Property Inspection Report

Prepared for
Mr. and Mrs. Buyer

Inspection Address
1234 Any Street
Oakland, CA 94619

January 1, 2016

CERTIFIED INSPECTOR

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Inspection Date and Time
January 1, 2016 10:30 AM

Introduction

This report is intended only as a general guide to help the clients make an evaluation of the overall condition of the property, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. This report should not be used in lieu of the real estate standard disclosure statement.

The report may make note of systems or components that may require maintenance or have a recommendation for upgrading. As the building standards change many of the building practices commonly used are revised or stopped; these changes are frequently mentioned in home inspection reports and shouldn't reflect negatively on the property. A common area mentioned is the maximum spacing on railing, which has slowly decreased from 6 inches to the current 4 inches. So what was built to the standards at the time is no longer conforming. While immediate repair may not be required, consideration should be given to the upgrades during the next remodel or renovation.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

This report was prepared for the sole use by the above named clients and their agent, if an agency contract exists. Any other parties desiring information regarding this property should obtain an inspection and report from their own contractor.

Photos, when used in this report, are to aid in the description and understanding of systems in areas not readily accessible. Areas that frequently generate photos include crawlspaces, roofs and attics.

Product recalls and consumer product safety alerts are added almost daily. As a courtesy, our inspector may identify systems or components that have been the subject of product recalls. If client is concerned about appliances or other items installed in the home that may be on such lists, client may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) web site http://www.cpsc.gov or www.recalls.com for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists

Report Definitions

New Condition - Components found in a new house or a component that has just been installed and still has labels. We recommend all installation materials be read regarding any warranties by the manufacturer or installing contractor.

Relatively New - This component has been recently installed and has seen little or no wear. We recommend all installation materials be read regarding any warranties by the manufacturer or installing contractor.

Minor Wear - This component is in good condition with some signs of wear. We recommend that the manufacturer's installation manuals be found to continue a regular maintenance schedule.

Moderate Wear - This component is in good condition with signs of average wear and possibly minor damage. It appears to be near the middle of its typical lifespan.

General Wear - This component is functional, with signs of wear and some damage. It is beyond the middle of its typical lifespan. Any damage or changes in function should be repaired or serviced to maintain the life expectancy.

Poor Condition - Significant damage was noted to the component. While possibly functional, it may not perform at its optimal or desired level. If it is still functional, servicing and further evaluation by a licensed technician is recommended. Upgrading or replacement should be considered as a future investment.

Beyond the Expected Life Span - Manufacturers often have an expected amount of time that the average component or appliance will function. This component has exceeded that statistical lifespan. It may be functioning and may continue to function for some time with proper servicing and maintenance. We recommend a licensed technician service this equipment and that a regular maintenance schedule be established. The future replacement or upgrading of this component should be considered.

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GENERAL INFORMATION

Property Information

PROPERTY INFORMATION

This building is a single-family residence. This building is a single-story structure. This report describes this building as viewed from the street. All references to the terms left, right, front and rear are made from this point of view.

SITE GRADE

The building site appears relatively level.

ENVIRONMENTAL CONDITIONS

The sky was clear at the time of our inspection. The temperature at the start of the inspection was in the low 70s. The soil conditions were dry.

FURNISHINGS

The building interior was partially furnished at the time of our inspection. Areas obscured by furnishings were not accessible to our inspection. These areas should be examined after the furnishings have been removed.

AGE

We were informed this building was constructed in 1948.

ADDITIONS / MODIFICATIONS

Various modifications have been made to this building since its original construction. We recommend a permit history be obtained from the local building department to determine if modifications to this building were made with proper permits.

Utility Services

GENERAL

During an emergency situation you may need to know where to shut off the gas, water or electrical system. Below are those utility systems and their control locations. It is suggested that you know where these controls are and how they operate.

Information from PG&E regarding how to turn on or off electricity to the house can be found at
http://www.pge.com/myhome/edusafety/gaselectricsafety/electriconoff/

Information from PG&E regarding gas shut-offs can be found at
http://www.pge.com/myhome/edusafety/gaselectricsafety/turngasoff/

WATER SOURCE

The property uses public water. The property shut-off for the water is located at the exterior left front.

There is usually a city water meter and shut-off located by the sidewalk in front of houses. These meters require a "curb key" to shut them off. It is not recommended that this be used to turn the water off to the house, as they aren't made for frequent use.

ELECTRICAL MAIN

The main electrical panel is located at the exterior right front.

GAS METER

The emergency shut-off for the gas line is located at the exterior right.

The shut-off for the main gas is located on the riser pipe between the meter and the ground. The valve should be turned 90 degrees either direction to turn off the gas.

Other Information

OCCUPIED?
The house is currently unoccupied.

PEOPLE PRESENT
The following person(s) were present at some point during the inspection: pest inspector, and sellers.

MOVING IN
After moving into a new property we recommend that all exterior locks be either replaced or re-keyed. Any alarm systems or electronically keyed doors should also have their codes changed.

SIDING AND TRIM

Siding

STUCCO
The building siding is primarily stucco.

Stucco consists of cement and sand plaster, reinforced with wire mesh, and installed over a water-resistant membrane. New stucco is typically pigmented rather than painted, and the surface may show absorption of moisture from rains. Stucco cracking is common and may be caused by movement in the wall framing, foundation settling, seismic activity, or stucco shrinkage. Minor cracks usually do not need repair and are normally filled when the stucco is painted. Cracks large enough to allow water entry should be caulked or patched. In relatively new construction, the bottom of the stucco typically has a metal edge called a "drip screed." The soil surface should be maintained below this edge to prevent moisture and unseen insect entry behind the stucco.

In older buildings, the bottom of the stucco often extends below soil level and may conceal damaged framing or termite entry. These areas should be inspected regularly by a pest control firm. There is a potential for damaged wood framing and sheathing behind older stucco surfaces, especially in areas where water from the roof or downspouts flows over the wall surfaces. We recommend periodic inspections be made by a qualified pest control firm. It may be necessary to make openings in the stucco to determine the condition of the wood framing behind.

We observed several indications of previous stucco repair and we recommend a history of these repairs be obtained.

We observed stucco cracking in several places. Periodic repair of stucco cracking should be expected as part of routine maintenance.

WOOD SHINGLE
There is wood shingle siding at the front. It is generally worn.

GENERAL SIDING CONDITIONS
We observed evidence of patching or repairs. Recommend that the seller be consulted regarding the purpose of the patching or repairs.

There are gaps in the siding at several locations. We recommend all openings in the building exterior be repaired to prevent rainwater and/or animal entry.

Exterior Paint

GENERAL
The paint shows moderate wear with minor peeling in several places.

The trim is unpainted in several places and we recommend it be painted as needed.

A new spray coat of stucco has been applied over the exterior of the building. This coating obscured our observation of the underlying exterior siding.

Trim

GENERAL

The trim is damaged at the front and we recommend it be repaired or replaced as needed.

Eaves

GENERAL

Repairs were noted to the eaves and we recommend a history of repairs be obtained from the sellers.

The roof eaves are damaged at the front and we recommend these areas be examined and repaired as necessary by a qualified contractor.

We observed stains at the eaves in several locations, indicating roof or gutter leakage. We recommend the eaves be checked for leaks in rainy weather or water tested, and be repaired as needed to prevent water entry and damage.

DECKS AND WALKWAYS

Porch

TYPE

There is a concrete porch at the front. The porch appears constructed of solid concrete over soil or fill.

SURFACE

The porch has a brick walking surface. It is generally worn.

Several bricks are loose and we recommend repair.

The mortar between the bricks is damaged in several places and we recommend repair.

Access to the area was limited by planters. We recommend further review once access is gained. There may be defects not observed by us at the time of inspection.

STAIRWAY

The steps are uneven, creating potential trip hazards, and we recommend they be modified as needed to provide a consistent height at each step.

Individual steps in staircases should have a consistent height and depth for safe use. The difference between one step and any other step in the same staircase should not be more than three-eighths inch. Uneven steps are a potential trip hazard and should be corrected.

STAIR HANDRAIL

Staircases with four or more steps (or risers) should have handrails that are between one and one-half and two inches wide and that are shaped so that the handrail can be readily grasped. This requirement, while often ignored, is important for safe stairway usage. Handrails should be installed so that they are 34 to 38 inches above the leading edge of the stairway treads.

Handrails should return to the railing, post, or to the floor. They should not end in a projection that could be hooked by clothing or other items. Large railing openings, which may allow a child to fall through, should be modified for safety.

Modern standards call for openings to be less than four inches in diameter. The standard has been recently changed to four inches as it is found that many children can easily slip through a five-inch opening.

The railing for the stairs is not continuous for the entire run of the stairs, as is the current standard. We recommend the installation of a continuous hand rail from the bottom to the top of the stairs for improved safety.

The handrails are not at the proper height by modern standards, which specify railing height at between 34 and 38 inches above the leading edge of the stair treads. We recommend proper railings be installed as needed for safety.

Porch #2

TYPE

There is a concrete porch at the left. The porch appears constructed of solid concrete over soil or fill.

GUARDRAILS

Modern building standards call for guard railings at least 42 inches high in new construction at every deck, stair, or landing more than 30 inches above an adjacent surface, and require railing openings less than four inches in diameter. Large railing openings, which may allow a child to fall through, should be modified for safety. This standard was recently changed from six inches to four inches as it was found that small children could slip through a six-inch opening.

Guardrails are not installed. While not required, we suggest railings be installed as needed for safety.

Walkways and Patios

WALKWAYS

There are several concrete walkways. There are several cracks in the walkways. A determination of the cause of the cracking, whether further cracking or potential displacement will occur is beyond the scope of this inspection.

In many communities, the sidewalk is the maintenance responsibility of the homeowner and we recommend checking with the local jurisdiction to determine who maintains the sidewalk.

Several walking surfaces are uneven, creating potential trip hazards. We recommend the walkways be repaired as needed to provide for safe foot traffic.

PATIOS

There is a concrete patio at the rear. There are several cracks in the patio.

Driveway

GENERAL

There is a concrete driveway at the front. There are several cracks in the driveway. We recommend the driveway cracks be repaired to eliminate any trip hazards and to prevent water flow beneath the surface, which can cause additional cracking and damage.

The driveway is high at the sidewalk and may need modification to avoid dragging on the undersides of some vehicles.

The driveway is damaged in several places. We recommend the driveway be repaired or replaced as needed.

Our observation of the driveway surface was obstructed by one or more vehicles. We recommend further review once access is gained.

GROUNDS

Grading and Drainage

GRADING CONCERNS

There is a negative slope at several locations, which can direct the flow of surface water toward the foundation and could contribute to a defective drainage condition. For proper drainage, surfaces should slope away from the foundation. We recommend these areas be monitored and the grading be corrected if necessary.

