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PROPERTY INSPECTED

~ Single Family Home ~

123 Main Street
Any Town, California

Date of Inspection: January 2, 2004

Inspected for: Mr. & Mrs. Homebuyer
c/o Bess Realtor
Bess One Realty
456 Real Estate Drive
This Town, CA 12345

We have prepared this confidential, non-transferable report for your personal use only. It is intended to provide you, our client, with a general overview of the property. The written comments contained in this report represent our opinion of the existing conditions of the systems and components that were inspected on this date. These comments do not imply, in any way, a warranty for the continued use of the systems or components nor does it dictate what should or should not be included within the property.

We do not authorize distribution of this report to any other individuals and this report should not be relied upon by others. We recommend that all parties interested in the condition of this inspected property, protect themselves by contacting our office for an on-site property review or by attending their own inspection with an inspector of their choice. This report may not include pertinent visual and verbal information discussed at the property during this inspection.

This report should be read carefully so that you have a clear understanding of its contents and if you should have any questions, please do not hesitate to call our office to discuss your concerns with your inspector.

Respectfully submitted,

All About Homes

Initials of Inspector/typist
This report is designed to be read and considered in its entirety. It contains information about the property’s conditions and the limitations of the report. This inspection is a limited examination of only the items visually and readily accessible to the inspector on this date and are herein mentioned in this report. The scope of this inspection is to provide our client with only a general overview of the property, rather than an in-depth evaluation of a particular item or condition. The report will not disclose every item or condition that might require attention, nor is it intended to be a repair work list/order.

There is always a risk in buying and owning a house. This report is not designed to, nor can it eliminate, all the risks. This report does not relieve the property owner from disclosing conditions known by them concerning the property. Therefore, it is important that our clients protect themselves by doing a thorough walk-through of the property, thoroughly examining all known reports and the seller’s disclosure statement, and by making sure that all questions are answered before the close of escrow.

Since this report is only a visual inspection, it is not possible to include the examination of concealed vapor barriers, the interior of the wall cavities, areas beneath covered floors, anything hidden from view or underground. The kitchen and laundry appliances are also not included in this inspection. We do not inspect for, nor confirm, the presence of environmental pollutants such as urea formaldehyde, asbestos, lead, radon, etc. We also do not inspect for any type of pest (insect or rodent), pet debris or odors. All of these items require a technical expertise beyond the scope of this inspection and therefore, an inspection of these items must be made by a competent specialist.

We do not include conditions which are covered by State Structural Pest Control Board. A special license is required to inspect and report on such items as, wood destroying organisms, insects, fungi, dry rot, etc. Inspection for such items should be obtained from a competent pest control contractor.

"All About Homes Residential Inspections" and its inspectors are not engineers nor do they possess experience in any of the specific fields of engineering. Therefore, nothing in this report should be construed to represent an analysis of site stability, underground drainage, soil composition, structural or seismic stability, or any other type of engineering analysis. Confirmation regarding any of these items requires that a competent soils and/or structural engineer be consulted.

This report is not a building code inspection. However, some of the items in this report are judged for basic compliance with established building standards which were practiced at the time of the construction. It is possible that this report may not reflect the local municipalities’ interpretation of, or compliance with, these standards.
Verification of building permits and property documentation (such as zoning and property line setbacks) is not provided by "All About Homes Residential Inspections". This information should be obtained from, and reviewed with, the appropriate building or planning department.

~ KEY WORDS AND PHRASES ~

It is extremely important that you understand our use of key words and phrases within your report.

1. SERVICEABLE:
   "Serviceable" indicates a system or component is currently capable of providing its overall intended function.

2. MINOR:
   "Minor" indicates a condition that presents a slight exposure to health and safety or possible failure. This is a condition that has advanced to a point needing routine service.
   "Routine service" is performed during the maintenance of the property.

3. THE FOLLOWING ITEMS SHOULD BE ADDRESSED:
   When it is suggested that a condition or item be addressed, it is because it is not serviceable or does not reflect current established health and/or safety standards for residential construction. These items have progressed to a point of repair, replacement, or correcting to be considered safe and serviceable. They are indicated in the report by placing a (▪) in front of the listed item.

