

TROY C. HARRISON
 Residential and Commercial Property Inspections
 A Member of the Real Estate Inspection Group, Inc.
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ORDER INFORMATION

Inspection Date: February 20, 2009		Inspection Time: 10:30 a.m.		Report Number:	
Inspection Address: 175 Bonita Avenue			Cross Street:		
Inspection City: Redwood City		State: CA		Zip: 94061	
				Approx. Sq Ft:	
Client's First Name: Alice		Last: Elliott		Listing Inspection: <input type="checkbox"/> (Fee due within 90 days)	
Agent's First Name: Isaac		Last: Malek		Office: Intero Real Estate	
Phone: (408) 725-2900		Ext:		Fax:	
				E-mail: homes@MalekandMalek.com	
Amount: 435.00		Add:		For:	
				Billing Fee:	
				Total: \$435.00	

MAKE CHECKS PAYABLE TO:

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Amount: \$435.00
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City: Los Altos
State: CA **Zip:** 94022

BILLING INSTRUCTIONS

(Amount subject to Billing Fee unless paid on site)

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Escrow Number:
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175 Bonita Avenue

Date report sent by Mail:	Fax:	E-mail:	Delivered in person:
<input type="checkbox"/> Upload to www.TheReportOnline.com on: N/A		Password: N/A	Invoiced:

REAL ESTATE INSPECTION GROUP, INC.

Residential and Commercial Property Inspections

1-800-900-1239**www.inspectiongroup.com****PROPERTY INSPECTION****Inspection Address:** 175 Bonita Avenue**Report Number:****Inspection City:** Redwood City**Inspection Date:** February 20, 2009**Client's First Name:** Alice**Last:** Elliott**Listing Inspection:** (Fee due within 90 days)**Agent's First Name:** Isaac**Last:** Malek**Phone:** (408) 725-2900**Ext:****Office:** Intero Real Estate**Fax:****Inspector:** TROY C. HARRISON**www.TheReportOnline.com Report password:** N/A**PRELIMINARY COMMENTS**

We have inspected the major structural components, plumbing, heating and electrical systems for visual signs of significant nonfunctional performance, excessive or unusual wear, and general conditions of the property. Our findings and recommendations are not intended as criticisms of the building, but as professional opinions regarding the conditions present.

Please keep in mind that in some dwellings there may be features and systems that may not conform with current building standards. While we attempt to list any health, hazardous, and safety issues, we do not warrant that all non-conforming issues will be listed, as they may not have been a requirement at the time the house was built. The client should be aware that all dwellings need ongoing preventive maintenance in order to keep all aspects of the property in functional conditions.

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Real Estate Inspection Group, Inc.

SCOPE OF INSPECTION

If the client is the buyer, this report is not intended to be used by any third party, and the INSPECTOR shall not be accountable to any such third parties in any manner. If the report is a "Listing Inspection" for the seller, the report may be relied on (within the scope of the inspection described below), by both the seller and the buyer of the property from the seller upon execution of this agreement (Civil Code 1102.4c). The report is not intended to be distributed to any subsequent buyer of the property for reliance by the subsequent buyer, and the INSPECTOR is not accountable to such subsequent buyers in any manner.

The inspection is limited to the visible conditions of the property, and the purpose of this report is to provide the user an overview of the subject residence. The INSPECTOR can only spend a limited amount of time on each item and the report is thus limited in scope to only those items described herein, and only to the extent described in the Standards of Practice of the American Society of Home Inspectors (ASHI®), a copy of which is attached to the inspection report. The INSPECTOR will inspect the major structural and electrical / mechanical components for visual evidence of material defects and this report is not a statement of the code or permit complying condition of the property as only a governmental building inspector is authorized to determine the code permit complying condition of the property.

CLAIMS PROCEDURE

It is hereby agreed and understood that should the client claim to discover that one or more aspects of the report is incorrect, the client agrees to notify the inspector before any corrective measures are undertaken, and further to allow a re-inspection by the INSPECTOR of the reported problem at no cost to the client. Should the INSPECTOR determine in the INSPECTOR'S sole discretion that a repair or replacement needs to be performed, the client agrees to allow the INSPECTOR, or his designated person, the opportunity to effect said repair or replacement prior to initiating any repair or replacement on his own behalf and prior to initiating any mediation, arbitration or civil action. If there is a conflict regarding the wording of a report, the report kept at REIG, Inc. shall prevail.

ARBITRATION AGREEMENT

Any dispute between the client and the INSPECTOR arising out of the inspection or the resulting report shall be decided by neutral arbitration in accordance with Chapter 3, Title 9 of the California Code of Civil Procedures (C.C.P. 1282, et seq.) and not by court action except as provided by California law for judicial review of arbitration proceedings. The parties to any arbitration under this agreement shall have the discovery rights provided in California Code of Civil Procedure 1283.05. The arbitrator shall be a retired Superior Court judge, a licensed California Attorney with at least five years of real estate experience or home inspector with at least five years experience as defined in Bus. and Prof. Code 7195 et seq. If the parties herein cannot agree upon an arbitrator, the Superior Court of the county in which the property is located shall appoint and arbitrator. The prevailing party in any arbitration under this Arbitration Agreement shall be entitled to recovery fees and costs incurred in the proceeding.

By signing below, you are specifically agreeing to the Scope of the Inspection, the Claims Procedure, and the Arbitration Agreement above, and all conditions as described above. You are agreeing to have any dispute decided by neutral arbitration as provided by California law and you are giving up any rights you might possess to have the dispute litigated in a court or jury trial. If you refuse to submit to arbitration after agreeing to this provision, you may be compelled to arbitrate under the authority of the California Code of Civil Procedure.

