Property Inspection Report

LOCATED AT:
xxx

PREPARED EXCLUSIVELY FOR:
xxx

INSPECTED ON:
Tuesday, March 24, 2015
1:30 PM

Inspector, Marc Mazza
Mazza Inspection Group
(866) 996-2992
info@mazzainspections.com

SUMMARY

This summary report is intended to provide a convenient and cursory preview of the more significant conditions and components that we have identified within our report as needing service, but could be incomplete.

The summary is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary.

Also, in accordance with the terms of the contract, the service recommendations that we make in this summary and throughout the report should be investigated further and completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

This summary report is intended to provide a convenient and cursory preview of a limited number of items, conditions and components that we have identified within our report as requiring more immediate service. This summary is not comprehensive and does not include all of the issues documented within this report.

Items included in the summary will be an item, component or situation which is not performing its function or its condition, or is not appropriate for its age or use. This may also denote a safety hazard or safety risk. Immediate replacement, improvement or repairs may be required to make serviceable. Items identified in the summary should be reviewed by a professional licensed contractor in the trade necessary for appropriate repairs that should be completed in accordance to local building standards.

All work should be followed up by a receipt or warrantee by the contractor.

STRUCTURAL

West Crawl Space

ELECTRICAL (FOUNDATION)
s-1: - There is an open/damaged electrical junction box that has exposed conductors within the crawlspace. The box may need replacement because of the damage. Properly terminating the wires and covering the box is recommended.

s-2: - Electrical conductors exposed and not properly terminated under the house were observed under the structure. These conductors represent a potential safety hazard and are suggested to be improved.

East Side

FOUNDATION VENTILATION
s-3: - The crawlspace has some blocked vents which, therefore, may not allow for adequate ventilation.Typical building standards requires a minimum of 1 square foot of ventilation per every 150 square feet of foundation area. We recommend the further review, advice and services of a general contractor.

ELECTRICAL (FOUNDATION)
s-4: - Electrical conductors exposed and loose were observed under the structure. These conductors represent a potential safety hazard and are suggested to be improved.

CHIMNEY & FIREPLACE

MASONRY FIREPLACE

THROAT
s-5: - There is wood within the firebox / flue of this fireplace. In light of this condition, we suggest the buyer have a professional inspect this area to determine what action is necessary to remedy this condition.

PLUMBING

DRAIN, WASTE & VENTS

DRAIN PIPING OBSERVATIONS
s-6: - Leaking was observed in the crawlspace under the common bathroom at the time of the inspection.

FUEL SUPPLY

FUEL METER OBSERVATIONS
s-7: - The regulator vent for the fuel meter is suggested to terminate away from under the building. Improvements are recommended and should be carried out by a qualified licensed individual.

LAUNDRY

DRYER DUCT
s-8: - The dryer duct under the house slopes upwards. This condition may cause the collection of lint which may result in a blockage and potential fire hazard. Improvements are recommended and should be carried out by a qualified licensed individual.

HEATING

PRIMARY AND SECONDARY CONDENSATE
s-9: - The condensate drain was observed below grade level which may cause a back up and potential damage. We suggest having a minimum of 6 inches from the highest point of grade to the bottom of the condensate and not over a walkway.

Table of Contents

DISCLOSURE

Thank you for choosing the Mazza Inspection Group to perform your inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. The report is effectively a snapshot of the house – recording the conditions on a given date and time. Home Inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection.

The observations and opinions expressed within this report are those of the inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of NACHI, 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.

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

Many comments on components or systems observed as defective, damaged or otherwise may be followed by a comment which suggests the buyer to have an additional inspection of that listed component or system by a specialist. We make these suggestions to ensure our client has ample time to have that specific item evaluated by a specialist of that particular component or system who can then make specific recommendations of repair or replacement and provide our customers with real costs associated with that component or system.

Your report includes many digital photos and may include infrared images as well. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Again, Thanks very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process and beyond. Should you have any questions, please do not hesitate to call or email us.

NOTICE: This report should not be used by anyone other than the individual who has signed the inspection agreement and purchased this report. The conditions affecting this property may have changed since the time of this inspection, as many often do under various circumstances. Do not rely on this inspection report as a basis for a real estate transaction decision. It is advised that new parties involved in any transaction concerning the above property, complete a more current evaluation with a qualified inspector.

SCOPE OF WORK:You have contracted with the Mazza Inspection Group to perform a generalist inspection in accordance with the standards of practice established by NACHI, a copy of which is available upon request or on our website. 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. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed pest control company.

GENERAL INFORMATION

STRUCTURE ORIENTATION
1: - The structure faces east.

PRESENT AT INSPECTION
2: - Client(s), Buyer's Agent

TYPE OF RESIDENCE / LEVELS
3: - The residence is a single family residence and is a one story.

AGE OF STRUCTURE / YEAR BUILT
4: - 1935

UNOFFICIAL SQUARE FOOTAGE
5: - 2116 square feet

FOUNDATION TYPE
6: - The structure has a raised foundation area.

ADDITIONAL STRUCTURES
7: - The additional structure is included in this inspection.

OCCUPANCY
8: - The residence was occupied and furnished at the time of the inspection.

9: - Access to some items and areas such as electrical outlets, switches, windows, walls, floor surfaces, cabinet interiors, attic, garage, patio surfaces, exterior walls restricted by the occupant's furniture and personal belongings may not be visible or accessible to inspect. Any such areas or items are excluded from the inspection report

UTILITIES
10: - All utilities were on at the time of the inspection.

WEATHER CONDITIONS
11: - The weather was clear and sunny.

EXTERIOR TEMPERATURE
12: - 75-85 degrees

GROUNDS

We do not water test or evaluate subterranean drainage systems, any mechanical or remotely controlled components, such as driveway gates. 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.

Driveway

DRIVEWAY MATERIAL
13: - The flatwork material consists of concrete and stone.

DRIVEWAY COMMENTS
14: - Cracks were noted at the driveway. This implies that movement and or settlement has occurred, which is typical with concrete slabs. Sealant is recommended on the driveway to prevent further damage and should be performed on a regular basis to prevent extended wear. We recommend that this condition be monitored and further evaluated by a qualified contractor if the buyer so chooses, or if any sign of significant movement is observed.

15: - Areas of the driveway surface are settled, which may pose a potential tripping hazard. These areas are suggested to be addressed as necessary by the appropriate trade or craftsman.

16: - The driveway has moisture staining, which may indicate ponding or poor drainage. In time, this condition can accelerate the wear and deterioration of the concrete. Moisture should always run away from the structure.

17: - The driveway has material that is raised. This may pose a possible tripping hazard and is recommended to be repaired as a safety upgrade.

Walkways

WALKWAY MATERIAL
18: - The flatwork material consists of concrete.

WALKWAY COMMENTS
19: - Cracks were noted at the walkways. This implies that movement has occurred. Sealant is recommended on the sidewalks to prevent further damage and performed on a regular basis to prevent extended wear.

Yardwalls

RETAINING WALL MATERIALS
20: - The yard walls appear to be concrete.

RETAINING WALL OBSERVATIONS
21: - We suggest removing at least six inches of dirt from behind the retaining walls to eliminate the possibility of spill-over.

22: - There are trees planted in the dirt behind the retaining walls. Trees, in time, can cause cracking due to growth. Monitoring this condition on a regular basis is suggested.

Porch

PORCH MATERIAL
23: - The flatwork material consisted of stone.

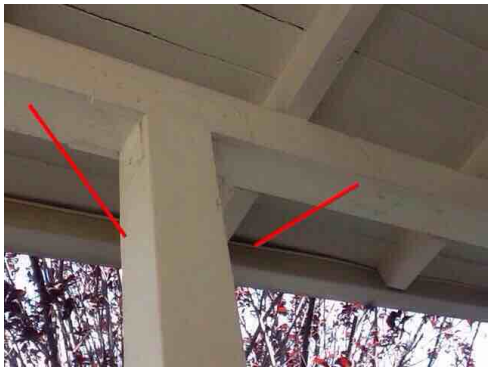
PORCH COMMENTS
24: - The visible portions of the porch were observed to be in good condition at the time of the inspection.

NOTE: Sub surface drainage is not within the scope of this inspection.

25: - The porch surface material is high at the foundation, which does not allow a complete inspection of the foundation. Furthermore, moisture may penetrate beyond the slab into the interior wood framing members via the weep screed flashing (or under a house with a crawlspace). Sealant is recommended to be installed at the slab to foundation connection(s) as preventative maintenance - IRC 2012 §703.6.2.1.

PORCH COVER
26: - The porch cover framing was observed to be in generally good condition at the time of the inspection, unless otherwise stated.

27: - We suggest improving the porch cover by adding knee bracing as well as metal straps and ties at all of the connections to the structure and slab.



Cover / Carport

East Side

TYPE
28: - The cover is a carport type.

COVER MATERIALS
29: - The cover consisted of wood framing and is a covered type.

CARPORT
30: - The cover is an addition to the existing structure. The installation of this structure requires building permits. Determining whether or not the structure is permitted is beyond the scope of this inspection.

31: - The cover appears too close to the property line setback according to local building standards. Therefore, you should verify the permit for this structure, because we do not endorse or tacitly approve of any structure built without a permit, and latent defects could exist.

32: - There are no visible footings for the cover posts to inspect. Footings are usually concrete in material, wider at the base and buried deep in the soil. These footings are installed to support weight applied directly to the top of the footing. For example, a post for a cover has a footing at the base to add stability to the structure and keep the material from settling.

33: - It is suggest that the cover structure be improved to include steel straps,necessary bolts correctly sized and plates as structural improvements to this structure.

34: - The installation of "knee" bracing is recommended at the structure between the beams and the posts for additional stability.

35: - The carport present may not meet the minimum current requirements for carport structures when vehicle garages are not available.

West Side

TYPE
36: - The structure is a patio cover.

COVER MATERIALS
37: - The patio covers consisted of wood and metal framing.

COVER / SHADE BAR
38: - The cover consisted of wood framing and is a covered type.

39: - The patio cover is an addition to the existing structure. The installation of this structure requires building permits. Determining whether or not the structure is permitted is beyond the scope of this inspection.

POSTS
40: - The patio cover posts are suggested be no less than 4x6 wood members. Steel posts, however, may require different minimum standards which we are not apprised of.

FOOTINGS
41: - There are no visible footings for the patio cover posts to inspect. Footings are usually concrete in material, wider at the base and buried deep in the soil. These footings are installed to support weight applied directly to the top of the footing. For example, a post for a patio cover has a footing at the base to add stability to the structure and keep the material from settling.

Decks

LOCATION
42: - The location of this deck is west.

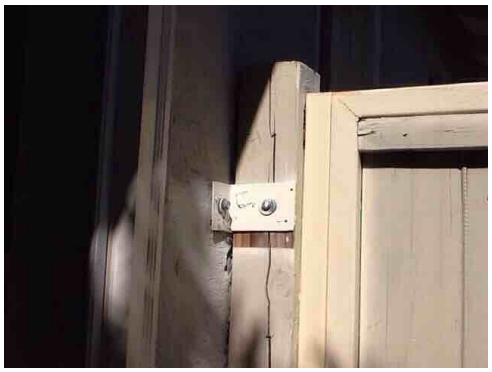
WOOD DECK
43: - The wood deck has been built at grade level. This configuration is prone to rot and insect activity and cannot be completely inspected.

Gates

GATE MATERIALS
44: - The gate(s) is / are constructed in wrought iron and wood.

GATES
45: - Adjustments to the gate(s) are suggested for easier operation and latching.

46: - Additional stability is suggested where the gate latches onto the post, which connects to the structure at the south side.



Fencing

WOOD FENCING

47: - The wood fencing was observed to be in generally fair condition. Some conditions which categorize the fencing may include: signs of moisture or insect damage, damaged boards, missing boards, loose boards, etcetera. Possible evidence of termites noted. Further evaluation by a pest control company is suggested.

48: - There is wood fencing that is embedded in the soil. This may cause deterioration. An open clearance is recommended between the fencing and the soil as preventative maintenance.

49: - We are unable to determine whether or not the fence and fence posts are a material which is resistive to decay, pest or rot, which they should be.

50: - The wood fence sways when pushed on. Additional support may be necessary and is recommended to support the fence and prevent any further damage.

Grade

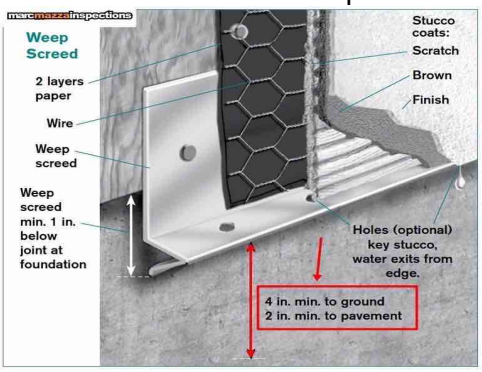
SITE TYPE

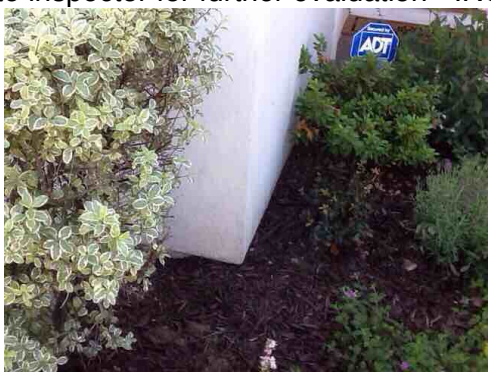
51: - All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can turn to liquid and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move 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. Water can be equally destructive, and can foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise wood framing or produce molds that are deleterious to health.

52: - The residence is situated on a flat pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist, you may choose to have a site evaluation.

GRADING

53: - There is concrete and soil that is high at the foundation at the time of the inspection. The soil level is up to or above the weep screed. These materials at this level may allow moisture penetration in the interior wood framing members or insect infestation. There should be at least 4 inches between the weep screed (if present) and the soil level and 6 inches between siding and the soil level. There is a recommended space of 2 inches between the weep screed and a solid surface such as concrete. It is recommended that this condition be referred to a qualified termite inspector for further evaluation - IRC 2012 §703.6.2.1.





54: - Planters were observed close to the foundation. Without provisions for adequate drainage along with a moisture barrier at the exterior wall, these planters may hold moisture within the soil close to the exterior wall covering and foundation which may result in damage to the wall covering interior and exterior and interior wall framing members. Mold may also contribute to differential settlement of the foundation overtime.

Subsurface Drainage

SUBSURFACE DRAINAGE
55: - We observed drains at the rear of the house but did not see any holes typically located in the front sidewalk/curb for the subsurface drains to terminate. As a result, we do not know where the water terminates or drains to. For a complete examination of this condition including possible repairs, we suggest further assessment by a professional landscape contractor.

EXTERIOR

Our evaluation of the exterior of a property conforms to state or industry standards. Certain detached structures, such as storage sheds, barbecues, above ground spas, gazebos or stables are not within the scope of this inspection. Landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting are not evaluated. Surface coatings or cosmetic deficiencies and the wear and tear associated with usage or the passage of time that would be readily apparent to the average person are not commented on. The inspection of the exterior and grounds as described may be limited if not fully visible due to foliage or storage of personal belongings. Trees / foliage may have an impact on site, structure, drainage and waste.

Stucco Wall Covering

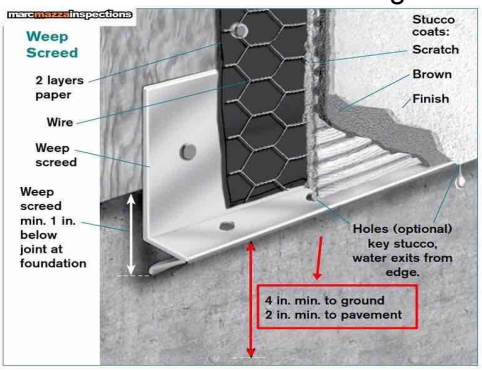
STUCCO WALL GENERAL COMMENTS
56: - The walls are clad with stucco or plaster in a smooth finish. We further noted that the finish was cracked in multiple areas around the parimeter of the structure. The cracking may be the result of many things but commonly is related to the manner in which the materials were applied, the conditions under which the materials were applied or the lack of proper preparation of the materials. A professional masonry contractor is, however, the individual who may offer a definitive explanation as to the reason for this cracking.