4. ESTABLISHED BUILDING STANDARDS:
   When a condition does not meet with "established building standards" it indicates that this component or condition does not reflect the general building, fire or safety requirements in use at the time the work was performed. This type of condition often presents a significant concern and should be addressed.

5. OBVIOUS / UNSERVICEABLE:
   Obvious or unserviceable indicates a condition that compromises its ability to safely perform its intended function. This is a condition that usually presents a significant concern. Immediate action should be taken to correct this situation.

6. COMPETENT CONTRACTOR OR SPECIALIST:
   When it is suggested that an item be repaired or that a competent contractor be consulted, there is a condition that presents a hazard or concern to personal safety, or may no longer serve its intended purpose. Since our inspection is only a general overview, a further evaluation by a competent specialist is often necessary to determine what specific action is needed and whether or not additional conditions exist within the system or component that would require correction at this time.
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So that it will be easier for you to identify the location of an item, area or device mentioned within this report, we are indicating that the front of the building faces east.

~ PROPERTY SITE ~

CURBS/GUTTERS

The concrete curbs and gutters are in serviceable condition.

SIDEWALK

The concrete sidewalk is in mostly serviceable condition.

The following should be addressed:
- There is obvious lifting to a portion of the sidewalk adjacent to the driveway.
- There is obvious cracking and settlement to one section of the sidewalk at the west side of the property.

To ensure against possible injury, it is suggested that caution be exercised when using this area. It is suggested that this be discussed with the 'Department of Streets or Public Works', as the repairs of the sidewalk, curbs and gutters may be included as a part of their street repair program.

DRIVEWAY

The concrete driveway is in serviceable condition, with minor cracks to the surface being observed.

FENCE

The wood fence and chain link fence are in mostly serviceable condition.

The following should be addressed:
- The rear fence has rotted posts and loosening of the fence boards and/or supports.
- The rear fence has also obvious deterioration throughout.

For specific information regarding these conditions, it is suggested that a competent fencing contractor be consulted.

For Review Only, Sample Report
SITE DRAINAGE

The soil adjacent to the exterior foundation has an adequate slope to divert water away from the building. There are areas where the soil does not slope away from the foundation at the east side of the building. It is suggested this condition be corrected and the proper slope be maintained as part of property maintenance.

The following should be addressed:
- There are obvious low points of surface water drainage at the west side(s) of the building.

Low points of surface water drainage can result in the collection of surface water along the exterior of the structure and allow the water to infiltrate under the foundation and into the crawl space area beneath the building. Over time, this condition can contribute to building settlement.

Property maintenance would require that the soil next to the foundation be provided with a slope away from the building a minimum of one-half (1/2) inch per foot, for a distance of five feet. Please refer to pages' B & F of this report.

~ BUILDING EXTERIOR ~

The building exterior is inspected for only obvious signs of failure or damage; therefore there are no specific comments made concerning the cosmetic condition of the paint or exterior surface.

EXTERIOR SIDING

The stucco exterior covering of the building is in serviceable condition. There are several minor cracks in the stucco exterior surface; however, this does not compromise the sidings' present serviceability. The cracks appear to be the result of normal building movement, and can be corrected during building maintenance.

The following should be addressed:
- There are holes and missing stucco at the upper portion of the front porch.
- It is suggested that the separation between the stucco exterior and the wood trim and between the wood trim and the window and door framing be kept sealed with a flexible caulking material to prevent moisture infiltration and water damage from occurring.
EXTERIOR WALKING SURFACES
The concrete walks at the front and rear of the property are in serviceable condition.

PORCH
The concrete porch located at the front of the building is in serviceable condition.

WINDOWS
A limited number of accessible windows were inspected and appear to be in serviceable condition. Our inspection does not include the confirmation of the existence or the condition of waterproof flashing. This flashing is found around the window, concealed behind the exterior siding and is not visible for inspection.

The following should be addressed:
  - The master bathroom window has broken glass.

For specific information regarding this, it is suggested that a competent window or glazing contractor be consulted.

EXTERIOR DOORS
The exterior doors are in serviceable condition.