IF THIS AGREEMENT IS NOT SIGNED BY ANY PARTY WITHIN 30 DAYS, THIS INSPECTION REPORT WILL NOT CARRY WARRANTY OR GUARANTEE AS TO ITS CONTENTS, AND SHALL BE AS INFORMATION ONLY FOR THAT PARTY.

SELLER: _____ **DATE:** _____

BUYER: _____ **DATE:** _____

INSPECTOR: _____ **DATE:** _____

DEFINITIONS

The following are definitions of words likely to be used in this report when evaluating the condition of the elements of the house.

FUNCTIONAL CONDITION:

As far as could be determined within the scope of this inspection, the item was in serviceable condition and functioned according to its purpose.

FAIR CONDITION:

While not in excellent condition, the item performed according to reasonable expectations.

POOR CONDITION:

While functioning, the item did not perform to reasonable expectations. Maintenance, repairs, or replacement may be needed at the present time, or in the near future.

NON-FUNCTIONING or ACTION ITEMS:

These items did not meet the minimum standards of the manufacturer, and immediate safety or structural concerns may be present. Examples include a leaking or damaged hot water heater, a substandard electrical panel, a leaking roof, or a broken chimney. Other items that are less integral to the major systems of the house, such as a broken window pane, a missing or broken door handle, or an inoperative water faucet may also be categorized as non-functioning or action items.

This is not a code compliance inspection. Only the building department may determine the code status of any particular condition at the property. An item is only required to comply with the codes that were applicable at the time the house was built or remodeled. Items may sometimes be mentioned in the report that do not comply with current code requirements because of safety or other concerns. These items should be verified with the local building department for specific details and recommendations.

HAZARDOUS MATERIALS

This report does not include reporting on the presence of any environmental hazards including, but not limited to mold, fungus, toxins, carcinogens, noise, and contaminants in soil, water, and air.

Nor does it include the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

YOU ARE STRONGLY ADVISED TO REVIEW THE HAZARDOUS MATERIALS HANDBOOK PROVIDED TO YOU BY YOUR REALTOR.

EXTERIOR I

Items Inspected: The exterior wall coverings, flashings and trim boards, as well as the eaves, soffits, and fascias where viewed from the ground level. The exterior doors and their respective operating hardware. The roof coverings, flashings, and the roof drainage system. Also, chimneys and skylights if present.

Component Description:

EXTERIOR WALL COVERING

- Pressboard
- Wood trim

ROOF COVERING

- Asphalt composition shingles

CHIMNEYS

- Wood framed wood covered, w/spark arrester/cap

EXTERIOR WALL COVERING & TRIM:

The exterior walls, flashings and trim were inspected for evidence of damage and possible water penetration, and to determine their overall condition. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

EXTERIOR DOORS & WINDOWS:

The exterior doors and locking hardware (including the roll-up garage doors) were tested to assure full function. A representative sample of windows were tested to determine their condition, and to assure proper operation. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

ROOF SYSTEM: The roof was inspected by walking on the surface. The roof coverings, flashings, penetrations, and the roof drainage control systems were inspected for signs of damage, water penetration, or other adverse conditions. The roof appeared to be functional and serviceable unless otherwise noted in the Action Items.

CHIMNEY:

The chimney was viewed from the ground only. The chimney appeared to be functional and serviceable unless otherwise noted in the Action Items. Note: The flue was not inspected.

EXTERIOR 1 ACTION ITEMS:

1) The roof covering was an asphalt composition shingle installation and overall appears in good condition (upper level portion not examined). However, there were some exposed roofing nails and some of the plumbing vents which penetrate the roof jacks were not sealed, also I did not verify the wall-to-roof flashing above the rear of the house. Consult with a licensed roofing contractor for further evaluation, and to perform corrective repairs as needed. 2) There was damage to a section of gutter around the back of the house and a disconnected downspout, also there was evidence of leakage (at the seams). I recommend repairing or replacing the gutters around the perimeter of the house and cleaning the debris from the interior of the gutters, for proper drainage control of the roof run-off water. 3) The roll-up garage door (front left) was not checked, due to storage items at the time of the inspection. I recommend having the door tested to insure it operates in a safe working manner. In addition, the roll-up garage door (front right) was tested and functioned properly. However, the door is not equipped with an automatic safety reverse mechanism. An upgrade would be to install a door opener to the garage doors, that is equipped with an automatic safety reverse mechanism. In the event the door is blocked, it is designed to reverse directions to prevent possible injury from occurring. Consult with a licensed garage door contractor for further evaluation and to perform corrective repairs as needed.

Items Not Included: This Section does not include the screening, shutters, or awnings.

EXTERIOR II

Items Inspected: Walkways, patios, and driveways leading to the dwelling entrances. The vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building. Also inspected are any attached decks, balconies, stoops, steps, porches, and their associated railings if present.

Component Description:

DRIVEWAY

- Poured concrete

WALKS AND PATIOS

- Poured concrete

PORCHES AND DECKS

- Concrete
 - Wood deck at the rear
-

WALKWAYS, PATIOS AND DRIVEWAYS:

The driveway and walkways were inspected for evidence of extensive cracking, excessive lifting or settlement, or other damage. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

DECKS AND PORCHES: Attached decks or porches (if any), and their respective railings and support systems were inspected for visible evidence of damage or other conditions that may need further evaluation or correction. They appeared to be functional and serviceable unless otherwise noted in the Action Items. Note: The wooden deck is not within the scope of this inspection.

