local jurisdiction. We do not approve of additions or alterations without permits and inspections. Spa Inspections are available for an additional fee.



#### ENCLOSURE SAFETY OBSERVATIONS

**ER UG 327:** - The gate that gives spa access is not compliant with common safety standards, and should be serviced. Any gate that gives pool or spa access is required to self-close and include a latch at 60 inches that, ideally, opens away from the pool or spa, so that a toddler could not simply push open an unlatched gate.

**UG 328:** - The garage side door gives spa access and is required by common safety standards to self-close and include a latch at forty-eight inches, unless an intervening gate conforms to this standard.

**ER UG 329:** - Interior doors access the spa area and if small children occupy or visit the premises you should consider door alarms and or self closing doors to reduce the chances for accidental drowning.

## Environmental

### Asbestos Like Materials

#### POTENTIAL ASBESTOS CONTAINING MATERIAL

**ER 330:** - The vent pipe includes a Transite pipe, which is comprised of a solid, cement-like, material that is known to contain asbestos fibers. Admittedly, these fibers could not easily escape from within the material, but you should evaluate further.



**NS ER 331:** - Asbestos like materials were noted at the basement / crawlspace . Identifying asbestos is outside the scope of this inspection. We recommend service and evaluation by a qualified specialist. Any future work should be evaluated with this in mind prior to beginning any work.



### Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.



## Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist who will likely recommend additional repairs or upgrades. Others can be easily handled by a homeowner or handy man.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

## Exterior

### Site & Other Observations

#### RENOVATIONS & ADDITIONS

**ER s-1:** - Additions or alterations may have been made to this property. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

#### RESTRICTED HEAD HEIGHT

**ER s-2:** - Casement windows open over the walkways and are an impact hazard. You should be aware of this to prevent injuries.

#### LANDSCAPING OBSERVATIONS

**NS s-3:** - Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation. Moisture damage and pest access are sometimes the result of this condition.

#### RESIDENTIAL ZONING DISCLAIMER

**ER s-4:** - There are separate living quarters, or individual units, on this property that should conform to local ordinances. Therefore, verify the zoning, and obtain permits and certificates of occupancy for your records, because we do not endorse, tacitly or otherwise, any structure or component that does not conform to local ordinances.

### Grading & Drainage

#### INTERIOR-EXTERIOR ELEVATIONS

**ER s-5:** - Grading and drainage is negative or neutral adjacent to the property and moisture intrusion could result in the crawlspace below the home.

**ER s-6:** - The soil level or walkways are even with or above the foundation vent screens and moisture intrusion will remain a possibility.

#### SPECIFIC OBSERVATIONS

**ER s-7:** - Flash walls have been added, typically to forestall moisture intrusion. You should ask the owner about any history of past moisture intrusion.

## Exterior Wall Finishes

### EXTERIOR WALL FINISH OBSERVATIONS

**ER** s-8: - There are stress fractures in the stucco walls that result from movement, and are quite common. Most people don't realize that structures move but they do, and sometimes more or less continuously. Therefore, stress fractures can reappear after they've been repaired, and particularly if they've not been professionally repaired.

**ER** s-9: - Patches were visible that you should ask about or have otherwise identified.

**NS** s-10: - Holes gaps or openings were visible that should be serviced to prevent pests and moisture from entering the structure.

## Exterior Components

### WALKWAYS

s-11: - The walkways are variously damaged and should be evaluated for repairs.

**NS** s-12: - There is an offset or offsets in a walkway that could prove to be a trip-hazard.

### FENCES & GATES

**ER** s-13: - Locked gates were not tested.

### FASCIA & TRIM

**NS** s-14: - Worn or missing caulk. We recommend service.

**NS** s-15: - The fascia board and trim, are in poor condition and should be serviced.

**ER** s-16: - Moisture stains were visible. We recommend the further review, advice and services of a termite inspector.