Siding

WOOD SIDING

57: - The siding materials where visible and accessible appears to be in generally good condition (unless otherwise noted).

58: - The soil / slab level is high at the siding at the time of the inspection. There should be a minimum space of 6 inches between siding and the soil level. This space will help reduce the possibility of insect infestation and moisture contact or damage to the exterior wall covering material - IRC 2012 §703.6.2.1.



STONE SIDING

59: - The siding is suggested to be better sealed where it makes direct contact to the structure.

Trim

TRIM MATERIALS

60: - The trim material is wood.

TRIM OBSERVATONS

61: - Sealant is needed at various areas around the exterior trim to wall connections as preventative maintenance and to prevent the possibility of moisture penetration or damage.

62: - We observed a hole of some type at the eave, within the soffit. The vent is suggested to be screened if its a direct access into the attic. Although we do our best in an attempt to determine why certain conditions exists we may not have intimate details regarding specific components and conditions. We therefore suggested to inquire with the seller regarding this condition and who may be able explain this condition in full detail.

DOOR / WINDOW TRIM

63: - There are windows and or door which appeared to have been replaced. The new trim overlaps the exterior wall covering material, leaving a small area exposed to moisture intrusion. Sealant is suggested around the exterior window trim to wall connection to decrease the possibility of moisture entry into the structure. Sealing the connection with an exterior approved material with a 25 / 50 guarantee against deterioration is suggested.

SOFFITS

64: - Clogged soffit vents (the underside of the eave) were observed. Having the soffits closed may inhibit proper ventilation of the attic space. Additional ventilation, be it, soffits, vents, turbine or dormer ventilation may be needed. Further assessment is advised.

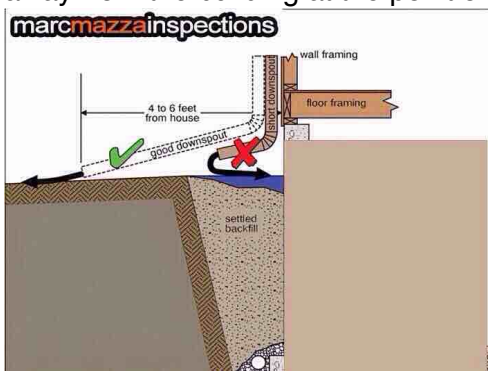
Gutters

GUTTER MATERIAL

65: - The gutter system is a full gutter system, which covers a majority of the eaves and runoff drainage is necessary or suggested. The gutters are metal.

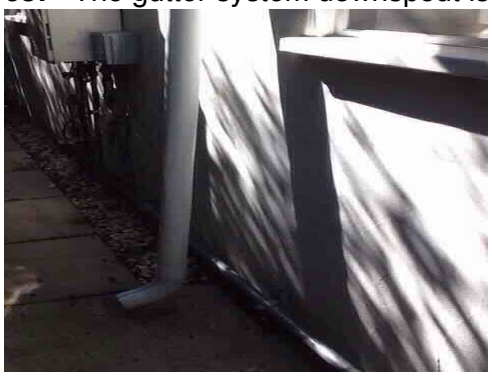
DOWNSPOUTS

66: - We recommend routing all of the downspout(s) away from the structure, or installing the downspout directly into the subsurface drainage, if present. The downspout(s) should discharge water at least five (5) feet from the house or drain into existing sub surface drainage. Storm water should be encouraged to flow away from the building at the point of discharge.

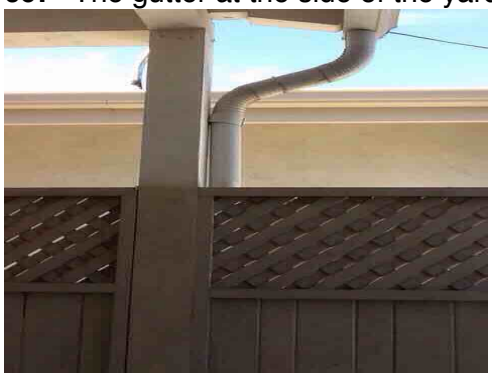


67: - The gutter downspouts discharge into subsurface drainage. We are unable to determine if these drains are free of blockage. We are also unable to determine where the water ultimately terminates.

68: - The gutter system downspout is recommended to be better secured to the walls.



69: - The gutter at the side of the yard terminates into the adjacent yard.



Electrical

EXTERIOR RECEPTACLES

70: - The accessible outlets that were tested are functional, unless otherwise stated. Improvements to the electrical components suggested within this section may still may be necessary.

EXTERIOR LUMINARIES & SWITCHES

71: - The lights outside the doors of the residence are functional (except where otherwise noted in this section). It is not within the scope of the inspection to test or evaluate decorative, low voltage lights or motion controlled lights.

72: - Motion, photocell or timer controlled lighting fixtures are not tested for operation.

73: - Sealant is recommended around the exterior light fixture to wall connection(s).

74: - The west side exterior light, failed to operate by the switch. In many cases, the bulb is usually blown, however, it is recommended that the bulb be replaced and the fixture be tested for proper operation.

EXTERIOR WIRING & CONDUIT

75: - Exposed conductors were observed within reach and in harms way at the west side of the structure. This material is recommended to be installed into exterior rated conduit for protection.

Hose Bibs

HOSE BIBS

76: - The hose bibs tested are functional but may not include anti-siphon valves / vacuum breaker. These valves, which are relatively inexpensive, are required by current standards, especially near swimming pools. We may not have located and tested every hose bib on the property due to inaccessibility or limited view.

Irrigation

IRRIGATION

77: - Due to the fact that the majority of the sprinkler lines are subterranean, and given the multitude of different types of sprinkler control panels, we do not evaluate automatic sprinkler systems as part of our inspection. However, we will make comments on obvious issues observed during the course of this inspection.

78: - There are a wide variety of irrigation components such as pipes, that could include: old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. Among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate things, significant portions of these pipes cannot be examined because they are buried. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We will look for any visible evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system and indicate any seasonal changes that they may make to the program.

SPRINKLER HEADS
79: - Readjusting the sprinklers away from the structure walls, walkways, fences, HVAC components, etcetera, is recommended, due to the staining created by the over spray. Over time, the sprinklers can cause excessive wear and tear to these materials.

VALVES
80: - There are sprinkler valves that are buried up to or under the soil, which poses a potential hazard of cross contamination. The valves are suggested to be located 6 inches above the ground.

Trees

TREES
81: - There are trees and tree roots observed around the perimeter of the house. The roots pose a potential risk to the structure, foundation, plumbing drains and/or service piping, as well as, being a tripping hazard. If the tree is considered close to the plumbing system, a scope of the main drain system is suggested.

Site Hazards

MISCELLANEOUS SITE HAZARDS
82: - The playground equipment is not within the scope of this inspection. Furthermore, playground equipment is considered an inherent hazard and is suggested to be removed.

STRUCTURAL

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. 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

WALL CONSTRUCTION TYPE

83: - The framework appears to be constructed from wood. Framing, in construction is the fitting together of pieces to give a structure support and shape and sometimes is used as a noun such as "the framing" or "framing members". Framing materials are usually wood, engineered wood, or structural steel. Building framing is divided into two broad categories, heavy-frame construction (heavy framing) if the vertical supports are few and heavy such as in timber framing,or steel framingor many and smaller called light-frame construction (light framing) including balloon, platform and light-steel framing. Light-frame construction using standardized dimensional lumberhas become the dominant construction method in North America.because of its economy. Modern light-frame structures usually gain strength from rigid panels plywood and other plywood-like composites such as oriented strand board (OSB) used to form all or part of wall sections) but until recently carpenters employed various forms of diagonal bracing to stabilize walls. Special framed shear walls are becoming more common to help buildings meet the requirements of earthquake engineering or wind engineering.

FOUNDATION TYPE

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

ROOF FRAMING

85: - The roof structure is comprised of rafters and joists.

86: - There are some rafters that are staggered at the ridge board, as opposed to being installed opposite of each other on both sides of the ridge board. Improvements are recommended for maximum structural stability - IRC 2014§2308.10.4.

87: - The roof framing is suggested to be improved or upgraded in order to meet today's minimum building and seismic standards. Improving this framing will add additional stability to the structure. The addition of seismic steel ties on all joist top plate connections as well as rafter to rafter and rafter to ridge connections is suggested.

88: - The ridge board is suggested to be at least a 2x sized wood member. This wood ridge, however, is what was likely standard at the time of original construction.

West Crawl Space

FOUNDATION TYPE
89: - The floor structure consists of a poured slab and a raised portion that includes posts, piers, girders and joists, sheathed with plywood or diagonal boards.

RAISED FOUNDATION ACCESSIBILITY
90: - We evaluated the raised foundation by entering and evaluating the components within the crawlspace that were accessible.

WOOD FLOOR FRAMING COMMENTS
91: - The intermediate floor framing of the main structure is in acceptable condition (unless noted otherwise in preceding comments). There may be some deviations from plumb, level, etcetera, but none that would have any serious structural significance.

SUBSURFACE
92: - There is debris in the crawlspace, possibly from past work performed. All debris is suggested to be removed in accordance to building code.

WOOD FRAMING / POST / PIER
93: - The framing (where visible and accessible) within the crawlspace supporting the structure appears to be typical for its age.

STEM WALLS
94: - The stem walls observed appear to be in generally good condition considering the age.

95: - The foundation is raised and bolted to the standards of the year in which it was constructed.

96: - We observed a portion of the stem wall that appears to be damaged. The damage may date back to when the addition was built, however, we are unable to determine the exact cause. Repairs are recommended.

FOUNDATION VENTILATION

97: - The crawlspace has some blocked vents which, therefore, may not allow for adequate ventilation.Typical building standards requires a minimum of 1 square foot of ventilation per every 150 square feet of foundation area. We recommend the further review, advice and services of a general contractor.

98: - We observed foundation ventilation screens which have openings or missing material and should be repaired or replaced to keep rodents and other pests out.

99: - The inspection revealed vent ports which are adjacent or below to the grade level. This condition may allow moisture to enter into the crawlspace. Improvements are suggested.

ELECTRICAL (FOUNDATION)

100: - There is an open/damaged electrical junction box that has exposed conductors within the crawlspace. The box may need replacement because of the damage. Properly terminating the wires and covering the box is recommended.

101: - Electrical conductors exposed and not properly terminated under the house were observed under the structure. These conductors represent a potential safety hazard and are suggested to be improved.

102: - There are cables (phone, cable, Internet, etcetera) that are lying on grade under the house and are suggested to be run in conduit for protection.

DUCTWORK

103: - There are ducts which have been installed directly on grade. It is suggested that the ducts be raised a minimum of 6" from grade.

East Side

RAISED FOUNDATION ACCESSIBILITY

104: - We evaluated the raised foundation by entering and evaluating the components within the crawlspace that were accessible.

WOOD FLOOR FRAMING COMMENTS

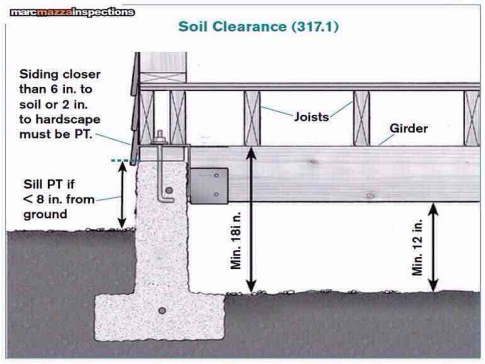
105: - There were repairs to the floor framing which are not consistent with todays minimum building standards. No damage was observed as a result, however, improvements may be necessary in order to maintain the integrity of the framing and overall structural stability of this area.

SUBSURFACE

106: - There is evidence of past water in the crawl space. Wet crawl spaces risk building damage from rot and insects and can cause interior mold or mildew. This condition may vary seasonally and/or with precipitation intensity. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space. This condition should then be monitored to determine if additional, potentially costly measures are necessary to protect the building interior from water and moisture damage.

WOOD FRAMING / POST / PIER

107: - There is wood within the crawlspace that is untreated and in direct contact with soil. Untreated wood is not suggested to make contact with soil as this wood is subject to deterioration and may allow insects access to other parts of floor framing. Improvements in accordance with local building standards are suggested.



108: - We observed a ledger bolt which was not completely seated or screwed in completely. Improvements are recommended and should be carried out by a qualified licensed individual.

STEM WALLS

109: - The stem walls observed appear to be in generally good condition considering the age.

110: - The foundation is raised and bolted to the standards of the year in which it was constructed.

FOUNDATION VENTILATION
111: - The crawlspace has some blocked vents which, therefore, may not allow for adequate ventilation.Typical building standards requires a minimum of 1 square foot of ventilation per every 150 square feet of foundation area. We recommend the further review, advice and services of a general contractor.

ELECTRICAL (FOUNDATION)
112: - Metal conduit is laying on grade which is subject to deterioration. Improvements are recommended.

113: - Electrical conductors exposed and loose were observed under the structure. These conductors represent a potential safety hazard and are suggested to be improved.

CHIMNEY & FIREPLACE

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.

FACTORY BUILT CHIMNEY

CHIMNEY LOCATION
114: - This chimney is located at the west side of the structure.

GENERAL COMMENTS

115: - There are a wide variety of factory built chimneys, which are constructed on site with approved components. Typically, the flue is installed within a "chase" or wood/metal framed enclosure from the fireplace firebox to the top of the roof. The inside portion of this chase is almost never accessible to view within without removal of the termination cover, which we cannot do. We only perform a competent visual inspection of the chase from the exterior, where it is accessible and visible. Additionally, we do not remove any portion of this chase at any time during this inspection. It is difficult to determine weather or not the chimney was actually manufactured to meet minimum building standards with regard to drafting, clearances etcetera. Our inspection does not include a comprehensive view of the complete flue. This is almost always performed with a camera. In short, we cannot guarantee that every particular component is the one stipulated for use by the manufacturer. With this in mind, you may wish to have a specialist who can perform destructive testing or dismantling of the materials, evaluate the chimney before the close of escrow.

CHIMNEY FLASHING

116: - The base flashing between the chimney and the roof are in acceptable condition, only where visible.

FACTORY BUILT CHASE

117: - The "visible" portion of the chimney chase appeared to be in generally good condition at the time of the inspection.

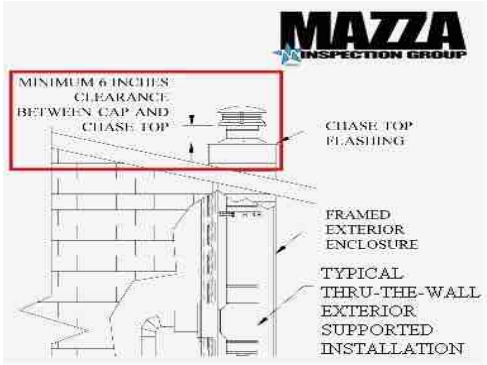
FACTORY BUILT CHASE COVER

118: - The chase cover has been installed tightly around the chase, which will not allow for complete ventilation and thus cooling of the fireplace chase, should it be required by this specific fireplace system. Some fireplace systems require such a gap and some do not. Improvements are recommended if necessary and should be carried out by a qualified licensed individual.

FACTORY BUILT FLUE

119: - Inspection of the flue is limited to the visible and/or accessible components only. Examination of the accessible portions of the chimney flue, regarding the presence of cracks, misalignment, or any deterioration is beyond the scope of this inspection. Due to the limited view of the flue through the damper and not being able to view the flue through the top of the chimney (spark arrestor, height, length), the condition of the entire flue cannot be commented upon and is, therefore, not within the scope of this inspection. If further assurances are wanted, it suggested to consult with a qualified technician prior to the close of escrow.

120: - It is likely that this chimney flue is shorter than what manufacturer's specifications call for. In many factory built installations, the flue termination is no less than 6" from the chase cover. Improvements if found to be necessary, are recommended and should be carried out by a qualified licensed individual.