GROUNDS:

The overall grading of the property was inspected. Any observed visible conditions that may have an adverse effect on the structural components of the house are noted in the Action Items. Landscape sprinklers and other water emitting equipment are recommended to be verified, as spraying and directing water moderately and away from the exterior surfaces of the building to prevent possible damage as a result of water penetration and/or prevent possible sub-area water intrusion.

EXTERIOR 2 ACTION ITEMS:

1) There was heaving to sections of the driveway and concrete walk on the right rear side of the house. It is recommended to have this repaired, as this may create a potential tripping hazard. In addition, fill any cracks in the driveway and walks to seal them from moisture and help protect the installations from damage. Consult with a qualified contractor for more extensive corrective recommendations and repairs. 2) There was a 1/2" inch+/- gap between the concrete walk and around the right rear side of the house. I recommend having this sealed, to prevent possible moisture intrusion from occurring. Consult with the appropriate contractor for further evaluation and corrective repairs. Note: Trim back any overhanging tree branches from the roof area and clean debris from the interior of the gutters, and install downspout extensions (if applicable) for proper drainage control of the roof run-off water. In addition, control the site moisture through proper control of the roof runoff water, correct grading, and by limiting unnecessary irrigation.

Items Not Included: Fences, geological or hydrological conditions, outbuildings, storage sheds, recreational facilities, seawalls, docks, breakwalls, and erosion or earth stabilization control methods.

ELECTRICAL SYSTEM

Items Inspected: The service drop, service entrance conductors, cables and raceways, service equipment and main disconnects, service grounding, interior components of service panels and sub-panels, conductors, overcurrent protection devices, and a representative number of installed lighting fixtures, switches, receptacles, and ground fault circuit interrupters (when installed).

Component Description:

MAIN PANEL

Location: Front left side of house
Service Voltage: 120 / 240
Service Amperage Rating: Not verified
Main Disconnect: 100 amp circuit breaker

SUB PANEL LOCATIONS

- Garage

ELECTRICAL SYSTEM WIRING METHODS

- Nonmetallic sheathed cable

ELECTRICAL SYSTEM WIRING TYPE

- Copper at 120 and 240 volt circuits
- Aluminum feeder cables

ELECTRICAL PANEL(S):

The system ground, interior components, wiring, and overcurrent protection devices (circuit breakers), of the main electrical panel and the sub panels (if any) were visually inspected. Any conditions found to be in need of attention are noted in the Action Items.

LIGHTS, FANS, OUTLETS AND SWITCHES: A representative sample of outlets, lights, and switches were tested. They responded normally unless otherwise noted in the Action Items. Note: An upgrade (for safety) is to install (AFCI's) Arc-Fault Circuit interrupters, as they are designed to provide fire protection by opening the circuit if an arc fault is detected.

220 VOLT SERVICE LOCATIONS: • Main panel • Sub panel • Kitchen

ELECTRICAL ACTION ITEMS:

- 1) The main electrical service entrance cables were in contact with tree branches. I recommend trimming back the branches for safety, and to prevent possible mechanical damage from occurring. Consult with the appropriate contractor for further evaluation and corrective repairs.
- 2) The electrical outlet/box in the garage, located behind the refrigerator is loose. For safety, I recommend having this corrected. All electrical wiring in the garage area below 7' feet needs to be installed in rigid conduit or protectively covered to prevent possible accidental contact from occurring. Consult with a licensed electrician for further evaluation of the electrical system and corrective repairs as needed.

Note: GFCI outlets are recommended for safety at all exterior locations, also in the garage, kitchen and bathroom areas. GFCI outlets should be tested monthly to insure a proper response.

Items Not Included: Remote control devices (unless this is the only control), alarm systems and components, low voltage wires, systems, and components, and ancillary wiring. Systems and components that are not part of the primary electrical power distribution system, the measuring of amperage, voltage, or impedance, and lights that are on timers or photo-voltaic cells.

HEATING & A/C SYSTEM

Items Inspected: All the installed heating equipment, including the vent systems, flues, and chimneys where readily accessible.

Component Description:

PRIMARY HEAT SOURCE

Brand	Energy Source and Heater Type	Location
Carrier	Gas fired forced air	Garage
Not determined	Electric wall heater	Bonus room

OTHER INSTALLED COMPONENTS: None observed

HEATING SOURCE: The furnace was tested with an ignition test and operated for approximately five minutes. The readily accessible and visible furnace components and vent flue sections were inspected. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

AIR CONDITIONING SYSTEM: N/A

Note: The wallmount A/C unit in the bonus room is not within the scope of this inspection.

AIR FLOW: The air flow was checked at each of the readily accessible heat registers. A precise assessment of the heat supply adequacy or distribution balance is not performed. Any conditions found to be in need of attention are noted in the Action Items. Temperature test are not performed.

DUCTS: The visible duct components, connections, and insulation conditions were inspected (if applicable). They appeared to be functional and serviceable unless otherwise noted in the Action Items. Note: I recommend having the interior of the heat ducts cleaned periodically.