There are indications of poor area drainage at the left. We recommend the drainage be modified as necessary to properly drain the area. A qualified drainage contractor should be consulted to determine the type of improvements best suited for the building.

We observed indications of marginal or faulty grade conditions at the garage. We recommend a careful examination of potential faulty and marginal grade areas be made by a qualified pest control firm.

A faulty grade (where the exterior soil level is above the top of the concrete or masonry foundation) can allow moisture penetration, leading to decay and termite infestation. The standard in new construction is for the top of the foundation to be at least six inches above the soil level. Removal of soil adjacent to the foundation can eliminate a faulty grade condition, but it may also direct surface water toward the foundation. Typical repair methods include a concrete cap on top of the foundation to raise it above the exterior soil level, a concrete curb outside the foundation to act as a moisture barrier, or a low concrete or wooden retaining wall to hold soil away from the foundation. A qualified contractor should be consulted as to the appropriate repair method.

Landscaping

PLANTS AND TREES

Plants are growing against the exterior in several places and we recommend they be removed or trimmed away from this building to prevent damage and insect entry.

Vines, shrubs, or trees that touch the building should be removed or trimmed back periodically to prevent damage to the siding, eaves, or roof surfaces. Tree branches can damage the siding or roof, especially in high winds or stormy weather. Trees may also deposit substantial leaves and debris on the roof surface, resulting in poor drainage and roof damage.

Portions of the building exterior were inaccessible to our inspection and unobserved defects may be present in areas obscured by plant growth.

Fencing

FENCING

There is wooden fencing at the sides and rear. The fencing is loose and damaged in several places and we recommend the fencing be properly supported, repaired or replaced as necessary.

GATES

The front gate is damaged and we recommend it be repaired.

Exterior Structures and Items

PATIO COVERS

There is a patio cover at the rear. It is generally worn.

The patio cover is damaged and we recommend it be repaired or replaced.

ROOF

Our roof inspection is to report on the type and condition of roofing materials, missing and/or damaged materials, and attachments (excluding antennas, solar systems, etc.) where visible. This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. The condition of the roofing underlayment material is not verified or inspected. For further evaluation and a roofing certification we recommend you consult a qualified licensed roofing contractor, a number lenders may require a roofing certification. Buildings that have tile, wood shingle, or wood shake materials and are going to be tented for termites should be reinspected for possible damage caused by the extermination process before the close of escrow.

Roof

ROOF TYPE

This building has a composition shingle roof. It is generally worn.

METHOD OF VIEWING

We inspected the roofing system from its surface after obtaining access with a ladder.

COMPOSITION SHINGLE

Damaged shingles were observed on the roof.

Moss is growing on the roof surfaces in several places.

Moss should be removed periodically as part of routine roof maintenance. Moss will trap moisture that can damage the roofing material. Substantial moss growth can be removed by a company that specializes in cleaning roofs.

There are several exposed nails. We recommend the exposed nails be sealed, removed, covered, or otherwise properly repaired by a qualified roofer. With time, exposed nails will rust and loosen and may cause leakage.

Roof Flashings

FLASHING

The roof flashings are primarily sheet metal.

Sheet metal, rolled roofing materials, or sealing compounds such as mastic, are the typical flashing materials used to prevent water penetration at roof surface connections and penetrations. Flashings need periodic maintenance and should be inspected annually.

Several of the exposed metal flashings are secured with exposed nails that are not well sealed. We recommend the nails be caulked or sealed as necessary.

The edges of the roof sheathing are exposed to the weather and not protected at the left rear. We recommend the exposed sheathing edges be painted or flashed to prevent water entry and damage.

The exposed edges of the roof sheathing should be protected against the weather. Metal flashings are typically used to cover the edges of wood sheathing below the roofing. The lip of a rain gutter may accomplish this in some roof types.

Mastic is a general term for fibered roofing cement, which is a thick roofing patching compound. Mastic is considered a temporary method to seal connections. Mastic dries out and cracks, typically requiring a new application every two to four years. Painting the mastic can help protect it from the sun and give a better appearance. The best procedure is to replace old metal flashings when a new roof is installed. It is common practice in some areas to leave old flashings in place and to cover them with mastic when applying new roofing over an existing roof surface.

Mastic has been used at several roof-flashing connections. The mastic is worn in several areas and we recommend these areas be properly sealed to prevent leakage.

PIPING PENETRATIONS

A piping penetration at the right front is not adequately sealed and we recommend the penetration flashing be sealed as needed by a qualified contractor.


Gaps at plumbing vent

CHIMNEY FLASHINGS

A cricket or proper diverter has not been used behind the chimney to reduce debris accumulation in this area. We recommend the area be monitored for debris accumulation or leakage and a cricket or metal diverter be installed to direct rainwater and debris away if needed.

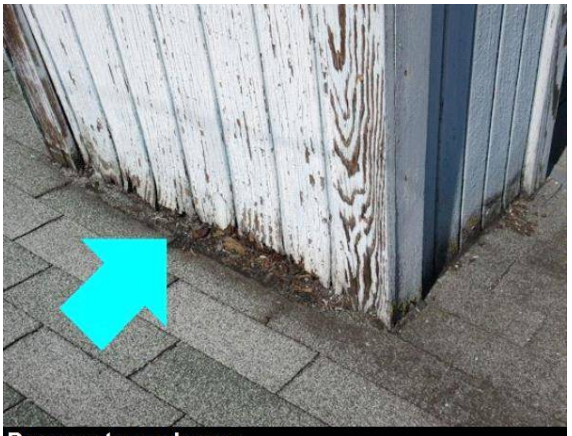
A cricket is a diverter designed to prevent water or debris from accumulating behind a wide roof penetration such as a chimney. Crickets are typically constructed as part of the roof framing and are covered with sheet metal or the roofing material. Crickets or sheet metal diverters are advised at all large obstructions to water flow especially when they are on the lower portions of the roof.

Roof Area Components

ENCLOSURES

There is a wood-sided flue enclosure at the rear.

The enclosure siding is damaged and we recommend it be repaired or replaced as needed.


Damage to enclosure

Roof Drainage

GUTTERS

Roof surfaces, rain gutters, downspouts, and subsurface drain lines should be checked regularly. Leaves and other debris should be removed as needed. Gutter joints and connections may need periodic caulking or sealing. Screens can be installed at downspout gutter connections to keep debris from blocking the downspouts.

The rain gutters are sheet metal. They are generally worn.

There are no rain gutters at the left rear. The absence of gutters may lead to water flow against the building, localized ponding, or defective foundation drainage. We recommend gutters be installed as needed to improve area drainage.

GUTTERS CONDITIONS

We observed debris and standing water in several places. We recommend the gutters be cleaned or modified as needed to drain freely.


Gutter directing water against roof

The gutters are dented and damaged in several places, especially at the rear. We recommend the damaged portions be replaced for a better appearance.

The rain gutters are rusty in several places.

Rust forms inside steel gutters as they age and rust spots or holes eventually appear on the undersides and joints of the gutters. Rusting typically indicates the gutters will soon need replacement. Coating or painting the gutter interior can reduce rusting. Holes can be patched with fiberglass mesh tape and asphalt emulsion. It is generally best to replace old gutters when a new roof surface is installed. Gutter joints and other connections should be checked regularly after rains and caulked or repaired a needed.

We observed a leak in the right rain gutter. We recommend the gutters be repaired as needed.

A front gutter is installed so that it directs water flow horizontally under the roofing. We recommend a downspout be added to prevent horizontal water flow against the roofing and potential leakage.

There are separations between the rain gutters and roof eaves. We recommend proper flashings are installed between the rain gutters and the roof edges as needed.

DOWNSPOUTS

A downspout at the right is loose and we recommend it be properly secured.

The bottom sections of several downspouts are missing and we recommend they be installed.

A downspout at the left front is disconnected at the top and we recommend repair.

DOWNSPOUT TERMINATION

Several downspouts empty near the foundation walls. We recommend the foundation area be monitored for signs of water entry and the downspouts modified to direct rainwater away from the foundation if needed.

Substantial water will flow from a roof and potentially enter the foundation area unless it is directed away from the building perimeter. This is usually done by installing extensions or splash blocks for the downspouts. Subsurface drain piping may be needed in some areas to provide adequate drainage.

Roofing General

GENERAL

There is antenna installed on the roof. A determination of how well it is secured and the condition of those fasteners is beyond the scope of this inspection.

ATTIC

Attic

ATTIC ACCESS

The attic access is in a closet ceiling in the hallway. Our inspection of the attic was limited to a visual examination from the access opening to prevent damage to the ceilings below. Portions of the attic areas were not accessible to our inspection. Unobserved deficiencies may be present.

The attic access opening is too small by modern standards and we recommend it be enlarged to provide for better and safer access.

FRAMING

The attic is framed with 2x (two-inch nominal dimension) rafters and ceiling joists. The rafters are overlaid with board sheathing.

GENERAL CONDITIONS

There are several stains on the roof framing, which indicate previous or active leakage.

Several aspects of the attic framing are outdated and the framing appears undersized by modern standards. We recommend the attic framing be examined and reinforced as needed by a qualified contractor before new roofing or other weight is placed on the framing.

Several modifications have been made to the attic and roof framing. We recommend a history of any attic framing modifications be obtained. A determination as to whether these modifications are structurally adequate is beyond the scope of this inspection.

ATTIC VENTILATION

Only minimal ventilation is provided to the attic area and we recommend additional ventilation be provided. Adequate attic ventilation is important to prevent the accumulation of moisture, which can cause decay and damage, and to prevent excessive attic temperatures. Improved ventilation can reduce attic and interior room temperatures. We recommend the attic ventilation be upgraded when a new roof surface is installed.

INSULATION

The attic is insulated with both loose cellulose and fiberglass with an approximate total thickness of 8 inches.

STRUCTURE

Structure Type and Access

TYPE

This building is a wood-framed structure.

ACCESS LOCATION(S)

The subfloor access is at the right rear.

The subfloor area access door is damaged and we recommend it be repaired or replaced.

We observed moisture-related damage to the access door framing. We recommend the damaged wood be replaced and this area be examined by a qualified pest control firm.

METHOD OF OBSERVATION

We inspected the subfloor areas by crawling beneath the accessible portions of the building floors. Approximately 90% of the foundation was visually accessible during our inspection.

Access is often obstructed by insufficient clearance beneath the floor framing, by ducting, pipes, stored items, finished wall surfaces, or other obstructions to visual examination. Wherever possible, access should be provided to these areas so that an inspection can be made. With access and opportunity for inspection, defects may be found in the inaccessible areas.

