



**Building Inspection
& Analysis**

OFFICE:

21 Greenstone Terrace
Sutter Creek, CA 95685

CONTACTS:

Office 209.295.0110
Toll Free 800.300.1742
Fax 209-231-3694
Web www.pre-spect.com
Email rick@pre-spect.com

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- International Assoc. of Certified Home Inspectors, (InterNACHI)
- Member National Assoc. of Residential Real Estate Professionals
- California Licensed General Contractor, #374548

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PROPERTY CONDITION REPORT



Client(s): Mr. & Mrs. John Buyers
Property: 23233 Mill Creek Road
Any Town, CA. 99999
Realtor: Ms. Nanci Wiseagent
Date: October 15, 2012
Inspector: Rick DeBoard - Certification #1051
Report #: Sample 30 Year Old House

This report is prepared for the sole and exclusive use of the Client named above. The acceptance and use of this report by any person other than the Client named above shall be deemed to be a retention of this firm for the purpose of providing an evaluation of this property at a fee equal to the original fee.

Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The Report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof. Our SERVICE AGREEMENT/CONTRACT provides additional details.
PLEASE READ IT CAREFULLY.

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable that these systems would not meet present standards, although the system(s) did meet requirements at the time they were installed.

**THIS REPORT IS OWNED BY THE CLIENT(S) WHOSE NAME APPEARS ABOVE.
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PERFORMED WITH THEIR PERMISSION.**

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SUMMARY

Our inspection is for the purpose of assessing "serviceability and durability" of the components of the home. Cosmetic conditions are considered to be obvious and are not a part of this report. The inspection was conducted in accordance with the *Standards of Practice* of the *American Institute of Inspectors*, a copy of this *Standard* is available upon request, or may be downloaded from A.I.I.'s website at www.inspection.org.

The comments on the following pages are meant to be the full report. Please call our office immediately if you have questions or feel a discrepancy exists. We highly recommend that you attend a final walk-through with your Realtor just prior to close of escrow so that you may visually examine the structure after all the furniture and personal belongings have been removed. If you find anything significantly different than what is stated in this report, please call this office IMMEDIATELY and we will document it for you as a courtesy to help you work out a resolution with the other parties. As stated in our contract, it is your responsibility to READ ALL OF THIS REPORT, (not just the SUMMARY).

This report is an opinion work, reflecting the visual conditions of the property at the time of the assessment. Hidden or concealed defects cannot be included in this report.

Location descriptions (such as **right rear, left rear, right front, left front**), may be used to identify where the room is located, or where the condition was found. **These locations are relative to viewing the structure from the street.**

GENERAL COMMENTS: We observed no obvious structural concerns or failures regarding this home, however, there are some areas of deferred maintenance, including the following:

All exterior wood components are due for a coat of fresh paint.

The water heater appears to be at the end of its useful life.

There is no functional heating system for the downstairs bedroom.

The furnace duct system is leaking air into the crawlspace.

There is apparently a clog in the main sewer trunk between the house and the septic tank.

The furnace and dishwasher are nearing or at the end of their expected life.

The decks are exhibiting several easily correctable anomalies.

The septic system is not a part of this inspection.

There are one or more smoke detectors which are not functioning (or have not been installed in appropriate locations).

No Carbon Monoxide Detectors are installed.

Water heater(s) are earthquake braced according to current requirements.

RECALLCHEK: RecallChek has been provided as a part of this home inspection, and applies to all of the major built-in appliances that are contained within this home.

Residential Warranty Services Inspector Services Group (RWS), an outside vendor, will research and report to the end client directly, any and all potential manufacturer recall issues that have been reported to the U.S. Federal Government including to the CPSC, inclusive of all

reports as of the day of the inspection back to January 1st, 1974. The RecallChek report will be issued within the next three business days and emailed to the client and also to the Realtors in this transaction.

As a part of Pre-Spect's continuing commitment to our clients, you will also begin receiving a monthly email update called "RecallTrak". RecallTrak constantly monitors the CPSC for any new recalls on your listed appliances and notifies you in this newsletter if your appliances are affected by any of these new recalls, (new recalls are added to the CPSC site at the rate of about 20,000 appliances per month). It also contains short, timely tips on home maintenance. If you purchase or replace any new appliances in the future you can also log into the RecallChek website and add their model and serial numbers to your existing appliance list and RecallTrak will monitor them FOR LIFE as well. And best of all, there is never a charge for any of these services.

OPINIONS OF PROBABLE COSTS

Cost estimates are considered to be above and beyond the scope of a typical pre-purchase home inspection, and they are not a part of this report. However, for an additional fee, we can supply cost estimates for selected components related to this structure. If you desire this service, please give us a call and we will prepare an addendum to this report which will include cost estimates.