FACTORY BUILT SPARK ARRESTOR / CAP
121: - A functional spark arrestor is in place on the chimney.

FACTORY BUILT COMBUSTION AIR VENT
122: - We did not view a combustion air vent kit at this factory built fireplace as is typical with many factory built units.

FACTORY BUILT FIREPLACE

FIREPLACE LOCATION
123: - This fireplace is located in the living room.

FACTORY BUILT FLUE
124: - Inspection of the flue is limited to the visible and/or accessible components only. Examination of the accessible portions of the chimney flue, regarding the presence of gaps, cracks, misalignment, or any deterioration is beyond the scope of this inspection. Due to the limited view of the flue through the damper and not being able to view the flue through the top of the chimney, the condition of the entire flue cannot be commented upon and is, therefore, not within the scope of this inspection. If further assurances are wanted, it suggested to consult with a qualified technician prior to the close of escrow.

REFRACTORY
125: - There are cracks in the refractory (firebricks) in the fireplace. These cracks warrant attention and necessary repairs (which may include replacement) to reduce possible future damage or deterioration. We recommend the further review, advice and services of a professional contractor.

DAMPER
126: - The damper is functional when tested.

127: - Blocking open the damper with a clip to keep the damper from closing any time gas log sets or a fuel pipe is/are present is always recommended.

FUEL AND LOG STARTER
128: - The gas log lighter was covered by material used in conjunction with a log set and therefore not visible for inspection. The bib is suggested to be inspected to determine if the pipe should be sealed.

LOG SET & GRATE
129: - The log set appears to be in generally good condition. We are unable, however, to determine if the logs are a listed component or added after the original installation.

GLASS DOORS
130: - The fireplace glass doors are functional.

HEARTH & HEARTH EXTENSION
131: - The hearth extension is in acceptable condition.

FIREBOX
132: - Inspection of the firebox was limited due to the mount of debris present.

MASONRY CHIMNEY

CHIMNEY LOCATION
133: - This chimney is located on the roof.

GENERAL COMMENTS
134: - Due to the issues present and because other potential latent issues within this fireplace / chimney unit, we suggest the buyer have the entire system inspected by a professional prior to using this fireplace.

135: - The chimney installed here is not consistent with what would have been present at the time of the initial construction and appears to have been rebuilt. In which case, you should request a building permit as well as any documentation such as warrantees, etcetera, from the sellers, which will confirm that the work was done to code and by a specialist. In light of the fact that after the 1994 earthquake, some rebuilt fireplaces in various areas were constructed with 2x4 wood framing within the chase. Over time, this method was found to be substandard and also a hazard. We therefore suggest the buyer have a level II inspection performed here and feel it prudent the inspection be performed prior to the close of this escrow.

CHIMNEY FLASHING

136: - The decorative shroud that surrounds the spark arrestor at the top of the chimney chase may not be UL listed or tested. This shroud may jeopardize the safety and function of the fireplace and may not allow the fireplace to vent and cool properly. The metal flue system inside the chimney chase is a double or triple wall flue system and it is designed to siphon in cool air that cools down the flue pipe as it exhausts heat and gases is at the same time. This system is called thermosiphoning. These decorative shrouds may not allow the flue system to cool properly due to the containment of heat causing the flue system to overheat. The containment of heat inside the decorative shroud transfers down the chimney chase cover that sits flat on top of your wood framed chimney chase. This area of the chimney becomes extremely hot during use of your fireplace and over time, the wood framing at the top of the chimney chase depletes all of its resin and moisture until spontaneous combustion occurs. This condition is called pyrolysis. These decorative shrouds have been the cause of previous chimney fires, are no longer accepted and should be considered a potential hazard. In light of this, we suggest the buyer have a professional F.I.R.E. certified inspector inspect the flue, chase, cover and termination for any potential latent defects.
http://www.fireassociates.org/media/shrouds_surrounds.pdf

MASONRY CHIMNEY ASH DUMP

137: - There is a ash dump located under the building. The ash dump is located in an area which can be a hazard. That said, we are unable to confirm whether or not the ash dump is currently functional or terminated. Although we do our best in an attempt to determine why certain conditions exists we may not have intimate details regarding specific components and conditions. We therefore suggested to inquire with the seller regarding this condition and who may be able explain this condition in full detail.

MASONRY CHIMNEY STRAPS

138: - Due to the limited access in the attic, we were unable to verify that the chimney had been anchored in accordance to minimum building standards, with anchors crossing over and attached to a minimum of four ceiling joists.

MASONRY CHIMNEY FLUE

139: - Inspection of the flue is limited to the visible and/or accessible components only. Examination of the accessible portions of the chimney flue, regarding the presence of cracks, misalignment, or any deterioration is beyond the scope of this inspection. Due to the limited view of the flue through the damper and not being able to view the flue through the top of the chimney (spark arrestor, height, length), the condition of the entire flue cannot be commented upon and is, therefore, not within the scope of this inspection. If further assurances are wanted, it suggested to consult with a qualified technician prior to the close of escrow.

140: - The cooling flue which is an integral part of the flue assembly appears to be "choked off" due to the position and possible improper installation of the storm collar present. The installation (if proven to be incorrect) as it is currently, poses a real and present fire hazard. Further assessment is advised.

MASONRY CHIMNEY SPARK ARRESTOR

141: - A functional spark arrestor is in place on the chimney.

MASONRY FIREPLACE

FIREPLACE LOCATION

142: - This fireplace is located in the family room.

FIREBRICK

143: - Portions of the firebox show signs of deterioration. The cause of the damage is likely attributed to the burning of solid fuel in a firebox and / or moisture. Re-pointing of this/these area(s) with additional mortar is recommended.

144: - The grout between the firebricks is deteriorated or missing and should be re-pointed (replacement of the mortar between the bricks and flue) where needed to prevent further deterioration and evade further damage and cost as a result.

DAMPER

145: - The damper is functional.

146: - There is no damper in the chimney flue at the time of the inspection. Further assessment is advised.

FUEL / LOG STARTER

147: - The gas at the fireplace was operational when tested.

SCREENS

148: - There are no screens present on this fireplace unit.

HEARTH & HEARTH EXTENSION

149: - When the area below, where we believe the hearth extension to be was viewed, we observed wood materials. We were unable to confirm the hearth thickness and we also noted that the wood was installed directly underneath the area which appears to be the hearth extension. According to NFPA 211, which is a standard for chimneys fireplaces and vents states: clearance shall be maintained directly below the underside of the hearth extension. Which is to say, no combustible materials are allowed in this area.

150: - The hearth extension is higher than the inner hearth and may have been built up.

THROAT

151: - There is wood within the firebox / flue of this fireplace. In light of this condition, we suggest the buyer have a professional inspect this area to determine what action is necessary to remedy this condition.

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. 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. 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.

All gas related issues should only be repaired by a licensed plumbing contractor since personal safety is involved.

MAIN SERVICE

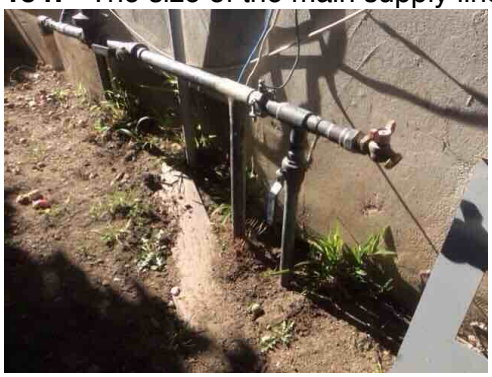
LOCATION

152: - The main water supply line is located at the south side of the structure.

MATERIAL AND SIZE

153: - The main water supply material is copper only where the material is visible.

154: - The size of the main supply line is .75" inch. In some cases, .75" may be considered small.



MAIN SERVICE

155: - The water main from our vantage, in appearance, looks serviceable with no leaking or excessive corrosion noted. The shutoff valve is not tested via turning the handle during the inspection.

REGULATOR

156: - There is a pressure regulator present.

WATER PRESSURE

157: - The water pressure when taken from the exterior, is typically taken from a hose bib which we believe is regulated because it's connected to the building. Most regulated hose bibs are directly connected to or from the structure. If we take the pressure from the interior, we will typically take the measurement from the laundry area when and only if available. Furthermore, it's common to have unregulated hoses bibs with water pressures that exceed 100 PSI.

158: - The water pressure supplied to the fixtures is reasonably good at 65 pounds. The water pressure is taken from either the rear hose bib or laundry room service when or if it's available. The pressure was tested both with and without multiple fixtures on at one time.

PRESSURE RELIEF VALVE

159: - There is a pressure relief valve on the main water supply line.

SUPPLY PIPING

COPPER

160: - The visible water supply lines appear to be copper.

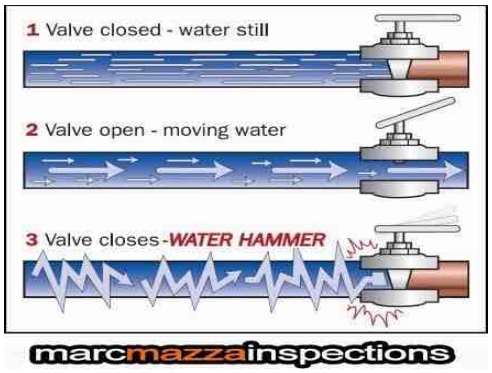
161: - The residence may have originally been plumbed with an alternative water supply pipe material, but most, if not all, may have been replaced with copper. We cannot view inside the walls to determine of the verticals were removed and replaced. As a result, we suggest that the buyer employ the services of a plumbing contractor to determine the extent of what work was performed and the current state of the pipes which are not visible, as latent defects may exists. Destructive testing may be necessary. We suggest the buyer research these improvements to determine if the work was performed by a licensed professional, as well as, find out if warrantees exist. Additionally, the buyer should contact the local building and safety department to see if the work was performed under their jurisdiction and with permits.

COPPER SUPPLY PIPING

162: - There is no indication that the supply lines are faulty and appeared to operate properly. The inspection is limited to tests conducted externally. At the time of the inspection, all of the supply lines (between floors, attic, underground, in walls, verticals and laterals) are not fully visible or accessible for inspection.

Note: The replacement of the original piping (repipe) typically requires a building permit to ensure the work was performed in accordance to building standards. If proof of permits is desired, the current owner or the building department should be contacted.

163: - Water hammer, or noisy piping, was observed when one or more fixtures were tested. Over time, and with severe water hammering, this condition may influence the integrity of pipe connections. Water hammering is a condition occasioned by the sudden stopping of water flow in a pipe resulting in a pressure wave that impacts upon closed valves. Closing valves and faucets slowly is one approach to avoiding water hammering. Better securing pipes (where possible) and installing air chambers (shock absorber) at the risers to fixtures would be another solution.



164: - Surface corrosion was observed at the copper piping. This is a condition that should be monitored for further corrosion and possible leakage. Future repairs may ultimately be necessary if leaking is discovered. There was no active leaking at the time of the inspection.

DRAIN, WASTE & VENTS

GENERAL OBSERVATIONS DWV

165: - We attempt to evaluate drain pipes by running the water in the fixtures present. We will flush all toilets while observing the draw and watching for blockages and observe all drains for blockages or slow draining but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition.

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. 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 rooter service, most of which are relatively inexpensive.

We do not stop-up shower pans for testing in showers with pans and/or on a second floor. Tiled shower pans may be subjected to internal non visible damage beyond the scope of this inspection.

Within the vent piping or other types of vents there may be a material known as Transite. This mateial was widely used until the mid 1980s. This vent pipe is insulated with a known asbestos-containing material, which we do not endorse nor have the authority to evaluate. Most metal vent material is not allowed to be connected into existing transite vent pipe.

Plastic vents may expand and contract making a "ticking" noise when hot water is in use.

166: - The visible DWV vents (drain waste vents) viewed (at the roof deck, crawlspace and / or attic) are ABS and steel materials. The water may be run by the inspector from up to, and / or over 1/2 hour at the time of this inspection. The water has been run in all accessible bathtubs and showers for this length of time. After completion of the bathroom inspections, we verify from the underside of the components (bathtubs, sinks and showers) for any indication of leakage, if the structure is raised or second story, by visual observation or via an infrared scan. An infrared scan is non conclusive test as many factors such as interior ambient temperature must be precise for this test to be accurate.

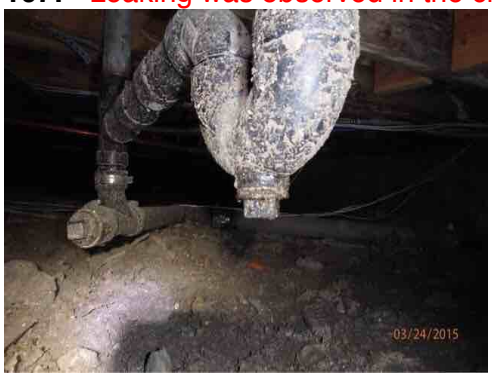
The sinks were tested individually for leakage within the cabinet and run for 10 minutes, or more, each.

The water test that we perform alone, may not reveal blockage in the sewer drain pipes that result from tree roots which penetrate the piping. Only a camera scan of the pipes will reveal this, and is suggested on all older homes. We do, however, suggest that pipes which are located between or adjacent to trees be scoped by a plumbing contractor. All of the waste lines were not completely visible to verify the type or types of material, size, or condition as they are underground and inside wall cavities and are not fully visible.

The infrared scan is not 100% accurate at detecting anomalies within wall cavities. For this, destructive testing is advised.

DRAIN PIPING OBSERVATIONS

167: - Leaking was observed in the crawlspace under the common bathroom at the time of the inspection.



168: - The steel drain pipes appear to be an original material and were observed to be somewhat rusted and deteriorated. As a result, the pipe is recommended to be monitored on a regular basis or evaluated by a professional plumbing contractor who can determine with more specificity the longevity of the pipes.

169: - There is waste piping that was found to have a substandard slope for proper drainage. This was observed from the west crawlspace, which is underneath the structure. Further assessment is advised.

FUEL SUPPLY

FUEL TYPE

170: - The fuel type is natural gas.

FUEL METER LOCATION

171: - The main fuel supply meter was located under the house. This installation, according to today's building standards, may not be acceptable. We suggest have the local utility company inspect the meter and its location to determine if this locations is first safe, and second operational.

FUEL METER OBSERVATIONS

172: - The fuel meter is installed and was observed to be in satisfactory condition. All of the fuel lines installed were not visible for inspection.

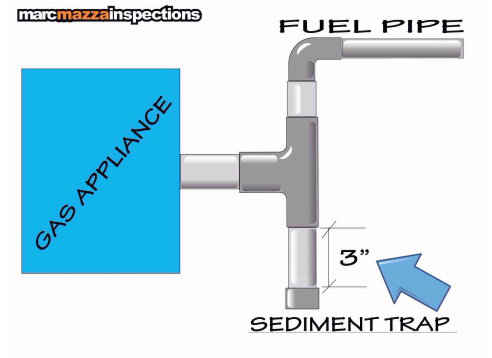
173: - The regulator vent for the fuel meter is suggested to terminate away from under the building. Improvements are recommended and should be carried out by a qualified licensed individual.

SEISMIC SHUTOFF

174: - The gas main is equipped with a seismic shut-off valve, which is designed to automatically shut off gas in the event of a seismic activity.

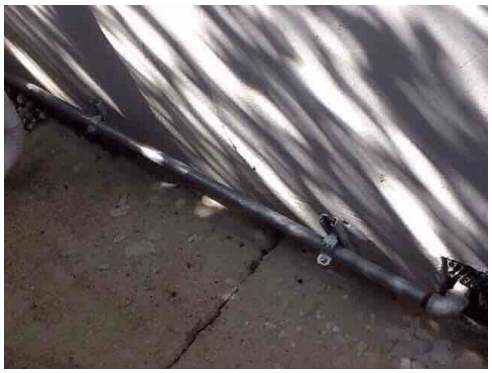
FUEL PIPING

175: - There are missing sediment traps at all or some of the fuel piping installed prior to fuel burning appliances e.g. furnace, water heater. A drip leg, also known as a dirt leg, is there to protect the gas train and burner orifices from gas born water and dirt. In a clean piping system, with best quality gas supply, there will never be a need for this. Typically, systems develop some moisture from condensation, as well as some dirt or other contamination. Typically, the drip leg is 3-6 inches in length and prior to the appliance.



