

Inspection Report

Prepared for: Client Sample Report



777 Sample Street
San Diego 92120

Prepared by:

SOLID FOUNDATION

Home Inspection Service

Martin D. Lehman

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ICC Code Certified Residential Plumbing Inspector #5286296-P1

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CREIA Certified Inspector, CCI

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Important notice: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents.

WARNING!! Important notice to third parties and other purchasers: This report was prepared for the sole and exclusive use of client whose name appears herein. Any third party, including other purchasers, who are not part of this contract, may not rely on or use this report for any purpose and should not make any decisions based on this report. Inspector assumes no liability for third party interpretation or use of this report. All such parties are advised to retain a qualified professional inspector to provide them with their own inspection and report.

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REPORT DEFINITIONS & SCOPE

Thank you for selecting **SOLID FOUNDATION Home Inspection Service** to provide your property inspection.

Our business is mostly through referrals and we would appreciate you recommending our service to your family, friends and associates who may be in need of our services.

THANK YOU!!!

We are proud members of **CREIA** (California Real Estate Inspection Association) the major professional organization for property inspectors in California. **CREIA** requires members to meet and adhere to all membership standards set forth in our standards of practice, they mandate a strict code of ethics and they require continual education in the property inspection profession.

This report describes the property conditions on the date of the inspection, to current **CREIA** standards. Within the **CREIA** standards, our judgment is based upon locally accepted practice for comparable properties with respect to quality and workmanship allowing for reasonable wear and tear. The IRC Code is one source we take into account, but our service is not a code compliance inspection.

Soil conditions, inaccessible features, and cosmetic considerations are specifically excluded from the scope of this report. Our work is not technically exhaustive and does not include tests such as an appropriate professional might perform on any given system. We test components with normal operating controls and do not break down nor take apart any system. Our fees do not include guarantees or warranties either expressed or implied.

Some features are not inspected. For instance: Sewer drainage, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; security systems; elevators; and personal property such as refrigerators and drapes. We cannot judge what we cannot see, such as conditions hidden within walls, beneath rugs, or deliberately masked. We do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which our judgment may be hazardous. The inspection is strictly limited to those items detailed in this report. To review our standards of practice and code of ethics please visit www.creia.org.

We're here to help and encourage you so please call if you have any questions.

We Serve ALL of San Diego County and Surrounding Areas - we go just about anywhere!

This Report Complies with the CREIA Standards of Practice

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. ***Italicized*** words in these Standards are defined in Part IV, Glossary of Terms.

A. A *real estate inspection* 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 *conditions* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected 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 report may include the *Inspector's* recommendations for correction or further evaluation.

C. Inspections performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

A real estate inspection includes the *readily accessible systems* and components or a *representative number* of multiple or similar *components* listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

CONDITION CODE DEFINITIONS

SAFETY CONCERNS

[SC] **Safety Concerns:** Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant immediate further evaluation and corrections by the appropriate persons "professional in the appropriate trade".

FURTHER EVALUATION

[FE] **Further Evaluation:** Conditions noted that warrant further evaluation and/or corrections by the appropriate professional in the appropriate trade.

CORRECTIONS RECOMMENDED

[CR] **Corrections Recommended:** Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made by the appropriate persons "professional in the appropriate trades".

RECOMMENDED UPGRADE

[RU] **Recommended Upgrades:** Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact.

INSPECTION INFORMATION

This report is intended only as a general guide to help the client make an evaluation of the overall condition of the home and is not intended to reflect the value of the property, nor make any representation as to the advisability of purchase. The report expresses the opinion 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 evacuation 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.

Systems and conditions which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, mold, asbestos, radon, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. The report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople 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.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration as set forth in the Inspection Agreement, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

All repairs should be done by an appropriate professional in the appropriate trade. This is the best assurance that the repairs are done correctly, for the protection of everyone involved. If the seller is accepting responsibility for any repairs, ask for contractor bill(s) as proof of completion.

Re-inspections are only performed on items not accessible or that were unable to be inspected due to utilities not being turned on at the time of original inspection. Should repairs be necessary we suggest they be performed by an appropriate professional in the appropriate trade and that all work complies with applicable laws, including governmental permits, inspections, and approval requirements. Buyer should obtain from seller receipts for repairs performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition.

See body of report for detailed descriptions of findings and recommendations.

California law requires a broad disclosure statement to be provided by the sellers to buyer of most residential property (CA D.R.E. Form TDS-14). If the statement was provided to us, it is used at the inspection to double-check problem areas. We do not cover all the items in the state form; and some items may not be inspected.

NOTWITHSTANDING POSSIBLE STATEMENTS TO THE CONTRARY IN THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CA D.R.E.FORM TDS-14), OUR INSPECTION IS NOT A SUBSTITUTE DISCLOSURE AS DESCRIBED BY CIVIL CODE 1102. This means we are *not* responsible for any errors or omissions on the disclosure statement nor any possible consequences of such errors or omissions.

It is the clients sole responsibility to read this report in its entirety, not rely upon any verbal comments and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of escrow, please contact our office immediately for an additional evaluation regarding such "condition."

CLIENT & SITE INFORMATION

FILE/DATE/TIME	File # Sample Report Date: 11/25/07 Time: 02:00 PM.
CLIENT NAME	Client.
LOCATION	777 Sample Street, San Diego 92120.
WEATHER/SOIL	Weather conditions during the inspection: partly cloudy, 60-70 degrees and the ground was moist to dry.

BUILDING CHARACTERISTICS

DESCRIPTION	Age:1960's, 2 story, appx 1500-2500 sq. ft., 1 family.
FOUNDATION	Foundation types: combination slab on grade and raised foundation.

UTILITIES

UTILITIES	All utilities on.
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OTHER INFORMATION

PEOPLE PRESENT	People present: client's agent, termite inspector, listing agent.
BUILDING OCCUPIED	The building was not occupied during the inspection.
INSPECTED BY	Martin D. Lehman.
COMMENTS	Where noted, material defect(s) in the systems, structures, or components of the building are preceded by condition codes i.e. [SC], [FE], [CR] and [RU]. Each code is defined in the "Condition Code" section of page 2 of this report. We recommend all maintenance, repairs, or corrections be made by the appropriate persons "professionals in the appropriate trades" using approved methods prior to the close of escrow.