PATIO
The concrete patio at the rear of the building is in serviceable condition.

DECK / BALCONY
The wood deck located at the front of the building appears to be in serviceable condition. Isolated deck boards show signs of minor deterioration. This appears to be the result of normal weathering and wear.

PATIO / DECK COVER
The patio/deck cover appears to be an additional construction to the property. This type of construction normally requires a building permit. Verification of the building permit should be made with the property owner or the local building department to ensure that the construction met with the approval of the local building official.

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PATIO / DECK COVER (continued)

The patio cover appears to reflect industry practices for standard construction and is in serviceable condition.

ROOF

The inspection of the roof is limited, and was made from the accessible portions of the rooftop. This inspection does not confirm the condition or existence of the water proofing membrane (roofing felt) which is usually concealed beneath the exposed roof covering.

We did note that the visible portions of the composition shingle roof appear to be about fifteen years old and in serviceable condition. There is minor deterioration of the roofing surface, which appears to be the result of normal wear.

There is evidence that suggests that the following should be addressed:

- There is obvious deterioration at isolated sections throughout the roof covering.
- There is evidence of old water staining at the underside of the front roof eaves. This condition appears to be the result of moisture infiltration from the roof.
- The flashing serving the chimney is not properly sealed to prevent moisture infiltration to surfaces below.

It is suggested that a competent contractor be consulted for recommendations and/or corrective work for the roof and flashing conditions.

FLASHING

The roof is equipped with metal flashing which serves to provide a water-tight seal for all penetrations through the roof surface; i.e. roof joints, plumbing vents, flues, and chimneys. The flashing on this roof appears to be in serviceable condition.

Please refer to the roof section of this report for a comment made about the flashing.

The maintenance of the flashing and related exposed metal surfaces found on the roof includes cleaning and ‘spot’ painting of all exposed items including the plumbing pipes that project above the flashing penetrations.
RAIN GUTTERS & DOWNSPOUTS

Rain gutters and downspouts are installed as a means to control and direct surface water drainage away from the structure. The rain gutters and downspouts appear to be in serviceable condition.

The maintenance of the rain gutters and downspouts includes an annual inspection (before the rains begin), cleaning, spot painting (if needed) and sealing of the joints to prevent premature failure and ensure their proper operation. Please refer to pages B & F of the addendum section of this report for further information about the care and maintenance of the rain gutters and downspouts, as well as, the proper method of diverting rain water collected by the downspouts.

CHIMNEY

The exterior of the chimney appears to be in serviceable condition.

CHIMNEY SPARK ARRESTER

The fireplace chimney is equipped with a spark arrester to prevent burning ash from escaping.

GARAGE

Due to the amount of personal storage within the garage, a complete inspection of all surfaces could not be performed.

From what could be observed, we did note the following:

The garage appears to be in serviceable condition. There are minor floor cracks in the surface of the concrete slab. This condition does not compromise its present serviceability.

~ BUILDING INTERIOR ~

The surfaces of the building interior are only inspected for obvious signs of failure and/or damage. There are no comments made concerning the cosmetic condition of the wall, floor or window coverings, paint, etc. This is a limited visual inspection (made without moving any personal belongings) which is intended to provide you with a general overview of the interior components and related fixtures.

For Review Only, Sample Report
BUILDING INTERIOR (continued)

We do not inspect for the presence of any element or material which may present a health or environmental hazard, such as, but not limited to; molds and mildew, urea formaldehyde, lead, radon gases, asbestos, pest, rodent and insect infestation or pet debris and odors. This requires a technical background and expertise beyond the scope of our inspection process. Information regarding the presence or health concerns of any of these specific items must be obtained from an outside consultant or competent specialist.

INTERIOR ROOMS

The surfaces of the walls and the ceilings within the building appear to be in serviceable condition. Minor cracking was noted at some wall and ceiling surfaces. This condition appears to be the result of normal building movement.

Minor floor sloping was noted within the house and appears to be the result of building settlement. Although we cannot confirm if this condition has stabilized, it does not appear to be unusual for the age of the building.