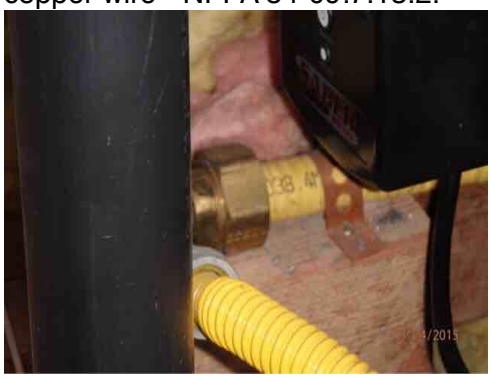
Code **176: -** 1212.7 Sediment Trap
Where a sediment trap is not incorporated as a part of the gas utilization appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical at the time of appliance installation. The sediment trap shall be either a tee fitting with a capped nipple in the bottom outlet, as illustrated, or other device recognized as an effective sediment trap. Illuminating appliances, ranges, clothes dryers, decorative vented appliances for installation in vented fireplaces, gas fireplaces, and outdoor grills shall not be required to be so equipped - NFPA 54-09:9.6.7.

177: - There are gas lines which are not supported properly in accordance to building standard at the rear west side of the house.



Code **178: -** We did not view a bonding jumper at the CSST fuel piping in accordance with building code.

1211.15.2 CSST gas piping systems shall be bonded to the electrical service grounding electrode system at the point where the gas service enters the building. The bonding jumper shall be not smaller than six (6) AWG copper wire - NFPA 54-09:7.13.2.



TANKLESS WATER HEATER

WATER HEATER LOCATION

179: - The water heater is located at the south side of the structure.

WATER HEATER OBSERVATIONS

180: - The water heater was functional at the time of the inspection, however, other conditions may still exists with specific components listed herein.

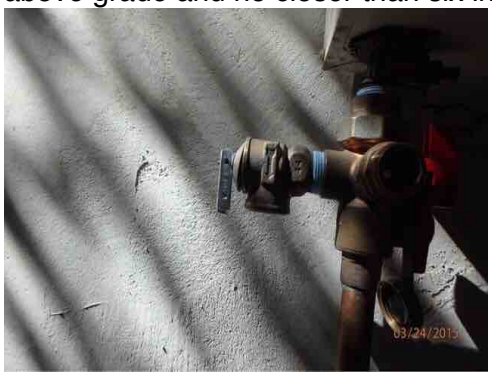
181: - There is a hot water circulator installed, however, testing the unit for operation is not within the scope of the inspection.

WATER HEATER FUEL

182: - The gas control valve and its connector at the water heater are installed but not tested for operation.

WATER HEATER TPR AND DRAIN

183: - The water heater is equipped with a mandated pressure-temperature relief valve but is lacking a drain pipe. One should be installed that extends to the exterior and terminates no more than twenty-four inches above grade and no closer than six inches to it.



WATER HEATER VENT

184: - Rust and corrosion was observed at the top of the water heater. This condition was likely the result of corrosive material within the exhaust collecting at the top of the unit. This condition is suggested to be monitored for any further deterioration in which case, repairs are likely necessary.

WATER HEATER SHUT-OFF AND CONNECTORS

185: - The shut-off valve and water connectors on the gas water heater are installed and presumed functional, however, the pipes / valve are not tested physically.

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 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. 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. It is essential that any recommendations that we may make for service or upgrades should be further evaluated or repaired before the close of escrow because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility.

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, or ground fault circuit interrupters, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools, 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 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.

All electrical related issues should be repaired by a licensed electrical contractor since personal safety is involved.

ELECTRICAL SERVICE

SERVICE LOCATION
186: - The main service equipment panel is located on the south side of the building.

AERIAL SERVICE
187: - The main conductor lines are overhead. The service entrance, mast weather head, and cleat are in acceptable condition.

SERVICE PANEL COVER
188: - The main panel cover was observed to be in good condition at the time of the inspection.

DEAD FRONT COVER
189: - The main dead front cover was observed to be in good condition.

SERVICE SIZE
190: - The residence is served by a 200 amp, 240 volt panel.

191: - The manufacturer's legend is missing or un legible from the main electrical service panel. The manufacturer's legend typically provides information describing the main panel such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel was designed to be installed and grounding/bonding information for that particular model. The Inspector was unable to confirm the existence of proper conditions for this panel (example; number of double pole disconnects allowed, if any) when confirmation would require information taken from this missing legend. It is substandard not to have such a legend present - NEC 2014 §408.58.

WIRING METHODS

192: - The service wiring appears to be via feeder bar and the branch wiring appears to be copper.

SERVICE PANEL BUS BAR(S)

193: - There are heat or scorch marks within the panel on the feeder bar. It is our suggestion the buyer employ the services of an electrician who can remove and inspect the bus for any permanent damage. The reason for the scorching is not evident and should be evaluated by an electrician to better determine the cause of this scorching and any possible improvement options.

INFRARED

194: - The panel was tested via infrared and there were no anomalies noted, at this time. This can change at any time.

CIRCUIT BREAKERS

195: - The breakers appear to be in generally good condition. We do not, however, trip breakers or remove them for inspection.

PANEL WIRING

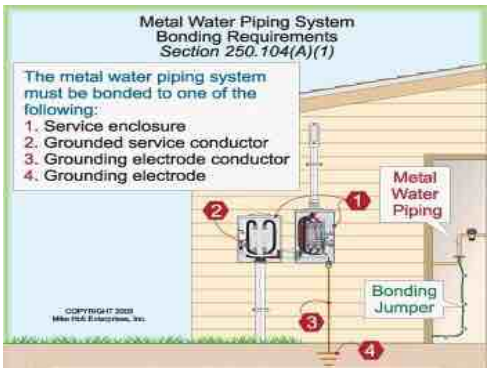
196: - The wiring within the panel board appears typical.

PANELBOARD BOND

197: - We observed a direct connection of the ground bus to case (bond) connection.

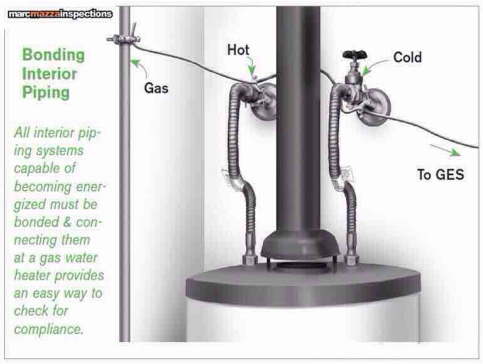
EQUIPOTENTIAL BONDING

198: - What is metal water pipe bonding? Section 250.104(A)of the NEC (National Electric Code) requires a metallic piping system installed in or attached to a building to be bonded back to the electrical service. To remove dangerous voltage on metal parts from a ground fault, electrically conductive metal water piping, metal fire sprinkler piping, metal gas piping or other metal piping systems as well as any metal structural members that are likely to become energized must be bonded to an effective ground fault current path. [250.4(A)(4)]. The main purpose of this bond is to ensure that the metal water pipe is at the same zero voltage to ground as the service grounded conductor. A secondary purpose is to ensure that there is a path back to the service for electrical current flow if the metal pipe becomes energized.



199: - We were unable to verify a cold (and hot) water bond at the main water supply, or supply piping. In accordance to building standards; the bond is suggested to be installed in or attached to a building structures metal piping system(s) including hot water, cold water and the gas piping, that are likely to become energized. These aforementioned components should be bonded to the service equipment enclosure in accordance to building standard. The bonding jumper(s) should be sized in accordance with the NEC, using the rating of the circuit that is likely to energize the piping system(s).

*Note: a) If the house employs plastic water piping, there may not be a cold water bond. b) The water pipe ground/bond may have been removed if the house was re-plumbed in copper. Therefore, it should be traced by an electrician or the panel should be re grounded. c) We did observe grounding electrodes at the water supply but were unable to verify their connection to the panel.



WIRING TYPE

200: - The house is wired with a metal conduit known as BX armored cable through which the wires are drawn. These conductors may or may not include a ground. BX or Type AC is one of the earliest types of electrical cable developed for both residental and commercial uses in the early part of the 20th century. Early forms of BX can still be found by homeowners renovating their homes. "BX" is the older term for this type of cable.

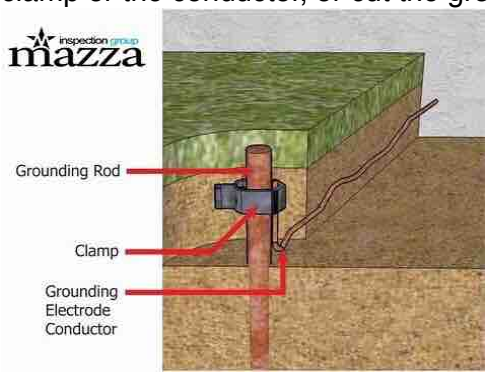
GROUNDING SYSTEM

201: - The main electrical panel appears to be grounded to a single driven rod. In most cases the ground is connected to more than one locations within the structure. For example, the ground may be connected to a water pipe, driven rod or the structure's rebar (uffer) located inside or outside of the wall of the garage accessed by a panel or plate. Therefor, only one ground was visible at the time of the inspection. Historically, the original method of achieving grounding was the water pipe coming from the street. The next method to be employed was a single ground rod. After this requirement, two rods driven 6 feet apart became the norm. The use of ground rods is not the most effective means of achieving ground. Now a third method called a “Ufer Ground” is required in many jurisdictions. With this grounding method the entire rebar system of the concrete foundation is utilized. This method is far superior to all of the other methods, or even combination of methods, in ensuring an effective ground. Locating the other ground if available is suggested and should be performed by a professional contractor.

202: - The ground rod observed was elevated, and therefore, exposed. The rod was not protected from physical damage in accordance to minimum building standards. The ground rod,which was exposed may not be buried the full length of the rod (providing the rod is a minimum of 8'). The *minimum* length a grounding rod or pipe is required to be in contact with earth is 8 feet, if the grounding rod is 8 feet long, then the entire 8 foot length would need to be in contact with earth.

If the ground rod is driven all the way into the ground, the connector for the grounding electrode conductor to the ground rod must be accessible for inspection, and must be protected from physical damage. Some AHJ will allow the top of the ground rod and the connection clamp to be just below grade level and left exposed for the inspection, then covered up afterward. Other AHJ will require a protective sleeve of some type be places around the top of the ground rod and the clamp, leaving it open for inspection and be protected from physical damage by the sleeve.

The ground rod clamp needs to be protected from damage least it become loose and/or the grounding electrode conductor be damaged especially in a planter where a shovel could easily cause damage to the clamp or the conductor, or cut the grounding electrode conductor.



INTERIOR ELECTRICAL

GENERAL COMMENTS
203: - It should be noted that at the time of the inspection, a majority of the residence was occupied and / or furnished and as a result, we were unable to locate and test a majority of the receptacles. Personal belongings and furniture may have blocked these areas.

DOORBELL
204: - The doorbell was operational when tested.

LUMINARIES
205: - The lights that were accessible and tested were found to be functional (unless otherwise noted).

206: - There were multiple light bulbs that were tested but failed to operate in various locations within the residence (kitchen, family room). As a result, the inspector cannot determine if the fixture is operational. In many cases the bulb is usually missing or blown, however, it is recommended that each of the bulbs be replaced and the fixtures be once again checked for proper operation prior to the close of escrow. As a consequence, we were unable to confirm the operation of various switches throughout the residence where inoperable lights exist. For additional information or an explanation regarding this condition, we suggest the buyer attempt to contact the current or past occupants, owners or bank asset manager for specific details.

Note: It is safe to assume that if a light was inoperable, then the switch or switches were also, not verified. All of which are suggested to be tested and verified prior to the close of this escrow.

207: - There are recessed light fixtures which appear to have been added after the initial construction of the house. Recessed light fixtures (sometimes known as "can lights") which are installed into insulated ceilings, can represent a potential fire hazard if they are not suitably rated for this application. A licensed electrical contractor is recommended to be engaged to verify the safeness of the installation. Lights rated for this installation in insulated ceilings are marked as "direct-contact-insulated-ceilings" or "DCIC" or marked as "thermally protected". Insulation should be pulled back from the unprotected lights and proper bulbs should be installed to avoid a fire risk. Furthermore, the addition of these types of lights may require a new circuit be added to the panel as not to overload an existing circuit. This we cannot verify. Many electrical installations require building permits. Therefore, we suggest the buyer contact the local building authority to determine if the work required a building permit. Furthermore, the light buckets installed are suggested to possess insulation barriers around the newly installed fixture. this will keep insulation away from the light fixture.

208: - Ceiling recessed light trim was loose in the kitchen and suggested to be secured to the ceiling. Improvements are recommended.

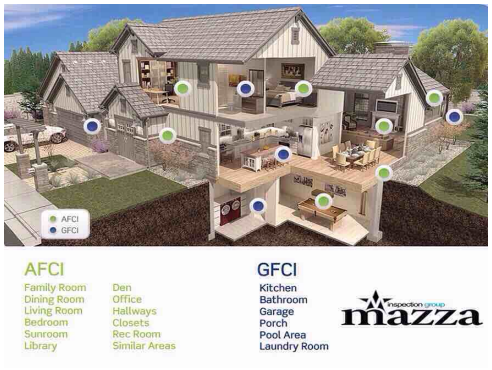
209: - A recessed light near the south wall in the family room was buzzing at the time of the inspection. This may be indicative of a bulb that may be going bad. Further assessment is advised.

SWITCHES
210: - The switches were functional where tested unless otherwise noted. We feel it prudent to mention that with dimmers, they must be compatible with the light fixtures and or bulbs which are present. We have no way to determine whether or not the dimmers are in fact compatible.

RECEPTACLES

211: - Although the installation of Ground Fault Circuit Interrupter (GFCI - a safety device for outlets on islands, laundry sinks, kitchens, bathrooms, locations close to water, closets, garage and all exterior receptacles, etcetera) receptacles may not have been required to be installed at the time of the initial construction of this structure, the installation of the GFCI receptacle is recommended at all interior and exterior outlets which may be within 6 feet of, or in direct contact with water. They are also required to be installed at all wet locations when the receptacle is replaced. In the event receptacles in the bathrooms, kitchen or any area where water is present are replaced or remodeled, the new receptacle must be installed as a GFCI.

These outlets may be used for small tools and appliances, but should not be used for refrigerators or freezers. Such larger appliances use a greater amount of electrical current, and since these plugs have a very minimum tolerance for overload, they generally cause the GFI to trip, which is its designed purpose. Therefore, we recommend that you do not use these outlets for your refrigerator or freezer. In most cases when improvements are performed in bathrooms and kitchens, GFCIs must be installed even though the structure may not have been equipped with GFCI receptacles when it was initially constructed. The bathrooms are suggested to possess at least one 20amp circuit in accordance with minimum building standards - NEC 2014 §210.8. Local jurisdictions to some extent, may offer a different version of this standard.



212: - The GFCI receptacles which were present and tested was / were functional, unless otherwise noted.

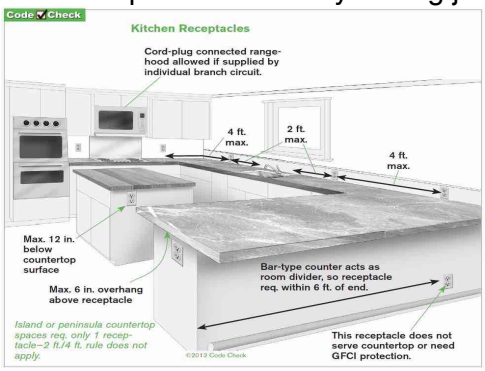
Note: a) All GFCI receptacles and breakers should be tested no less than every six months. b) All GFCIs are reset after testing. c) We do not remove appliances already plugged into a receptacle to test that receptacle.