INTRODUCTORY NOTES

IMPORTANT INFORMATION	<p>[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building.</p> <p>[NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.</p> <p>[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.</p> <p>[NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.</p> <p>[NOTE] Regardless of the age of the building we recommend inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.</p> <p>[NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, a qualified professional in the appropriate trade should be consulted on these matters.</p> <p>[NOTE] Shortly before closing you will be given an opportunity for a final walk through of the property to assure you that the property is as it should be. We strongly suggest that you ask the present occupant/seller if any adverse conditions, changes, or remedial work done by others, which may have caused damage behind furniture or to another component of the house have occurred since your property inspection was performed.</p> <p>[NOTE] Further evaluations and all corrections are recommended to be completed before the close of this transaction.</p>
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[NOTE] Square footage of and age of building quoted is information given by other parties in the transaction and is a guide for the inspection company to determine amount of time and the fee to perform the inspection. All parties to the transaction need to determine the exact square footage and age of building to their own satisfaction.

ENVIRONMENTAL CONCERNS

Client acknowledges what is being contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to; detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, bio-organic growth, PCB's, electromagnetic radiation, buried fuel oil tanks, ground water contamination, soil contamination, or any other toxic materials or substances contained in the water, air, soils, or building materials or products. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by an appropriate professional in the appropriate trade is recommended. Information related to these products can be found in the "Buyers/Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

SECTION 1

A. Items to be inspected:

1. Foundation system
2. Floor framing system
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing.
5. Wood separation from soil.
6. Insulation.

We recommend that all material defects noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FOUNDATION AND SUPPORT COMPONENTS

101 FOUNDATION TYPE(S) Foundation types: Combination concrete slab on grade and raised foundation.

104 FOUNDATION [CR] There was a condition known as efflorescence on portions of the foundation walls. This is a salt deposit left when moisture in the foundation evaporates. It indicates that the foundation is experiencing wet and dry cycles. We recommend the exterior grading and drainage be improved to divert moisture away from the foundation.

107 FRAMING



[FE] The wood framing lacked adequate separation from the soil. The girder support beam(s) lacked proper support on the sill plate and were over notched.

Improper framing practices noted. We recommend a full evaluation and/or correction(s) by an appropriate professional in the appropriate trade - a qualified licensed contractor specializing in foundation/floor framing systems.

[FE] Moisture stains/damage were noted at several locations. We recommend a full evaluation and/or correction(s) by an appropriate professional in the appropriate trade - a qualified licensed contractor specializing in moisture detection/intrusion. Also consult with the seller for additional disclosures of any past condition(s).

[RU] Piers, posts, beams and general framing was toe nailed together. This is older technology. We recommend upgrading to incorporate approved metal brackets and connectors in the foundation system to perform better during seismic activity. This should be done by a qualified licensed contractor specializing in foundation seismic retrofit.

112 SUBFLOOR

[FE] Moisture stains/damage were noted at several locations. We recommend a full evaluation and/or correction(s) by an appropriate professional in the appropriate trade - a qualified licensed contractor specializing in moisture detection/intrusion. Also consult with the seller for additional disclosures of any past condition(s).



[NOTE] The subfloor was generally inaccessible and not visible for inspection due to insulation.

113 COMMENTS

For any foundation floor framing that has been damaged as a result of moisture, the source of moisture should be found and corrected by a detection specialist and any damaged framing should be repaired by a qualified licensed contractor specializing in foundation/floor framing systems. Also the seller/homeowner should be consulted for any additional disclosures regarding these condition(s).

[FE] The entire foundation/framing system should be evaluated by a qualified contractor specializing in foundation/floor framing systems and repair.

[FE] There was evidence of what appeared to be an unknown black/brown substance. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade - a qualified contractor specializing in moisture detection/intrusion/remediation. Also consult with the seller for additional disclosures of any past condition(s).

[FE] There was evidence of conditions that require further evaluation by a pest control operator. The independent structural pest inspection report should be reviewed for additional information.

UNDER-FLOOR VENTILATION

114 VENTILATION

[CR] The crawl space lacked sufficient ventilation due to modifications to the structure and/or the type of construction. Good ventilation is vital for moisture control. We recommend adequate ventilation be provided to help minimize high moisture levels in the crawl space that can cause damage to the wood framing.

UNDER-FLOOR ACCESS OPENING(S)

115 ACCESSIBILITY

Accessed from an interior The crawl space was generally accessible.

FOUNDATION ANCHORING AND CRIPPLE WALL BRACING

117 ANCHORING &
BRACING

Foundation anchor bolts were visible in the accessible areas of the crawl space.

118 CRIPPLE WALL(S)

[RU] The cripple walls supporting the first floor lacked shear paneling, which was common for this age of construction. We recommend installing plywood shear paneling as an upgrade to increase resistance to earthquake damage. This should be done by a qualified licensed contractor specializing in the installation of foundation shear paneling.

WOOD SEPARATION FROM SOIL

119 SEPARATION



[FE] The wood framing lacked adequate separation from the soil at multiple areas. We recommend a full evaluation and/or correction(s) by an appropriate professional in the appropriate trade - a qualified licensed contractor specializing in foundation/floor framing systems.

[FE] There was evidence of conditions that require further evaluation by a pest control operator. The independent structural pest inspection report should be reviewed for additional information.

INSULATION

120 INSULATION

[CR] Insulation was not securely attached to the underside of the floor. We recommend correcting the condition(s) noted.

[CR] The insulation was installed in the under-floor area upside down, with vapor barrier exposed. We recommend correcting the condition(s) noted.

SECTION 1

B. The Inspector is not required to:

1. Determine size, spacing, location or adequacy of foundation bolting/bracing components or reinforcing systems.
2. Determine the composition or energy rating of insulation materials.

EXTERIOR

SECTION 2

A. Items to be inspected:

1. Surface grade directly adjacent to the *buildings*
2. Doors and windows.
3. Attached decks, porches, patios, enclosures, balconies, stairways and their enclosures.
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

EXTERIOR INFORMATION

201 SITE GRADING	Hill site.
202 DRIVEWAY(S)	Materials: concrete.
204 WALKWAY(S)	Materials: concrete.
205 STEP(S)/STAIR(S)	Materials: concrete.
206 MAIN ENTRY	Materials: concrete.
207 PATIO(S)	Materials: concrete.
209 SITE DRAINAGE	Surface and underground drains.
210 SIDING/CLADDING(S)	Materials: stucco.
212 EXTERIOR TRIM	Materials: wood.