Foundation

RAISED PERIMETER FOUNDATION

This building has a raised perimeter concrete foundation with intermediate pier supports. The foundation appears to be relatively modern in design and may have internal steel reinforcing. A determination as to the presence or extent of steel reinforcing is beyond the scope of this inspection.

CONCRETE CONDITION

We observed several cracks in the foundation walls.

Cracking is common in concrete walls. Minor cracks caused by shrinkage or settling can be found in even relatively new foundations. Moderate or larger cracks may indicate ongoing settling or movement and the eventual need for underpinning or foundation repair. There is no way to determine if a crack will grow in size or if new cracks will form. Most large cracks were once small. The best way to estimate the likelihood of future movement may be to monitor the number and size of cracks over a period of time.

The concrete shows minor surface spalling or surface deterioration in several places.

Concrete deterioration and surface spalling are usually the result of prolonged moisture penetration. As moisture moves through the concrete and dries on the surface, mineral salts dissolved in the water form crystals, which expand and cause surface crumbling, or spalling. Minor surface deterioration is common in older foundations. With continued moisture penetration over many years, concrete can deteriorate to the point where replacement becomes necessary.

We observed efflorescence in several places.

Efflorescence is a white powdery deposit that occurs on masonry or concrete and indicates the presence of moisture in contact with the masonry or concrete. Minor efflorescence is common even in new construction. Substantial efflorescence indicates a defective drainage condition.

Voids or gaps have been left in the foundation concrete. We recommend repair by a qualified contractor. Voids, or "rock pockets," are not unusual and typically indicate the concrete was very stiff or thick when poured, which is good for strength. These voids are generally filled after the forms are removed from the fresh concrete. Any steel reinforcing that may be exposed at these voids should be covered to prevent rusting.

Framing

FLOOR FRAMING

The primary floor framing system has one-inch thick (nominal) decking boards installed over two-inch thick (nominal) joisting, supported by perimeter foundation walls and intermediate piers.

FRAMING CONCERNS

The bathtub boot, or open area in the sub-floor area beneath the bathtub for waste line access, is not screened. We recommend the area be screened to prevent rodent or pest entry.

Several aspects of the original substructure framing are outdated and would be considered non-standard according to modern construction practice. This framing may need modification during future seismic upgrading.

There are gaps between the mud sill (sill plate) and the top of the foundation. The standard is to not have any gaps, which allows the sill plate and framing to bear fully on the foundation. We suggest repair of the gaps.

INSULATION

The undersides of the floors are not insulated. Insulation can help reduce heating costs in areas with colder temperatures.

We did not have access to the wall cavities to observe the amount or type of insulation that might be present within the walls. A determination of whether the walls are insulated is beyond the scope of this inspection.

VAPOR RETARDERS

We observed portions of the vapor barrier in the garage.

STAINS, DAMAGE OR PESTS

Moisture stains indicate previous water penetration. Stains are commonly found around bathroom and kitchen waste piping and at the building perimeter, and may indicate previous leakage that has since been repaired. Any indications of active leakage or moisture-related damage should be promptly repaired by a qualified contractor.

We observed indications of previous wood-destroying pest activity and we recommend a current structural pest report be consulted to determine if active pests are present.

The subfloor area framing below the bathroom is damaged. We recommend the damaged wood be reviewed and replaced as needed by a qualified contractor.


Damage below bathroom

BOLTS AND SEISMIC ANCHORING

The foundation is equipped with anchor bolts.

Anchor bolts and other devices are used to secure the framing to the foundation to resist displacement during earthquakes or high winds. The modern standard calls for bolting at least every six feet, with bolts within the last twelve inches of each piece of sill plate. Buildings greater than one story or on hillsides may require additional bolts and other seismic devices.

Many of the seismic anchor bolts are rusty and may have weakened with age. These bolts are not adequate by modern standards and we recommend new, larger bolts be added as a seismic upgrade. The round washers typically used beneath the nuts on foundation bolts are not generally used in new construction and have been replaced with thicker, square, steel bearing plates, as the plates are less likely to work loose. We recommend upgrading with new, epoxy-type bolts utilizing bearing plates, be considered.

An anchor bolt at the front was removed from the concrete. We recommend repair as needed.

Substructure

VENTILATION

The subfloor area ventilation is minimal. We recommend subfloor area dampness be monitored periodically to determine if additional ventilation or other corrective measures are needed.

GENERAL CONDITIONS

The soil may be the expansive (adobe) type, which is a common soil condition.

Expansive soils typically expand when wet and shrink upon drying, which can cause seasonal movement in the foundations, walls, and floors. Modern foundations designed for expansive soils have piers that penetrate the soil to a deeper level where there is a more consistent moisture content. Maintaining a consistent soil moisture content by periodic watering of adjacent planted areas in summer and avoiding excessive subfloor area dampness in winter can help reduce seasonal movement. We are not qualified to determine soil types or conditions. For a determination of the soil type and

conditions in this area, a geologist or soils engineer should be consulted.

There are loose wires in the subfloor area. This wiring may be for cable, DSL, a security system, or other electronic purposes. We recommend the wires be secured to prevent damage to the cables.

The soil below homes in California is typically exposed to the air to help it dry out when it gets wet or moist. Subfloor areas subject to periodic dampness and less-than-perfect ventilation are subject to excessive humidity, musty odors, and other potential mold producing conditions at various times during the year. Some experts are now of the opinion that covering the soils with plastic sheeting, and possibly poured concrete, can substantially reduce these potentially problematic conditions.

The subfloor area soils were dry at the time of our inspection. We observed no indications of significant previous water entry.

Wood scraps and construction debris, which are possible food for termites or mold, are present in the subfloor area. We recommend all subfloor area debris be removed.

An old furnace has been left in the sub-floor area. The furnace may contain dangerous materials or provide a place for animals to live. We recommend removal.

Foundation General

RECOMMENDATIONS

There are many different opinions as to what constitutes proper or effective seismic retrofitting. Engineers, building department officials, and seismic retrofit contractors often do not agree on the type, method, or amount of seismic bracing, bolts, metal connectors, shear panels and other components that will provide a practical level of safety and protection during an earthquake. Each building has unique features that should be taken into account in designing an effective system for seismic resistance. We recommend a detailed analysis be performed by a qualified engineer to determine which procedures are most appropriate and cost effective for this building.

The seismic components are outdated by modern standards and we recommend a qualified engineer be retained to design or specify upgrades appropriate for this building.

ELECTRICAL

Electrical Service

GENERAL

The main service wires run overhead to this building at the right front. This wiring is typically owned and maintained by the local utility provider.

The insulation is worn on the wiring between the power pole and the building. This wiring is typically owned and maintained by the utility company and the company should be contacted to repair or replace any damaged or frayed wires.

Main Electrical Panel

METER(S)

The electrical meter is at the right front.

The utility company seal, which prevents access to the meter wiring, is missing or damaged on the main panel cover. We recommend the utility company be contacted to install a proper seal. This is a very common observation since the local utility company switched to smart meters.

BREAKER MAIN(S)

The main breaker panel is at the right front. The electrical service has been substantially upgraded. The wiring in this panel appears properly installed.

SERVICE CAPACITY

Both 120- and 240-volt service is provided. We estimate the capacity of this system to be 100 amps. This capacity should be adequate for normal electrical use.

CIRCUIT BREAKER DISCONNECT

This panel has a 100-amp main circuit breaker disconnect.

MAIN GROUNDING AND BONDING

The property has a driven grounding rod installed.

WIRING, RECEPTACLES, SWITCHES AND FIXTURES

While inspecting this property we examined a representative sample of the switches, receptacles, and light fixtures. We recommend that all switches, receptacles or fixtures be tested when repairing any concern found and listed in this report. Some electrical issues may not be found during our random sampling. Testing all switches, receptacles and fixtures before moving personal belongings in is highly recommended. Any ground-fault circuit-interrupters (GFCIs) found were tested using the buttons on the receptacle.

Wiring

WIRING TYPE(S)

We observed several wiring methods, including Romex (nonmetallic-sheathed cable or NMC), flexible metal cable (BX or AC/MC), and wiring in conduit in the building.

WIRING CONCERNS

Wiring is exposed to damage in the garage and we recommend this wiring be properly installed.

Wiring in living areas, storage areas, or accessible exterior locations should be protected from damage. Protection is typically achieved by enclosure within wall cavities surfaced with gypsum board (sheet rock) or paneling, or by placing the wiring in rigid or flexible metal conduit. Metal-sheathed cable (BX) or flexible metal conduit can be used in dry areas. Moisture-tight conduit should be used at exterior locations.

Portions of the wiring in the sub-floor area are not properly secured and staples are missing in several places. The general rule calls for staples or supports every four and one-half feet, and within twelve inches of each electrical box. We recommend the loose wiring be properly secured as needed.

We observed apparent abandoned wiring in the sub-floor area. We recommend all abandoned wiring be removed by a qualified electrician to prevent its being accidentally energized and creating a hazardous condition.

LAMP AND EXTENSION CORDS

Lamp cord (zip cord) wiring has been installed to a garage light fixture. This wiring is not suitable for permanent installations. We recommend the improper lamp cord wiring be replaced with properly installed wiring.

Extension cords are being used in several places. This wiring is not suitable for permanent installations and creates a potential fire hazard. The use of extension cords indicates an insufficient number of receptacles by modern safety standards. We recommend the wiring system be expanded and additional receptacles be installed as needed to eliminate the need for extension cords.

JUNCTION BOXES

An electrical junction box in the garage is uncovered, exposing the wiring inside. We recommend a proper cover be installed.

A panel in the hallway closet has been converted to a junction box and the wiring inside is exposed. We recommend the cover on the converted panel be securely closed with proper metal fasteners for safety.

Fixtures

LIGHT FIXTURES

A light fixture in the garage attic appears nonfunctional and we recommend it be checked and repaired as necessary. We were unable to determine whether the fixture bulbs are burned out or whether the fixture is controlled by switches we did not locate.

PADDLE FANS

A ceiling fan has been installed in the right rear bedroom. Ceiling paddle fans typically require special boxes for support and should not be supported solely by a lighting receptacle box. In most installations, an inspector cannot directly view the box supporting the fan. To determine if a paddle fan is properly supported, it may be necessary to consult a qualified electrician.

The ceiling fan in the right rear bedroom is out of balance and wobbles, and we recommend this fan be properly installed.

Receptacles and Switches

RECEPTACLE TYPE(S)

The receptacles are primarily the grounded three-hole type.

The number of outlets or receptacles available for use is fewer than is required in new construction, which encourages the use of extension cords and can result in hazardous conditions. We recommend additional outlets be added as needed for convenience and safety.

OUTLET CONCERNS

Several outlets and switches do not have cover plates and we recommend covers be installed as needed.