We **are** licensed general contractors, however, this is NOT a solicitation for work. Furthermore, in accordance with California State Law, Business and Professions Code 7197(a)(1), we WILL NOT and CANNOT perform any work on the homes we inspect for a period of 12 months following the inspection. This law applies only to homes which are being inspected for the purposes of "transfer of sale", for exact language see Business & Professions Code 7995(a)(1).

RECOMMENDATIONS

FURTHER EVALUATION: If there are recommendations in this report for further evaluation by specialist contractors and/or engineers, we strongly advise that said evaluations be performed BEFORE the end of your inspection contingency period, so that you are fully aware of all circumstances regarding this structure.

We recommend further evaluation of the various plumbing anomalies be performed by a properly qualified plumber.

MINOR CONCERNS: See body of Report for minor recommendations and concerns.

RATINGS

EXPLANATION of RATINGS:

Ratings are on a scale of 0 to 10, with 10 being the highest.
A rating of "0" would indicate that the structure is not worth salvaging.
A rating of "10" would indicate that only cosmetic deficiencies were found. (However, even cosmetic deficiencies will lower the rating on a new structure which has not yet been occupied.)
Ratings are a comparison of similar type structures of the same age.

OVERALL RATING: 6.5.
Slightly Above Average.

ENERGY RATING: Above Average.

EARTHQUAKE RATING: Excellent.

READ THIS FIRST

DEFINITIONS & TERMINOLOGY

- GOOD:** Appears DURABLE and SERVICEABLE.
This means that on the day of inspection, the component was working correctly and was within it's designed lifespan.
- FAIR:** Appears DURABLE or SERVICEABLE, but not both.
This means that on the day of inspection, the component was either NOT working as designed, or it was reaching the end or exceeding it's designed lifespan.
- POOR:** Does NOT appear DURABLE or SERVICEABLE.
This means that on the day of inspection, the component was NOT working and had NO more useful life.
- DURABLE:** DURABLE means that the component is operating within it's designed lifespan.
- SERVICEABLE:** SERVICEABLE means that the component responded to normal controls or was functioning as intended.
- (x):** The APPROXIMATE number of times the condition was noted.
EXAMPLE: "Deck boards were found to be deteriorated (x7)."
This means that approximately 7 deck boards were found to be deteriorated.

EXPLANATION of TEXT

- BLUE TEXT:** Blue text is meant to get your attention and denotes a condition which adversely affects the serviceability or durability of a component, (no matter how slight).

Do NOT judge the condition of the property by the NUMBER of blue comments, because most of these notations could be minor in nature. Instead, see the RATINGS section at the end of the SUMMARY for an accurate overall rating of this property compared to other homes of this vintage.
- BOLD TEXT:** Bold text indicates a BONUS FEATURE or a condition which provides special value to the property.

GENERAL INFORMATION

BUILDING CHARACTERISTICS

EST. AGE OF STRUCTURE:	25 - 30 Years.
BUILDING TYPE:	Single family, 2 Story.
SPACE BELOW GRADE:	Crawl space.
WATER SOURCE:	Public water system.
SEWAGE DISPOSAL:	Private septic system. Septic systems are not a part of this inspection. We recommend that you have a septic inspection by a properly licensed septic system contractor.
UTILITIES STATUS:	All utilities on.

OTHER CRITERIA

BUILDING OCCUPIED?	No.
CLIENT PRESENT:	No.
PEOPLE PRESENT:	There was no-one present at the time of the inspection or for the post--inspection walk-through.
WEATHER:	Clear.
SOIL CONDITIONS:	Dry.
AMBIENT TEMP:	70 - 75 Degrees.

ENVIRONMENTAL TOPICS

ENVIRONMENTAL ISSUES ARE NOT A PART OF THIS INSPECTION.

Environmental issues include but are not limited to carbon monoxide, radon, asbestos, lead paint, lead contamination, toxic waste, toxic, allergenic, or pathogenic molds, formaldehyde, electromagnetic radiation, buried fuel oil tanks, and ground water and/or soil contamination. The absence of a statement on any of the environmental issues listed above (or on any other environmental concern), does not necessarily mean that they are not present. We make reference to these substances only when we recognize them during the normal inspection process. Most of the toxic substances listed above cannot be identified without laboratory testing. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

GROUNDS

DRIVEWAYS & WALKWAYS

DRIVEWAYS: Good condition. Concrete. Normal settling cracks were noted. All concrete, asphalt and masonry cracks, (it's just a matter of degree) and the cracks observed appear to be normal. The life expectancy of driveway and sidewalk paving is about 40 to 50 years.