SURFACE GRADE, HARDSCAPING AND DRAINAGE

216 SITE GRADING	The grading at the foundation appeared to be adequate to drain excess surface water away from the building, except where noted otherwise in this report.
217 DRIVEWAY(S)	The driveway appeared functional, with some cracks noted [SC] Evidence of ponding water was noted on the driveway. This condition is a slip and fall hazard. We recommend correcting the condition(s) noted.
219 WALKWAY(S)	The walkways appeared functional with cracks noted. [SC] Uneven sections were noted in the walkway surface. This condition is a trip hazard. We recommend correcting the condition(s) noted. [CR] Areas on the walkway(s) at the left side of the home sloped toward the building. This condition is conducive to moisture ponding next to the building. We recommend correcting the condition(s) noted. [SC] Evidence of ponding water was noted on the walkway(s). This condition is a slip and fall hazard. We recommend correcting the condition(s) noted.

220 STEP(S)/STAIR(S)

[SC] There was no handrail on the stairs. This is a safety concern. We recommend correcting the condition(s) noted.



221 GUARDRAIL(S)

The guardrails were functional.

223 MAIN ENTRY

The entry/porch appeared functional.

224 PATIO(S)

The patio appeared functional, with exceptions noted.

[SC] Evidence of ponding water was noted on the patio. This condition is a slip and fall hazard. We recommend correcting the condition(s) noted.

227 SITE DRAINAGE

The exposed areas of the surface drainage system appeared functional

[NOTE] An underground drainage system was installed, it was not water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be noted during adverse weather.

DECKS, PORCHES, BALCONIES, STAIRS, COLUMNS, WALKWAYS, GUARDRAILS AND HANDRAILS

229 WOOD DECK(S)

The wood deck appeared functional, with exceptions noted.

[FE] There was evidence of conditions that require further evaluation by a pest control operator. The independent structural pest inspection report should be reviewed for additional information.

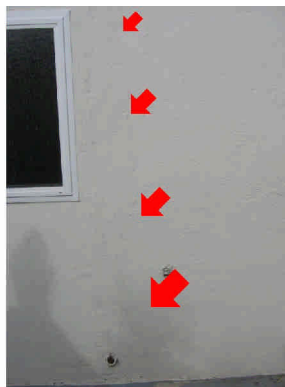
234 GUARDRAIL(S)

The railings appeared functional, with exceptions noted.

[CR] The guard railings were not secure and/or not sturdy. We recommend the railings be reinforced.

WALL CLADDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS AND FASCIAS

238 STUCCO CLADDING



The stucco siding appeared functional, with cracks noted, with exceptions noted.

[FE] The stucco siding was noted as having past repairs. We recommend inquiring about the condition(s) noted.

[CR] This building was built in an era before weep screeds were installed at the bottom edge of the stucco siding, the stucco was extended into the soil or grade. The stucco wicks water up out of the soil. We recommend minimizing moisture around the building to help protect the stucco and the foundation from moisture damage.

247 FLASHING(S)

[CR] There was improper or no metal flashing installed behind the siding and on top of the door/window trim. This condition is conducive to moisture intrusion. We recommend correcting the condition(s) noted.

248 EXTERIOR TRIM

[CR] There were loose/damaged/deteriorated trim materials noted. We recommend correcting the condition(s) noted.

250 FASCIA(S)

[CR] There were damaged/deteriorated fascia materials noted. We recommend correcting the condition(s) noted.

252 COMMENTS

[FE] There was evidence of conditions that require further evaluation by a pest control operator. The independent structural pest inspection report should be reviewed for additional information.

EXTERIOR DOORS AND WINDOWS

253 DOOR(S)

The doors viewed from the exterior appeared functional.

254 WINDOW(S)

[CR] There was cracked/broken glass in the garage window(s). We recommend correcting the condition(s) noted.

[NOTE] The window to house connection/joint is caulked. This seal must be maintained and kept weather tight. Monitoring the area for any moisture evidence is recommended. If any moisture-related conditions are noted, corrective measures should be taken to eliminate the source of the moisture before deterioration results.

OUTSIDE THE SCOPE OF THE INSPECTION

257 FENCING/WALLS/
GATE(S)

[FE] There was evidence of conditions that require further evaluation by a pest control operator. The independent structural pest inspection report should be reviewed for additional information.

SECTION 2

B. The Inspector is not required to:

1. *Inspect* door or window screens, shutters, awnings or security bars
2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety devices
3. Use a ladder to *inspect systems* or *components*

ROOF COVERINGS

SECTION 3

A. Items to be inspected:

1. Covering
2. Drainage
3. Flashing
4. Penetrations
5. Skylights

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ROOF INFORMATION

- 301 INSPECTION METHOD** The inspector walked on the roof and viewed the accessible roofing components.
- 302 ROOF COVERING(S)** Materials: fiberglass/asphalt composition shingles.
- 304 ROOF DRAINAGE** Materials: metal and plastic rain gutters.

ROOF COVERINGS

306 COMP. SHINGLES



[CR] Nail(s) too close to the edge of the shingle(s). We recommend correcting the condition(s) noted.

[CR] Nail(s) driven into the self-sealing strip. Nails are required to be driven just below the sealing strip, not in it. We recommend correcting the condition(s) noted.

[FE] Improper drip edge configuration. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.

316 COMMENTS

[CR] There were voids in different areas around the roof, soffits and trim. This is a way for water, insects, pest and rodents to enter the home. We recommend correcting the condition(s) noted.

ROOF DRAINAGE SYSTEMS

317 ROOF DRAINAGE

[CR] The gutters were damaged/deteriorated. We recommend correcting the condition(s) noted.

[CR] The gutters were rusting in areas. We recommend correcting the condition(s) noted.

[CR] The gutters were filled with debris which restricts proper drainage. We recommend correcting the condition(s) noted.

[SC] Wiring was layed inside the gutters. We recommend correcting the condition(s) noted.

318 DOWNSPOUT(S)

[CR] There were damaged and missing downspout(s). We recommend correcting the condition(s) noted.

[CR] Runoff water from the roof discharged next to the building. We recommend the downspouts be routed sufficiently away from the building to prevent ponding, pooling, and saturation of the soil at the foundation.