### WINDOWS

**NS** s-17: - Putty is missing from some of the original single-glazed windows, which should be replaced and painted.

### SCREENS

**ER** s-18: - A few of the window screens were missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

**ER** s-19: - Many of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

### OUTLETS

**ER** **UG** s-20: - An outlet had a bad ground. We recommend the further review, advice and services of an electrician.

**NS** s-21: - A ground-fault protected outlet in the yard does not trip on test, and should be serviced.

**ER** **UG** s-22: - Extension cords were in use confirming there are not enough outlets for current uses. We recommend the further review, advice and services of an electrician.

## STEPS & HANDRAILS

**NS** **ER** **s-23:** - The stairs are damaged.

## BALCONIES GUARDRAILS ETC

**ER** **s-24:** - Damage was visible that should be evaluated for repairs by a qualified general contractor.

**ER** **UG** **s-25:** - The guardrail does not conform to current safety standards. Common safety standards require them to be a minimum of forty-two inches high when the standing surface is thirty inches or more above grade. Also, guardrail pickets should be no more than four inches apart for child safety.

## Chimney

### Exterior

#### COMMON OBSERVATIONS

**ER** **s-26:** - The chimney wall is cracked, and should be evaluated by a specialist. We recommend the further review, advice and services of a chimney specialist.

### Living Room

#### WEATHER CAP-SPARK ARRESTOR

**ER** **s-27:** - We were unable to access the roof and the weather cap and spark arrestor were not inspected.

#### CHIMNEY FLUE

**ER** **s-28:** - A complete view of the chimney flue is not possible, and you should have it video scanned.

#### FIREPLACE

**ER** **s-29:** - The fireplace and chimney should be evaluated. An insert has been added that prevents inspection without dismantling the system. In light of the potential fire hazard and the lack of visibility, we recommend the further review, advice and services of a chimney fireplace specialist.

### Addition

#### GENERAL PREFABRICATED

**ER** **s-30:** - The chimney may not be original, or has been rebuilt. However, this should be confirmed by obtaining the permit, which would confirm that the installation included approved components and that the work was performed by specialists.

#### CHIMNEY FLUE

**ER** **s-31:** - A complete view of the chimney flue is not possible, and you should have it video scanned.

#### LOG STARTER

**ER** **s-32:** - There is no key to test the log starter, which should be demonstrated.

## Structures

### Raised Foundation

#### GENERAL COMMENTS

**ER s-33:** - Miscellaneous construction debris or materials were noted in the crawlspace. There are unidentified black stains on the deteriorating cardboard forms in the crawlspace. The inspector does not move the occupants belongings and the areas behind obstructions were not visible.

**ER s-34:** - The soils were wet. In a few areas.

**ER s-35:** - Alterations were noted in the crawlspace below the home. A brick and concrete structure was not identified.

#### CRAWLSPACE OBSERVATIONS

**ER s-36:** - There is efflorescence on the stem wall in the raised foundation, which confirms that moisture has penetrated the area and activated minerals that form a white powdery formation of salt crystals. This condition is not uncommon. With the recent concerns about mold, this is a condition that should be monitored, and one that could produce musty odors.

#### FOUNDATION OR STEM WALLS

**ER s-37:** - There are cracks in the foundation walls. Vertical cracks that are less than 1/4" and show no offsets or settlement are not uncommon and rarely indicate significant movement, but we are not specialists and you should consult with a foundation contractor or geotechnical specialist.

#### INTERMEDIATE FLOOR FRAMING

**ER s-38:** - There are stains or moisture damage on the wooden components that confirm current or prior moisture.

The termite inspector should be consulted regarding stains or damage to the intermediate floor framing. Mold testing is outside the scope of this inspection.

**ER s-39:** - The posts and piers do not have positive connections, such as T-straps or Teco clips. These are required by current codes, but may not have been when this structure was built, and you may wish to have a specialist comment.