A receptacle in the front bedroom was not energized at the time of our inspection and we could not determine if it is functional. It may be controlled by a switch we did not locate.

GFCIs

Ground fault circuit interrupters are breakers or receptacle outlets designed to protect against electrical shocks. In recent years, most jurisdictions have required ground fault protection for outlets in bathrooms, exteriors, basements, and garages (except those in a designated appliance location such as for laundry equipment). Recent regulations require GFCI protection at all kitchen countertop and wet bar receptacles. A single GFCI receptacle may be used to protect other outlets downstream from it on the same circuit. GFCI outlets and breakers have test buttons that should be operated periodically to assure the devices are functioning properly.

We located only a single outlet with GFCI protection in the bathroom. GFCIs are relatively inexpensive and provide an important margin of safety. We recommend ground fault circuit interrupter protection be added as necessary to meet modern safety standards.

AFCIs

Arc fault circuit interrupters are breakers designed to protect bedroom circuits against "arcing faults", short circuits and overloading. Arc fault protection is a relatively new standard for new construction and is supposed to prevent fires due to faulty electrical appliances. The AFCI protected circuits were not inspected due to the possibility of damaging electronic equipment that may be connected to the circuits. It is recommended that all AFCI protected circuits be evaluated by a licensed electrician. Further information from the CPSC regarding AFCIs can be found at:

http://www.cpsc.gov/cpscpub/pubs/afcifac8.pdf.

AFCIs are now required when new circuits are added to existing electrical systems, or if panels are replaced. These larger breakers may not fit in older panels, requiring the older panels to be upgraded. This may incur additional, and potentially large unexpected costs to electrical repairs.

SWITCHES

The switch dial is loose in the dining room and we recommend repair or replace as needed.

Exterior Electrical

WIRING

Nonmetallic-sheathed cable (Romex) has been used at the front exterior. We recommend replacement with proper exterior wiring or conduit.

Interior Type-BX cable has been used at the front. We recommend the exposed BX cable be replaced with proper exterior wiring.

Portions of the exterior wiring are not properly secured. The general rule calls for supports every four and one-half feet, and within twelve inches of each electrical box. We recommend the loose wiring be properly secured as needed.

There are several visible improper connections, or splices, at the front. All electrical connections should occur inside covered junction boxes. We recommend the improper, exposed electrical connections be checked by a qualified electrician and proper junction boxes be installed as needed.

EXTERIOR LIGHTS

A light fixture at the front exterior appears nonfunctional and we recommend it be checked and repaired as necessary. We were unable to determine whether the fixture bulbs are burned out or whether the fixture is controlled by switches we did not locate.

Electrical General

GENERAL

Several aspects of the front exterior and garage wiring are non-standard and we recommend the electrical system be examined and repaired as necessary by a qualified electrician.

PLUMBING

The visible areas only of the main water line, shutoff valve, water supply and drain lines, gas meter and piping are examined to determine their current condition. Areas concealed from view by any means are excluded from this report/inspection. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination. A video inspection of drain/waste lines by an appropriate specialist is recommended if client is concerned by this possibility. Older fixtures or components should be budgeted for replacement. Shutoff valves are not operated by the inspector as they may be prone to leakage if they have not been frequently operated.

Main Water Supply

MAIN SUPPLY

The main shutoff valve for the water supply is located at the exterior front. The supply piping leading to the main valve is one-half-inch diameter copper piping. Three-quarter inch copper or plastic is the minimum standard in modern construction. Smaller piping will deliver substantially less water to interior fixtures.

The handle on the main valve is missing and we recommend a handle be installed so the water to this building can be

turned off quickly in case of plumbing leakage.

WATER PRESSURE

We measured the water pressure in the low 70 pounds (PSI). Pressures between 40 and 80 pounds are considered to be in the normal range.

Interior Water Piping

TYPE(S)

The water supply piping is copper.

WATER FLOW AT FIXTURES

We observed a noticeable drop in the water flow at several plumbing fixtures when two or more valves were operated at the same time.

SUPPLY PIPING

We observed no leaks in the accessible portions of the water supply piping system. We recommend a history of any previous leaks or insufficient flow be obtained from the current residents.

Several sub-floor area water supply piping supports are missing. We recommend proper piping supports be installed as needed.

ANGLE STOPS

Angle stops are shutoff valves normally found beneath sinks and toilets in modern construction to provide a convenient disconnect in case of leakage, or to facilitate repairs. These shutoff valves are rarely used and may "freeze" in place or leak when operated. Angle stops should be operated periodically to keep the valves functional. We do not normally turn these valves during an inspection as this may cause them to leak.

The laundry area sink is not provided with angle stop shutoff valves. We recommend under-sink shutoff valves be added as needed.

Exterior Piping

HOSE FAUCETS

The hose faucets we observed functioned properly.

SPRINKLERS AND IRRIGATION

Our limited review of sprinkler systems does not include adequacy of coverage or the condition of buried piping. The system is not tested, visually observed only, and obvious defects are reported for your information. Components are frequently damaged by gardeners and pets. Expect to make minor repairs to the sprinkler system on a regular basis, as this is typical for all sprinkler systems. Sprinklers should always be directed away from the building to prevent moisture intrusion/water damage and or mold/mildew. We suggest a demo of the system by the seller at the walk through.

Waste Piping System

GENERAL

The waste piping system is primarily cast iron, galvanized steel, and copper piping.

The underground waste piping that runs from this building to the main sewer may be original, and piping of this age is often worn or damaged in the underground portions. Old sewer piping is often blocked or damaged by roots and other obstructions. We recommend a history of any previous drain blockages be obtained. We recommend sewer laterals be examined for defects by a qualified plumber using special video equipment designed for this purpose.

FLOW AND LEAKS

We observed no leaks and the waste lines appeared to drain adequately at the time of our inspection. We recommend a history of any previous leaks, waste blockage, or overflow be obtained.

We observed rust stains on the cast iron waste piping below the toilet, indicating previous leakage.

SLOPE AND SUPPORT

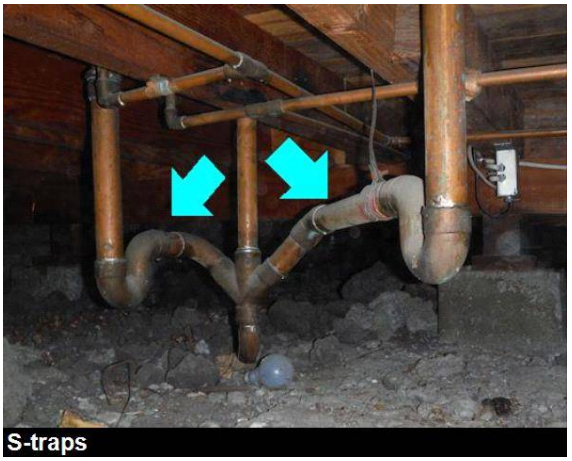
Several of the subfloor area waste piping supports are missing and we recommend proper supports be installed as needed.

Standard requirements for piping supports are as follows: ABS plastic every four feet, cast iron every five feet and at least within 18 inches of each hub, screwed steel-cast systems every twelve feet, and copper piping 1½ inches or larger in diameter should be supported at ten foot intervals.

TRAPS

The hallway bathroom sub-floor area waste piping has S-traps, which are an improper configuration. We recommend this piping be properly installed by a qualified plumber.

A trap is a U-shaped drainline required on all plumbing fixtures (except toilets, which have integral traps). The trap holds water to block sewer gas, which otherwise could flow up from the main sewer piping into the building. Sewer gas (methane) may have an odor or it may be odorless, and it can be explosive. If a trap is not properly arranged the water can be siphoned out, allowing sewer gas into the building. The horizontal pipe or "arm" after the trap should flow downward at a gentle slope (one-quarter-inch per foot) to the vertical drain-vent connection.


S-traps

CLEANOUTS

We did not locate an accessible cleanout for the waste piping system. We recommend a cleanout be located, or if there is none, one be installed.

Gas

METER LOCATION

Some insurance carriers are now requiring automatic gas shutoff valves before they will insure a property. There are also some local jurisdictions that are also requiring the shut-off valves. These shut-off valves will stop the gas flow if they detect an open or broken gas pipe and many reset automatically if the flow is restored to normal range. We recommend inquiring with your insurance carrier or the local building department to determine whether they require a shut-off valve. We recommend that an automatic seismic gas shut-off valve be installed as a safety upgrade.

The gas meter is located at the right. The gas shutoff valve is on the vertical pipe to the left of the meter.

GAS PIPING

We observed several old gas valves. Many older valves are frozen and may not turn, or can break and leak during use. We recommend the valves be upgraded.

WATER HEATER

Water Heater

LOCATION AND TYPE

There is a gas-fired water heater in the laundry area. The label was obstructed and we were unable to note the size of the water heater in gallons or its age. It has signs of moderate wear. The typical average lifespan for a gas water heater is 8 to

20 years. The water heater was manufactured after 2003.

This water heater is a modern Flammable Vapor Ignition Resistant (FVIR) type. Water heaters of this type will shut-off if they detect combustible gases. Some water heaters are not re-settable and must be replaced if they turn themselves off. We recommend reviewing the manufacturer's manuals to learn more about the functioning of this unit.

INSTALLATION

The water piping above the water heater does not appear fully bonded as is typically required in new installations. We recommend proper bonding clamps and wiring be installed for electrical safety.

GENERAL

Water heater blankets are not required on modern water heaters and may actually void the warranty on some models. We recommend the insulating blanket be removed.

WATER HOOKUPS

There are corroded fittings above the water heater, apparently from previous leakage. This piping should be checked periodically for leakage and replaced if necessary.

GAS CONNECTOR

The gas connector for the water heater doesn't have a drip leg (sediment trap). A drip leg is an extension on the gas line, before the gas control valve, to help prevent dirt and other foreign materials from entering the gas control valve or burners. We suggest the addition of a drip leg as necessary or required by the manufacturer.

TPR

A temperature and pressure relief (TPR) valve is a safety valve that releases excess pressure from the water heater in the event the regulator fails. It is an important safety device that can prevent a dangerous explosion. Hot water may occasionally drip or spray from the valve discharge pipe, triggered by changes in water pressure. Leaky valves may fail from encrusted mineral residue, and should be replaced. Most TPR valve manufacturers recommend the valve be tested once a year.

The water heater has a temperature and pressure relief (TPR) valve.

The TPR valve discharge pipe terminates in the subfloor area. This configuration makes testing the temperature/pressure relief valve difficult and may allow potential valve leakage to go unobserved. We recommend the discharge pipe be routed to the exterior of the building to a readily observable location so that any TPR valve leakage can be readily detected.

SEISMIC RESTRAINTS

The water heater is not equipped with proper seismic restraints to prevent movement and damage during an earthquake and we recommend adequate restraints be installed.