The following should be addressed:
- The shelf and pole support brackets for the bedroom closets are missing.

WALL INSULATION

Our inspection of an exterior wall cavity indicated that the walls are insulated with fiberglass insulation. This will help to improve the energy efficiency of the building.

KITCHEN

The kitchen appears to be in serviceable condition.

The following should be addressed:
- There are several loose drawer fronts.

The dishwasher drain line is equipped with an air gap fitting. This industry-required device is needed to prevent the back-up of drain water into the dishwasher.

BATHROOMS

The hall bathroom appears to be in serviceable condition.
BATHROOMS (continued)

The following should be addressed:

- There are chips in the surface finish of the tub in the hall bathroom. These chips should be kept sealed to prevent premature failure.

The enclosure serving the bathtub appears to be provided with a tempered, safety glass. This complies with the most current standards for personal safety.

LAUNDRY AREA

The laundry area appears to be in serviceable condition.

The building is equipped with a 220 volt outlet in the laundry area to accommodate the installation of an electric clothes dryer.

*This inspection does not confirm the proper operation of the clothes dryer outlet. For specific information regarding this, the property owner should be consulted.*

INTERIOR DOORS

The interior doors appear to be in serviceable condition.

SMOKE / FIRE ALARMS

The building is equipped with a smoke/fire alarm located in the hallway area adjacent to the bedrooms, as well as in the bedrooms. The operation of these units was not checked during our inspection. Proper operation should be confirmed and these units should be checked monthly to ensure continued operation. It should also be determined if the units are hard wired and equipped with a battery back-up.

FIREPLACE

The fireplace appears to be in serviceable condition. Minor cracking was noted at the firebrick lining of the firebox. This condition does not compromise its present serviceability.
~ ELECTRICAL SYSTEM ~

Our inspection of the electrical system consists of an examination of the main electrical panel, the sub-panel box serving the dwelling circuits and a testing of a limited number of accessible switches and outlets. Our intent is to provide you with a general overview of this system and related components. We do not trace circuits, analyze electrical load capacity or open junction boxes, nor do we move furniture or personal belongings to gain access to the electrical devices and appliances.

Therefore, it is suggested that the current occupant of the dwelling be consulted as to any unusual conditions, discrepancies or modifications to the electrical system or circuit wiring that could not be determined through a visual inspection, but may be known under current, normal living conditions.

MAIN ELECTRICAL PANEL

The primary electrical supply for this property is an overhead service feed located at the west side of the building. The main service panel box has a maximum rating of 220 volts at 100 amperes.

The interior of the main electrical panel box was inspected and found to be in serviceable condition.

The main electrical disconnect is located at the exterior of the building. The disconnect serves as a convenient safety device to permit shutdown of the electrical system. Therefore, this switch should be kept accessible.

INTERIOR SUB-PANEL

The interior sub-panel is located in the front bedroom closet and appears to be in serviceable condition.

CIRCUIT WIRING

The branch circuit wiring system uses copper and aluminum conductors (wire). A limited number of circuits and outlets were tested during the inspection and most were found to be in serviceable condition.

It was noted that the electrical system has been modified and that there are conditions that do not reflect safety standards. The following should be addressed:

1. The duplex outlet at the front wall of the front bedroom is not securely attached into place. Electrical devices and related equipment should be securely fastened to prevent any possible movement that could damage the wiring.

For Review Only, Sample Report
CIRCUIT WIRING (continued)

- 2. The cord connection to the garbage disposal is not provided with a required, strain relief bushing (wire clamp). These bushings are installed to ensure that the wires stay in place and to provide adequate protection from the metal edge of the panel box.

The electrical system is equipped with ground fault circuit interrupters (GFCI) installed at the duplex outlet in the hall bathroom and in the kitchen. These devices require testing once each month to ensure the proper operation of the ground fault interrupter and to maintain maximum safety protection. For more information on the use of these devices, please refer to page "G" of this report.

~ PLUMBING SYSTEM ~

Our inspection of the water supply and waste water removal system includes the operation of accessible interior faucets, flushing the toilets and examining the visible portions of the supply and waste water drainage piping for signs of leakage or corrosion. We do not operate shut-off valves, verify the water supply pressure, or the volume of water delivery at the faucets or fixtures, nor do we comment on the quality or temperature of the water from the fixtures. This information needs to be obtained from a competent plumbing specialist.