**ER s-40:** - A termite inspector should be consulted.

#### ELECTRICAL

**NS s-41:** - Improper wiring noted in the crawlspace. We recommend the further review, advice and services of an electrician

**NS s-42:** - There are open electrical junction boxes within the crawlspace that should be sealed to contain any arcing or sparking would be contained within the box.

#### UNIDENTIFIED

**ER s-43:** - Unidentified pipes, ducts and or conduits were visible that you should have identified. Probably to help drain the crawlspace during wet conditions.

## Plumbing

### Potable Water Supply Pipes

#### COPPER WATER PIPES

**NS** s-44: - There was a leak: In the water heater enclosure. We recommend the further review, advice and services of a plumbing contractor.

#### GALVANIZED WATER PIPES

**ER** s-45: - Some pipes were galvanized and you should evaluate further. We recommend the further review, advice and services of a plumbing contractor. Galvanized pipes do not last as long as copper or plastic pipes.

**ER** s-46: - There was visible corrosion on the pipes.

#### PIPE INSULATION

**ER** **UG** s-47: - There are hot and cold water pipes running through unheated space, which should be insulated to guard against energy loss.

### General Gas Components

#### GAS MAIN OBSERVATIONS

**NS** s-48: - We recommend the Gas Company service all the gas systems prior to the close of the contingency period.

### Gas Water Heaters

#### GENERAL COMMENTS

**NS** s-49: - The water heater/s should be evaluated for service. We recommend the system be evaluated for service by a qualified plumbing contractor. Multiple deficiencies were noted.

#### COMMON OBSERVATIONS

**ER** s-50: - The water heater is functional but beyond its warranty period.

#### VENT PIPE & CAP

**ER** s-51: - The vent pipe does not extend beyond the roof line and is required to do so. We recommend the further review, advice and services of a plumbing contractor.

#### RELIEF VALVE & DISCHARGE PIPE

**NS** s-52: - The pressure relief valve on the water heater does not have a discharge pipe. One should be installed that terminates at the exterior, approximately six inches above grade.

**NS** s-53: - The discharge pipe from the pressure relief valve has been incorrectly plumbed uphill. This is not correct and the discharge pipe should be correctly plumbed.

#### ENCLOSURE AND PLATFORM

**NS** s-54: - The door or doors need service.

## Waste & Drainage Systems

### DRAIN WASTE & VENT PIPES

**ER** **s-55:** - If the sewer pipe has not been replaced or recently video-scanned, we strongly recommend that you arrange to have it scanned. All sewer pipes can be compromised by corrosion, seismic, soil, or root movement, and blockages are not only common but sometimes cause sewage to back-up into residences. With old houses, the scan should include the three-inch pipe in the foundation crawlspace, and not just the four inch main sewer pipe. Pipes below ground are not visible.

**ER** **s-56:** - The visible portions of the drainpipes are a combination of old iron and modern plastic types. Inasmuch as portions of the older iron drain drainpipes have been replaced with a modern ABS type, you should anticipate leaking and or blockages that will require replacing the remaining portions of iron pipes. Regardless, if the sewer pipe has not been replaced or recently video-scanned, we strongly recommend that you arrange to have it scanned. All sewer pipes can be compromised by corrosion, seismic, soil, or root movement, and blockages are not only common but sometimes cause sewage to back-up into residences.

**ER** **s-57:** - Improperly supported pipes. Metal straps, are substandard but not uncommon.

## Garage

### ENTRY DOOR INTO THE HOUSE

**NS** **s-58:** - The house entry door is not self-closing and latching and is required to be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be serviced. The door appears undersized and we recommend evaluation.

### OUTLETS

**ER** **s-59:** - Added wiring was noted and building permits were required. We do not approve of alterations without approval from the authority having jurisdiction. I recommend service and evaluation by a qualified specialist.