Adequate water heater strapping or bracing can significantly reduce damage that can occur from water heater movement. The best braces are rigid and support the water heater at both the top and bottom. "Plumbers tape" alone is no longer considered an adequate restraint according to the guidelines of the California Seismic Safety Commission. As of January 1, 1997, home sellers in California are required to certify that their water heater complies with current guidelines upon transfer of the property. Further information regarding strapping water heaters can be found from the state of California at http://www.documents.dgs.ca.gov/dsa/pubs/waterheaterbracing_11_30_05.pdf. We recommend checking with the local city and county building departments because some jurisdictions no longer allow the use of plumbers tape when strapping the water heater.

VENT

Older non-metal flue systems utilizing brick, clay tile, or cement asbestos materials do not perform as well as modern, double-wall metal piping systems. These materials heat up more slowly, which reduces the flow of flue gases, often causing carbon monoxide spillage or leakage and corrosion of metal vent connectors.

The water heater vents into transite (cement asbestos) flue piping. These flues are considered outdated. The installation of new sheet metal flue piping is often required in new installations.

COMBUSTION AIR

Inadequate air supply can cause incomplete fuel combustion and may produce hazardous byproducts of combustion, such as carbon monoxide. A furnace or water heater compartment should have two air openings leading to the outside, one near the floor and the other near the compartment ceiling. These openings should provide at least one square inch of ventilation for each 1000 BTUs input listed on the appliance rating plate. Combustion air openings should be screened, except for those terminating in an attic. Screening may require periodic cleaning to prevent blockage from dust buildup. Openings should not be blocked by personal property.

The combustion air for the water heater appears sufficient.

HEATERS

Wall Furnace #1

LOCATION

There is a gas-fired wall furnace in the living room and hallway. This is a double, gas-fired wall furnace with two separate heat exchangers and burners. It is generally worn.

Gas wall furnaces need periodic cleaning and may not function properly when the burners or grills are obstructed by dust, lint, or furniture. Wall furnaces should be routinely inspected for safety by the utility provider or a heating specialist. Wall furnaces get very hot and special care should be taken to keep children and combustible items well away from potentially hot surfaces.

The wall heater is installed too close to the floor, which prevents or makes difficult the opening of the front cover and may damage the floor. Many manufacturers want at least 2 inches of clearance below the door. We recommend the unit installation be modified as necessary.

GENERAL CONDITIONS

There is an accumulation of debris in this heater and we recommend it be cleaned for fire safety.

We recommend a qualified firm be retained to service this equipment. Servicing should be performed annually as part of routine maintenance. Significant defects may be revealed during a thorough evaluation, especially with older systems.

HEAT EXCHANGER

We did not see any cracks in the heat exchanger.

The heat exchanger is a metal chamber that encloses the flame and transmits heat to the circulating air. With age and use, cracks or rust holes can develop in heat exchangers. Fumes from the burners may flow through the exchanger wall and enter the living area. We advise installing carbon monoxide detectors in several interior rooms to warn occupants if the exchanger produces hazardous gases. Heat exchangers should be carefully examined as part of routine servicing. Only a small portion of a typical heat exchanger is accessible to visual inspection and unobserved holes or cracks may be present.

INTERIOR

Smoke and Carbon Monoxide Detectors

GENERAL

We strongly urge all property residents to test smoke alarms by pressing the test button as soon they move into a new property and again each month. Most batteries should be changed every six months. This is easy to remember if you change batteries at the same time as you adjust your clocks for daylight savings time semi-annually.

Smoke detectors should be installed on every floor and in hallways near sleeping areas. Most jurisdictions now require

smoke detectors also be installed in each bedroom in new construction or when modifications exceeding $1,000 in value are made. Direct-wired smoke detectors should also have backup batteries so they will function in a power outage. Fire extinguishers should be provided in kitchens and garages for emergency use. We also suggest carbon monoxide detectors be installed in buildings with gas-fired heating systems.

Current research suggests that ionization-type smoke alarms are not reliable, so we believe, in the interest of fire safety, that only photoelectric-type devices be used. Dismantling may be necessary to identify which type has been installed. We do not test, nor dismantle smoke detectors/alarms, so we cannot confirm which type exists at this home. We recommend these devices be examined to determine which style is present and changed if necessary. We recommend all older smoke alarms be replaced upon moving into the property.

Effective July 1, 2011, the Health & Safety Code mandated Carbon Monoxide detectors in all existing single-family dwellings, regardless of whether any work is done. The International Association of Fire Chiefs, the California State Fire Marshall (http://osfm.fire.ca.gov/) and the CPSC recommend a carbon monoxide detector on every floor of your home, including the basement. A detector should be located within 10 feet of each bedroom door and there should be one near or over any attached garage. Each detector should be replaced every five to six years. Please note that the installation instructions from some manufacturers may recommend carbon monoxide detectors be placed in additional rooms.

There is a smoke detector in the hallway. We recommend additional smoke detectors be installed as needed to comply with modern fire safety standards.

We recommend carbon monoxide detectors be added to comply with modern safety standards.

Walls, Ceilings and Floors

TYPE(S)

The interior wall and ceiling surfaces are primarily sheet rock (gypsum board). Many interior areas (walls, ceilings, floors) were inaccessible to inspection due to stored items.

GENERAL INTERIOR CONDITIONS

We observed evidence of patching or repairs and recommend that the seller be consulted regarding the purpose of the patching or repairs.

There are several cracks in the interior surfaces. Surface cracking is common and periodic repair should be expected as part of routine maintenance.

We observed several cracks in the interior wall surfaces that may indicate foundation settlement or movement.

PAINT

Several of the interior surfaces appear recently painted.

FLOORS

The floor surfaces have moderate to general wear.

We observed sloping or unevenness in several of the building floors.

Several of the tiles are cracked and may need future replacement.

We observed squeaking in several of the floors. Floor squeaking is not unusual in buildings of this age and type.

The carpet in the living room is loose, creating a potential trip hazard. We recommend the loose carpet be re-stretched or replaced as needed for safety.

Interior Moisture

MISCELLANEOUS STAINS

There are ceiling stains in the living room, which appeared dry at the time of our inspection. We recommend these areas be monitored periodically for leakage in the future and repairs made if new leakage occurs.

There are ceiling stains in the kitchen, which appeared dry at the time of our inspection. We recommend these areas be monitored periodically for leakage in the future and repairs made if new leakage occurs.

Windows

WINDOW TYPE(S)

The building has aluminum-framed windows.

OPERATION

A window in the right rear bedroom is difficult to operate and we recommend it be adjusted or repaired as needed for convenient operation. We also recommend all other windows in the house be examined and repaired as needed.

EGRESS CONCERNS

Basements and sleeping rooms below the fourth story need one escape or rescue window for emergency egress. Most building codes require this to be at least 5.7 square feet in size, at least 24 inches high, at least 20 inches wide, and with a sill not more than 44 inches from the floor.

Several bedroom windows are too small to provide safe escape in a fire and we recommend adequate egress be provided.

The front bedroom windows are higher than the current building standards and may effect safe escape in a fire. We recommend adequate egress be provided. Some jurisdictions may require repair of the window during future window replacement or upgrading.

UNTEMPERED GLASS

The glass in the window next to the right bedroom door does not appear to be safety glass. The glass in the laundry area door is apparently untempered. The glass in the window close to the front porch stairway does not appear to be safety glass. We recommend the glass in areas of potential impact be replaced with safety glass, or protective safety films be applied to the glass in these areas.

The general rule for new construction is that glass that is less than 18 inches from the floor (and larger than nine square feet), glass that is within 24 inches of the edge of a swinging door, or glass in a door (unless smaller than three inches in diameter) must be the tempered safety type. While there is no requirement to change existing glass, safety glass is usually required when new glass is installed. Special care should be taken in these areas until safety glass is installed. Furniture can often be arranged to direct traffic away from non-safety glass windows. Applying decals to sliding glass doors and large windows can help prevent accidents caused by persons who may think they are walking through an open door. Special plastic films are available that can be applied to the glass to reduce the likelihood of injury should the glass break.

WINDOW EXTERIORS

Several window screens are worn and damaged and we recommend they be repaired or replaced as needed.

Metal has been installed over the wood window sills. The condition of the sills below the metal is beyond the scope of this inspection. The metal appears to be performing as intended to prevent weathering of the sills.

Doors

INTERIOR DOORS - GENERAL

Several doors did not operate properly and we recommend repair. These doors may stick, not stay closed, rub at the frame, drag on the floor or not otherwise close properly.

Several door stops are missing or worn and we recommend they be added or replaced as needed to protect the walls.

EXTERIOR DOORS - GENERAL

The laundry area exterior wooden door shows minor damage from weather exposure. We recommend it be repaired, sealed, and painted as needed.

CLOSET DOORS

The right rear bedroom closet doors do not operate properly and we recommend they be repaired as necessary to operate easily.

LATCHES, KNOBS AND LOCKS

The laundry area door lock is too far from the floor by modern safety standards. We recommend it be lowered to within 48 inches of the floor.

The laundry area door latch is defective and we recommend it be repaired to operate properly.

The right rear bedroom door knob is loose and we recommend it be repaired or replaced for improved functionality.

THRESHOLD CONCERNS

The entryway is level with the front porch surface, which under some circumstances may allow water entry. We recommend the door threshold be kept well sealed.

There is sheet metal installed over the left porch door sill. A determination of the condition below the metal is beyond the scope of this inspection.

Component(s) Not Inspected

GENERAL

This building has a security system. We recommend the system installer or a security company be consulted as to proper operation of this system. An examination of this system is beyond the scope of this inspection.

FIREPLACE

Fireplace and Chimney #1

TYPE

There is a masonry fireplace in the living room. It is generally worn.

A pellet stove insert has been installed inside the fireplace. We recommend a history of modifications for this fireplace be obtained. We recommend the operating manual for this unit be obtained and checked for proper clearances and operation procedures.

FACING

There are several minor cracks in the fireplace facing.

CHIMNEY TYPE

The fireplace has a tile-lined, sheet metal chimney.

FLUE

The flue interior was not accessible to our inspection.

A new liner appears to have been installed in the old chimney. We recommend a history be obtained from the sellers.

RAIN CAP AND SCREEN

The flue has a rain cap and spark arrester screen.

The spark screening is too large and may not prevent embers from escaping the chimney. We recommend a proper spark screen be installed. Sparks escaping from a chimney are a potential fire hazard. Spark arrester screening should be corrosion-resistant and have a mesh between three-eighth and one-half inch, and the overall area of the screen should be at least four times that of the chimney opening.

RECOMMENDATIONS

We recommend a qualified fireplace contractor be retained to perform a safety inspection of the fireplace and chimney.