The current occupant of the dwelling should also be consulted as to any unusual conditions, discrepancies or modifications to the plumbing system that could not be determined through a visual inspection, but may be known under normal living conditions.

MAIN GAS & WATER SHUTOFF VALVES

The main gas shutoff valve is located at the west side of the building, and the main water shutoff valve is located at the front of the building. These valves should be kept accessible in the event of an emergency such as an earthquake or possible pipe failure resulting in leakage.

GAS SUPPLY PIPING

The gas supply piping serving the property appears to be in serviceable condition.
WATER SUPPLY

The property is served with the city/county water service for domestic water needs.

WATER PIPING

The domestic water piping is copper, which appears to be in serviceable condition with no obvious signs of unusual or excessive deterioration.

PIPE INSULATION

The hot water piping is not insulated with energy saving insulation which is common for this climate area. Current standards suggest wrapping the hot water piping to help reduce energy consumption and speed up the time it would take for the hot water to reach distant faucets or showers. The addition of this upgrade could help control future energy costs.

WASTE WATER DISPOSAL SYSTEM

The waste/sewer water is removed from this property by means of an attachment to the city/county sewer system at the street connection. An inspection of the underground sewer piping from the building to the street requires technical expertise beyond the scope of this inspection. Therefore, if information concerning the condition of this piping is needed it is suggested that a competent plumbing specialist be consulted.

DRAINAGE PIPING

The drainage piping within the property is galvanized iron, which appears to be in serviceable condition with no obvious signs of unusual or excessive deterioration.

WATER HEATER

The domestic hot water is furnished by a gas water heater, which is located in the garage, and has a capacity of forty gallons. The water heater is in serviceable condition and is equipped with; a temperature/pressure relief valve, a gas supply shutoff valve, proper flue vent piping, sufficient combustion air (oxygen) ventilation, and two (2) seismic straps and/or braces.
HEATING SYSTEM

The heating system for the dwelling is a gas, forced air furnace/heater located in the garage. This unit has an input heating capacity of 80,000 btu (British thermo units). The heating unit appears to be in serviceable condition and equipped with; a gas shutoff valve, proper flue vent piping, sufficient combustible air ventilation, a service disconnect switch/power cord, and an electronic pilot ignition.

FILTERS

The forced air furnace/heater is provided with air filter(s). However, the filter(s) are blocked with dust and need to be cleaned or replaced to ensure proper and efficient furnace/heater operation.

DUCTWORK

The air distribution (supply and return) system appears to be in serviceable condition. The ducts have been wrapped with insulation to provide additional energy conservation for the dwelling.

~ ATTIC AREA ~

The attic space is not physically entered due to height restrictions and to prevent the possibility of damage from occurring to the ceiling material. The inspection of the attic is a limited visual inspection of only the areas and items seen from the access opening.

ACCESS OPENING

The access to the attic area is located in the hallway.

The following should be addressed:
- The attic access cover is not made of a fire resistant material (i.e. sheetrock). It is suggested this cover be updated with this material to provide a proper barrier against the spread of fire.
ATTIC AREA (continued)

INSULATION

We have noted that the attic is insulated with fiberglass type insulation to an estimated resistance value of R-11 three and one half (3½") inches. Although this was adequate at the time of the original construction, current standards suggest eight to ten (8"-10") inches of insulation for an estimated resistance value of R-30. Consideration should be given to upgrading the energy efficiency of this property by installing additional insulation.

STRUCTURAL MEMBERS

The structural supports and framing members located in the attic area appear to be adequate and properly installed.

VENTILATION

The ventilation in the attic space appears to be adequate.

ATTIC LEAKS

Evidence of current roof leakage was not detected during the inspection of the attic.

However, there were indications of water staining at isolated areas. This condition appears to be the result of leakage; yet, no evidence of current leakage could be detected. It is suggested repair of the source of the leakage and any damage that it may have caused be confirmed with the property owner.