FLASHINGS

320 FLASHING(S)



[FE] Face nailing of the flashings was noted. This condition is conducive to moisture intrusion and rusting of nail heads. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.

[FE] The side wall flashing was caulked to the siding. This is an improper installation of the flashing. We recommend a full evaluation and/or correction(s) by an appropriate professional in the appropriate trade.

PENETRATIONS

322 PENETRATION(S) The visible roof penetrations appeared functional.

SECTION 3

B. The Inspector is not required to:

1. Walk on the roof surface if, in the opinion of the *Inspector*, there is risk of damage or a hazard to the *inspector*
2. Warrant or certify that roof *systems*, coverings or *components* are free from leakage

ATTIC AND ROOF FRAMING

SECTION 4

A. Items to be inspected:

1. Framing
2. Ventilation
3. Insulation

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ATTIC/FRAMING INFORMATION

- 401 ATTIC ACCESS(S) Access: 1
Location: hall
Type: hatch in the ceiling.
- 402 ROOF FRAMING Framing types: conventional framing.
- 403 ROOF SHEATHING Materials: wood planks.
- 404 INSULATION Materials: blown-in.
- 405 VENTILATION Vent types: roof, soffit.

FRAMING AND SHEATHING

- 406 ROOF FRAMING The visible areas of the roof framing appeared functional, with exceptions noted.

[FE] Past repairs/structural securing/reinforcement noted. We recommend a full evaluation and/or correction(s) by an appropriate professional in the appropriate trade - a qualified contractor specializing in attic structural framing.



- 411 CEILING JOIST(S) [NOTE] Ceiling joists were not visible due to insulation. Item not part of this inspection.
- 412 ROOF SHEATHING The visible areas of the roof sheathing appeared functional.
- 413 COMMENTS [FE] There was evidence of conditions that require further evaluation by a pest control operator. The independent structural pest inspection report should be reviewed for additional information.

ACCESS OPENING(S) AND ACCESSIBILITY

- 414 ATTIC ACCESS(S) [RU] The attic access opening was smaller than what current standards recommend (22 inches x 30 inches). We recommend upgrading the condition(s) noted.

The attic space was restricted by framing and/or vaulted ceilings. The attic examination was limited to the accessible areas. The attic examination was conducted from the opening only due to limited access.

VENTILATION

- 416 VENTILATION [RU] The attic had minimal ventilation. This condition is conducive to moisture build-up in the winter and excess heat build-up in the summer. We recommend correcting the condition(s) noted.

[CR] There were damaged/deteriorated ventilation screens. This condition may allow insects, birds, rodents or other animals to enter the attic space. We recommend correcting the condition(s) noted.

[CR] The vents were blocked by the insulation. This restricts proper ventilation. We recommend correcting the condition(s) noted.

INSULATION

- 418 INSULATION The visible attic insulation appeared functional.

SECTION 4

B. The Inspector is not required to:

1. *Inspect* mechanical attic ventilation systems or components
2. *Determine* the composition or energy rating of insulation materials

PLUMBING

SECTION 5

A. Items to be inspected:

1. Water supply piping
2. Drain, waste and vent piping
3. Faucets and fixtures
4. Fuel gas piping
5. Water heaters
6. Functional flow and functional drainage

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

PLUMBING SYSTEM INFORMATION

- | | |
|---------------------|--|
| 501 MAIN WATER LINE | Materials: copper piping. |
| 502 WATER SHUTOFF | The main water shutoff valve was located at the front of the building. |
| 503 WATER PIPING | Materials: copper piping, where visible, in crawl space, under sink(s), at the water heater. |
| 504 WASTE LINES | Materials: ABS black plastic piping, copper piping, cast iron piping where visible, under sink(s), in crawl space. |
| 505 GAS SHUTOFF | The gas meter and shutoff valve are located at the right side of the building. |

WATER SUPPLY PIPING

- | | |
|-------------------|--|
| 506 WATER SHUTOFF | The main water shutoff valve appeared functional, no leakage noted. We do not operate these devices. The main water shutoff valves are outside the scope of the inspection and are not tested. |
| 507 WATER PIPING | <p>[CR] There was corrosion noted in the crawlspace area. We recommend correcting the condition(s) noted.</p> <p>[CR] Copper and dissimilar metal were in contact with each other. This condition can lead to corrosion/electrolysis between these dissimilar metals. We recommend correcting the condition(s) noted.</p> <p>[CR] There were un-insulated water supply pipes. All exposed water supply pipes, hot or cold should be insulated to help minimize heat loose.</p> |



DRAIN, WASTE AND VENT PIPING

508 DRAINS

[SC] Corrugated plastic used as drain piping, this material is not approved for this application, the corrugations trap bacteria. We recommend correcting the condition(s) noted.

[CR] The bathroom sink drain was slow or blocked. We recommend correcting the condition(s) noted.

[CR] There was corrosion noted at bathroom drain piping. We recommend correcting the condition(s) noted.

[NOTE] Evidence of past leakage was noted at the drain pipes. We recommend monitoring this area for future leaks.

509 WASTE PIPING

[NOTE] There was corrosion on the waste piping, no leakage noted. We recommend monitoring the condition(s) noted.

[CR] Improper metal straps used to support the waste piping. We recommend correcting the condition(s) noted.

[CR] The trap located under sinks had more than one slip joint on outlet side of trap. This is conducive to loosening and leakage. We recommend correcting the condition(s) noted.

510 VENT PIPING

The visible areas of the vent pipes appeared functional.

FAUCETS AND FIXTURES

512 SINK FAUCET(S)

The faucet(s) and piping appeared functional. with signs of aging/wear.

513 HOSE FAUCET(S)

[FE] There was no water flow at one or more of the hose faucet(s). We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade - qualified licensed plumber.

514 SINK(S)

[CR] The kitchen and bathroom sinks were not sealed to the wall/counter, causing leakage. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.

[CR] There was a leak noted at the kitchen and bar sink piping and/or fixture. We recommend correcting the condition(s) noted.

515 TOILET(S)

[CR] There was moisture staining noted around the upstairs toilet. We recommend locating and correcting the source as well as any damaged materials.

[CR] The upstairs toilet was loose on the floor and area tested moist. We recommend correcting the condition(s) noted.