LANDSCAPING & DRAINAGE

TREES & SHRUBS: [Scheduled maintenance appears to be lacking.](#)

FRONT LAWN: Fair condition. imitation grass.

LANDSCAPE SPRINKLERS: Automatic sprinkler system was noted. These components are NOT A PART OF THIS INSPECTION, therefore we recommend that you have the sellers demonstrate this system to you on the final walk-through before the close of escrow. [However, it was noted that this system does not appear to be operating at peak efficiency.](#)

LANDSCAPE LIGHTS: Landscape lighting was noted, but these components are NOT A PART OF THIS INSPECTION. We recommend that you have the sellers demonstrate this system to you on the final walk-through before the close of escrow.

RETAINING WALLS: Good condition. Masonry and Timber/Wood. This retaining wall merely holds in the landscaping soil, and would not be considered a structural necessity in regards to the building and/or the building foundation.

FENCES & GATES: Fair condition. Chain link or cyclone. [Wire is loose from the posts at the right rear of the house.](#)
[Gate is in need of repair or adjustment.](#)

SITE GRADING & DRAINAGE: Moderate slope.
BONUS FEATURE! Drain inlets/outlets were noted which indicate the presence of an underground drainage system. Since most of this system is not visible, THESE COMPONENTS ARE NOT A PART OF THIS INSPECTION.
Drainage away from the structure appears to be good.

PATIOS - DECKS - PORCHES

UPPER DECK:

Fair condition.
Deck framing is constructed of wood, Deck surface is constructed of wood.

There is no gap between the siding and the deck framing, allowing moisture to get trapped in between these two wood components, often causing eventual deterioration.

Deck ledger boards do not appear to be properly attached to the house with lag bolts, (they are attached with nails only). This may result in the deck pulling away from the house.



Railings are in Good condition.

UPPER DECK COVER:

Fair condition. Open design, Lattice type structure.

Outside fascia board is loose at two places.



LOWER DECK:

Fair condition. Wood.

One deck board is loose at the rear of the house, and one outer rim joist is loose and split at the left side of the deck.

One rim joist is deteriorated at one small area at the front the kitchen.



Wood fungus was noted to the surface boards or framing at the underside of the porch. Wood fungus is the first stage of dry rot, and is usually treatable with a fungicide. We recommend that you consult a licensed pest inspection company for information regarding this procedure.



Low elevation of right rear deck framing prevents any viewing under the deck structure.

There is no gap between the siding and the deck framing allowing moisture to get trapped in between these two wood components, often causing eventual deterioration.

Railings are in Fair condition.

There are places where the top handrails are loose and warped.

Safety Concern - Spacing of railing balusters exceed 4". The standard for older homes was 6", and several years before that it was 9". There is no requirement for upgrading to 4" centers, however, you should be aware that this new standard is to prevent infants from getting their head stuck between the balusters.



Many surface board fasteners are loose.

Fair condition.

Safety Concern - Handrails are missing at one or both sides of the stairs to the right side of the front entry door.

Handrails are loose at the front stairs.



EXTERIOR STAIRS & STOOPS:

EXTERIOR - GARAGE

Our inspection of the building exterior includes a visual examination of the finished surfaces, wall cladding, siding, windows, doors, flashings, trim, fascia, eaves, soffits, paint and caulking. Components which are not visible due to soil, vegetation, storage and/or the nature of construction are considered inaccessible and are not a part of this report.

EXTERIOR OF STRUCTURE

WALLS: Good condition. The exterior wall cladding is wood siding and wood shingle siding.

MOLDINGS & TRIM: Good condition. Wood.

EAVES & OVERHANGS: Fair condition. The fascia board at the eave overhangs is deteriorated at the front of the kitchen.



PAINT/STAIN: Fair condition. Paint/stain is near the end of its useful life at all wood components.

CAULKING AND WEATHERSTRIPPING: Good condition.

OTHER OBSERVATIONS: The firewood shield is loose from the siding at the left rear corner of the house. This metal is probably to protect wood siding from being infested by wood destroying organisms which live in firewood.



PARKING STRUCTURE

TYPE: Garage, Attached, 2 Car.

CONDITION: Good condition.

VEHICLE DOORS: Where there are multiple vehicle doors they are numbered from left to right as facing the structure from the street.

DID NOT TEST either door operation, doors were locked during inspection and no key was provided the inspector.
There are NO automatic door openers installed at door #1.

DOOR INTO HOUSE: Fair condition. [The door is damaged.](#)



Solid core and self closing doors were not installed in older dwellings. However, since most fires start in the garage, they are now required in newer installations to prevent fire from spreading into the house.