213: - All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

214: - Personal belongings, furniture or storage prevented the inspection of numerous receptacles throughout the house including the testing of some switch / receptacle operation.

215: - There are outlets that are loose or not screwed in tightly when tested at various locations. We recommend that the loose outlets be repaired as necessary to avoid the possibility of future damage or shock - NEC 2014 §406.5.

216: - There are too few receptacles in the kitchen at the counters than what current building standards suggest. Our inspection is based on the most stringent code standards to date. Our responsibility is not to determine what building standard was in effect at the time of original construction or installation of any component but rather, the protection of our clients and the general public at large by applying today's most at stringent building requirements. We feel determining whether or not a component needs to be improved is best left up to the authority having jurisdiction or contractor in this field.



217: - It is suggested that the appropriate coverplates be installed on receptacles located in the floor as a safety precaution.

218: - The receptacle located in the hallway is scorched / discolored. The receptacle may defective and in need of replacement. We recommend the further review, advice and services of an electrician.

219: - The cover plate in the east bedroom appears to be installed upside down. This installation does not allow access to the receptacle. Installing the cover plate in the appropriate upright position is suggested.

WIRING

220: - Extension cords in the kitchen were used as permanent wiring. Extension cords are not intended to provide permanent power to appliances for extended lengths of time. If permanent wiring is desired, a professional electrical contractor should be contacted for necessary installations or repairs.

CEILING FANS

221: - The ceiling fan(s) (except noted otherwise) appeared to operate when tested by the use of normal controls. The inspector cannot determine how the units were installed as the use of specialized brackets are needed for post-new construction installations. The buyer is recommended to inquire as to the installation of the fans and any possible warrantees.

222: - We were unable to determine if the ceiling fans were installed with the appropriate junction box in accordance to manufacturer's / building standards.

CEILING FAN LIGHTS
223: - The ceiling fan lights tested are functional, unless otherwise noted.

CLOSET LUMINARIES
224: - Metal pull chains were observed. Metal pull chains are recommended to be replaced with a modern string type or switch to reduce the possibility of potential shock. Improvements are recommended as a safety precautionary measure.

INTERIOR

Our inspection of the interior of the living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and do not comment on cosmetic deficiencies.

We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer.

There are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service. There are also lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.

GENERAL OBSERVATIONS
225: - The residence was occupied, furnished and / or filled with personal belongings at the time of the inspection. We do not move personal belongings or furniture. As a result, many areas within the structure were not accessible for inspection. For example there may be walls and floors which are blocked from full view. There may be occupants belongings which will not allow us to see inside closet spaces, within cabinets (especially under sinks and bedrooms), and in some cases attic spaces. We therefore suggest that upon removal of the occupants belongings which blocked our access, the area be re evaluated prior to the close of this escrow.

226: - The house appears to possess an addition. We recommend that you verify any building permits which may be applicable. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit. Furthermore, we do not evaluate or inspect any part of the added un permitted structures. We do, however, reserve the right to evaluate certain components within un permitted structures as we see fit or component that we feel pose a serious safety issue to the occupants. If this is not possible, a complete evaluation which may include the removal of wall covering materials to verify crucial framing components.

227: - The house appears to have been remodeled, has an addition and / or rehabilitated for sale. We recommend that you verify any building permits which may be applicable. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit. Furthermore, we do not evaluate or inspect any part of the added un permitted structures. We do, however, reserve the right to evaluate certain components within un permitted structures as we see fit or component that we feel pose a serious safety issue to the occupants. If this is not possible, a complete evaluation which may include the removal of wall covering materials to verify crucial framing components.

ENTRANCE DOOR
228: - The front entry door is functional.

INTERIOR DOORS
229: - The interior doors are in acceptable condition. Other individual conditions may exists in various doors and noted herein.

230: - The door located in the master bathroom rubs at the floor and is suggested to be serviced.

231: - The master bedroom closet door is split and should be improved for aesthetic purposes.

INTERIOR DOOR HARDWARE
232: - The interior doors at the south bedroom and the master bathroom failed to properly latch when tested. Minor repairs are usually conducted to improve this defect.

233: - There are door hinges that are damaged / loose and should be better secured for proper operation.

CLOSET OBSERVATIONS
234: - Visually, the closets appear to be in generally good condition. There were various closet interiors that were not accessible to inspect due to personal belongings, which blocked the access / view.

FRENCH DOORS
235: - The French doors are in acceptable condition. Other individual conditions may exists in various doors and noted herein.

236: - The wood sills on the French doors are weathered and may require attention.

FRENCH DOOR HARDWARE

237: - One of the exterior French doors has exposed hinges, but not non-removable pins. Non-removable pin types, which are commonly referred to as NRP hinges, provide better security.

MAN DOORS TO EXTERIOR

238: - The exterior man door(s) was in acceptable condition with typical wear and tear.

239: - The sill on the north side exterior man door is weathered and in need of service.

WINDOW MATERIAL & TYPE

240: - In accordance with industry standards, we may not test every window in the house, and particularly if the house is furnished because we cannot move the personal belongings or furniture. We do test every unobstructed window in every bedroom to ensure that at least one, facilitates an emergency exit. Window coverings such as shades or blinds may obstruct the full view of the window. Even partially opening a window covering will render the window only partially visible for inspection. We may not attempt to open all shades or shutters during our inspection. Furthermore, there are other window coverings which may not be accessible so in those instances, the windows will not be visible to inspect.

241: - The windows are constructed of wood.

242: - The windows appear to be a mixture of single pane and dual pane.

WINDOWS

243: - The windows that were tested, are in acceptable condition (unless otherwise noted).

244: - There are wood window frames which are weathered and in need of typical service.

245: - There are loose latches at some of the windows that are suggested to be secured.

246: - The windows in the family room rub the frame when tested. Adjustments may be necessary for proper operation.

247: - The window in the master bathroom shower rubs at the frame and may need adjustments. This may be due to the window swelling from moisture.

248: - There are rusted hinges on the window in the master bathroom shower. This may, in time cause the window to not function smoothly. Improvements are recommended.

WINDOW SCREENS

249: - The window screens, which were visible and accessible, appeared to be in generally good condition with signs of normal wear and tear.

250: - There are missing and damaged window screens at various windows in the house.

251: - Some of the window screens are loose and should be better secured.

WALLS

252: - The general condition of the walls, which were visible and accessible, were observed to be in good condition.

253: - The interior walls were not completely visible for inspection due to the personal belongings, furniture or storage blocking full view.

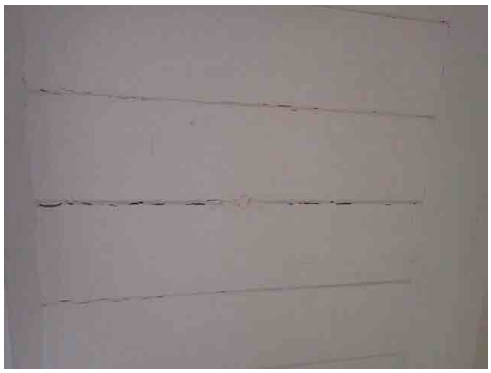
254: - There are holes in the wall material inside the fireplace wood box. These are are suggested to be sealed.

CEILING

255: - The general condition of the ceilings was observed to be in good condition (unless otherwise noted) with signs of normal wear at the time of the inspection. There were no visible stains observed at the time of the inspection.

256: - Cracks were noted at the ceilings. This implies that structural movement, such as settlement, has occurred. The inspection did not find evidence of significant movement requiring immediate major repairs. We recommend that this condition be monitored and further evaluated by a qualified contractor if any sign of significant movement is observed.

257: - The ceiling in the living room appears to be separating, possibly from movement or settlement. This does not appear to pose a structural concern.



FLOORING

258: - The interior floors were not completely visible for inspection due to personal belongings, floor coverings, furniture or storage which is blocking full view. Once these items are removed, verification of the condition of the flooring is recommended.

259: - The interior flooring showed signs of moderate wear and tear, including but not limited to chips, stained and loose vinyl, wood or tile. Loose, torn damaged missing, soiled carpet. Repairs or replacement is recommended for esthetic purposes only.

260: - Floor squeaks were heard when walking on the flooring at the time of the inspection. In many cases, tightening the sub flooring prior to re carpeting will reduce squeaking.

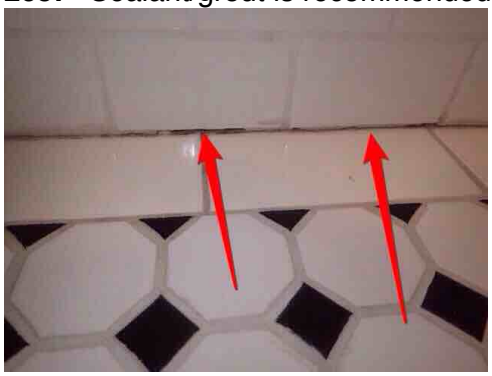
261: - We cannot determine what substrate if any, was used under the tile flooring added. Typically, tile flooring will get a solid masonry like substrate prior to tile.

262: - Uneven areas in the interior flooring were noted. The reason for the unevenness cannot be determined without removal of flooring material and assistance of a professional contractor.

263: - We observed various open seams or connections at various connections within the wood flooring. This may be the result of the flooring having not been secured into one another tightly during the installation or excessive expansion / contraction. We recommend the further review, advice and services of a professional flooring expert.

264: - Cosmetic deficiencies were noted at the wood flooring. These may include scratches, chips, etcetera.

265: - Sealant/grout is recommended at the floor to base connection in the common bathroom.



INTERIOR CABINETRY

266: - Loose hardware was noted at the interior cabinetry throughout the house.

SMOKE ALARMS

267: - The smoke detectors (which are installed and tested) were found to be in operational condition when inspected, unless otherwise noted.

CARBON MONOXIDE DETECTORS
268: - Carbon monoxide detectors are required to be installed in all homes as of July 1, 2011.

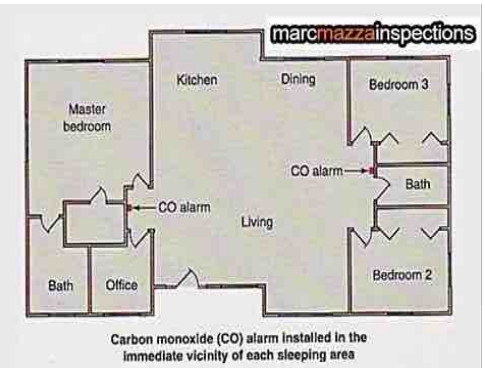
According to the 2005 edition of the carbon monoxide guidelines, NFPA 720, published by the National Fire Protection Association, sections 5.1.1.1 and 5.1.1.2, all CO detectors 'shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms, (LA county suggests having one on each floor level, in the hallway) and each detector "shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit".

When carbon monoxide detectors were introduced into the market, they had a limited life span of 2 years. However technology developments have increased this and many now advertise 5 or even 6 years. Newer models are designed to signal a need to be replaced after that time span although there are many instances of detectors operating far beyond this point.

CO detectors do not serve as smoke detectors and vice versa. However, dual smoke/CO detectors are also sold. Smoke detectors detect the smoke generated by flaming or smoldering fires, whereas CO detectors can alarm people about faulty fuel burning devices to prevent carbon monoxide poisoning. Carbon monoxide is produced from incomplete combustion of fossil fuels. In the home CO can be formed, for example, by open flames, space heaters, water heaters, blocked chimneys or running a car inside a garage.

Since CO is colorless, tasteless and odorless (unlike smoke from a fire), detection and prevention of carbon monoxide poisoning in a home environment is impossible without such a warning device.
Homeowners should remember not to install carbon monoxide detectors directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up. A detector should not be placed within fifteen feet of heating or cooking appliances or in or near very humid areas such as bathrooms.

When considering where to place a carbon monoxide detector, keep in mind that although carbon monoxide is roughly the same weight as air (carbon monoxide's specific gravity is 0.9657, as stated by the EPA; the National Resource Council lists the specific gravity of air as one), it may be contained in warm air coming from combustion appliances such as home heating equipment. If this is the case, carbon monoxide will rise with the warmer air.



Carbon monoxide (CO) alarm installed in the immediate vicinity of each sleeping area

269: - The carbon monoxide detectors are in operational condition when tested. We do not endorse the location of the carbon monoxide detector(s) as the location and height of installation is determined by the manufacturer's specifications.

LAUNDRY

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. When appliances are present we cannot disconnect the appliance to test receptacles. If the water is installed to the appliances we cannot disconnect the water or test the angle stops. 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 old rubber hoses with modern braided stainless steel types that are much more dependable. You should also be aware that modern washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow. The only remedy for this is to enlarge the drainpipe.

LAUNDRY AREA LOCATION

270: - The laundry area is located in an interior service area.

DRYER DUCT

271: - The laundry dryer vent exhausts close to grade, which may hinder the ventilation process.

272: - The dryer duct under the house slopes upwards. This condition may cause the collection of lint which may result in a blockage and potential fire hazard. Improvements are recommended and should be carried out by a qualified licensed individual.

GENERAL COMMENTS

273: - The laundry area was not visible to inspect due to the items in the room that are blocking the access. We suggest removing the items and inspecting the laundry area prior to the close of escrow.

KITCHEN

Kitchen appliances are tested for their functionality, and cannot be evaluated 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. Life expectancy is not predicted for appliances or fixtures. The following items are not within the scope of this inspection: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, wine coolers, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or under cabinet lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits. Some Granite counter tops have been know to emit radon. We do not test for radon. If this test is desired, a contractor who specializes in this field is suggest to perform this task.

GENERAL COMMENTS

274: - The water filtration system is omitted and beyond our scope.

COUNTER TOP MATERIALS

275: - The countertop materials consist of a solid surface.

COUNTER TOP

276: - The visible areas of the kitchen counters were observed to be in generally good condition.

277: - A typical separation between the kitchen counter top backsplash and wall should be grouted or caulked to forestall moisture intrusion.

278: - An open seam between the sink and the counter top needs to be caulked or re-grouted to forestall moisture intrusion.

279: - There is a gap around a kitchen receptacle on the backsplash. Improvements are suggested for aesthetic purposes.

KITCHEN SINK
280: - The kitchen sink is functional.

KITCHEN FAUCET
281: - The kitchen sink faucet is functional, unless otherwise stated.

SINK TRAP AND DRAIN
282: - The trap and drain at the kitchen sink are functional, no leaking was detected from our vantage. In occupied houses and in some cases, the occupant's belongings may block the full view of the plumbing components.

SINK ANGLE STOPS AND CONNECTORS
283: - The valves and connectors below the kitchen sink are functional, however, if they are not in daily use, they will inevitably become stiff or frozen.

284: - The angle stops under the kitchen sink shows signs of corrosion, possibly from a past leak. There was no leaking noted at the time of the inspection.

GARBAGE DISPOSAL
285: - The garbage disposal was in operational condition when tested. Other specific conditions may also be commented on.

KITCHEN CABINETS
286: - The visible areas of the kitchen cabinets were observed to be in generally good condition with signs of normal to moderate wear and tear for the age of the structure.

287: - Loose hardware was noted at the kitchen cabinets. Improvements are recommended.

GAS COOK TOP
288: - The gas cook top is functional.

ELECTRIC OVEN
289: - The electrical oven is functional, but was neither calibrated nor tested for performance. After testing the oven, we made sure the unit was off and non operational before we left. We do not determine demand factors as part of this inspection. For this a licensed electrician should be employed.

EXHAUST VENTILATION / LIGHT
290: - The kitchen exhaust and light are both functional.

BUILT-IN MICROWAVE
291: - The built-in microwave was tested by pressing the buttons on the face. The unit appeared to be functional but we do not test them for leakage, nor was anything inserted into the unit and heated up.

DISHWASHER
292: - The dishwashers are in operational condition when tested using the normal wash cycle. Determining the adequacy of washing and drying functions of dishwashers is not within the scope of this inspection.

293: - The right dishwasher did not operate as intended. The water did not drain from the unit during its operation.

294: - The dishwasher drain line is stained/corroded, which may suggest a past leak. There was no leaking observed at the time of the inspection.

BATHROOMS

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, bidets, and saunas. We do not leak-test shower pans on upper floors without consent of the representing agent, owners or occupants.