[CR] The water supply shutoff under toilet(s) were damaged/corroded. We recommend correcting the condition(s) noted.

[CR] The downstairs toilet tank was loose on the bowl. We recommend correcting the condition(s) noted.

518 TUB(S)/SHOWER(S)

[FE] Excessive caulking was noted at areas within the tub/shower area. This may indicate leakage into conceal spaces behind the tub/shower walls. Moisture causes damage to subsurface areas and can lead to bio-organic growth within the walls. We recommend a full evaluation by a qualified contractor specializing in bathroom shower/tub moisture intrusion/investigation and remediation.



[CR] The tub overflow drain cover was upside-down, this condition is a potential leak if the tub is filled to this level. We recommend correcting the condition(s) noted.

[CR] The tub-to-shower diverter failed to divert the water flow to the showerhead. We recommend correcting the condition(s) noted.

[CR] Area(s) within the tub/shower were not properly sloped to drain at window sill(s), pony wall(s). This is conducive to moisture intrusion into concealed areas and indicative of an improper installation. We recommend correcting the condition(s) noted.

520 SHOWER(S)



[FE] The grout/caulking was cracked and/or missing. Darker/discolored row of tiles noted at bottom of wall(s) and hollow tiles noted. This is conducive to moisture intrusion/damage into subsurface concealed areas such as the walls/floors. We recommend a full evaluation by a qualified contractor specializing in bathroom shower/tub moisture intrusion/investigation and remediation.

[FE] Hollow and/or loose tile assembly at window sill noted. This is indicative of water intrusion into the area. We recommend a full evaluation and/or correction(s) by an appropriate professional in the appropriate trade.

[FE] There was no flow at the shower. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.

[CR] The shower head was loose/leaking. This is conducive to water entry into concealed places. We recommend correcting the condition(s) noted.

- 521 ENCLOSURE(S) [CR] There was leakage from the shower enclosure. We recommend correcting the condition(s) noted.
- [CR] The shower enclosure was corroded/damaged. We recommend correcting the condition(s) noted.
- [CR] The enclosure door(s) were difficult to operate. We recommend correcting the condition(s) noted.
-

FUEL GAS PIPING

- 523 GAS SHUTOFF [RU] The supply shutoff appeared functional, we do not operate these devices. There is no emergency shutoff wrench present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.
- 524 GAS PIPING The visible areas of the gas piping appeared functional.
-

WATER HEATER INFORMATION

- 527 LOCATION(S) The water heater was located in downstairs closet.
- 528 BRAND NAME(S) Reliance.
- 529 APPROX. AGE(S) 1990's.
- 530 SIZE / GALLONS 40 gallon.
- 531 ENERGY TYPE(S) Natural gas.
-

WATER HEATER CONDITIONS

- 533 VENTING SYSTEM(S) [SC] The flue vent piping was close to combustible materials. This condition is a fire hazard. We recommend correcting the condition(s) noted.
- [SC] Duct tape was wrapped around the exhaust vent pipe. This condition is a fire hazard. We recommend correcting the condition(s) noted.
- 534 SUPPLY PIPING The water shutoff valve appeared functional, with exceptions noted.
- [CR] The water heater was connected to the water supply using rigid pipe. The present standards call for the use of flexible connectors. We recommend correcting the condition(s) noted.
- [RU] The shutoff valve and visible water supply connectors were not insulated. We recommend insulating the exposed water piping to minimize heat loss.
- 535 "T & P" VALVE(S) [SC] There was no temperature & pressure relief valve and discharge line installed. We recommend installing an approved T&P valve and discharge line that extends to the exterior and terminates close to the ground facing downward.
- 537 SEISMIC BRACING [SC] The water heater was not double strapped and stabilized/blocked as required by the State Architect to resist movement. We recommend correcting the condition(s) noted.
-

- 538 COMBUSTION AIR A combustion air supply for the water heater was present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.
- 539 ENERGY SUPPLY(S) [SC] The flexible gas connector was damaged/deteriorated. We recommend correcting the condition(s) noted.
- 543 COMMENTS [NOTE] The water heater was an older functioning unit. We recommend budgeting for a replacement.
- [NOTE] Illustrations and guidelines for proper water heater bracing can be found at http://www.seismic.ca.gov/HOG/waterheaterbracing_08-11-04.pdf.
- [FE] Given the condition(s) noted above. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade - a licensed qualified plumber.

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE

- 544 FUNCTIONAL FLOW A number of fixtures were operated simultaneously with a functional water flow.
- 545 FUNCTIONAL DRAINAGE [NOTE] Underground sewer lateral failure may result from tree root infiltration or deterioration due to age. Even new home sewer laterals have failed upon initial use due to accidental blockage from construction debris or inadequate/improper installations. Sewer lateral failure can lead to a back-up of raw sewage into the home's interior resulting in expensive corrective work. Many municipalities now require scoping in homes over 25 years old prior to property ownership transfer. Due to the age of the property it is recommended that the home's sewer lateral be video tested by a qualified underground pipeline contractor if that has not been recently done.

CROSS-CONNECTIONS

- 547 CROSS-CONNECTIONS There were no visible cross-connections between the potable and non-potable water at the fixtures or faucets.

SECTION 5

B. The Inspector is not required to:

1. Fill any *fixture* with water, *inspect* overflow drains or drainstops, or evaluate backflow *devices*, waste ejectors, sump pumps or drain line cleanouts
2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or determined if the fuel gas system is free of leaks
5. *Inspect* wells or water treatment *systems*

ELECTRICAL

SECTION 6

A. Items to be inspected:

1. Service equipment.
2. Electrical panels.
3. Circuit wiring.
4. Switches, receptacle outlets and lighting *fixtures*.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ELECTRICAL SERVICE INFORMATION

- | | |
|---------------------|--|
| 601 SERVICE TYPE | Overhead. |
| 602 MAIN PANEL | Located at the front of the building. |
| 603 SERVICE RATING | 120/240 volt system, rated at 100 Amperes. |
| 606 DISCONNECT TYPE | Circuit breakers. |

SERVICE EQUIPMENT

- | | |
|--------------------|---|
| 607 SERVICE WIRING | The overhead service wires and weatherhead appeared to be functional. |
|--------------------|---|

SERVICE EQUIPMENT AND GROUNDING

- | | |
|---------------|--|
| 611 GROUNDING | [FE] The grounding connection(s) were not visible/located. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade - a qualified licensed electrician. |
|---------------|--|