**NS** **ER** **s-60:** - Some outlets were obstructed and not tested.

## Kitchen

### Addition

#### FAUCET

**NS** **s-61:** - The faucet is loose, and should be secured.

#### GAS RANGE

**NS** **s-62:** - A burner or burners were inoperative. We recommend the further review, advice and services of an appliance technician

**NS** **s-63:** - The range was not equipped with an anti-tip device, or the device is improperly installed, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.

## Main House

### FAUCET

**NS** s-64: - The hand sprayer on the faucet leaks, and should be serviced.

## Living

### Interiors

#### A RENOVATION OR ADDITION

**ER** s-65: - The interior appears to have been remodeled or part of an addition. If so, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

#### DOORS

**ER** s-66: - Some doors will need service to operate well. Rub, stick, swing shut unaided. Won't latch. Loose and or missing hardware.

**ER** s-67: - Some doors were missing.

**ER** s-68: - The exterior door or doors are not fully weather sealed.

#### FLOORING

**ER** s-69: - Uneven or sloping areas were noted.

#### WALLS & CEILING

**ER** s-70: - Patches were visible that should be evaluated. Walls and or ceilings.

**ER** s-71: - Some patched areas have re cracked.

**ER** s-72: - Unidentified: Added panels in the living room.

#### SINGLE-GLAZED WINDOWS

**NS** **ER** s-73: - A window pane is cracked which you should have repaired. We recommend the further review, advice and services of a window installer/repair person.

**ER** s-74: - Moisture stains and or damage were noted at some window sills. We recommend the further review, advice and services of a window installer/repair person.

#### LIGHTS

**UG** s-75: - The closet light employs a light that should have a cover for safety reasons.

**NS** **UG** s-76: - The closet light employs a metal pull chain that should be replaced with a safer cord type.

#### OUTLETS

**ER** **UG** s-77: - The ungrounded and obsolete outlets should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

**ER UG s-78:** - An outlet has a bad ground, and should be serviced. Several noted. We recommend the further review, advice and services of an electrician

## Smoke and Carbon Monoxide Detectors

### SMOKE DETECTOR

**ER s-79:** - We did not locate a carbon monoxide detector which is mandated.

**NS s-80:** - There are not working smoke detectors in all the bedrooms. The purpose of a smoke detector is to wake up a sleeping occupant and if the door is closed a fire will have to burn through a door to activate the alarm.

## Main Entry

### DOORS

**NS s-81:** - The doorbell does not work, and should be serviced.

## Bathroom

### Bathroom 1

#### SINK COUNTERTOP

**NS ER s-82:** - The sink countertop is not secure, and should be serviced.

#### SINK FAUCET VALVES & CONNECTORS TRAP & DRAIN

**NS s-83:** - The mechanical sink stopper will need to be adjusted to engage.

**NS s-84:** - The sink faucet leaks around the stem while in use, and should be repaired.

**ER s-85:** - Corrosion was visible. This condition will not improve with time. We recommend the further review, advice and services of a plumbing contractor.

#### TUB-SHOWER

**NS s-86:** - The mechanical tub stopper does not engage, and should be serviced.

**ER s-87:** - There are cracked tiles in the tub/shower area, which should be evaluated to forestall moisture intrusion.

#### OUTLETS

**UG s-88:** - The sink outlet has an open-ground.

### Bathroom 2

#### A PROBABLE REMODEL

**NS ER s-89:** - The bathroom appears to have been remodeled. Therefore, you should obtain documentation for your records so that you can be assured that the work was done with permit to professional standards, because we do not approve of, or tacitly endorse, any work that was done without permit, and latent defects could exist.