Master Bathroom

TOILET
295: - At the time of the inspection, the toilet was in operational condition. No visible leaks were detected.

296: - The toilet is loose at the floor. It is possible that this deficiency may be easily corrected with minor adjustments to the bolts at the base of the toilet. A new wax seal may be necessary prior to repairs.

DOUBLE SINKS - FAUCETS - PLUMBING
297: - At the time of the inspection, sinks, faucets and plumbing tested were in operational condition (except where otherwise noted). No visible leaks were detected.

298: - The angle stops at both of the bathroom sink(s) are corroded, which may indicate a past leak that sealed itself. We recommend the area be monitored in the event that the angle stop leaks.

299: - There is evidence of corrosion on the drain below both of the sinks. This may be evidence of prior leaks / problems.

300: - The sink drain stopper did not operate at both of the sinks present. Recommend replacement for proper operation of the sink.

301: - The sink faucet handles and spout (both) are loose and are recommended to be tightened.

BATHROOM VENTILATION
302: - At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

303: - The bathroom ventilation fan is recommended to be cleaned for adequate ventilation.

BATHTUB
304: - At the time of the inspection, the bathtub and faucet tested were in operational condition. No visible leaks were detected. The bathtub enclosure was observed to be in generally good condition with signs of normal wear.

305: - Cracked and / or missing tiles were noted at the bathtub enclosure.

306: - The tub spout, handles, etcetera, are loose and are recommended to be tightened.

307: - Sealant is recommended at the tub platform to prevent moisture intrusion.

SHOWER

308: - At the time of the inspection, the shower and faucet tested were in operational condition. No visible leaks were detected. The enclosure was observed to be in generally good condition with signs of normal wear.

309: - The shower was operational when tested. No visible leaks were detected after running the water for over 45 minutes. Because of the complexity of the installation of shower pans and the invisible potential latent defects, it is impossible to definitively determine of the pan leaks during is test. Typical daily use may, in fact, be the only detector of leaking. The test for showers is simply the running of the water for a minimum of thirty minutes and up to an hour. We check for leakage around the pan or on ceilings below pans, however, water may pool behind the pan or between floors and may not become visible for hours or days after use and with repetitive use, these areas become saturated and then prone to leak.

310: - The shower stall has been tiled. The installation of tile in a wet location requires that the back side of the material be of a cement type material. The inspector was unable to verify the installation method used and recommends that the buyer further investigate this installation.

BATHROOM COUNTER TOPS

311: - The counter appears to be in good condition with signs of normal wear and tear.

312: - Sealant is recommended at the backsplash and at the sink to counter connection to ensure a water tight seal and that will resist moisture penetration in the bathroom.

BATHROOM CABINETS

313: - The cabinets were observed to be in generally good condition with signs of normal wear.

Common Bathroom

TOILET

314: - At the time of the inspection, the toilet was in operational condition. No visible leaks were detected.

SINK - FAUCET - PLUMBING

315: - At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected. Other specific conditions may also be commented on.

316: - There is evidence of corrosion on angle stops supply valves below the sink. This may be evidence of prior leaks / problems.

317: - There is evidence of corrosion on the drain below the sink. This may be evidence of prior leaks / problems.

BATHROOM VENTILATION
318: - At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

BATHTUB
319: - At the time of the inspection, the bathtub and faucet tested were in operational condition. No visible leaks were detected. The bathtub enclosure was observed to be in generally good condition with signs of normal wear.

320: - Caulking / sealant is recommended in the shower / bathtub enclosure to prevent possible moisture penetration.

321: - The bathtub appeared to drain slowly when tested. Further assessment is advised.

SHOWER
322: - At the time of the inspection, the shower and faucet tested were in operational condition. No visible leaks were detected. The enclosure was observed to be in generally good condition with signs of normal wear.

323: - The shower was operational when tested. No visible leaks were detected after running the water for over 45 minutes. Because of the complexity of the installation of shower pans and the invisible potential latent defects, it is impossible to definitively determine of the pan leaks during is test. Typical daily use may, in fact, be the only detector of leaking. The test for showers is simply the running of the water for a minimum of thirty minutes and up to an hour. We check for leakage around the pan or on ceilings below pans, however, water may pool behind the pan or between floors and may not become visible for hours or days after use and with repetitive use, these areas become saturated and then prone to leak.

324: - The shower stall has been tiled. The installation of tile in a wet location requires that the back side of the material be of a cement type material. The inspector was unable to verify the installation method used and recommends that the buyer further investigate this installation.

325: - The shower head pipe is loose where it penetrates the shower wall.

326: - The seal on the bottom of the shower door is out of place and should be improved.

BATHROOM COUNTER TOPS

327: - The counter appears to be in good condition with signs of normal wear and tear.

328: - Sealant is recommended at the backsplash and at the sink to counter connection to ensure a water tight seal and that will resist moisture penetration in the bathroom.

ATTIC

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

ATTIC GENERAL COMMENTS

329: - In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. Personal items are not moved and may limit the inspection.

ATTIC ACCESS

330: - The majority of the attic space is not accessible due to the lack of accessibility and / or complete coverage and depth of the insulation. Standards of practice and company policy prohibits us from crawling through insulation, under framing less than 48" and over joists, around and over and / or under ductwork, pipes, personal belongings or other objects to gain access to confined spaces. Furthermore, attempting to crawl through, around, over or under objects or insulation may result in the damaging of ceiling when walking across the framing system buried in insulation. All areas which are inaccessible for a complete and thorough evaluation are suggested to be inspected once made accessible.

INSULATION
331: - The attic floor is insulated with approximately 9 - 12 inches plus of fiberglass insulation, only where it is visible.

ATTIC FRAMING
332: - The visible portions of the framing is in acceptable condition where accessible or visible, and would conform to the standards of the year in which they were constructed.

333: - Much of the attic framing was not visible due our lack of accessibility to all or most parts within the attic.

ATTIC VENTILATION
334: - Clogged soffit vents (the underside of the eave) were observed. Having the soffits closed may inhibit proper ventilation of the attic space if there is a dearth of ventilation. Additional ventilation, be it, soffits, vents, turbine or dormer ventilation may be needed.

ATTIC ELECTRICAL
335: - Recessed lights can create hazardous conditions if they are not specifically designed for the installation in an insulated ceiling. These lights specifically; we were unable to identify whether or not the cans are IC or non IC type. Proof of their type is suggested to be disclosed if possible. If not, it is recommended that a licensed electrician be contacted to further evaluate these light fixtures and their specific specifications with respect to clearances from insulation. It is suggested that the insulation be removed up to 12" from around the recessed light cans in the attic as a precautionary measure.

ATTIC PLUMBING VENTS
336: - The DWV noted in the attic was or appeared to be sloped in a direction which may result in blockage of the vent piping. In light of this condition, we suggest the buyer have the pipe slope increased in accordance to building standards.

HEATING

We evaluate heating systems in accordance with state or industry standards, which includes identifying, testing, and evaluating systems and their components. There are a wide variety of systems, which range from older floor, wall, and gravity furnaces to newer forced-air furnaces. Older ones, such as gravity furnaces and most floor and wall furnaces, are the least energy-efficient and the most dangerous. Therefore, it would be prudent to consider replacing them with more economical and reliable forced-air units. However, if they are not replaced, you should be aware that many of them and their parts may no longer be available, and you should also be aware of common safety concerns associated with their use.

We do test and describe each system, but we do not attempt to dismantle any portion of it, nor do we evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and will decrease proportionate to its distance from the furnace. The airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate the ducts and have an adverse effect on air quality.
Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it would be prudent to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist.

Most heating systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, and ducts. Then, change the filters every two to three months, and schedule biannual maintenance service.

We do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or of its distribution. However, these and every other fuel burning appliances that are not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a tightly sealed modern home or a poorly ventilated room can result in sickness, debilitating injury, and even death.

We perform a conscientious evaluation of heating systems, but we are not specialists and cannot see inside ducts. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property.

The installation of a carbon monoxide detector close to interior furnaces is recommended as a safety precautionary measure.

The Heating Vent System is not sized according to the BTU of the furnace at the time of the inspection

LOCATION AND TYPE

337: - Central heat is provided by a horizontal gas forced-air furnace that is located in the attic

HEATING SYSTEM VINTAGE APPRAISAL
338: - The furnace may have been replaced, updated (not original). It is recommended that the buyer inquire on permits for the work performed prior to the close of this escrow.

NOTE: The replacement of the furnace usually requires a building permit to ensure the work was performed by a qualified contractor. If proof of permits is desired, the current occupant, tenant, lease holder or the building department should be contacted.

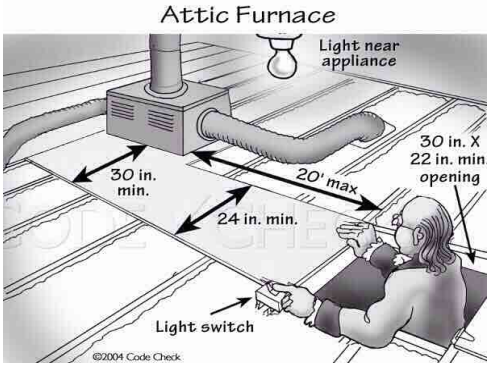
HEATING SYSTEM OBSERVATIONS
339: - The furnace was tested by the use of normal controls and was functional.

340: - In accordance to building standards, the FAU is suggested to maintain a clear work area of not less than 30" in front of the furnace. Furthermore, the platform is suggested to be at least 24' in width.

2010 CMC 904.11.3 Passageway
The passageway shall be unobstructed twenty-four (24) inches (610 mm) wide from the entrance opening to the appliance. [NFPA 54:9.5.1.2]

904.11.4 Work Surface
A level working platform or grade surface not less than thirty (30) inches by thirty (30) inches shall be provided in front of the service side of the appliance. [NFPA 54:9.5.2]

Our inspection is based on the most stringent code standards to date. Our responsibility is not to determine what building standard was in effect at the time of original construction or installation of any component but rather, the protection of our clients and the general public at large by applying today's most at stringent building requirements. We feel determining whether or not a component needs to be improved is best left up to the authority having jurisdiction or contractor in this field.



COMBUSTION CHAMBER
341: - The combustion chamber appeared to be free of any visible rust, however, we cannot see the entire heat exchangers and for this reason, we suggest the buyer have the unit inspected prior to use, which should include an examination of the exchangers. We do not remove any interior components of the furnace during the inspection.

VENTING AND DRAFT HOOD
342: - The vent pipe is functional.

343: - Insulation for the refrigerant lines is in contact with the vent pipe and should be removed to a minimum of three inches away.

FUEL SYSTEM

344: - The gas valve and connector are in acceptable condition.

RETURN / PLENUM AIR COMPARTMENT

345: - The return-air compartment is in acceptable condition.

CIRCULATING FAN / BLOWER

346: - The circulating fan is functional.

THERMOSTAT

347: - The thermostat appears to be functional when tested.

PRIMARY AND SECONDARY CONDENSATE

348: - The primary line is suggested to be upgraded with a sweeping 90 trap and vent, as per current building standards. We recommend the further review, advice and services of an HVAC technician. Note: This may have been the minimum building standard at the time that this was installed.

349: - The condensate drain was observed below grade level which may cause a back up and potential damage. We suggest having a minimum of 6 inches from the highest point of grade to the bottom of the condensate and not over a walkway.

AIR CONDITIONER

We evaluate air-conditioning systems in accordance with state or industry standards, including identifying and testing them and their components. However, there are a wide variety of heating and air-conditioning systems, which range from newer high-efficiency ones to older low efficiency ones.

Also, there are an equally wide variety of factors besides the climate that can affect their performance, ranging from the size of the house, the number of stories, orientation to the sun, the type of roofing material, ventilation system, thermal value of insulation and window glazing. This is why our contract specifically disclaims the responsibility of evaluating the overall efficiency of any system, because only a specialist can credibly do so. You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or its distribution, however, these and every other fuel burning device that in not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad of flammable materials found in the average home. Even the most modern of these units can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injuries, and even death.

We attempt to identify and test every component, but we do not attempt to determine tonnage, match evap coil to condenser or dismantle any portion of a system. We do not evaluate the following concealed components: the heat exchanger, or firebox, the interior of ducts, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and which will decrease proportionate to its distance from the blower fan on the furnace. The airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate components within the systems. The sellers or the occupants of a property are often the best judges of how well a system works, and it is always a good idea to ask them about maintenance history and if they have been satisfied with its performance. You may also have a comprehensive evaluation completed by a specialist. Most systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, ducts, and coils. Then, change the filters every two to three months, and schedule biannual maintenance service.

We perform a conscientious evaluation of heating and air-conditioning components, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be completed well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property.

TYPE AND SIZE

350: - Central heat and air-conditioning are provided by a single split-system, consisting of a furnace or electric heater with an evaporator coil and a condensing coil.

351: - We estimate the size of this unit to be 5 tons. This is merely an estimation based on the units model number information. For a definitive size of the condenser, we suggest the buyer employ the services of an HVAC contractor

AIR CONDITIONER

352: - The air condition unit appears to have been manufactured in 2005.

353: - The split-system is operational and by operational we mean it was functional when tested. There may be, however, issues which may exist within this system and will be commented on within this section. Such systems are designed to last approximately twenty years, but they should be serviced biannually and have their filters changed every two to three months. As a precautionary measure, a home warrantee is suggested to be obtained after the close of escrow as one cannot predict potential malfunctioning condenser components.

354: - The condenser system is not original and appeared to have been replaced or added. It is recommended that the buyer obtain documentation which would reveal its exact age and confirm that the installation was made by licensed specialists and is matched to the "A" coil, which is not visible. We do not endorse HVAC systems which were not installed with minimum building standards in mind and without permits.

AIR CONDITIONER CONDENSING COIL

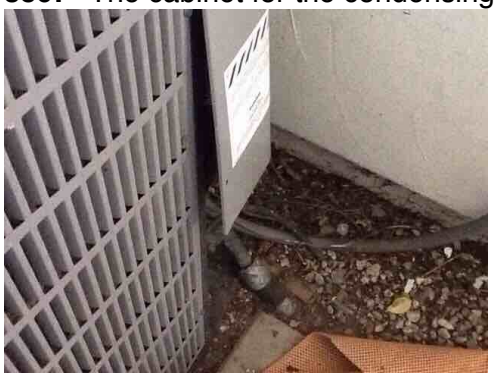
355: - The condensing coil responded to the thermostat and is functional.

356: - The A/C condensing unit is suggested to be a minimum of 3 inches from grade and properly secured to its base.

357: - The condensing coil may be contaminated by dirt / debris.

358: - The outdoor unit of the air conditioning unit is out of level. This should be improved to prevent potential future damage to the compressor.

359: - The cabinet for the condensing coil is damaged/loose and is suggested to be improved.



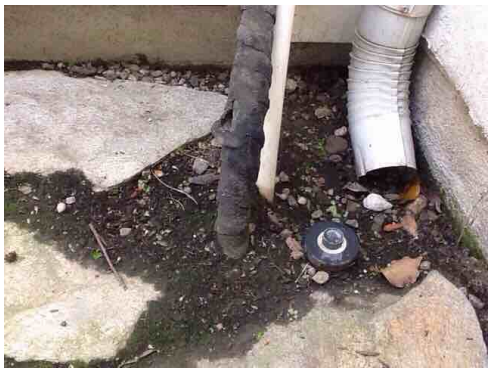
360: - The condensing coil is installed in an enclosed location, which may prevent it from receiving adequate ventilation. Removing the structure over the top of the condenser or moving the condenser itself is recommended.

AIR CONDITIONER SERVICE COIL ELECTRICAL

361: - The electrical disconnect at the condensing coils are present. The breakers / fuses are not removed or inspected.

AIR CONDITIONER REFRIGERANT LINES

362: - The refrigerant line at the AC unit is buried underground. Refrigerant may migrate to the cooler buried section during extended periods of unit shut-down, causing refrigerant slugging and possible compressor damage at start-up. According to the UMC, 'Refrigerant piping placed underground shall be protected against corrosion'. We recommend running the line set inside sch. 40 PVC. We recommend the further review, advice and services of an HVAC technician. Finally, avoid putting refrigerant lines underground



363: - The point in which the refrigerant lines pass into the structure at the flashing, is in need of some type of sealant such as expandable foam. The missing material could potentially allow for pest intrusion or moisture.