This is a solid core door. [Safety Concern - Self closing device is missing or not functioning.](#) The testing procedure is to let the door swing to the closed position from the half-open position. If correctly adjusted, the door should close and latch by itself.

WINDOWS: Good condition.

FIRE SEPARATION WALL: Good condition.

ROOF SYSTEM

Our inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage system. The following is an opinion of the general quality and condition of the roofing materials. The inspector **may** offer an opinion as to whether the roof has leaked in the past, or is currently leaking or the likelihood that it may leak in the future, however he cannot and does not warranty the roof against current or future leakage. The only way to determine whether a roof is absolutely water tight is to observe it continually during a prolonged rainfall, which is not possible during a pre-purchase inspection because of time constraints.

ATTIC & FRAMING

- ATTIC ACCESSIBILITY:** This structure has open beam or vaulted type ceilings, which does not allow for an attic space.
- STRUCTURE:** Good condition. Conventional framing.
- ROOF SHEATHING:** Good condition where visible. Solid 2x6 sheathing.

ROOF

- STYLE:** Gable.
- ROOF PITCH(S):** The approximate roof pitch is 4:12.
- TYPE & CONDITION:** Good condition.
The roof covering is Architectural Composition Shingles. (Also called Dimensional Composition).
[There is debris accumulating on the roof surfaces](#), we recommend that roof surfaces are cleaned on a regular basis.



- # OF LAYERS:** Only one layer was noted.
- HEAT REFLECTIVE:** No.
- ROOF ACCESS:** Walked on roof.

APPROX. REMAINING LIFE:

The remaining life stated below is an approximation based on what we believe is a reasonable estimation of remaining life expectancy, and is NOT based on the number of years that the manufacturer warranties the materials. EXAMPLE: A 30 composition roof will have a manufacturer's warranty of 30 years against product failure (assuming correct installation), but will only have a reasonable life expectancy of about 18 - 22 years. Manufacturer's do not warranty the lifespan of a roof, only that their products are free of manufacturing defects.

10 - 12 Years, with proper maintenance.

EXPOSED FLASHINGS

OVERALL CONDITION: Good condition.

GUTTERS & DOWN SPOUTS

OVERALL CONDITION: Fair condition.

Metal.
Heavily rusted downspouts were noted at the right rear corner, and the scupper might be rusted out as well.



Debris (from overhanging vegetation, mineral deposits from roof shingles, etc.) was noted in the gutters, this is a common condition, however it will accelerate deterioration of gutters. Gutter cleaning is a preventative maintenance procedure which should be performed at least once a year.



OTHER OBSERVANCES

Antenna and/or satellite dish is present and appears secure.

KITCHEN(S) - LAUNDRY(S)

The inspection of refrigerators, stand alone freezers, built-in ice makers, clothes washers & dryers and portable appliances including but not limited to microwaves and dishwashers are outside the scope of this inspection. No opinion is offered as to the adequacy of built-in dishwasher or microwave operation. Oven self-cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection, therefore the floor and walls behind these units are not inspected.

KITCHEN

- SINK(S):** Good condition. Stainless Steel.
- FAUCET(S):** Good condition.
- GARBAGE DISPOSAL:** Good condition.
- RANGE/BURNERS:** Good condition.
- OVEN(S):** Good condition. Self-cleaning, (for the sake of time the self-cleaning cycle is not tested).
Electric.
- EXHAUST FAN / RANGE HOOD:** Good condition. The exhaust fan installed is a recirculating type. These type fans merely take the air above your range and recirculates it into the room, and do not exhaust the air to the exterior of the dwelling.
- DISHWASHER:** Fair condition. [Dishwasher is leaking at the drain line.](#)
- COUNTER SURFACES:** Good condition. Counters are Formica, (plastic laminate).
- CABINETS:** Good condition.
- WINDOWS:** Good condition.
- WALLS:** Good condition. Wall covering.
- FLOORS, FLOOR COVERINGS:** Good condition. Tile.



LAUNDRY

LOCATION: Hall Closet, Service area main floor.

HOOK-UPS: Good condition. 220 Service is provided. The receptacle for plugging in the 220 volt dryer is the older 3-Prong type, which were utilized until recent years. If your dryer has the newer 4-Prong type cord then you will need to have the receptacle upgraded to a 4-Prong type (or change the dryer cord to the 3-prong type). Dryer venting is provided.

There is no hook-up for a gas dryer, at least not one that is visibly apparent. Sometimes these are hidden behind appliances and are not visible.