KITCHEN

Kitchen

While inspecting the kitchen we will typically turn on the range to test for heat, run the dishwasher and the garbage disposer. Unless specifically mentioned, other appliances are not tested. Our examination of the oven or range does not verify the temperature or other variables that may affect cooking. Running of the dishwasher is to observe possible leakage during the shortest cycle; it is not a test of the effectiveness or performance of all possible cycles.

COUNTERTOP(S)

The kitchen countertops are generally worn.

The countertops were not fully accessible to our inspection. We recommend they be checked for defects after the personal items have been removed.

Several tiles are chipped.

The grout between the countertop tiles is worn in several places. We suggest the loose grout be scraped away where possible and the surface be regrouted.

KITCHEN CABINETS

The cabinets are in generally worn condition.

SINK

The sink is in generally worn condition.

SINK DRAIN

The sink waste piping leaks and we recommend repair.

The sink waste piping is corroded and may soon need replacement.

FAUCET

The water was turned off to the sink, due to leakage. We did not examine the sink or waste pipe for drainage.

The sink faucet was dripping and we recommend it be repaired.

FLOORING

The kitchen flooring is generally worn.

There are openings in the floor seams. We recommend repair to prevent further damage.

VENTILATION

The exhaust fan is an unducted type that is not connected to the exterior. The fan returns the filtered air back into the living space.

The exhaust fan is not clean. Grease accumulation in exhaust systems located over cooking burners can be a fire hazard.

We recommend the fan assembly be cleaned.

OVENS AND RANGES

The kitchen has a gas range. It is generally worn. The useful life expectancy of a gas cook top is 12 to 20 years. The useful life expectancy of a gas oven is 12 to 25 years. The level of use and maintenance may affect the actual life of the appliance.

The oven does not appear to have an anti-tip device installed, which may allow the oven to fall forward and cause injury. We recommend the oven be properly secured.

ELECTRICAL

The kitchen has three-hole receptacles. We recommend GFCI protection be added for greater electrical safety.

The kitchen is not provided with sufficient receptacles by modern safety standards. We recommend adequate outlets be installed as needed for safety.

Appliances, such as refrigerators, computers, microwave ovens, and clothes washers typically have three-prong plugs and need conveniently placed three-hole grounded outlets. Modern kitchens require receptacles every four feet along countertops and within 24 inches of the kitchen sink. Each individual countertop area should have at least one receptacle.

LAUNDRY

Laundry

GENERAL

The laundry is equipped with a clothes washer and a dryer. Operation and inspection of laundry equipment is beyond the scope of our inspection.

The electric dryer is installed on the garage floor. Most fire safety experts now recommend gas and electric clothes dryers be elevated so the heating and electrical components are at least 18 inches above the floor. According to most building department requirements, the 18 inches above a garage floor should contain no devices with a flame or that emit a spark or glow. It is especially important to avoid storing gasoline and other combustible liquids in garages. We recommend the clothes dryer be elevated for safety.

WASHING MACHINE

We suggest the clothes washer hose connectors be upgraded with metal-sheathed "no-burst" types to reduce the potential for hose failure.

SINKS AND TUBS

The sink has 1¼-inch diameter drain piping. Most jurisdictions now specify 1½-inch piping, as it is less likely to become clogged, and we recommend the piping be upgraded to modern standards.

DRYER

A 240-volt type outlet is provided for the clothes dryer.

DRYER VENT

The exterior weatherproof cap is missing from the clothes dryer exhaust vent and we recommend one be installed.

FLOOR

The flooring below the appliances was not accessible to our inspection.

BATHROOMS

The caulked joints in bathrooms, and at other sinks, should be examined occasionally for wear or other damage that may allow water entry. When necessary, the old caulking should be removed, the surfaces cleaned, and new caulking applied to prevent water entry and damage to the walls, floors or cabinets. When bathing, windows should be left open, or fans should be used to reduce the amount of interior moisture.

Escutcheons are round doughnut shaped metal rings used to seal the connections between showerheads or faucets and the wall surface. Escutcheons often loosen and need periodic adjustment and caulking. Any gaps or loose escutcheons should be caulked or otherwise sealed to prevent water entry and damage. Any missing escutcheons should also be replaced to prevent water or pest entry.

Bathroom #1

GENERAL

This bathroom is located in the hallway. The fixtures and surfaces in this bathroom show general wear. This bathroom has a bathtub and a separate shower.

Grab bars were observed in the shower. We did not examine the grab bars for their strength or ability to support a person.

We observed repairs to the shower walls and recommend a history of repairs be obtained from the sellers.

BATH TUB

There is a gap at the bathtub fill spout. We recommend this joint be caulked to prevent water entry.

The tub hot water faucet leaks and we recommend it be repaired.


Leaking faucet valve

SHOWER

We recommend the shower wall connections be carefully cleaned and caulked as needed.

One or more shower tiles are cracked. We recommend periodic monitoring and repair if necessary.

The shower drain cover is missing. We recommend one be installed.

The shower floor grout is missing in several places and we recommend repair.

The shower door threshold appears to slope out, rather than in towards the shower. We recommend monitoring and repair or replace as needed by a qualified contractor.

The newer tile grout was left covering new and old tiles, which is a non-standard installation. We recommend monitoring and repair or replace as needed by a qualified contractor.

SHOWER ENCLOSURE AND GLASS

The shower door leaks when water is sprayed against it and persons using the shower will need to avoid directing water flow against the door while showering. This area should be monitored for leakage and the door should be adjusted or repaired if necessary.

The shower door is an old, untempered type and we recommend replacement with a tempered glass door for safety.

The window above or near the bathtub is an old, untempered type and we recommend replacement with tempered glass for safety.

Tempered glass became commonly required in shower stalls and enclosures during the late 1960s. Older tempered glass was not always labeled. Sometimes tempered glass labels are very faint or are obscured by soap film. Many untempered shower doors have been installed even after the requirements for tempered glass went into effect. Untempered shower doors, enclosures, and windows should be replaced with modern tempered glass for safety.

SINK

The sink overflow is damaged. We suggest replacement of the sink.

SINK DRAIN(S)

The sink stopper is missing and we recommend a stopper be installed.

The sink has 1¼-inch diameter drain piping. Most jurisdictions now specify 1½-inch piping, as it is less likely to become clogged, and we recommend the piping be upgraded to modern standards.

TOILET

The toilet is loose from the floor and we recommend it be properly secured by a qualified plumber.

A loose toilet can cause water leakage and damage to the flooring. The seal at the base of the toilet also prevents entry of sewer gas (methane) into the living area.

The toilet flush valve is defective and we recommend it be repaired or replaced.

FLOOR

There are several cracked tiles.

The floor tile grout is worn in several places and we recommend the floor tile grout be caulked or regrouted as needed.

VENTILATION

Ventilation is provided by a window. We recommend a fan also be installed for improved ventilation.

ELECTRICAL

This room has a GFCI-protected receptacle.

GARAGE

Garage

GENERAL

There is a semi-attached garage at the right front. Much of the garage interior was not accessible to our inspection due to stored personal belongings.

VEHICLE DOOR(S)

The garage has a roll-up style vehicle door.

The garage doorjambs are in contact with the concrete below, which can allow moisture entry and damage. We

recommend these boards be trimmed to provide a one-inch gap above the floor.

AUTOMATIC DOOR

The garage door has an automatic opener that reversed automatically when we tested it. We recommend the opener be tested periodically as part of routine safety maintenance.

The garage door did not properly operate when the two light switches by the door are on and we recommend further examination and repair by a qualified contractor.

The motor for the garage door is installed above the storage platform. We recommend caution when on the platform or when storing items near the motor.

GARAGE FLOOR

The concrete floor shows cracking. There are several large cracks in the garage floor. We recommend the garage floor be repaired.

EXTERIOR GARAGE WALLS

An exterior wall vent screen is damaged and we recommend it be repaired.

FIRE SEPARATION

The surfaces between the garage and the dwelling should be covered with 5/8-inch thick fire-rated gypsum drywall or equivalent. The joints between sections of drywall should be taped unless the joints are over framing. Any holes or openings in firewalls should be repaired. Plastic piping should not be installed through a firewall as it can melt from high heat and allow fire entry. Fire-rated surfaces might not be present between the dwelling and garage in older construction. Garages that are attached to residences and do not have adequate firewall protection should not be used for storing flammable liquids or vehicles. Fires often start in garages due to the storage of flammable liquids such as paint, solvents, or gasoline.

There are several holes and gaps in the garage fire separation surfaces. We recommend all firewall openings be properly sealed.

There does not appear to be a door in the opening between the attic and the garage and we recommend a proper, fire-rated self-closing door be installed for fire safety.

ENVIRONMENTAL CONCERNS

Some people are sensitive to molds and may become ill or experience health problems when exposed to molds in the air. The elderly, infants and people who are immune compromised are particularly susceptible to allergenic and potentially toxic molds. Molds grow everywhere and can be found in almost every room or space. The presence of elevated interior mold activity typically indicates excessive moisture from interior or exterior sources and insufficient ventilation. Mold conditions that you can see or smell should be corrected and the first step is to eliminate the source of moisture necessary for their growth. Mold growth can be prevented by keeping buildings dry. Molds can usually be removed easily from hard materials like glass or metal using household cleaners. Softer materials, like sheet rock or wood, which contain cellulose, become food sources for mold, are difficult or impossible to clean effectively and may need to be removed. A determination as the presence of mold or conditions conducive to its presence is beyond the scope of this inspection.

There are many man-made and natural materials found in or around buildings that may be potentially hazardous. Some of these may include asbestos, formaldehyde, molds, radon, lead paint and electromagnetic radiation. An examination for any potentially hazardous material or associated concerns is beyond the scope of this inspection. Further information about local concerns can be found at http://www.epa.gov/region09/.

Asbestos is found on most gas heating systems installed before 1978, in older vinyl tile flooring, in some acoustic ceiling tiles, in sprayed acoustic ceilings, and in various other locations. Exposure to asbestos may be a health hazard and should be avoided. It may be possible to significantly reduce or eliminate the dispersal of asbestos fibers by painting the material. Removal or containment of these materials should only be done by properly trained and equipped professionals.

Contractors in various trades such as flooring, roofing, heating, plumbing, or electrical may require asbestos abatement at additional expense prior to performing repairs, replacements, or modifications. For a determination as to the need for or cost of abatement, a qualified asbestos abatement contractor should be retained. The presence of asbestos can only be determined by laboratory analysis, which is beyond the scope of our inspection.

Material Concerns

ASBESTOS: OTHER LOCATIONS

There are several transite vent pipes.