364: - The refrigerant lines are lying on the ground in the west crawl space and are suggested to be lifted off of the ground to reduce the possibility of deterioration.

AIR CONDITIONER DIFFERENTIAL TEMPERATURE READINGS

365: - The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of eighteen to twenty one degrees. A temperature difference is only one method of testing the cooling system as there are many. It is a snap shot of the systems performance. For a more advanced inspection, which may include voltage testing or require the dismantling of parts, an HVAC contractor should be contacted prior to the close of this escrow.

DUCTS & REGISTERS

FLEXIBLE DUCTS

366: - The ducts in the attic are recommended to be better sealed to the registers and at various connections as typical maintenance. Over time, the tape used to make these connections becomes brittle and loses its ability to grip. The vapor barrier of the ducts are also suggested to be inspected further and sealed as necessary. The repairs are recommended to be completed to ensure proper volume and should be completed by an HVAC contractor.

367: - There is ductwork that has damaged vapor barriers. This is a thin wrapping that covers the duct to maintain the energy efficiency. Re-wrapping the duct, if possible, is recommended, otherwise, wholesale replacement may be necessary.

REGISTERS

368: - The registers are functional except where otherwise noted. The volume of air, nor the cleanliness of the registers, can be tested during this inspection. There may have been registers which were closed at the time of the inspection, therefore, the temperature of these registers will be different than others which are open.

369: - There was a noticeable difference in the temperature of the registers when examined. The difference is between 5 and 12 degrees collectively and or individually. There are many variables which may dictate the heating or cooling efficiency of a duct system, many of which may require specialized testing (HERS rating) which we have no access to during this home inspection.

THERMOSTATICALLY CONTROLLED DAMPERS

370: - The ducts include thermostatically controlled dampers which are concealed, and therefore, cannot be thoroughly evaluated as part of our service. We did, however, test the system via the separate zone thermostats and found it to operate properly.

371: - The register in the living room (pictured) appears to be "hard piped" into the HVAC system. This is to say that this particular register is not connected to the dampening system.

ENVIRONMENTAL CONCERNS

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. 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/insidest.htm.

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 unvented 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 home 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. 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. 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. 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, 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.

If this residence, or portions of it were constructed prior to 1978, in which case, there may be lead based paint on painted surfaces such as wall and ceilings. We do not test for the presence of lead based paint during our inspection, and specifically disclaim it in our pre-inspection agreement. On April 22, 2008, EPA issued a rule requiring the use of lead-safe work practices aimed at preventing lead poisoning in children. On April 22, 2010, the rule became effective and firms performing renovation, repair and painting projects that disturb lead-based paint in homes built before 1978 must be certified. Individual renovators must be trained by an EPA-accredited training provider, and the firms and renovators must follow specific work practices to prevent lead contamination. Violators of this law may be subject to fines up to $37,500 per day. Lead-based paint affects more than one million children today. Adverse health effects include learning disabilities, behavioral problems, and speech delays. If not done in a lead-safe manner, renovations and repair activities that disturb lead-based paint can expose children, as well as adults, to harmful levels of lead dust. More information about lead poisoning, and how this law may affect you as a home owner can be found at http://www.epa.gov/lead

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.

CONCLUSION

CONCLUSION

372: - Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors, identify all escape and rescue ports, rehearse an emergency evacuation of the home, upgrade older electrical systems by at least adding ground-fault outlets, never service any electrical equipment without first disconnecting its power source, safety-film all non-tempered glass, ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches, regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors, and consider installing child-safe locks or alarms on the exterior doors of all pool or spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and pool components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and pool and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us at 1-866-99-MAZZA or e-mail marc@mazzainspections.com if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect.

Property Inspection Report

LOCATED AT:
xxxx- Garage Conversion Studio City, California
91604

PREPARED EXCLUSIVELY FOR:
xxx

INSPECTED ON:
Tuesday, March 24, 2015
3:49 PM

Inspector, Marc Mazza
Mazza Inspection Group
(866) 996-2992
info@mazzainspections.com

Table of Contents

DISCLOSURE

Thank you for choosing the Mazza Inspection Group to perform your inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. The report is effectively a snapshot of the house – recording the conditions on a given date and time. Home Inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection.

The observations and opinions expressed within this report are those of the inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of NACHI, 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.

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

Many comments on components or systems observed as defective, damaged or otherwise may be followed by a comment which suggests the buyer to have an additional inspection of that listed component or system by a specialist. We make these suggestions to ensure our client has ample time to have that specific item evaluated by a specialist of that particular component or system who can then make specific recommendations of repair or replacement and provide our customers with real costs associated with that component or system.

Your report includes many digital photos and may include infrared images as well. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Again, Thanks very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process and beyond. Should you have any questions, please do not hesitate to call or email us.

NOTICE: This report should not be used by anyone other than the individual who has signed the inspection agreement and purchased this report. The conditions affecting this property may have changed since the time of this inspection, as many often do under various circumstances. Do not rely on this inspection report as a basis for a real estate transaction decision. It is advised that new parties involved in any transaction concerning the above property, complete a more current evaluation with a qualified inspector.

SCOPE OF WORK:You have contracted with the Mazza Inspection Group to perform a generalist inspection in accordance with the standards of practice established by NACHI, a copy of which is available upon request or on our website. 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. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed pest control company.

GROUNDS

We do not water test or evaluate subterranean drainage systems, any mechanical or remotely controlled components, such as driveway gates. 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.

Driveway

DRIVEWAY MATERIAL
1: - The flatwork material consists of concrete.

DRIVEWAY COMMENTS
2: - The driveway appears to slope toward the garage. This condition can cause water entry into or underneath the building. Unfortunately, it is difficult to improve this situation without resurfacing the driveway adjacent to the foundation or by adding a special intercept drain system at the garage entry.

Walkways

WALKWAY MATERIAL
3: - The flatwork material consisted of stone.

WALKWAY COMMENTS
4: - The sidewalk material is raised and may pose a possible tripping hazard. Caution is recommended in this area.

EXTERIOR

Our evaluation of the exterior of a property conforms to state or industry standards. Certain detached structures, such as storage sheds, barbecues, above ground spas, gazebos or stables are not within the scope of this inspection. Landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting are not evaluated. Surface coatings or cosmetic deficiencies and the wear and tear associated with usage or the passage of time that would be readily apparent to the average person are not commented on. The inspection of the exterior and grounds as described may be limited if not fully visible due to foliage or storage of personal belongings. Trees / foliage

may have an impact on site, structure, drainage and waste.

Stucco Wall Covering

STUCCO WALL GENERAL COMMENTS

5: - Cracks were noted at the exterior wall covering materials. These cracks suggest that either some type of movement within the structure has occurred. It is well beyond our scope, as well as, our expertise to attempt to draw a definitive conclusion as to the cause of these cracks without additional investigations, which may include destructive testing. In light of these findings, we must suggest the buyer employ the services of a contractor who is familiar with structural movement and/or other reasons for stucco cracking. At the very least, the buyer should monitor the cracks for further movement.

6: - Evidence of prior repairs / patching was viewed at exterior wall(s). We are unable to determine if the repairs were performed in a manner which is consistent with minimum building standards. Our concern is that the building paper is not breached or damaged. Further investigation as to the reason for the patching / repairs is suggested.

PENETRATIONS

7: - Sealant is necessary around holes, cracks, A/C lines, flashing connections into the stucco, pipes and other various areas which may offer an point of penetration into the exterior wall covering materials to prevent moisture intrusion.

8: - There is missing stucco (holes, openings, missing covers, chips) noted at the exterior wall of the house. These openings may allow moisture to enter into the structure resulting in possible damage to interior wood framing members. In addition, openings in the stucco may also allow pests to enter and should be sealed as preventative maintenance.

Trim

TRIM MATERIALS

9: - The trim material is wood.

TRIM OBSERVATONS

10: - Sealant is needed at various areas around the exterior trim to wall connections as preventative maintenance and to prevent the possibility of moisture penetration or damage.

11: - Wood trim which appears to be possibly moisture damaged (fascia, trim, door / window frames, eave boards) was observed. As a result, we suggest a professional contractor remove the damaged wood, inspect the interior wall covering for possible damage, and report on his/her findings. Following repair of the damaged areas (which should be combined with exterior painting / maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage. Further evaluation is recommended and should be conducted by a professional pest control company.

12: - We observed a growth on the wood trim around the door pictured here. We suggest the buyer employ the services of a professional pest control company to inspect this condition and repair if necessary.

Gutters

GUTTER MATERIAL

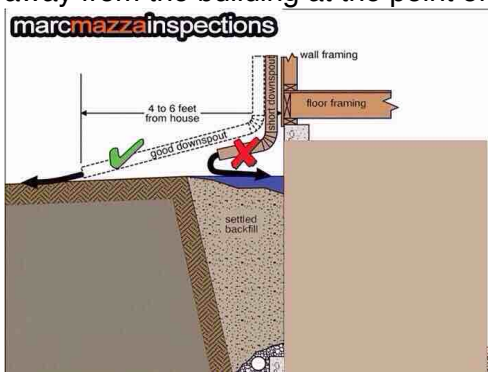
13: - The gutter system was a partial gutter system, which covers a majority of the eaves and runoff drainage is necessary or suggested. The gutters are a mixture of both metal and plastic.

GUTTERS

14: - The gutter was damaged at the rear side and suggested to be improved.

DOWNSPOUTS

15: - We recommend routing all of the downspout(s) away from the structure, or installing the downspout directly into the subsurface drainage, if present. The downspout(s) should discharge water at least five (5) feet from the house or drain into existing sub surface drainage. Storm water should be encouraged to flow away from the building at the point of discharge.



Electrical

EXTERIOR RECEPTACLES

16: - The accessible outlets that were tested are functional, unless otherwise stated. Improvements to the electrical components suggested within this section may still may be necessary.

17: - Sealant is recommended around the exterior cover plates to wall connections.

EXTERIOR LUMINARIES & SWITCHES

18: - The switches tested are functional.

19: - Sealant is recommended around the exterior light fixture to wall connection(s).

EXTERIOR WIRING & CONDUIT

20: - The conduit is suggested to be better secured at the rear side of the structure as a safety precaution.

21: - There is conduit sticking up at the south side which poses a potential tripping hazard. Improvements are recommended for safety.

Irrigation

SPRINKLER HEADS
22: - Readjusting the sprinklers away from the structure walls, walkways, fences, HVAC components, etcetera, is recommended, due to the staining created by the over spray. Over time, the sprinklers can cause excessive wear and tear to these materials.

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 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. 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. It is essential that any recommendations that we may make for service or upgrades should be further evaluated or repaired before the close of escrow because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility.

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, or ground fault circuit interrupters, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools, 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 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.

All electrical related issues should be repaired by a licensed electrical contractor since personal safety is involved.

INTERIOR ELECTRICAL

LUMINARIES
23: - The lights that were accessible and tested were found to be functional (unless otherwise noted).

INTERIOR

Our inspection of the interior of the living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and do not comment on cosmetic deficiencies.

We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer.

There are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service. There are also lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.

ENTRANCE DOOR

24: - The entry door rubs the frame when tested. The reasons for this can range from a result of seismic activity, settlement or improper installation. Further evaluation may be necessary to determine the exact cause of this occurrence. Doors should be trimmed or adjusted as necessary to work properly.

MAN DOORS TO EXTERIOR

25: - The exterior man doors appears to be functional, however, the door, door frame, screens and hardware appear to be somewhat worn due to use. This may be considered normal wear and tear for its age and use. Typical maintenance-type service may be necessary to remedy these issues.

26: - As a suggestion, we recommend having the weather stripping improved on the exterior doors present. This includes the sill, door shoe, and weather beading.

WINDOW MATERIAL & TYPE

27: - The windows are constructed of wood.

28: - The windows appear to be dual panel. It should be noted that dual panel windows have a high rate of failure (blown seal) resulting in the fogging of these windows. It is our attempt to locate and disclose all windows that may have blown seals, however, in some cases and depending on the weather at the time of the inspection this fogging / condensation may not even be evident. During the summer, when the air temperatures outside are warm and the glass is also warm, the glass is at an equilibrium and thus, no condensation is evident. But with the colder temperatures the outer pane of glass gets cold. The warm air inside your house is trying harder than ever to escape, and it carries moist air into the window cavity, where it hits that cold glass and condenses back into a liquid. The result is that fogging you see.

WINDOWS

29: - The casement windows in the south wall would not open with a "reasonable" amount of force applied to the crank without risk of damage to the arm. The buyer may wish to have the seller improve this condition.

30: - The arm on the casement window in the south wall is disconnected and is suggested to be re connected for proper operation. The window was not tested.

WINDOW SCREENS

31: - The window screens, which were visible and accessible, appeared to be in generally good condition with signs of normal wear and tear.

ENVIRONMENTAL CONCERNS

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. 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/insidest.htm.

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 unvented 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 home 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. 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. 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. 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, 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.

If this residence, or portions of it were constructed prior to 1978, in which case, there may be lead based paint on painted surfaces such as wall and ceilings. We do not test for the presence of lead based paint during our inspection, and specifically disclaim it in our pre-inspection agreement. On April 22, 2008, EPA issued a rule requiring the use of lead-safe work practices aimed at preventing lead poisoning in children. On April 22, 2010, the rule became effective and firms performing renovation, repair and painting projects that disturb lead-based paint in homes built before 1978 must be certified. Individual renovators must be trained by an EPA-accredited training provider, and the firms and renovators must follow specific work practices to prevent lead contamination. Violators of this law may be subject to fines up to $37,500 per day. Lead-based paint affects more than one million children today. Adverse health effects include learning disabilities, behavioral problems, and speech delays. If not done in a lead-safe manner, renovations and repair activities that disturb lead-based paint can expose children, as well as adults, to harmful levels of lead dust. More information about lead poisoning, and how this law may affect you as a home owner can be found at http://www.epa.gov/lead

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.

roofinspectionpros
mazzainspections.com

INSPECTIONS CERTIFICATIONS

Roof Inspection Report

LOCATED AT:
xxx Studio City, California
91604

PREPARED EXCLUSIVELY FOR:
xxx

INSPECTED ON:
Tuesday, March 24, 2015
2:30 PM

Inspector, Robert Watson
Mazza Inspection Group
(866) 996-2992
info@mazzainspections.com

Table of Contents

DISCLOSURE

Thank you for choosing the Mazza Inspection Group to perform your inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. The report is effectively a snapshot of the house – recording the conditions on a given date and time. Home Inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection.

The observations and opinions expressed within this report are those of the inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of NACHI, 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.

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

Many comments on components or systems observed as defective, damaged or otherwise may be followed by a comment which suggests the buyer to have an additional inspection of that listed component or system by a specialist. We make these suggestions to ensure our client has ample time to have that specific item evaluated by a specialist of that particular component or system who can then make specific recommendations of repair or replacement and provide our customers with real costs associated with that component or system.

Your report includes many digital photos and may include infrared images as well. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Again, Thanks very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process and beyond. Should you have any questions, please do not hesitate to call or email us.

NOTICE: This report should not be used by anyone other than the individual who has signed the inspection agreement and purchased this report. The conditions affecting this property may have changed since the time of this inspection, as many often do under various circumstances. Do not rely on this inspection report as a basis for a real estate transaction decision. It is advised that new parties involved in any transaction concerning the above property, complete a more current evaluation with a qualified inspector.

SCOPE OF WORK:You have contracted with the Mazza Inspection Group to perform a generalist inspection in accordance with the standards of practice established by NACHI, a copy of which is available upon request or on our website. 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. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed pest control company.

GENERAL INFORMATION

INSPECTION TIME
1: - 2:30 pm

PRESENT AT INSPECTION
2: - Buyer's Agent, Seller's Agent

AGE OF STRUCTURE / YEAR BUILT
3: - 1935

UNOFFICIAL SQUARE FOOTAGE
4: - 2116 square feet

WEATHER CONDITIONS
5: - The weather was clear and sunny.