DISTRIBUTION PANELS

- | | |
|----------------|--|
| 613 MAIN PANEL | <p>[SC] A Zinsco or Sylvania-Zinsco electrical panel is installed in this building. We do not remove the deadfront cover to inspect these panels due to possible personal injury. Serious electrical hazards may be present in the electrical panel which could result in overheating, fire, or inability to turn off the electrical power in the home. A visual inspection cannot determine if these panels and breakers are performing to their original design specifications.</p> <p>A licensed electrician who is familiar with this equipment should be called to inspect the panel for immediate fire and shock hazards. Regardless of its visually apparent condition -- we recommended that this equipment be replaced. Significant expense may be involved. Additional information about this hazards is available at:</p> <p>www.inspect-ny.com/electric/Zinsco.htm
http://home.comcast.net/~randybirzer/photos.htm</p> |
|----------------|--|

SUBPANEL INFORMATION

- 615 LOCATION Located in the closet.
- 616 PANEL RATING Label was not visible or not present.
- 617 DISCONNECT TYPE Circuit breakers.

SUBPANEL CONDITIONS

- 618 ELECTRIC PANEL [SC] A Zinsco or Sylvania-Zinsco electrical panel is installed in this building. We do not remove the deadfront cover to inspect these panels due to possible personal injury. Serious electrical hazards may be present in the electrical panel which could result in overheating, fire, or inability to turn off the electrical power in the home. A visual inspection cannot determine if these panels and breakers are performing to their original design specifications.
- A licensed electrician who is familiar with this equipment should be called to inspect the panel for immediate fire and shock hazards. Regardless of its visually apparent condition -- we recommended that this equipment be replaced. Significant expense may be involved. Additional information about this hazards is available at:
- www.inspect-ny.com/electric/Zinsco.htm
<http://home.comcast.net/~randybirzer/photos.htm>

WIRING TYPES AND METHODS

- 621 WIRING TYPE(S) Wiring method(s): non-metallic sheathed cable, conduit, cloth sheathed cable.
- 622 CIRCUIT WIRING [SC] There was improper wiring in the form of open junction boxes with exposed wire connections, splices in wiring that were not contained in approved/covered boxes, nonmetallic wiring exposed to human contact and/or mechanical damage, damaged and/or deteriorated sections of wire. We recommend correcting the condition(s) noted.
- [SC] Cover plates were damaged/missing: receptacle, cable. We recommend correcting the condition(s) noted.
- 623 COMMENTS [RU] At least a couple of the receptacles in the house were the older 2 prong, no grounding type. Grounding of receptacles (3-prong type) was not required before about 1960. Grounding is a safety feature that provides protection in the event of a fault. It is recommended that you consider upgrading to grounded receptacles for any area that you may be using a grounded type appliance, (appliances with 3 prong plugs.)
- When a three wire grounded outlet is needed, the first thing that should be determined is whether or not a ground wire exists in the circuit and whether or not the ground wire is properly grounded. If armored cable is in use, it may be possible in some cases to use the armored sheathing for grounding purposes, (check first with your electrician.) It was common in the 1950's and early 60's for a cable assembly with a grounding conductor to be installed for a two wire ungrounded receptacle. An electrician can easily determine this. If a grounding conductor exists, it must be used when installing a three-wire outlet. (It is unsafe to use 2 prong to 3 prong receptacle adapters that have a wire ground lead.)
- [FE] Zinsco or Federal Pacific(FPE) electrical panel was noted in building. We do not remove the deadfront cover of these panels due to possible personal

injury. No comments can be made about the wiring types & methods used. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade - a licensed electrician familiar with these types of panels/systems.

SWITCHES, RECEPTACLE OUTLETS AND LIGHT FIXTURES

625 SWITCHES

[CR] One or more switches did not appear to control any devices/fixtures. This may be due to bad switches, bad fixtures/devices and/or wiring. It is beyond the scope of this inspection to determine why a switch is inoperative. We recommend owner demonstrate that all switches are operational before your final purchase decision.

626 RECEPTACLE(S)

[CR] There was no power at one or more of the receptacles. We recommend correcting the condition(s) noted.

[SC] The accessible receptacles were found to have open ground connections, reversed polarity connections, We recommend correcting the condition(s) noted.

[CR] Receptacle outlets were covered/coated/painted over. We recommend correcting the condition(s) noted.

627 LIGHT(S)/FIXTURE(S)

[NOTE] Photoelectric cells prevented testing of some exterior lighting.

[CR] One or more lights did not function. This may be due to bad bulbs, bad fixtures and/or wiring. It is beyond the scope of this inspection to determine why a fixture/light is inoperative. We recommend owner demonstrate that all lights/fixtures are operational before your final purchase decision.

[CR] One or more light globes were missing. We recommend correcting the condition(s) noted.

EXHAUST FAN(S): [CR] One or more exhaust fans improperly terminated into the attic. This is conducive to moisture conditions; these should terminate to the exterior. We recommend correcting the condition(s) noted.

628 GFCI DEVICE(S)

[RU] We recommend upgrading to GFCI protected circuits in the following areas: bathroom(s), exterior, All kitchen countertop receptacles, wet bar, garage.

630 COMMENTS

[NOTE] All material defects noted in the Electrical section of this report should be evaluated and/or repaired only by a licensed and qualified electrician.

SECTION 6

B. The Inspector is not required to:

1. Operate circuit breakers or circuit interrupters.
2. Remove cover plates.
3. Inspect de-icing systems or components
4. Inspect private or emergency electrical supply systems or components

HEATING AND COOLING SYSTEMS

SECTION 7

A. Items to be inspected:

1. Heating equipment.
2. Central cooling equipment.
3. Energy source connections.
4. Combustion air and exhaust vent systems.
5. Condensate drainage.
6. Conditioned air distribution systems.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING SYSTEM INFORMATION

701 LOCATION(S)	The unit was located in the crawl space.
702 BRAND	Bryant.
703 APPROX. AGE	2000's.
704 TYPE & FUEL	Forced air natural gas fired system.
705 APPROX. BTU(S)	60-70,000 btu's.