ROOM VENTILATION: Poor condition. *Without the aid of a functional exhaust fan or operational window there is no method of exhausting moist air.*

DOORS: Fair condition. *The door drags the floor.*

WALLS: Good condition. Wall covering.

FLOORS, FLOOR COVERINGS: Good condition. Vinyl.

BATHROOMS

BATHROOM #1

LOCATION:	Master Suite, Upstairs.
SINK(S):	Fair condition. The sink stopper is inoperative.
FAUCET(S):	Fair condition. Faucet leaks at the spout or the handles. This type of leak is minor in nature, but can lead to moisture leakage into the under counter areas and eventual deterioration of wood components if it is not addressed in a timely manner.
CABINETY:	Good condition.
COUNTER SURFACES:	Good condition.
TOILET(S):	Good condition. Toilet is the low flow type.
SHOWER(S):	Good condition.
TUB/SHOWER SURROUND(S):	Good condition.
SHOWER DOOR/CURTAIN(S):	No shower doors or curtain rod is installed.
VENTILATION:	Good.
DOORS:	Good condition.
WINDOWS:	Good condition.
WALLS:	Good condition. Wall covering.
FLOORS, FLOOR COVERINGS:	Good condition. Vinyl.

BATHROOM #2

LOCATION: Hall, Upstairs.

SINK(S): Good condition.

FAUCET(S): Good condition.

CABINERY: Good condition.

COUNTER SURFACES: Good condition. Counters are Formica, (plastic laminate).

TOILET(S): Good condition. Toilet is the low flow type.

SHOWER(S): Good condition.

TUB/SHOWER SURROUND(S): Good condition.

SHOWER DOOR/CURTAIN(S): No shower doors or curtain rod is installed.

VENTILATION: Good. Window is operational.

DOORS: Good condition.

WINDOWS: Good condition.

WALLS: Good condition. Wall covering.

FLOORS, FLOOR COVERINGS: Good condition. Vinyl.

BATHROOM #3

LOCATION: Downstairs.

SINK(S): Good condition.

FAUCET(S): Good condition.

CABINETRY: Good condition.

COUNTER SURFACES: Good condition.

TOILET(S): Good condition. Toilet is the low flow type.

TUB/WHIRLPOOL(S): Good to Fair Condition. Mechanical drain stopper is not operational.

SHOWER(S): Fair condition. Shower head leaks at the connection to the shower arm.

TUB/SHOWER SURROUND(S): Good condition.

SHOWER DOOR/CURTAIN(S): No shower doors or curtain rod is installed.

VENTILATION: Good.

DOORS: Good condition.

WALLS: Good condition. Paneling. Wall covering.

FLOORS, FLOOR COVERINGS: Fair condition. Vinyl. Loose at some seams in the closet.

CLOSET(S): Good condition.



OTHER INTERIOR ROOMS

BEDROOM #1

LOCATION: Master Suite, Upstairs, Left Rear.
DOORS: Good condition.
WINDOWS: Good condition.
WALLS: Good condition. Paneling. Wall covering.
FLOORS, FLOOR COVERINGS: Good condition. Carpet.
CLOSET(S): Good condition. Walk-in type closet.

BEDROOM #2

LOCATION: Upstairs, Right, Center.
DOORS: Good condition.
WINDOWS: Good condition.
WALLS: Good condition. Wall covering.
FLOORS, FLOOR COVERINGS: Good condition. Carpet.
CLOSET(S): Good condition.

BEDROOM #3

LOCATION: Downstairs, Rear.
DOORS: Fair condition. *The closet door(s) rubs or binds against the jamb(s).*
WINDOWS: Good condition.
WALLS: Good condition. Wall covering.
FLOORS, FLOOR COVERINGS: Good condition. Carpet.

CLOSET(S): Good condition.

OTHER OBSERVATIONS: This bedroom has no functional heating system, which does not qualify it for a legal occupied space according to modern requirements.

ENTRY

DOORS: Fair condition. The exterior entry door latch is not functioning correctly.

WINDOWS: Good condition.

WALLS: Good condition. Wall covering.

FLOORS, FLOOR COVERINGS: Good condition. Tile.

CLOSET(S): Good condition.

LIVING ROOM

LOCATION: Front, Left, Upstairs.

DOORS: Good condition.

WINDOWS: Good condition.

WALLS: Good condition. Painted. Paneling.

FLOORS, FLOOR COVERINGS: Good condition. Carpet.

CEILING FAN: Good condition.

WOOD BURNING OR GAS STOVE This is a gas stove, NOT for burning of solid fuels.



Good condition. The hearth extends out from the firebox opening adequately.