## CABINETS

**ER** s-90: - Moisture stains: Confirm prior leaks.

**ER** s-91: - Holes in the wall or ceiling visible in the cabinets.

## SINK FAUCET VALVES & CONNECTORS TRAP & DRAIN

**NS** s-92: - The mechanical sink stopper will need to be adjusted to engage.

**NS** s-93: - The sink faucet is loose, and should be secured.

## LIGHTS

**NS** s-94: - The ceiling light does not respond, and should be serviced.

## Bathroom 3

### A PROBABLE ADDITION

**ER** s-95: - The bathroom appears to be either an addition or part of one, and we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

## SINK FAUCET VALVES & CONNECTORS TRAP & DRAIN

**NS** **ER** s-96: - There is a leak below the sink that should be repaired. We recommend repairs by a qualified plumbing contractor.

**NS** s-97: - The mechanical sink stopper is incomplete and should be serviced.

**NS** s-98: - The sink faucet leaks around the stem while in use, and should be repaired.

## STALL SHOWER

**NS** s-99: - The shower enclosure needs to be cleaned and caulked, to forestall moisture damage.

## TOILET & BIDET

**NS** **ER** s-100: - The toilet is loose, and should be secured.

## Stairs

### Steps

#### Attic

### HANDRAILS & GUARDRAILS

**NS** s-101: - The guardrail is loose and should be secured for safety reasons.

## Attic

### GENERAL ATTIC NOTES

**UG** **s-102:** - A suspect walk way or cat walk has loose boards could lead to falls and injuries. We recommend the further review, advice and services of a general contractor.

### COMMON OBSERVATIONS

**NS** **ER** **s-103:** - The attic has evidence of rodents within, which is a health hazard, and should be evaluated by an exterminator. Rodents can compromise not only the attic and its various components, such as ducts and insulation, but can eventually compromise the living space as well. Consequently, we disclaim any further responsibility for evaluating the attic and its components.

**ER** **s-104:** - Portions of the attic are being used for storage. However, its framing was not engineered for such use.

**UG** **s-105:** - Trip hazard at the ladder. No guardrails.

### FRAMING

**ER** **s-106:** - There is evidence that the roof has leaked but we are unable to determine if the leaks are active because it was not raining during the inspection.

**ER** **s-107:** - Exposed nails will be hazardous to anyone entering the attic.

**ER** **s-108:** - The framing has been altered and you should contact the owner or a qualified contractor for information about any alterations.

### VENTILATION

**NS** **s-109:** - The ventilation port screens are damaged or missing which may allow rodents or other pests to enter and contaminate the area.

### ELECTRICAL

**NS** **ER** **s-110:** - Improper wiring was visible.

**NS** **ER** **s-111:** - There are open electrical junction boxes, which should be sealed to contain any arcing or sparking that might occur.

**ER** **s-112:** - Obsolete and suspect knob and tube wiring is present, which should be inspected and certified as safe, or replaced by a licensed electrician.

### BATT INSULATION

**ER** **s-113:** - There were some areas that were not completely covered with insulation.

## Heat

### Forced-Air Furnaces

#### VENT PIPE

**NS** **s-114:** - The double-walled vent pipe should be one inch away from combustible materials, or it could create pyrophoric conditions and a fire-hazard, and should be serviced by an HVAC contractor.

## Roof

### Composition Shingle Roof

#### FLASHINGS

**NS** **ER** **s-115:** - A gas vent cap is displaced on the roof. This condition should be evaluated.

#### GUTTERS & DRAINAGE

**NS** **s-116:** - The gutters need to be cleaned and serviced to drain properly.

## Environmental

### Asbestos Like Materials

#### POTENTIAL ASBESTOS CONTAINING MATERIAL

**ER** **s-117:** - The vent pipe includes a Transite pipe, which is comprised of a solid, cement-like, material that is known to contain asbestos fibers. Admittedly, these fibers could not easily escape from within the material, but you should evaluate further.

**NS** **ER** **s-118:** - Asbestos like materials were noted at the basement / crawlspace . Identifying asbestos is outside the scope of this inspection. We recommend service and evaluation by a qualified specialist. Any future work should be evaluated with this in mind prior to beginning any work.