Transite is a rigid cement-asbestos material that is not normally considered friable. In this material, the fibers are sealed in cement and are not likely to become airborne. Painting the piping can keep fine particles or dust from coming off the surface. Transite vents are not approved by most building departments and replacement is typically required when new units are installed.

ASBESTOS: RECOMMENDATIONS

We recommend review by a qualified asbestos testing and abatement firm.

Rodents

GENERAL

We observed indications of previous rodent activity in several places, including in the garage, and in the subfloor area. We recommend an examination for rodents be made by a qualified pest control firm and appropriate measures taken.

Fiberglass

GENERAL

Fiberglass insulation has been installed in the attic.

Fiberglass is commonly used for insulation outside or inside ducting, and in subfloor areas and attics. Fiberglass padding is also commonly used inside modern furnace blower compartments for soundproofing. Some persons are irritated by loose fiberglass fibers and there is some evidence indicating breathing glass fibers is potentially harmful. Any determination as to the presence of glass fibers in the air is beyond the scope of this inspection and any questions or concerns should be addressed to a qualified indoor air quality specialist.

ENERGY EFFICIENCY

Resources For Lowering Your Energy Costs

Online Consumer & Business Conservation Rebate Database: www.consumerenergycenter.org

California Department of Consumer Affairs: www.dca.ca.gov/enenergy-challenge.htm

Utility Bill, Rebates, and Other Assistance

California Energy Commission, 1-800-722-3300 or online at www.consumerenergycenter.org for information on utility bill assistance programs.

The Community Energy Center database is a great search site for nearly any public and private conservation or efficiency rebate and/or reduction program in California and gives specific details and contact information - go to the following website at www.consumerenergycenter.org/rebate/index.php

California Public Utilities Commission Consumer Affairs Branch, 1-800-649-7570 or online at www.cpuc.ca.gov, for

assistance with making payment arrangements, information on baseline and other optional rates, and information on bill assistance programs.

Local utility companies (partial list)

-PGE @ 1-800-743-5000 Edison @ 1-800-655-4555
-San Diego Gas and Electric @ 1-800-411-7343
-Southern California Gas @ 1-800-427-2200

Help for Low-Income Residents

California Department of Community Services & Development at 1-800-433-4327 or online at www.csd.ca.gov/lihap.htm, for information on the Low Income Home Energy Assistance Program (LIHEAP)

CARE or the California Energy Alternative Rates discount program provides a 15% supplemental discount off utility bills for low-income consumers. The program is administered by the California Public Utilities Commission, but consumers must submit an application through one of four local utilities. Master Applications are attached as part of this kit.

-PGE @ 1-800-743-5000
-Edison @ 1-800-655-4555
-San Diego Gas and Electric @ 1-800-411-7343
-Southern California Gas @ 1-800-427-2200

Seniors and Special Needs

Medical Baseline Emergencies: Utility companies must make special provisions for people of all ages and income levels on life-support equipment or with certain medical conditions. If a loss of electricity could be a threat to their lives, they should, contact their electric utility to apply for the Medical Baseline program - for the number of their local utility, have them call Flex Your Power for a referral @ 1-866-968-7797. The program provides a variety of benefits, including a larger allotment of low-cost baseline electricity and advance notification of rotating outages.

SUMMARY

This section is included to provide a convenient highlight of conditions and systems identified within this report as needing further review or service. **This list is not all inclusive of components described within the Home Inspection report. It should also not be used as a substitute for reading the entire report.** There is always the potential for any unaddressed concern described in the report, but not in this section, to become a more serious issue. **Any concerns the client has regarding observations in the report, whether in the following summary or not, should be reviewed and repaired, as necessary, by a qualified professional, prior to occupancy.**

Systems and Components Needing Attention

HEALTH AND SAFETY

DECKS AND WALKWAYS

Porch

STAIRWAY

The steps are uneven, creating potential trip hazards, and we recommend they be modified as needed to provide a consistent height at each step.

INTERIOR

Smoke and Carbon Monoxide Detectors

GENERAL

We recommend additional smoke detectors be installed as needed to comply with modern fire safety standards.

We recommend carbon monoxide detectors be added to comply with modern safety standards.

FIREPLACE

Fireplace and Chimney #1

RECOMMENDATIONS

We recommend a qualified fireplace contractor be retained to perform a safety inspection of the fireplace and chimney.

GARAGE

Garage

FIRE SEPARATION

There are several holes and gaps in the garage fire separation surfaces. We recommend all firewall openings be properly sealed.

COMPONENT CONCERNS

ROOF

Roof Flashings

PIPING PENETRATIONS

A piping penetration at the right front is not adequately sealed and we recommend the penetration flashing be sealed as needed by a qualified contractor.

Roof Drainage

GUTTERS CONDITIONS

A front gutter is installed so that it directs water flow horizontally under the roofing. We recommend a downspout be added to prevent horizontal water flow against the roofing and potential leakage.

STRUCTURE

Framing

STAINS, DAMAGE OR PESTS

We observed indications of previous wood-destroying pest activity and we recommend a current structural pest report be consulted to determine if active pests are present.

The subfloor area framing below the bathroom is damaged. We recommend the damaged wood be reviewed and replaced as needed by a qualified contractor.

WIRING, RECEPTACLES, SWITCHES AND FIXTURES

Receptacles and Switches

RECEPTACLE TYPE(S)

The number of outlets or receptacles available for use is fewer than is required in new construction, which encourages the use of extension cords and can result in hazardous conditions. We recommend additional outlets be added as needed for convenience and safety.

Electrical General

GENERAL

Several aspects of the front exterior and garage wiring are non-standard and we recommend the electrical system be examined and repaired as necessary by a qualified electrician.

WATER HEATER

Water Heater

SEISMIC RESTRAINTS

The water heater is not equipped with proper seismic restraints to prevent movement and damage during an earthquake and we recommend adequate restraints be installed.

HEATERS

Wall Furnace #1

GENERAL CONDITIONS

We recommend a qualified firm be retained to service this equipment.

INTERIOR

Doors

LATCHES, KNOBS AND LOCKS

The laundry area door lock is too far from the floor by modern safety standards. We recommend it be lowered to within 48 inches of the floor.

KITCHEN

Kitchen

SINK DRAIN

The sink waste piping leaks and we recommend repair.

FAUCET

The sink faucet was dripping and we recommend it be repaired.

BATHROOMS

Bathroom #1

BATH TUB

The tub hot water faucet leaks and we recommend it be repaired.

TOILET

The toilet is loose from the floor and we recommend it be properly secured by a qualified plumber.

GARAGE

Garage

AUTOMATIC DOOR

The garage door did not properly operate when the two light switches by the door are on and we recommend further examination and repair by a qualified contractor.

STANDARD RESIDENTIAL INSPECTION AGREEMENT

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY

Client:_____ Report #:_____

Address: _____

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the American Society of Home Inspectors®, Inc. (ASHI®), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

CLIENT'S DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

SEVERABILITY: Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

ARBITRATION: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by: Judicial Arbitration and Mediation Service (JAMS®)

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement and voluntarily agrees to be bound thereby and to pay the fee(s) listed here.

Form of Payment:
Check: #
Credit:
Debit:

INSPECTION FEE: $
_____FEE: $
TOTAL FEE: $

Client: _____ Date: _____
Client: _____ Date: _____
Inspector:_____ Date: _____

ASHI STANDARDS OF PRACTICE

1. INTRODUCTION

The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home *inspectors.* ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' *inspection* services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of this document is to establish a minimum standard (Standard) for *home inspections* performed by *home inspectors* who subscribe to this Standard. *Home inspections* performed using this Standard are intended to provide the client with information about the condition of inspected *systems* and *components* at the time of the *home inspection.*

2.2 The *inspector* shall: A. *inspect readily accessible,* visually observable, *installed systems* and *components* listed in this Standard. **B.** provide the client with a written report, using a format and medium selected by the *inspector,* that states:

1. those *systems* and *components* inspected that, in the professional judgment of the *inspector,* are not functioning properly, significantly deficient, *unsafe*, or are near the end of their service lives; 2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.B.1, or items needing *further evaluation* (Per Exclusion 13.2.A.5 the *inspector* is NOT required to determine methods, materials, or costs of corrections.); 3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.B.1, that are not self-evident; 4. those *systems* and *components* designated for inspection in this Standard that were present at the time of the *home inspection* but were not inspected and the reason(s) they were not inspected. **C.** adhere to the ASHI® Code of Ethics for the Home Inspection Profession.

2.3 This Standard is not intended to limit the *inspector* from: **A.** including other services or *systems* and *components* in addition to those required in Section 2.2.A; **B.** designing or specifying repairs, provided the *inspector* is appropriately qualified and willing to do so; **C.** excluding *systems* and *components* from the *inspection* if requested or agreed to by the client.

3. STRUCTURAL COMPONENTS

3.1 The *inspector* shall: A. *inspect structural components* including the foundation and framing. **B.** *describe:* 1. the methods used to inspect *under-floor crawlspaces* and attics; 2. the foundation; 3. the floor structure; 4. the wall structure; 5. the ceiling structure; 6. the roof structure.

3.2 The *inspector* is NOT required to: A. provide *engineering* or architectural services or analysis; **B.** offer an opinion about the adequacy of *structural systems* and *components;* **C.** enter *under-floor crawlspace* areas that have less than 24 inches of vertical clearance between *components* and the ground or that have an access opening smaller than 16 inches by 24 inches; **D.** traverse attic load-bearing *components* that are concealed by insulation or by other materials.

4. EXTERIOR

4.1 The *inspector* shall: A. *inspect:* 1. *wall coverings,* flashing, and trim; 2. exterior doors; 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings; 4. eaves, soffits, and fascias where accessible from the ground level; 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building; 6. adjacent and entryway walkways, patios, and driveways. **B.** *describe wall coverings.*

4.2 The *inspector* is NOT required to *inspect:* A. screening, shutters, awnings, and similar seasonal accessories; **B.** fences, boundary walls, and similar structures; **C.** geological and soil conditions; **D.** *recreational facilities;* **E.** outbuildings other than garages and carports; **F.** seawalls, break-walls, and docks; **G.** erosion control and earth stabilization measures.

5. ROOFING

5.1 The *inspector* shall: A. *inspect:* 1. roofing materials; 2*. roof drainage systems;* 3. flashing; 4. skylights, chimneys, and roof penetrations. **B.** *describe:* 1. roofing materials; 2. methods used to *inspect* the roofing.

5.2 The *inspector* is NOT required to *inspect:* A. antennas; **B.** interiors of vent *systems,* flues, and chimneys that are not *readily accessible;* **C.** other *installed* accessories.