HEATING AND COOLING ACTION ITEMS:

1) The primary heat source for the house was a gas fired forced air unit that responded normally to the thermostat and there was no evidence of flame distortion when checked from the burner opening. However, the inside of the heat exchanger was not examined (See attached ASHI standards). It is recommended to consult with a licensed heating contractor or PG & E for a full inspection of the unit. Dwelling units and guest rooms need to be provided with heating facilities capable of maintaining a room temperature of 70 degrees Fahrenheit at a point 3' feet above the floor in all habitable rooms. 2) There were some heat ducts in the sub area in contact with the soil. I recommend having this corrected, to prevent possible damage form occurring. In addition, there was plywood installed on the side of the plenum in the sub area. Consult with a licensed heating contractor for further evaluation and to determine the extent of corrective repairs. 3) The flue pipe for the furnace was disconnected in the attic area. I recommend having this corrected, to prevent possible noxious gases from entering habitable space the flue pipe needs to be installed and have positive flow adequate of conveying the gases to the outside atmosphere. Consult with a licensed heating contractor for corrective repairs as needed. Note: Change the filters every six months and have the unit serviced every two to three years by a licensed heating contractor. Make sure the supply registers and cold-air return are unobstructed. Lubricate the motor for the direct drive or blower pulley at the beginning of each heating and cooling season.

Items Not Included: The interiors of flues or chimneys which are not readily accessible, the heat exchanger, humidifier or dehumidifiers, electronic air filters, solar space heating systems, and the determination of the adequacy and distribution balance of the heating or air conditioning system.

PLUMBING & WATER HEATING

Items Inspected: Interior water supply and distribution systems and related fixtures and faucets. The drains, waste, and vent systems. Water heating equipment and vent flues or chimneys, fuel storage and fuel distribution systems, and any drain sumps, sump pumps, and related piping.

Component Description:

WATER SUPPLY PIPING

Copper

DRAIN, WASTE, & VENT PIPING

ABS plastic

WATER HEATER

Brand

Rheem

Energy Source

Gas

Capacity

50 gallon

Location

Garage

MAIN GAS SHUTOFF VALVE LOCATION: Left rear side of house

MAIN WATER SHUTOFF VALVE LOCATION: Front of house

Main Water Supply Line Type: Not determined

WATER SUPPLY AND WASTE LINES:

The visible components of the plumbing system were inspected for evidence of leaking or unusual corrosion, and the plumbing fixtures were tested. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

WATER HEATER:

The water heater installation, seismic restraints, and visible venting were inspected. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

PLUMBING ACTION ITEMS:

1) There was leakage observed from the drain line in the sub area below the shower enclosure, located in the lower level bathroom. I recommend having this corrected, to prevent possible damage from occurring. Consult with a licensed plumber for further evaluation of the plumbing system and to perform repairs as needed.

Note: Per the manufactures recommendations to extend the life of the hot water heater it is suggested to drain and flush the tank once every six months to a year.

Items Not Included: Clothes washing machine connections. Interiors of flues not readily accessible. Wells, well pumps, or water storage related equipment. Water conditioning systems or solar water heating systems. Fire and lawn sprinkler systems, private waste disposal systems, the adequacy or quality of the water supply, or the operation of safety or shutoff valves.

KITCHEN

Items Inspected: The primary installed cooking facilities. Garbage disposals, installed dishwashers, and ventilation systems (if any), The countertops, and a representative number of installed cabinets.

Component Description:

The installed cooking appliances were tested for proper response and function. All of the other installed appliances (including fans and venting systems) were inspected and tested to assure they were fully functional and free of leaking or damage. Temperature and other types of exhaustive testing are not performed on the kitchen appliances. Any conditions found to be in need of attention are noted in the Action Items.

Stove/Cooktop/Oven:

Brand	Energy Source and Appliance Type
Frigidaire	Electric range

Garbage Disposal(s): SinkMaster

Dishwasher(s): Kenmore with air gap valve

Exhaust System Type: Ducted fan

SINKS AND PLUMBING: The sink was filled and tested, and the faucet, drain line and supply lines were inspected. The shut-off valves were inspected for leaking but they were not operated. They appeared to be functional and serviceable unless otherwise noted.

SURFACES AND CABINETS: The floors, cabinets, counter tops, walls, and ceilings were inspected. Note: We do not inspect for minor cosmetic damage. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

ELECTRICAL SYSTEMS: The accessible outlets were tested, and the visible wiring was inspected. GFCI protected outlets were installed within 6' feet of the sink, as ground-fault circuit interrupter devices are designed to protect against accidental shock. Any conditions found to be in need of attention are noted in the Action Items below or Electrical Page.

KITCHEN ACTION ITEMS:

- 1) Water discharged through the air gap valve while the dishwasher was in use. The line may be clogged or the disposal may be plugged, and this should be repaired to prevent possible back siphoning from occurring.
 - 2) There were small surface cracks to the tile counter-top around the sink area. It is suggested to monitor, at this time. Also, it is recommended to re-caulk around the sink area (See the pest control report for further information and repairs).
 - 3) There was unprotected electrical wiring observed in the cabinet above the stove. For safety, all electrical wiring in habitable areas needs to be protectively covered or concealed in wall space, to prevent accidental contact or mechanical damage from occurring.
-

Items Not Included: Trash compactors, water purification systems and filters, and non-built in microwave ovens.

BATHROOMS

Items Inspected: The sinks, toilets, faucets, visible drain lines, counter tops, cabinets, shower and bath enclosures, flooring, ventilation, and the walls and ceilings.

SINKS AND FIXTURES:

The sinks were filled and the faucets and drain lines were tested. They appeared to be functional and serviceable unless otherwise noted in the Action Items. The shut-off valves under the sinks were examined for leaking but they were not operated.