HEATING EQUIPMENT AND OPERATION

707 SUPPLY PLENUM(S)	[CR] There were air leaks and conditioned air was escaping. We recommend correcting the condition(s) noted.
708 HEATING UNIT(S)	The furnace was functional.
709 BURNER(S)	The burner flame(s) appeared typical for this type of unit.
710 HEAT EXCHANGER(S)	[NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.
711 BLOWER / FILTER(S)	[CR] The filter was dirty which blocks the air flow. We recommend the filter be cleaned or replaced. [CR] The air filter was not secured in place, this condition allows dirt and debris to be drawn up into the system which in turn lowers the systems efficiency. We recommend correcting the condition noted and having the system cleaned and serviced by an appropriate professional in the appropriate trade.

712 RETURN PLENUM(S)



[CR] The return air plenum was dirty. We recommend cleaning this area of all dirt and/or debris.

[CR] The duct was disconnected and the plenum had a large hole in it and air from the crawlspace was entering into the return plenum. We recommend correcting the condition(s) noted.

713 COMBUSTION AIR

The combustion air supply for the furnace appeared adequate.

714 VENTING SYSTEM(S)

[SC] The vent was covered with insulation. This is a fire hazard. We recommend correcting the condition(s) noted.



715 THERMOSTAT(S)

The thermostat was operated and the system responded.

ENERGY SOURCE CONNECTIONS

727 HEATING EQUIPMENT
ENERGY SOURCE
CONNECTIONS

The gas shutoff valve and flexible gas connector appeared functional.

CONDITIONED AIR DISTRIBUTION SYSTEMS

732 DUCT TYPE(S)

Flexible ducting and, Metal ducts covered with fiberglass insulation.

733 DUCT CONDITIONS

[CR] Some of the conditioned air ducts were dented/damaged, there were conditioned air ducts that have come apart, the insulation on the conditioned air ducts was damaged and/or in poor condition We recommend correcting the condition(s) noted.

[FE] The metal ducting was rusted in areas. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.

[FE] There were damaged conditioned air ducts that appeared to be manufactured with a material that may contain asbestos. We recommend a full evaluation and/or corrections by an appropriate professional in the

appropriate trade.

734 VENT(S) & GRILL(S)

There was air movement from the air register(s)/grill(s), with exceptions noted.

[FE] There was uneven heat distribution noted in the building. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.

SECTION 7

B. The Inspector is not required to:

1. *Inspect* heat exchangers or electrical heating elements.
2. *Inspect* non-central air conditioning units or evaporative coolers.
3. *Inspect* radiant, solar, hydronic or geothermal *systems* or *components*.
4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system.
5. *Inspect* electronic air filtering or humidity control *systems* or *components*.

BUILDING INTERIOR

SECTION 9

A. Items to be inspected:

1. Walls, ceilings and floors.
2. Doors and windows.
3. Stairways, handrails and guardrails.
4. *Permanently installed* cabinets.
5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers and food waste disposers.
6. Absence of smoke alarms.
7. Vehicle doors and openers.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

BUILDING INTERIOR INFORMATION

901 ROOMS INSPECTED All.

905 COMMENTS [SC] Home's built before 1978 may have products in them that contain some amounts of asbestos or lead, determining the presence of these products is beyond the scope of this report.

[SC] The sleeping room windows in this building may have met the building standards at the time of construction. However, the windows do not meet today's standards for emergency egress, due to one or both of the following conditions: The windows are too high above the floor [above the 44" rule], some of them are too small [less than the 5.7 sq. ft. rule]. Upgrading the windows to the present standards is not required, although we do recommend it. We feel it is important that the residents be aware of the conditions stated. Placing climbable furniture in front of windows may be beneficial for emergency egress should the need arise. We also recommend 2nd/3rd story bedrooms retain an Emergency Fire Escape Ladder for egress purposes.

[NOTE] Double-paned windows/doors reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will report the presence of visible condensation, fogging and/or moisture staining noted during the inspection. Unless otherwise noted in the report, no condensation, fogging or stains were present during the inspection.

SMOKE ALARMS

906 SMOKE ALARM(S)

Smoke detectors were noted at;
hallway

[RU] We recommend upgrading to the current building standards and installing smoke detectors in each of the sleeping rooms and areas adjacent to them and in all other locations recommended by the smoke detector manufacturer's installation instructions.

Fig. b24
Smoke-Detector Locations



WALLS, CEILINGS, CLOSETS AND FLOORS

907 WALL(S)/CEILING(S)

The visible areas of the walls and ceiling appeared functional, with signs of aging and wear.

[FE] Past repairs were noted on the wall(s)/ceiling. We recommend inquiring with seller about the condition(s) noted.

[SC] The ceiling over the stairs and in the additional room downstairs was lower than what current standards require. We recommend correcting the condition(s) noted.

908 CLOSET(S)

The closet(s) were functional, with exceptions noted.

[SC] Incandescent lights in closet areas are considered a fire/safety hazard, as globes break and bare light bulbs are a heat source which could ignite stored flammable materials under certain conditions. We recommend correcting the condition(s) noted.

[CR] The lights have the following conditions; One or more light globes are missing. We recommend correcting the condition(s) noted.

909 CARPET FLOORING

The visible areas of the carpet appeared functional, with signs of aging and wear.

911 VINYL FLOORING

[CR] There was a tear in the flooring located downstairs. We recommend correcting the condition(s) noted.

[CR] The vinyl flooring was loose from the floor at the seams. We recommend correcting the condition(s) noted.

912 WOOD FLOORING

The visible areas of the wood flooring appeared functional, with signs of aging and wear, with exceptions noted.

[CR] Moisture/stains and damage were noted on the wood flooring at bathroom(s). We recommend locating and correcting the the source and any damaged materials.

DOORS & WINDOWS

915 INTERIOR DOOR(S)

[CR] One or more door(s) rubbed the jamb/floor. We recommend correcting the condition(s) noted.

916 EXTERIOR DOOR(S)

[CR] There was evidence of moisture intrusion at the base and threshold of the exterior exit door downstairs. We recommend locating and repairing the source and any damaged materials.

[CR] The door lock(s) were difficult to failed to function. We recommend correcting the condition(s) noted.

917 WINDOW(S)

[SC] The frame was loose from the glass in living room, this condition is a potential safety hazard. We recommend correcting the condition(s) noted.