Unable to determine if flue needs cleaning. A flue cap is installed.

BONUS ROOM.

LOCATION: Left, Center, Downstairs.
DOORS: Fair condition. *The exterior entry door deadbolt is not functioning correctly. The exterior security door latch is missing.*
WINDOWS: Good condition.
WALLS: Good condition. Painted.
FLOORS, FLOOR COVERINGS: Good condition. Vinyl.

GENERAL INTERIOR NOTES

The comments below represent the conditions of the interior components as a whole, and is intended to summarize each type of component in a general way. See the individual room comments above for specific information on each component.

DOORS: Good to Fair Condition.
WINDOWS: Windows which are too high up to reach or otherwise inaccessible are not tested.
Windows frame type is aluminum.
The window action type is sliding.
Glazing type is dual pane insulated.
Good condition.
SCREENS: Fair condition. *Some screens are damaged.*
WALLS: Drywall, Wall coverings, Paneling, Good condition.
INSULATION: Some exterior walls are insulated with R-11, some with R-19.
CEILINGS: Good condition. Wood, Open Beam.
FLOORS, FLOOR COVERINGS: Good condition.
STAIRWAYS: Good condition.
SMOKE ALARMS: *Safety Concern - No functioning smoke detectors were noted.* We recommend smoke detectors be installed in all bedrooms and hallways.

**CARBON MONOXIDE
DETECTORS:**

Safety Concern - No carbon monoxide detectors were found. California Senate Bill SB 183 requires carbon monoxide detectors be installed in dwelling units if they have a fuel burning appliance, fireplace or attached garage. This law became effective for existing homes as of July 1st, 2011. We recommend that detectors be installed on all levels of the home and also in the basement and the garage. For more information go to: http://www.westsidewholesale.com/carbon_monoxide
The Consumer Product Safety Commission recommends that carbon monoxide detectors be installed in every home for early warning of dangerous carbon monoxide fumes. Carbon monoxide is produced by faulty heat exchangers and other gas fuel burning anomalies. You can get more information from the CSPC website at www.cspc.gov/.

CENTRAL VACUUM: None installed.

**WATER
SOFTENER/FILTER/CONDI
TIONER:** None apparent.

INTERCOM: None installed.

SECURITY SYSTEM: None installed.

HEATING & COOLING SYSTEMS

Our examination of the heating and cooling system includes a visual inspection of the exposed and accessible heating and cooling equipment, thermostats, safety components, venting and distribution components. We activate the systems using normal operating controls, and examine the systems for proper function, excessive or unusual wear and general state of repair. Heat exchangers and evaporator coils are inaccessible by design and must be completely removed from the furnace cabinet to be correctly evaluated, therefore, inspection of heat exchangers and evaporator coils are beyond the scope of this inspection. We recommend annual servicing and inspection by a properly qualified and licensed technician.

HEATING SYSTEM #1

LOCATION: In the underfloor crawlspace.



Services the rooms at the upper floor.

OVERALL CONDITION: Fair condition.

TYPE: Forced Air.

FUEL TYPE: Powered by electricity.

CAPACITY OF UNIT: 30 - 39,000 BTU.

AGE OF SYSTEM: 25 - 30 Years. I believe this to be the original heating system installed when the building was constructed. Because of its age we recommend that a licensed H.V.A.C. contractor examine this furnace at least once a year to insure that it is safe. Average life of a heat exchanger in the United States is 20 - 25 years.

OUTPUT TEMPERATURE: 100 - 105 Degrees, this is within typical parameters.

FILTERING: Located at the wall of entry hallway.

DUCTS & PLENUMS: Fair condition. Round flexible ducts are installed, this is the newer type of ducting,

Ducts are disconnected at one place under the kitchen and leaking air into the crawlspace.

Soil is in contact with one duct in the crawlspace. This condition will accelerate deterioration of ducts.

We recommend evaluation and repair by a properly qualified HVAC technician.

The type of tape used is not the currently approved type, (contrary to its name, "duct" tape, or cloth backed tape, is NOT currently approved for connecting furnace ducts as it deteriorates in a relatively short period of time). However, cloth backed tape was allowed at the time that this system was installed. All observable joints were intact at the time of the inspection. If they should come loose in the future we recommend that the repairs be performed with the use of an approved type of HVAC mechanical tape.

If the furnace (or air conditioning components) are replaced, the current Title 24 requirements state that a "Tight Duct" test must be performed at the time of installation. Many older duct systems do not pass this test, therefore, it is a possibility that the ducts will need to be repaired or replaced. You can obtain more information about this from your HVAC technician when they come out to check the system.



USER CONTROLS:

Good condition.