TOILETS:

The toilets were inspected and the flush mechanisms were tested. The toilets in the bathroom areas were securely fastened at the floor line. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

SHOWERS AND BATHTUBS:

The faucets were operated and the drains were tested. All of the visible bathroom surfaces were inspected. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

ELECTRICAL SYSTEMS:

The accessible electric outlets and switches were tested. The outlet's in the upper level hall bathroom and master bathroom areas were not GFCI protected outlets. Any conditions found to be in need of attention are noted in the Action Items below or Electrical Page.

GENERAL MAINTENANCE:

Caulking around a tub or shower enclosure (especially at the floor line) should be examined regularly and properly renewed at the first signs of failure to help avoid possible water damage. Any voids noted in tile grout should also be properly corrected to help avoid water penetration and possible damage.

BATHROOMS ACTION ITEMS: 1) There were old water stains to the floor adjacent to the toilet, located in the lower level hall bathroom. In addition, the linoleum flooring, adjacent to the shower enclosure in the master bathroom was lifting. Consult with a licensed pest control contractor for further evaluation and to determine the extent of corrective repairs. 2) There were chips inside the sink and corrosion below the sink (overflow connection) in the lower level bathroom. I recommend monitoring, at this time. 3) The water volume for the shower enclosure in the lower level hall bathroom and the faucet for the tub (hot side), located in the master bathroom is lower than normal. It is recommended to consult with a licensed plumber for further evaluation to determine if the extent of corrective repairs. 4) The mounts for the toilet were loose in the upper level hall bathroom and need to be refastened to the floor (replace wax seal), to prevent possible damage from occurring to the flooring (See the Pest Control report for further recommendations and repairs). 5) There was leakage observed from the faucet (valve stem) in the tub/shower enclosure in the upper level hall bathroom and to the sink's faucet in master bathroom. It is recommended to repair or replace the faucets, for proper operation and to prevent possible water damage from occurring in these areas. 6) The sink in the master bathroom drained slower than normal (P-trap may be clogged). It is recommended to have this corrected, for proper operation.

Items Not Included: Spas, saunas, or steam rooms, and their water heating and filtering systems.

INTERIOR

Items Inspected: The walls, ceilings, and floors. The steps, stairways, and railings (if any). The countertops and a representative number of installed cabinets, a representative number of the interior doors, and the garage doors and any installed openers.

Component Description:

FLOOR COVERINGS

- Hardwood
- Linoleum
- Wall to wall carpeting

WALLS

- Sheetrock

CEILING

- Sheetrock

FLOOR COVERINGS (AND STAIRS/RAILINGS IF PRESENT): The visible floor coverings, and any stairs or railings, were inspected for evidence of damage or other problems. They appeared to be functional and serviceable unless otherwise noted in the Action Items. Flooring covered by area rugs, carpeting, or furniture was not inspected. +

WALLS, CEILING, AND INTERIOR DOORS: The ceiling and wall surfaces were inspected for evidence of damage or other problems. A representative sampling of interior doors were tested to assure they operated properly. They appeared to be functional and serviceable unless otherwise noted in the Action Items. (Conditions related to appearance only are not within the scope of this inspection). Note: Some minor cracks were noted (especially around the door and window openings) and these appear typical of minor seasonal shifting and common of normal expansion and contraction of the building materials.

FIREPLACE(S): The visible components of the fireplace were inspected and operated (Ignition tests are not performed). They appeared to be functional and serviceable unless otherwise noted in the Action Items. +

SMOKE DETECTOR(S): A smoke detector was located in the hallway area. However, it was not tested, and should be checked before assuming occupancy. If the house has been remodeled or built new since Aug. 1992 (Bus. & Prof. Code 13111). There needs to be a detector in each sleeping room and at a point centrally located within the corridor. +

INTERIOR ACTION ITEMS: 1) There were faulty vacuum seals to some of the double pane windows in the house, above the front entry, the bay windows, bonus room, the window above the garage and the skylight above the addition (evidence of condensation between the panes). To restore the thermal value of the windows, it is recommended to have the windows repaired or replaced. In addition, the frame for the rear window in the bonus room (addition) pulls away from the window pane. It is suggested to have this corrected, for safety. Consult with a licensed glazing contractor for further evaluation of the windows, to determine the extent of corrective repairs. 2) The wooden panel for the attic ladder in the garage does not appear to be fire rated panel. To restore the integrity of the fire barrier, I recommend having this corrected. 3) There was a slight degree of crowning to the interior flooring in the dining room, adjacent to the kitchen (may be the carpet padding below the area rug). However, this condition does not appear to have any adverse effect. If further information is needed, it is suggested to consult with a qualified contractor for further evaluation. 4) The handle for the sliding glass door in the rear bonus room (addition) was loose. I recommend having this corrected for proper operation and safety. 5) There was evidence of creosote buildup to the inside of the fireplace enclosure. It is suggested to have this cleaned, at this time. Consult with a qualified contractor for further evaluation and repairs as needed. 6) The bedroom door (front right) did not latch properly (adjust the strike plate). It is suggested to have the door corrected for proper operation and safety. Note: The house was occupied at the time of the inspection so some of the walls, cupboards and closets in the interior of the house and the garage area could not be inspected as visibility was blocked by furniture and personal items stored in these locations.

Items Not Included: Window treatments, central vacuum systems, recreational facilities, interiors of chimneys and flues, firescreens and doors, seals or gaskets, combustion devices and their draft characteristics, or the movement of any fireplace insert.