~ FOUNDATION & CRAWL SPACE ~

As we are not engineers, our inspection of the foundation area does not test or analyze the composition, design, strength, and ability of the foundation and related framing members to resist movement or cracking. Comments regarding the structural members and perimeter foundation are based on the general condition of these items at the time of this inspection.

Due to external forces affecting this structure and related systems, such as but not limited to, building movement, building modifications, surface water drainage and soil stability, we cannot make any comments regarding the future performance of the foundation system or building structure. If further information is desired, it will be necessary to consult with a competent, qualified engineer.

For Review Only, Sample Report
FOUNDATION/CRAWL SPACE AREA (continued)

ACCESS OPENING

The opening into the foundation crawl space area is located at the rear exterior of the building.

INSULATION

The under floor area of the building is not insulated. This condition is normal for this climate area as the heat loss through the floor is considered minimal.

STRUCTURAL MEMBERS

The structural wood members and structural supports located in this area appear to be adequate and properly installed.

BELOW SUBFLOOR

Water staining was noted at the sub floor under the hall bathroom tub. This condition appears to be the result of leakage; however, no evidence of current leakage could be observed. It is suggested repair of the source of the leakage and any damage that it may have caused be confirmed with the property owner.

VENTILATION

The ventilation provided for the foundation and crawl space area appears to be adequate.

FOUNDATION

The exposed surfaces of the perimeter concrete foundation appear to be in serviceable condition.

The structural framing system is fastened to the concrete foundation by means of steel anchor bolts or approved foundation fasteners. No evidence of unusual slippage or movement due to past building movement or earthquake activity was detected.

MOISTURE INFILTRATION

There are indications in the crawl space area suggesting a minimum amount of moisture infiltration. This condition was noted by the white colored residue and/or water staining on the stem wall of the foundation. It is important that exterior surface water drainage be properly diverted to reduce the infiltration of water into the crawl space area and decrease the possibility of foundation settlement.
~ GENERAL COMMENTS ~

The original construction of the building has been modified at the following locations:

- at the water heater replacement;
- at the roof installation;
- at the kitchen remodel;
- and at the electrical modifications.

Additional construction and/or modifications would require the issuance of building permits. Therefore, verification of the proper permits and their approval should be made with the property owner and the local building department to ensure that all the work performed met with the final approval of the building official.

ITEMS NOT INSPECTED:

An inspection of the air conditioning condensing unit, evaporative coil, coolant piping, and electrical work is not included in this report.

There is a sprinkler system serving the property. An inspection of this system along with any related piping, wiring and timers is not included in this report. For specific information regarding its operation, it is suggested the property owner be consulted.

SEISMIC DISCLOSURE INFORMATION

The following information relates to the questions found in the "California Residential Earthquake Hazards Report" statement that is provided to a buyer by the sellers of residential property. Since there are now some insurance carriers requiring that these same questions be answered as a prerequisite to obtaining homeowners or earthquake insurance, as a professional courtesy we have taken the time to answer these questions based on what could be observed during this inspection.

1. Is the water heater braced, strapped or anchored to resist falling during an earthquake?
   - Yes, the water heater is securely fastened into place and no further corrective action is needed at this time.

2. Is the building anchored or bolted to the foundation?
   - Yes, this building has been bolted to the foundation.
SEISMIC DISCLOSURE INFORMATION (continued)

3. (part a) If the building has cripple walls, (a) have they been (strengthened) braced.
   *Note: Cripple walls are defined as the short walls installed on top of the concrete foundation to level and provide support for the floor framing system.
   ❖ The construction of this building does not incorporate the use of exterior cripple walls.

4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
   ❖ The exterior foundation of this dwelling is not made of unreinforced masonry.

5. (part a) If the building is built on a (sloped) hillside, (a) are the exterior tall foundation walls braced?
   ❖ This building has not been built on a (sloped) hillside.

6. If the exterior walls, or part of them, are made of unreinforced masonry, have they been strengthened?
   ❖ The exterior walls of the building are not made of unreinforced masonry.

7. If the building has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or have they been strengthened?
   ❖ This building does not have a living area built above the garage.