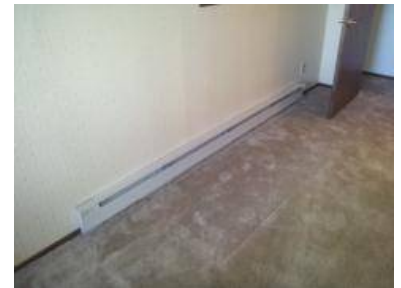
HEATING SYSTEM #2

LOCATION: Master bedroom, bonus room and downstairs bedroom.

OVERALL CONDITION: Fair to poor condition.
The unit at the master bedroom did not respond to normal operating controls.



The unit at the downstairs bedroom has no control or thermostat, therefore it is not functioning either. That means that this bedroom has no means of heating.




TYPE: Master suite = Wall heater, with a blower fan.
Downstairs bedroom = Baseboard heater.

FUEL TYPE: Powered by electricity.

AGE OF SYSTEM: I believe these to be the original heating systems installed when the building was constructed.

AIR CONDITIONING UNIT #1

LOCATION:	<p>This is a split system, the condenser is located outdoors at the right of the building. The refrigeration coils and the coil plenum are attached to the furnace in heating system #1.</p> <p>Services the rooms at the upper floor.</p> <p>Downstairs has no air conditioning installed.</p>	
OVERALL CONDITION:	Good condition.	
TYPE:	Central air conditioning type system.	
ENERGY SOURCE:	220 Volt. Electrical disconnect is present, as typically required.	
AGE OF UNIT:	8-10 Years.	
AIR TEMPERATURE DROP:	Between 14 & 20 degrees drop from Return Air Temperature. This is within typical parameters.	

ELECTRICAL SYSTEM

A random testing was performed on the various outlets and switches, but NOT all were tested. During a typical inspection there are many that are not accessible due to furniture, storage, etc. Light switches which do not appear to function are deemed to have a burned out bulb, unless other anomalies are noticed. We examined all service panels and subpanels which were found on the property, however, other panels and subpanels may exist which we did not find during our visit to the property as they are sometimes hidden in closets or behind wall hangings and/or furniture. We recommend that all electrical hazards be corrected by a licensed electrical contractor. If we have recommended that a licensed electrical contractor examine this entire system, it is because; 1) there was aluminum wiring noted at the minor circuits of the structure, or 2) there were a significant number of electrical hazards found to indicate that someone other than an electrician has been working on the system, or 3) there were Zinsco, Sylvania or Federal Pacific Stab-Lok electrical panels in this structure. In any of these events, there are likely to be additional hazards found by the electrician which this limited inspection did not locate.

INCOMING SERVICE

Good condition.

SERVICE TYPE: Overhead, 110/220 Volt.

SYSTEM TYPE: Overload protection is provided by breakers. Three wire romex, grounded system.

MAIN BREAKER and/or PANEL RATING: 200 AMPS.

MAIN PANEL

LOCATION: Exterior, at right side of the house.



CONDITION: Good condition.

SAFETY CONCERNS: No visibly apparent safety concerns were noted at this panel.

SUBPANEL #1

LOCATION: Interior of the structure at the entry closet.



CONDITION: Fair condition.

SAFETY CONCERNS: *Safety Concern - The following are potential safety concerns which were found at this panel:*

There is no separate grounding busbar, grounding wires are connected to neutral busbar. In a subpanel only the neutral wires should be connected to the neutral busbar, which is isolated from the subpanel housing. The grounding wires should be connected to a separate busbar that is directly grounded to the subpanel housing.



OF CIRCUITS

- MAJOR CIRCUITS:** Six major circuits were noted, (major circuits are those which provide power to appliances which require 220 volts, typically 30 or more amps).
- MINOR CIRCUITS:** There were twenty minor circuits noted, (minor circuits are those which use 20 amps or less).

CONDUCTORS

Good condition.

ENTRANCE CABLES: Unable to determine whether copper or aluminum.

BRANCH WIRING: Copper.

SAFETY CONCERNS: No visibly apparent branch wiring safety concerns were noted.

SWITCHES & OUTLETS

Good condition.

Ground Fault Circuit Interrupters (GFCI's) have been provided at appropriate areas for the era in which this building was constructed/remodeled. For your protection, it is recommend that GFCI protection be provided at all outlets at the exterior, garage, carports, wet bars, bathrooms, kitchens and pool or equipment rooms. This is an important and relatively inexpensive upgrade.

SAFETY CONCERNS: No visibly apparent safety concerns were noted at the outlets/switches.

RECOMMENDATIONS

We recommend that all electrical hazards be repaired by a licensed electrician.