FOUNDATION & FRAMING

Items Inspected: Foundation, floor structure, sub area drainage and moisture conditions, wall structure, ceiling structure, and roof structure.

Component Description:

FOUNDATION TYPE

Poured concrete perimeter stemwall.
Poured concrete slab at the garage.

FOUNDATION TO FRAMING ANCHORS

Bolts were installed at the perimeter foundation

STRUCTURAL / FRAMING COMPONENTS

FLOOR STRUCTURE

- Concrete piers • Steel jacks • 4"x6" wood girders
- 2"x8" wood floor joists
- Plywood sub floor

CEILINGS

- 2"x6" wood joists

WALLS

Framing not visible for definitive identification.

ROOF

- 2"x6" wood rafters

FOUNDATION AND FRAMING: The sub area was entered for inspection from the access, located in the lower level front bedroom closet. The foundation was inspected for evidence of damage or other adverse conditions, and the drainage and moisture conditions were evaluated. The foundation was functional and serviceable unless otherwise noted in the Action Items. Any conditions found to be in need of attention regarding drainage and moisture are noted in the Action Items. The visible framing components of the structure were inspected (where readily accessible) for evidence of visible damage, deterioration, or other adverse conditions. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

ATTIC: The attic was examined from the access opening only, located in the hallway. The visible framing components of the attic were inspected (where readily accessible) for evidence of visible damage, deterioration, or other adverse conditions. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

INSULATION:

Fiberglass insulation was used to a depth of approximately 8" - 10" inches in the attic area. Insulation was not visible or determined at the exterior walls. The sub area was insulated (R-19 Value).

FOUNDATION AND FRAMING ACTION ITEMS:

1) The foundation was a poured concrete stemwall system with interior wooden post/girders and overall appeared in good condition. There were some small (less than 1/8") vertical cracks noted (typical), but no visible evidence of any unusual settlement or damage to the foundation. 2) There was insufficient foundation ventilation around the rear of the house (may have been acceptable practise at the time of construction). An upgrade would be to install additional foundation vents in this area. There should be a vent with a net area not less than 1square foot for each 150 square feet of under floor area. In addition, there was mold/mildew observed to the floor joist in the sub area primarily towards the rear of the house. Damp areas, and areas of current or past leaking can be conducive to the growth of mold/fungi. If a definitive determination of the presence (or lack thereof) of mold is to be made, consult with the appropriate contractor for further evaluation and possible remediation. In addition, see the pest report for further recommendations and repairs.

Note: There was evidence of prior moisture in the crawl space area (efflorescence on the walls, but no damp soil or standing water was observed, and the soil was dry at the time of the inspection). This moisture (if present) needs to be controlled for long term stability of the foundation.

Items Not Included: This report does not include engineering or architectural services, and offers no opinion as to the strength or adequacy of any structural system or component. Only areas clearly visible are included.

NON-FUNCTIONING OR ACTION ITEMS I

EXTERIOR 1 ACTION ITEMS:

1) The roof covering was an asphalt composition shingle installation and overall appears in good condition (upper level portion not examined). However, there were some exposed roofing nails and some of the plumbing vents which penetrate the roof jacks were not sealed, also I did not verify the wall-to-roof flashing above the rear of the house. Consult with a licensed roofing contractor for further evaluation, and to perform corrective repairs as needed. 2) There was damage to a section of gutter around the back of the house and a disconnected downspout, also there was evidence of leakage (at the seams). I recommend repairing or replacing the gutters around the perimeter of the house and cleaning the debris from the interior of the gutters, for proper drainage control of the roof run-off water. 3) The roll-up garage door (front left) was not checked, due to storage items at the time of the inspection. I recommend having the door tested to insure it operates in a safe working manner. In addition, the roll-up garage door (front right) was tested and functioned properly. However, the door is not equipped with an automatic safety reverse mechanism. An upgrade would be to install a door opener to the garage doors, that is equipped with an automatic safety reverse mechanism. In the event the door is blocked, it is designed to reverse directions to prevent possible injury from occurring. Consult with a licensed garage door contractor for further evaluation and to perform corrective repairs as needed.

EXTERIOR 2 ACTION ITEMS:

1) There was heaving to sections of the driveway and concrete walk on the right rear side of the house. It is recommended to have this repaired, as this may create a potential tripping hazard. In addition, fill any cracks in the driveway and walks to seal them from moisture and help protect the installations from damage. Consult with a qualified contractor for more extensive corrective recommendations and repairs. 2) There was a 1/2" inch+/- gap between the concrete walk and around the right rear side of the house. I recommend having this sealed, to prevent possible moisture intrusion from occurring. Consult with the appropriate contractor for further evaluation and corrective repairs. Note: Trim back any overhanging tree branches from the roof area and clean debris from the interior of the gutters, and install downspout extensions (if applicable) for proper drainage control of the roof run-off water. In addition, control the site moisture through proper control of the roof runoff water, correct grading, and by limiting unnecessary irrigation.

ELECTRICAL ACTION ITEMS:

1) The main electrical service entrance cables were in contact with tree branches. I recommend trimming back the branches for safety, and to prevent possible mechanical damage from occurring. Consult with the appropriate contractor for further evaluation and corrective repairs.

2) The electrical outlet/box in the garage, located behind the refrigerator is loose. For safety, I recommend having this corrected. All electrical wiring in the garage area below 7' feet needs to be installed in rigid conduit or protectively covered to prevent possible accidental contact from occurring. Consult with a licensed electrician for further evaluation of the electrical system and corrective repairs as needed.