EXTERIOR TEMPERATURE
6: - 75-85 degrees

ROOF

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason (such as rain or snow presence), we will indicate the method that was used to evaluate the roof.

Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs.

There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life of ten to fifteen years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years, can impede emergency service by fire department personal, and requires a periodical service of the flashings. These roofs are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. Among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are flat or built-up ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation.

The most common cause of leakage results when roofs are not serviced, and foliage and other debris blocks the drainage channels. In fact, the material on the majority of pitched roofs are not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed.

Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

GENERAL ROOFING

7: - Two types of asphalt shingles are used: organic and fiberglass or glass fiber. Organic shingles are generally paper (waste paper) saturated with asphalt to make it waterproof, then a top coating of adhesive asphalt is applied and ceramic granules are then embedded. In the case of algae resistant shingles, a portion of the granules contain leachable copper ceramically coated, designed to protect against discoloration from algae on the roof. This does not protect from moss growth but does slow the growth. Moss likes to feed on algae and any other debris on the roof. Most manufactures offer a 5- to 10-year warranty against algae growth; 3M (scotchgard TM) offers a 20-year warranty. Shingles are judged by warranty and ASTM test standards. Organic shingles contain around 40% more asphalt per square (100 sq ft.) than fiberglass shingles. But this extra needed asphalt makes them less environmentally friendly (despite its "organic" nickname). The paper-based nature of "organic" shingles leaves them more prone to fire damage, and their highest FM rating for fire is class "B". Shingle durability is ranked by warranted life, ranging from 20 years to 50 years; in some cases lifetime warranties are available. Fiberglass shingles have a base layer of glass fiber reinforcing mat. The mat is made from wet, random-laid fiberglass bonded with urea formaldehyde resin. The mat is then coated with asphalt which contains mineral fillers and makes the fiberglass shingle waterproof. Fiberglass shingles typically obtain a class "A" fire rating as the fiberglass mat resists fire better than organic/ paper mats. A newer design of fiberglass asphalt shingle, called laminated or architectural, uses two distinct layers which are bonded together with asphalt sealant. Laminate shingles are heavier, more expensive, and arguably more durable than traditional 3-tab shingle designs. Laminated shingles also give a more varied, contoured visual effect to a roof surface. Asphalt shingles usually last longer in cooler climates than warmer ones. Thermal shock is one thing that is damaging to shingles (thermal shock is what roofing materials experience when the ambient temperature changes dramatically within a very short period of time). Another factor affecting asphalt shingle roofs is attic ventilation. Proper roof ventilation has been known to extend the service life of a roof. Shingles should not be applied during cold weather. Each shingle must seal to the layer below it to form a monolithic structure. Thus, when constructing a roof, the underlying exposed asphalt must be softened by sunlight and heat.

8: - Flat roofs are designed to be waterproof, not just water resistant, and to last approximately fifteen years. They are rarely flat, and generally slope toward drains, in or near surrounding parapet walls. However, water ponds on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down, that expand and contract in the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. However, although gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive that other roofs, they can end up costing more if they are not maintained.

METHOD OF EVALUATION

9: - The roof and its components were evaluated by walking its accessible surface.

ROOF AGE

10: - The roof appears to be approximately six to twelve years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable.

ROOF TYPE

11: - The roof type is a gable and hip roof.

SKYLIGHTS

12: - Skylight(s) appear to be in generally good condition with signs of normal wear.

FLASHINGS & VENT TERMINATIONS

13: - The roof flashings (which are visible) are in acceptable condition. The roof flashing to vent pipe and junctions are recommended to be inspected bi-annually and sealed as necessary.

14: - Exposed nail heads noted at the flashing. Sealant is recommended on the nail heads as preventative maintenance. Keeping the nail heads sealed prevents extrusion and deterioration of the nail head and eliminates a possible moisture intrusion point.

15: - There is a flashing on the roof that is not roofed around properly. The flashing is on top of the shingles and has had roof cement spread around it. The back of the flashing should be installed under the shingles to ensure that any water that drains from the shingles will drain onto the flashing instead of under it. Improvements are recommended.

16: - The copper sheet roofing installed on the arches has exposed nails/screws and open seams. Sealant is recommended at these areas to prevent moisture intrusion.




COMPOSITION OBSERVATIONS

17: - There was one visible layer of roof covering material observed. We do not lift the lower lap of the roofing material high enough that will damage the shingles.

18: - The roof covering materials appear to be a 50 year shingle and are in generally good condition with wear consistent with its estimated age.

19: - Because the roof appears to be newer than original, we suggest that the buyer inquire whether or not the roof replacement was performed with permits.

20: - Exposed nail heads noted at the main roof surface. Sealant is recommended on the nail heads as preventative maintenance. Keeping the nail heads sealed prevents extrusion and deterioration of the nail head and eliminates a possible moisture intrusion point.


21: - Split ridge caps of the roofing will require repair in the very near future. Repairs should be performed by a licensed roofing contractor.

22: - The satellite dish has been installed onto the roof deck and the bolts were not sealed. Sealing the bolts is suggested to reduce the possibility of leakage.

23: - There are ridge caps that appear to have moved or become loose from the ridge vent. Re-securing the loose ridge is recommended.

FLAT ROOF OBSERVATIONS

24: - The flat roof appears to be in functional condition with signs of what is considered typical for its estimated age. You should request the installation permits from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable. It will be important to keep this roof clean and to inspect it regularly and particularly before each rainy season. Additionally, due to the fact that the roof is only viewed from the top and underside of the interior ceiling, the roof's condition is solely judged by what is visible from the topside. It would be prudent of the buyer to request or seek a roofing certification to better determine the life expectancy of this roof and as additional insurance.

25: - We observed "fish mouths" or small areas of the torch down material which is not fully adhered on the laps. These areas could allow moisture underneath the material. Repairs are recommended to maintain the watertight integrity of the membrane.

26: - The flashing in the cricket is installed on top of the material rather than under it, which is not the proper method of installation. Improvements are recommended.

27: - Sealant is recommended at the ends of the cricket where it drains onto the shingle portion of the roof.

28: - There is an open seam in the cricket that is recommended to be sealed to prevent moisture intrusion.

FLASHINGS & VENT TERMINATIONS

29: - The roof flashings (which are visible) are in acceptable condition. The roof flashing to vent pipe and junctions are recommended to be inspected bi-annually and sealed as necessary.

30: - There were flashings which were filled with dirt and debris. This material in the flashing pose a potential issue with respect to drainage. The flashing may cause a back up in water run off which may result in a potential leak.

31: - Expose nail heads were noted at the flashings. These nails are suggested to be sealed to prevent moisture intrusion.

COMPOSITION OBSERVATIONS GARAGE

32: - There was one visible layer of roof covering material observed. We do not lift the lower lap of the roofing material high enough that will damage the shingles.

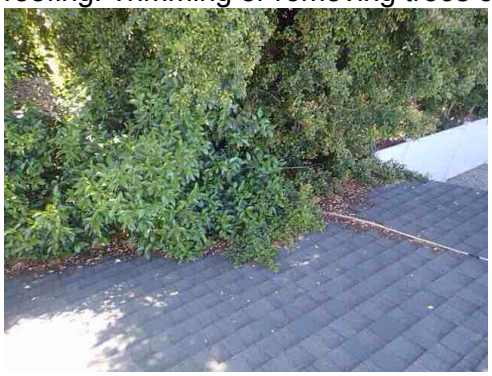
33: - Debris was observed on the roof deck, which should be removed to reduce the possibility of premature deterioration of the roofing materials.

34: - Because the roof appears to be newer than original, we suggest that the buyer inquire whether or not the roof replacement was performed with permits.

35: - The roof covering materials are in generally good condition with wear consistent with its estimated age.

36: - The satellite dish was installed into the roof deck and the bolts were not sealed. Sealing the bolts is suggested to reduce the possibility of leakage.

37: - The roofing is in contact with tree branches. This condition may reduce the life expectancy of the roofing. Trimming or removing trees could improve this condition.



38: - The patio cover structure behind the garage terminates at the gutter. This may allow moisture between the roofing and the gutter, which would then leak underneath. Removing the gutter and installing the proper flashing or membrane that terminates under the shingles on the garage roof and properly sheds water is recommended.

Chimney Inspection Report

Greg Butler

March 24, 2015

Buyer: xxxx
xxxx Studio City, CA 91604

This report is the result of a general visual inspection of the condition of the chimney(s). It is only intended as a record of this inspection and it is not a statement of the worthiness or safety certification. No warranty of safety or function is to be implied since conditions of deterioration and use are beyond our control.

Living Room Fireplace:

Fireplace:
The back wall of the firebox is eroding and falling apart. The firebox walls are built to protect the structure from high levels of heat. When the integrity of the bricks are compromised, the back wall should be rebuilt to maintain the integrity.

Damper:
The damper is operational and in good condition at the time of inspection.

Smoke chamber:
The smoke chamber is in serviceable condition.

Flue area:
When viewing the flue area via video camera, there were many areas visible where there is coating that is coming apart and falling off of the brick. The chimney appears to have been previously rebuilt. The bond beam was not properly constructed. There are two pieces of wood still holding the transition cone. Heat and sparks can get through the gaps. This condition poses a potential fire hazard.


Exterior:
Overall the structure of the chimney was in good condition at the time of inspection. There is a shroud at the top of the chimney. This shroud is choking the termination cap. This condition can cause smoke to enter into the living space. The chase cover doesn't have any spacers under the cover.


Spark arrester:
There is a spark arrester/termination cap installed.

Recommendations:

Living Room Fireplace:

1. Remove the shroud.
2. Do an inspection on the inside of the chase to determine if the bond beam was poured properly. If the bond beam is correct then the wood will have to removed and between the transition and chamber will need to sealed with the proper high temperature sealatn
3. Rebuild the back wall of the firebox.
4. Install the spacers on the chase cover.

Family Room Fireplace:

Fireplace:

This is a prefabricated fireplace. The fireplace and flue are excessively dirty. The firebox is in serviceable condition.

Flue area:

When viewed via video camera, the flue pipes appear to be in serviceable condition.

Exterior:

Overall, the structure of the chimney appears to be in good condition at the time of inspection. The chase cover has been installed too tight around the stones. This condition can cause a back up of heat into the chase and allow combustion to occur. The cover must allow the chase to vent properly. There isn't a storm collar on the flue pipe. Water can get through and rust the fireplace the inside.

Recommendations:

Living Room Fireplace:

1. Remove the shroud.
2. Install a properly vented chase cover.
3. Install a new storm collar.
4. Clean the fireplace and flue.

www.sewerinspectionpros.com

Location
xxx Studio City California
91604

Wednesday, March 25, 2015

Date of inspection : March 24 , 2015 - Time : 3:00 p.m. Technician : Charles Brunsmann

Client name : xxx. Building type : Single family residence - occupied

3/24/2015 3:00:30 PM

This is a video inspection of the main sewer line. This is the portion of the waste pipe system that carries the waste from the structure to the city sewer connection. This report is based on the video inspection of the sewer line only. Any other parts of the water supply system are not included. The report is not intended as a code inspection or to list each flaw noted. It gives an overall picture of the condition of the main line and the opinion of the technician at the time of inspection.

OBSERVATIONS : Access / Cleanout location : Property has a 4 inch cleanout access in the backyard corner of the home, and a 2 inch cleanout at the south side of the home. U.P.C. code requires cleanout access near its upper most terminal of horizontal piping and after horizontal change of direction exceeding 135 degrees of angle or every 100 feet, which ever comes first. U.P.C. section 707.4 - 707.5. Depth of sewer line at front yard is 3 feet 5 inches.

SEWER LINE OBSERVATIONS : After running camera through 117 feet of 4 inch Cast Iron, A.B.S. and Clay sewer pipe from the 4 inch cleanout to the city sewer connection, the conclusion was a root intrusion 95 feet into the sewer system. Although minor, roots can grow inside of the sewer system and cause potential problems in the future. There are also 2 sections of pipe at 55 feet, and 67 feet with standing water. Standing water is stagnant water in the pipe that does not drain due to debris in the system or insufficient slope of the actual pipe. Sloping is 1 / 4 inch per foot of fall as per code. No major offsets inside of the sewer line were viewed. Inner walls of main line contain a moderate buildup of scale and sewage debris in various areas which is typical in homes over 20 years of age with no routine maintenance ever performed.

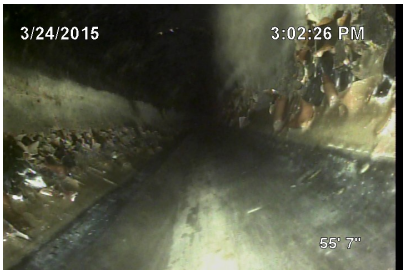
RECOMENDATIONS : Have sewer line undergo cleaning by means of a jetter which is a high pressure water system used to flush and clear all debris settling in sewer main line. Jetting is typically estimated at $400.00. An annual cleaning is also recommended to help prevent future blockages or damage. After jetting is completed, have a qualified plumber look at the sections of pipe with standing water for possible solutions to the problem area. Recommendation costs are only estimates as there are a wide range of contractors that charge various prices for their work.

3/24/2015 3:01:08 PM 2' 2"

Your video has been published at http://youtu.be/2gCPHznFG8I

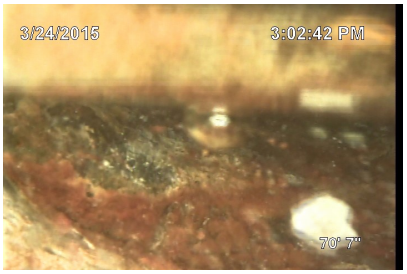
3/24/2015 3:02:09 PM 44' 6"

minor debris



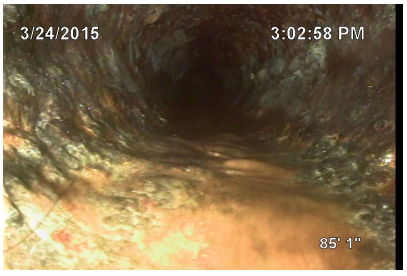
3/24/2015 3:02:27 PM 55' 7"

start of standing water section



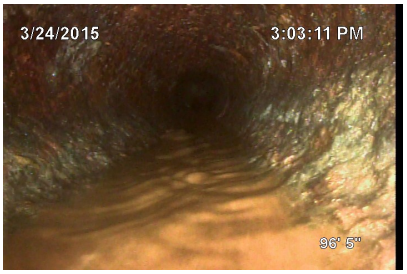
3/24/2015 3:02:43 PM 70' 7"

minor debris



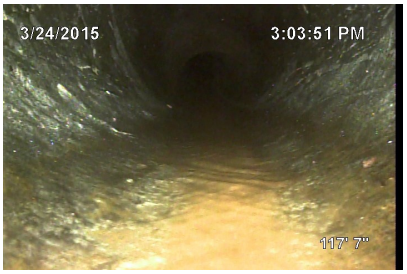
3/24/2015 3:02:59 PM 85' 1"

moderate debris



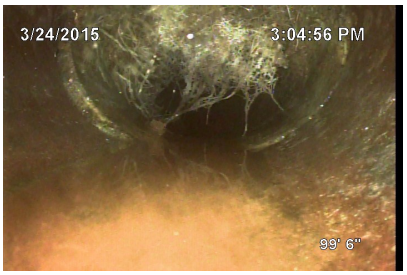
3/24/2015 3:03:11 PM 96' 5"

moderate debris



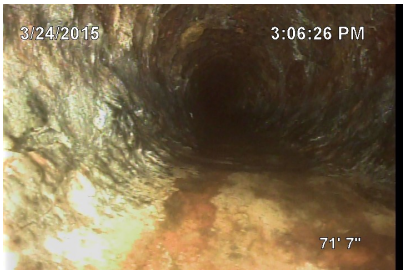
3/24/2015 3:03:52 PM 117' 7"

city sewer



3/24/2015 3:04:56 PM 99' 6"

root intrusion



3/24/2015 3:06:26 PM 71' 7"

moderate debris