6. PLUMBING

6.1 The *inspector* shall: A. *inspect:* 1. interior water supply and distribution *systems* including fixtures and faucets; 2. interior drain, waste, and vent *systems* including fixtures; 3. water heating equipment and hot water supply *systems*; 4. vent *systems*, flues, and chimneys; 5. fuel storage and fuel distribution *systems*; 6. sewage

ejectors, sump pumps, and related piping. **B.** *describe:* 1. interior water supply, drain, waste, and vent piping materials; 2. water heating equipment including energy source(s); 3. location of main water and fuel shut-off valves.

6.2 The *inspector* is NOT required to: A. *inspect*: 1. clothes washing machine connections; 2. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*; 3. wells, well pumps, and water storage related equipment; 4. water conditioning *systems*; 5. solar, geothermal, and other renewable energy water heating *systems*; 6. manual and automatic fire extinguishing and sprinkler *systems* and landscape irrigation *systems*; 7. septic and other sewage disposal *systems*. **B.** *determine:* 1. whether water supply and sewage disposal are public or private; 2. water quality; 3. the adequacy of combustion air *components.* **C.** measure water supply flow and pressure, and well water quantity. **D.** fill shower pans and fixtures to test for leaks.

7. ELECTRICAL

7.1 The *inspector* shall: A. *inspect*: 1. service drop; 2. service entrance conductors, cables, and raceways; 3. service equipment and main disconnects; 4. service grounding; 5. interior *components* of service panels and subpanels; 6. conductors; 7. overcurrent protection devices; 8. a *representative number* of installed lighting fixtures, switches, and receptacles; 9. ground fault circuit interrupters and arc fault circuit interrupters. **B.** *describe:* 1. amperage rating of the service; 2. location of main disconnect(s) and subpanels; 3. presence or absence of smoke alarms and carbon monoxide alarms; 4. the predominant branch circuit wiring method.

7.2 The *inspector* is NOT required to: A. *inspect*: 1. remote control devices; 2. or test smoke and carbon monoxide alarms, security *systems*, and other signaling and warning devices; 3. low voltage wiring *systems* and *components*; 4. ancillary wiring *systems* and *components* not a part of the primary electrical power distribution system; 5. solar, geothermal, wind, and other renewable energy *systems*. **B.** measure amperage, voltage, and impedance. **C.** determine the age and type of smoke alarms and carbon monoxide alarms.

8. HEATING

8.1 The *inspector* shall: A. open readily openable access panels. **B.** *inspect*: 1. installed heating equipment; 2. vent *systems*, flues, and chimneys; 3. distribution systems. **C.** *describe:* 1. energy source(s); 2. heating *systems*.

8.2 The *inspector* is NOT required to: A. *inspect:* 1. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*; 2. heat exchangers; 3. humidifiers and dehumidifiers; 4. electric air cleaning and sanitizing devices; 5. heating *systems* using ground-source, water-source, solar, and renewable energy technologies; 6. heat-recovery and similar whole-house mechanical ventilation *systems*. **B.** *determine:* 1. heat supply adequacy and distribution balance; 2. the adequacy of combustion air *components*.

9. AIR CONDITIONING

9.1 The *inspector* shall: A. open *readily openable access panels.* **B.** *inspect:* 1. central and permanently installed cooling equipment; 2. distribution *systems*. **C.** *describe:* 1. energy source(s); 2. cooling *systems*.

9.2 The *inspector* is NOT required to: A. *inspect* electric air cleaning and sanitizing devices; **B.** determine cooling supply adequacy and distribution balance; **C.** *inspect* cooling units that are not permanently *installed* or that are *installed* in windows; **D.** *inspect* cooling *systems* using ground-source, water-source, solar, and renewable energy technologies.

10. INTERIORS

10.1 The *inspector* shall inspect: A. walls, ceilings, and floors; **B.** steps, stairways, and railings; **C.** countertops and a *representative number* of *installed* cabinets; **D.** a *representative number* of doors and windows; **E.** garage vehicle doors and garage vehicle door operators; **F.** *installed* ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by *using normal operating controls* to activate the primary function.

10.2 The *inspector* is NOT required to *inspect:* A. paint, wallpaper, and other finish treatments; **B.** floor coverings; **C.** window treatments; **D.** coatings on and the hermetic seals between panes of window glass; **E.** central vacuum *systems*; **F.** *recreational facilities;* **G.** *installed* and free-standing kitchen and laundry appliances not listed in Section 10.1.F; **H.** appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. **I.** operate, or confirm the operation of every control and feature of an inspected appliance.

11. INSULATION AND VENTILATION

11.1 The *inspector* shall: A. *inspect:* 1. insulation and vapor retarders in unfinished spaces; 2. ventilation of attics and foundation areas; 3. kitchen, bathroom, laundry, and similar exhaust *systems*; 4. clothes dryer exhaust *systems*. **B.** *describe:*

1. insulation and vapor retarders in unfinished spaces; 2. absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The *inspector* is NOT required to disturb insulation.

12. FIREPLACES AND FUEL-BURNING APPLIANCES

12.1 The *inspector* shall: A. *inspect:* 1. fuel-burning fireplaces, stoves, and fireplace inserts; 2. fuel-burning accessories *installed* in fireplaces; 3. chimneys and vent *systems*. **B.** *describe systems* and *components* listed in 12.1.A.1 and .2.

12.2 The *inspector* is NOT required to: A. *inspect:* 1. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*; 2. fire screens and doors; 3. seals and gaskets; 4. automatic fuel feed devices; 5. mantles and fireplace surrounds; 6. combustion air *components* and to determine their adequacy; 7. heat distribution assists (gravity fed and fan assisted); 8. fuel-burning fireplaces and appliances located outside the *inspected* structures. **B.** determine draft characteristics. **C.** move fireplace inserts and stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations

A. The *inspector* is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.

B. *Inspections* performed using this Standard:

1. are not *technically exhaustive;* 2. are not required to identify and to report: a. concealed conditions, latent defects, consequential damages, and b. cosmetic imperfections that do not significantly affect a *component's* performance of its intended function.

C. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports.

D. This Standard shall not limit or prevent the inspector from meeting state statutes which license professional home inspection and home inspectors.

E. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the *home inspection* is provided for emphasis only.

13.2 General exclusions

A. The *inspector* is NOT required to determine: 1. the condition of *systems* and *components* that are not *readily accessible*; 2. the remaining life expectancy of *systems* and *components*; 3. the strength, adequacy, effectiveness, and efficiency of *systems* and *components;* 4. the causes of conditions and deficiencies; 5. methods, materials, and costs of corrections; 6. future conditions including but not limited to failure of *systems* and *components*; 7. the suitability of the property for specialized uses; 8. compliance of *systems* and *components* with past and present requirements and guidelines (codes, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.); 9. the market value of the property and its marketability; 10. the advisability of purchasing the property; 11. the presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds and mold-like substances; 12. the presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air; 13. the effectiveness of *systems installed* and methods used to control or remove suspected hazardous plants, animals, and environmental hazards; 14. operating costs of *systems* and *components*; 15. acoustical properties of *systems* and *components*; 16. soil conditions relating to geotechnical or hydrologic specialties; 17. whether items, materials, conditions and *components* are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.

B. The *inspector* is NOT required to offer: 1. or to perform acts or services contrary to law or to government regulations; 2. or to perform architectural, *engineering,* contracting, or surveying services or to confirm or to evaluate such services performed by others; 3. or to perform trades or professional services other than *home inspection;* 4. warranties or guarantees.

C. The *inspector* is NOT required to operate: 1. *systems* and *components* that are shut down or otherwise inoperable; 2. *systems* and *components* that do not respond to *normal operating controls;* 3. shut-off valves and manual stop valves; 4. *automatic safety controls.*

D. The *inspector* is NOT required to enter: 1. areas that will, in the professional judgment of the *inspector,* likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* and *components*; 2. *under-floor crawlspaces* and attics that are not *readily accessible*.

E. The *inspector* is NOT required to *inspect:* 1. underground items including, but not limited to, underground storage tanks and other underground indications of their presence, whether abandoned or active; 2. items that are not *installed;* 3. *installed decorative* items; 4. items in areas that are not entered in accordance with 13.2.D; 5. detached structures other than garages and carports; 6. common elements and common areas in multi-unit

housing, such as condominium properties and cooperative housing; 7. every occurrence of multiple similar *components*; 8. outdoor cooking appliances.

F. The *inspector* is NOT required to: 1. perform procedures or operations that will, in the professional judgment of the *inspector,* likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* or *components*; 2. *describe* or report on *systems* and *components* that are not included in this Standard and that were not *inspected;* 3. move personal property, furniture, equipment, plants, soil, snow, ice, and debris; 4*. dismantle systems* and *components*, except as explicitly required by this Standard; 5. reset, reprogram, or otherwise adjust devices, *systems*, and *components* affected by *inspection* required by this Standard; 6. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition; 7. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.

14. GLOSSARY OF ITALICIZED TERMS

Automatic Safety Controls Devices designed and *installed* to protect *systems* and *components* from unsafe conditions

Component A part of a *system*

Decorative Ornamental; not required for the proper operation of the essential *systems* and *components* of a home

Describe To identify (in writing) a *system* and *component* by its type or other distinguishing characteristics

Dismantle To take apart or remove *components*, devices, or pieces of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance

Engineering The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus

Further Evaluation Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by a *home inspection*

Home Inspection The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a home and *describes* those *systems* and *components* using this Standard

Inspect The process of examining *readily accessible systems* and *components* by (1) applying this Standard, and (2) operating *normal operating controls,* and (3) opening *readily openable access panels*

Inspector A person hired to examine *systems* and *components* of a building using this Standard

Installed Attached such that removal requires tools

Normal Operating Controls Devices such as thermostats, switches, and valves intended to be operated by the homeowner

Readily Accessible Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or actions that will likely involve risk to persons or property

Readily Openable Access Panel A panel provided for homeowner inspection and maintenance that is *readily accessible*, within normal reach, can be opened by one person, and is not sealed in place

Recreational Facilities Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground and other similar equipment, and associated accessories

Representative Number One *component* per room for multiple similar interior *components* such as windows and electric receptacles; one *component* on each side of the building for multiple similar exterior *components*

Roof Drainage Systems *Components* used to carry water off a roof and away from a building

Shut Down A state in which a *system* or *component* cannot be operated by *normal operating controls*

Structural Component A *component* that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System A combination of interacting or interdependent *components*, assembled to carry out one or more functions

Technically Exhaustive An investigation that involves *dismantling,* the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-floor Crawlspace The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe A condition in a *readily accessible*, *installed system* or *component* that is judged by the *inspector* to be a significant risk of serious bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction practices

Wall Covering A protective or insulating layer fixed to the outside of a building such as: aluminum, brick, EIFS, stone, stucco, vinyl, and wood

Wiring Method Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, and knob and tube, etc.

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