Note: GFCI outlets are recommended for safety at all exterior locations, also in the garage, kitchen and bathroom areas. GFCI outlets should be tested monthly to insure a proper response.

NON-FUNCTIONING OR ACTION ITEMS II

HEATING AND COOLING ACTION ITEMS:

1) The primary heat source for the house was a gas fired forced air unit that responded normally to the thermostat and there was no evidence of flame distortion when checked from the burner opening. However, the inside of the heat exchanger was not examined (See attached ASHI standards). It is recommended to consult with a licensed heating contractor or PG & E for a full inspection of the unit. Dwelling units and guest rooms need to be provided with heating facilities capable of maintaining a room temperature of 70 degrees Fahrenheit at a point 3' feet above the floor in all habitable rooms. 2) There were some heat ducts in the sub area in contact with the soil. I recommend having this corrected, to prevent possible damage form occurring. In addition, there was plywood installed on the side of the plenum in the sub area. Consult with a licensed heating contractor for further evaluation and to determine the extent of corrective repairs. 3) The flue pipe for the furnace was disconnected in the attic area. I recommend having this corrected, to prevent possible noxious gases from entering habitable space the flue pipe needs to be installed and have positive flow adequate of conveying the gases to the outside atmosphere. Consult with a licensed heating contractor for corrective repairs as needed. Note: Change the filters every six months and have the unit serviced every two to three years by a licensed heating contractor. Make sure the supply registers and cold-air return are unobstructed. Lubricate the motor for

PLUMBING ACTION ITEMS:

1) There was leakage observed from the drain line in the sub area below the shower enclosure, located in the lower level bathroom. I recommend having this corrected, to prevent possible damage from occurring. Consult with a licensed plumber for further evaluation of the plumbing system and to perform repairs as needed.

Note: Per the manufactures recommendations to extend the life of the hot water heater it is suggested to drain and flush the tank once every six months to a year.

KITCHEN ACTION ITEMS:

1) Water discharged through the air gap valve while the dishwasher was in use. The line may be clogged or the disposal may be plugged, and this should be repaired to prevent possible back siphoning from occurring.

2) There were small surface cracks to the tile counter-top around the sink area. It is suggested to monitor, at this time. Also, it is recommended to re-caulk around the sink area (See the pest control report for further information and repairs).

3) There was unprotected electrical wiring observed in the cabinet above the stove. For safety, all electrical wiring in habitable areas needs to be protectively covered or concealed in wall space, to prevent accidental contact or mechanical damage from occurring.

NON-FUNCTIONING OR ACTION ITEMS III

BATHROOMS ACTION ITEMS: 1) There were old water stains to the floor adjacent to the toilet, located in the lower level hall bathroom. In addition, the linoleum flooring, adjacent to the shower enclosure in the master bathroom was lifting. Consult with a licensed pest control contractor for further evaluation and to determine the extent of corrective repairs. 2) There were chips inside the sink and corrosion below the sink (overflow connection) in the lower level bathroom. I recommend monitoring, at this time. 3) The water volume for the shower enclosure in the lower level hall bathroom and the faucet for the tub (hot side), located in the master bathroom is lower than normal. It is recommended to consult with a licensed plumber for further evaluation to determine if the extent of corrective repairs. 4) The mounts for the toilet were loose in the upper level hall bathroom and need to be refastened to the floor (replace wax seal), to prevent possible damage from occurring to the flooring (See the Pest Control report for further recommendations and repairs). 5) There was leakage observed from the faucet (valve stem) in the tub/shower enclosure in the upper level hall bathroom and to the sink's faucet in master bathroom. It is recommended to repair or replace the faucets, for proper operation and to prevent possible water damage from occurring in these areas. 6) The sink in the master bathroom drained slower than normal (P-trap may be clogged). It is recommended to have this corrected, for proper operation.

INTERIOR ACTION ITEMS: 1) There were faulty vacuum seals to some of the double pane windows in the house, above the front entry, the bay windows, bonus room, the window above the garage and the skylight above the addition (evidence of condensation between the panes). To restore the thermal value of the windows, it is recommended to have the windows repaired or replaced. In addition, the frame for the rear window in the bonus room (addition) pulls away from the window pane. It is suggested to have this corrected, for safety. Consult with a licensed glazing contractor for further evaluation of the windows, to determine the extent of corrective repairs. 2) The wooden panel for the attic ladder in the garage does not appear to be fire rated panel. To restore the integrity of the fire barrier, I recommend having this corrected. 3) There was a slight degree of crowning to the interior flooring in the dining room, adjacent to the kitchen (may be the carpet padding below the area rug). However, this condition does not appear to have any adverse effect. If further information is needed, it is suggested to consult with a qualified contractor for further evaluation. 4) The handle for the sliding glass door in the rear bonus room (addition) was loose. I recommend having this corrected for proper operation and safety. 5) There was evidence of creosote buildup to the inside of the fireplace enclosure. It is suggested to have this cleaned, at this time. Consult with a qualified contractor for further evaluation and repairs as needed. 6) The bedroom door (front right) did not latch properly (adjust the strike plate). It is suggested to have the door corrected for proper operation and safety. Note: The house was occupied at the time of the inspection so some of the walls, cupboards and closets in the interior of the house and the garage area +

FOUNDATION AND FRAMING ACTION ITEMS:

1) The foundation was a poured concrete stemwall system with interior wooden post/girders and overall appeared in good condition. There were some small (less than 1/8") vertical cracks noted (typical), but no visible evidence of any unusual settlement or damage to the foundation. 2) There was insufficient foundation ventilation around the rear of the house (may have been acceptable practise at the time of construction). An upgrade would be to install additional foundation vents in this area. There should be a vent with a net area not less than 1square foot for each 150 square feet of under floor area. In addition, there was mold/mildew observed to the floor joist in the sub area primarily towards the rear of the house. Damp areas, and areas of current or past leaking can be conducive to the growth of mold/fungi. If a definitive determination of the presence (or lack thereof) of mold is to be made, consult with the appropriate contractor for further evaluation and possible remediation. In addition, see the pest report for further recommendations and repairs.