PLUMBING SYSTEM

All visible portions of the supply and waste line plumbing systems were inspected. All plumbing fixtures were operated (using normal controls), unless otherwise noted in this report. Of course, plumbing pipes and other components inside wall or ceiling cavities or otherwise concealed are not examined. The purpose of the plumbing inspection is to determine whether the system is functional and serviceable in its present condition, and is NOT to determine if every plumbing code was strictly adhered to.

Drain pipes between the house and the street (or the septic system), are buried in the ground and are, therefore, not inspected. Also, it is not uncommon for sewer lines to have separations from earth movement or from original construction defects. Sewer lines can be viewed with a camera by a specialist to determine their condition. If you are interested, please call our office to schedule an appointment with one of our preferred vendors.

SUPPLY LINES

TYPE: The visible supply line plumbing consists of copper.

WATER SHUT-OFF: Located at right side of the house in an underground vault.

CONDITION: Good to Fair Condition.

COMMENTS: **Faucet leak(s) were noted at the handles or spouts at one or more plumbing fixtures.** These are minor repairs which can be corrected by replacement of washers, O-Rings or valves. In some instances (as in the case of a very old faucet), it may be prudent to upgrade to a newer faucet. See the comments regarding the individual rooms where plumbing fixtures are located for exact details.

WASTE LINES

OVERALL CONDITION: Fair condition.

TYPE: ABS Plastic.

COMMENTS: Cleanouts are provided.
Safety Concern - Open waste line noted at the cleanout under the left side lower deck. There is apparently a major clog in the main underground sewer pipe between the house and the septic tank, as water was running out of this cleanout (the one reference above), during the time of our inspection. On properties such as this which have been vacant for a period of time we run multiple fixtures for an hour or more during our inspection just for this reason (to see if there are underground clogs that we might not otherwise discover.)



Waste line leaks which are visible from under the house (in the underfloor crawlspace) were noted at the master bathroom shower drain.

We recommend further evaluation be performed by a properly qualified plumber.

The garage sink drains slow.



FUEL SYSTEM

OVERALL CONDITION: Good condition.

METER/TANK LOCATION: LPG tank located at the right side of the house.

COMMENTS: System appears serviceable. Lines corrosion proofed where visible.

WATER HEATER #1

LOCATION: Located at the closet in the downstairs bathroom.



SIZE: 50 Gallons.

FUEL TYPE: Powered by electricity.

AGE This unit appears to be 12 - 14 years old. Average water heater life in the United States is 8-10 years, although they can exceed this life expectancy by many years if they are drained annually.

CONDITION: This unit is currently leaking at two different places in the drainline of the safety relief valve.

This water heater appears to be at or near the end of its useful life, as we ran it for more than an hour and it only produced water that was luke warm.



SAFETY RELIEF VALVE: A Safety Relief Valve was noted, but TESTING OF THESE DEVICES IS NOT A PART OF THIS INSPECTION.

EARTHQUAKE BRACING: Unit is braced according to current standards.

INSULATION: This unit is internally insulated.

CRAWLSPACE & FOUNDATION

Our inspection of the underfloor crawlspace area includes a visual examination of the visible portions of the foundation, structural framing, ventilation and floor insulation. While the inspector is in the crawlspace, components relating to the other systems of the building are also evaluated, such as the electrical system and the heating and cooling system. A small number of vertical hairline cracks are common in foundations, and unless accompanied by displacement or other condition they may not be reported. It is common and generally acceptable to find moisture in the crawlspace, however, excessive moisture can adversely affect the structure. We have stated in the report below if we believe that excessive moisture is a concern.

CRAWLSPACE

- ACCESSIBILITY:** Crawl space is fully accessible.
- VENTILATION:** Good condition.
- MOISTURE:** There were no indications of excessive moisture in crawlspace.

FOUNDATION

- TYPE & CONDITION:** Good condition. Block stem wall at the perimeter, Post & pier footings at interior.

SUBSTRUCTURE

- SUBFLOOR:** Underfloor areas which are insulated are not visible for inspection. Good condition where visible. Plywood.
- PONY AND SHEAR WALLS:** Good condition.
- FLOOR INSULATION:** Fair condition. Partially insulated with R-11 - R-19. Insulation is hanging down and missing in some places.



- ANCHORING:** Foundation bolts are present.

GIRDERS & JOISTS: Good condition.

SLAB ON GRADE

CONDITION: The downstairs portion of this home is constructed slab-on-grade, there are no raised foundations or underfloor crawlspaces at this portion of the home. Slab is not visible due to carpet and/or floor covering. No readily visible challenges are noted.