Note: There was evidence of prior moisture in the crawl space area (efflorescence on the walls, but no damp soil or standing water was observed, and the soil was dry at the time of the inspection). This moisture (if present) needs to be controlled for long term stability of the foundation.

GENERAL COMMENTS

There were some functional or safety items noted that are in need of further evaluation or correction. Although some wood damage may have been noted, we do not perform a pest control inspection and it is recommended that you retain an expert to do so.

Please be sure to read page one of this report and the enclosed copy of the Standards of Practice of the American Society of Home Inspectors which delineate the areas and items that we inspect and those which are excluded. A signed copy of Page 3 of this report must be returned to the inspector within 30 days to be covered by our warranty or guarantee regarding its contents.

Drainage control is an important element of an ongoing property maintenance program. The items recommended in the report have been shown to be of help in this problem, and we urge the recommendations be followed. A one time inspection cannot determine the year round drainage conditions of the property. Consult with the current owners regarding conditions that may have been observed at other times of the year.

Dual glazed windows (if applicable) have a vacuum seal between the panes. When the seal is broken they may cloud between the glass. The only remedy is to replace the panes of glass. It is difficult at times, and unattainable to locate all dual pane windows that may have a broken seal. Therefore, while we are looking for broken seals we make no guarantees in finding or identifying all or any of them.

Stored personal items and furnishings obscured the view and accessibility of some areas of the floors, walls, closets, cabinet interiors, and electrical outlets in the house and garage, and there were areas of the exterior walls that were not visible due to the landscaping.

I recommend a permit search to verify that any remodeling work that may have been done was performed in accordance with local building codes, and received a final approval signature. Consult with the current owners or local building department for any remodeling or permit information.

This report is not intended for use as a bidding document. Any item or condition indicated in this report as being in need of further examination, correction, repair, or replacement should be evaluated on site by contractors or other specialists who are licensed and experienced in the appropriate fields.

Please read the entire report, and call me at (408) 778-3081 if you have any questions. Also I can be reached at the following E-mail addresses: InspectionbyTroy@aol.com

Sincerely,

Troy C. Harrison

Important Notes, Recommendations, and Suggested Maintenance

EXTERIOR AND GROUNDS:

- Seal the small cracks to the stucco with a flexible caulking material especially above the door and window openings.
- Fill any cracks in the driveway or concrete work to help seal them from moisture and help protect the installations from further damage. Consult with a qualified contractor for more extensive corrective recommendations.

ELECTRICAL SYSTEM:

- Although the electrical system appeared to be grounded when visually inspected, the effectiveness of the system ground was not tested with an external testing device, and was not definitively determined. Consult with a licensed electrical contractor for further evaluation to obtain a definitive assessment of the electrical system ground.
- The individual circuits in electrical panels should be identified and properly labeled for safety and convenience. Verify any panel labeling, and label the panel/s if necessary, so that the power can be turned off quickly for maintenance or in an emergency.

PLUMBING AND MECHANICAL:

- Test the main gas shut-off valve and contact the local utility company if the valve is difficult to operate (they will repair this for free). In the event of an emergency, the gas may need to be turned off quickly. Attach an earthquake wrench to the meter for accessibility, so that it can be shut-off in an emergency.
- Free up any stuck shut-off valves under the sink areas.

INTERIOR:

- Check under the sinks at all locations once every month or two for possible leaking.
- Smoke detectors should be tested monthly for proper response.
- For safety and to assure proper function, fireplace interiors and flues should be examined for creosote buildup each year (if used frequently) and cleaned when necessary.
- There were some commonly occurring small cracks at the ceilings and walls. Consult with a qualified contractor for evaluation and correction to maintain the surfaces.

FOUNDATION AND STRUCTURAL:

- Control the site moisture through control of the roof runoff water, correct grading, and by limiting excessive irrigation. Monitor the crawl space area during the rainy season. If excessive soil saturation or standing water is observed, contact a licensed drainage control specialist for evaluation and possible corrective recommendations.

GENERAL:

- Damp areas, and areas of current or past leaking can be conducive to the growth of mold. If a definitive determination of the presence (or lack thereof) of mold is to be made, a qualified specialist should be consulted for an inspection.

PHOTO PAGE I

Photo 1



Exposed electrical wiring (loose box) in the garage at the firewall

Photo 2



Furnace's flue pipe is disconnected in the attic

Photo 3



Heaving to a section of the concrete walk, located on the right rear side of the house

Photo 4



Exposed roof nails above the rear of the house

PHOTO PAGE II

Photo 5



Unprotected electrical wiring in the kitchen cabinet above the stove

Photo 6



Heat duct in the sub area in contact with the soil

Photo 7



Plywood covering the side of the sheetmetal plenum in the sub area

Photo 8



Leakage from the drain line below the shower enclosure in the lower level bathroom