[SC] The sleeping room windows in this building may have met the building standards at the time of construction. However, the windows do not meet today's standards for emergency egress, due to one or both of the following conditions: The windows are too high above the floor [above the 44" rule], some of them are too small [less than the 5.7 sq. ft. rule]. Upgrading the windows to the present standards is not required, although we do recommend it. We feel it is important that the residents be aware of the conditions stated. Placing climbable furniture in front of windows may be beneficial for emergency egress should the need arise. We also recommend 2nd/3rd story bedrooms retain an Emergency Fire Escape Ladder for egress purposes.



SAFETY GLAZING SUBJECT TO HUMAN IMPACT

921 SAFETY GLAZING

There were visible safety glass markings on the glass pane(s) at the locations subject to human impact.

STAIRS, HANDRAILS AND GUARDRAILS

923 STAIRWELL(S)

[SC] There was improper rise/run on steps/stairs, this condition is a trip hazard. We recommend correcting the condition(s) noted.

[SC] The under-stair fire protective barrier was compromised. We recommend correcting the condition(s) noted.

- 924 HANDRAIL(S) [SC] The handrail(s) were loose. We recommend correcting the condition(s) noted.
- [SC] The handrail(s) did not have "returns" to the wall to prevent the catching of clothing, bags, etc. We recommend correcting the condition(s) noted.
- 925 GUARDRAIL(S) [SC] There were no guardrails where needed at the additional room in the bottom floor. We recommend correcting the condition(s) noted.
- 926 COMMENTS:



CABINET AND COUNTERTOP SURFACES

- 927 CABINET(S) [FE] Under kitchen sink there was evidence of moisture stains/damage in the cabinet. We recommend locating and correcting the source and any damaged materials.
- 928 COUNTERTOP(S) [CR] The bar downstairs countertop was loose on the cabinet. We recommend correcting the condition(s) noted.

KITCHEN APPLIANCE & COMPONENT INFORMATION

- 930 COOKTOP(S) A gas cooktop/range.
- 931 EXHAUST VENT(S) Up draft system.
- 932 OVEN(S) Gas oven.
- 933 DISHWASHER(S) Not present.
- 934 DISPOSAL(S) 1 present.
- 935 MICROWAVE(S) Not present.
- 939 REFRIGERATOR(S) Present.

KITCHEN APPLIANCE & COMPONENT CONDITION

- 944 COOKTOP(S) [SC] The stove was missing a gas pressure regulator. This is a safety hazard. We recommend correcting the condition(s) noted.
- 945 EXHAUST VENT(S) [CR] The exhaust vent was disconnected. We recommend correcting the condition(s) noted.
- [CR] The light failed to function. We recommend correcting the condition(s) noted.

- 946 OVEN(S) The oven was an older functional unit. We recommend budgeting for replacement.
- 948 GARBAGE DISPOSAL(S) [CR] The disposal failed to function. We recommend correcting the condition(s) noted.
[SC] There was improper/ damaged wiring to the disposal. We recommend correcting the condition(s) noted.
- 952 REFRIGERATOR(S) [FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional regarding the operation and maintenance of this system.

LAUNDRY COMPONENT & EQUIPMENT INFORMATION

- 960 WASHER SERVICE Present.
- 961 DRYER SERVICE The dryer hookup appeared to be for a gas unit only.
- 962 DRYER VENT(S) Present.

LAUNDRY COMPONENT & EQUIPMENT CONDITION

- 963 WASHER SERVICE The laundry faucets were functional, no visible leaks, no machine connected. We do not operate the faucets.
[NOTE] The drain pipe installed for the washing machine was smaller than the 2" inch diameter now required. Newer more powerful laundry machines may cause the pipe to overflow when draining.
- 964 DRYER SERVICE The dryer hookup appeared to be for a gas unit only.
[FE] The washer/dryer hookup connections were not fully visible due to obstructions present. We recommend inquiring about the condition(s) noted.
- 965 DRYER VENT(S) [CR] The dryer vent hood was not sealed to the exterior wall. This condition is conducive to moisture intrusion and deterioration. We recommend correcting the condition(s) noted.
[CR] The dryer vent duct was routed in a flex type material. This type of material is not rated to pass through walls. We recommend correcting the condition(s) noted.

GARAGE COMPONENT & EQUIPMENT INFORMATION

- 967 TYPE & LOCATION(S) Garage; attached, but with no direct access.
- 969 GARAGE DOOR(S) Door types: automatic.

GARAGE COMPONENT & EQUIPMENT CONDITION

971 GARAGE FLOOR(S)

The visible areas of the garage floor appeared functional, with cracks present.

[SC] Evidence of ponding water was noted on the garage floor. This condition is a slip and fall hazard. We recommend correcting the condition(s) noted.

[CR] There was evidence of a moisture condition in the garage floor. We recommend locating and correcting the source as well as any damaged materials.



972 GARAGE DOOR(S)

[CR] The mounting hardware was missing. We recommend correcting the condition(s) noted.

[CR] The garage door would not lock. We recommend correcting the condition(s) noted.

973 DOOR OPENER(S)

[CR] The garage door opener(s) failed to function. We recommend correcting the condition(s) noted.

[SC] The door opener was not properly mounted. We recommend correcting the condition(s) noted.

[SC] Power was supplied to the garage door opener via an extension cord. This condition is a safety hazard. We recommend correcting the condition(s) noted.

[CR] The garage door opener was installed in a less than professional manner. We recommend correcting the condition(s) noted.

974 FIRE WALL(S)

[SC] There were holes noted in the fire-resistive wall(s) between the garage and living space. We recommend correcting the condition(s) noted.

976 COMMENTS

[FE] There were water stain(s) on the wall(s)/ceiling. The area tested dry during the inspection. We recommend locating and repairing the source and any damaged materials.

[FE] There was evidence of conditions that require further evaluation by a pest control operator. We recommend a full evaluation and/or correction(s) by an appropriate professional in the appropriate trade.

[FE] We recommend the garage door/opener system be evaluated and serviced by a contractor specializing in garage door/opener systems.

SECTION 9

B. The Inspector is not required to:

1. *Inspect* window, door or floor coverings.
2. *Determine* whether a *building* is secure from unauthorized entry.
3. *Operate* or test smoke alarms or vehicle door safety devices.
4. Use a ladder to *inspect systems or components*.

TIPS ON SELECTING A TRADESPERSON OR PROFESSIONAL TO HELP PERFORM NEEDED SERVICES FOR YOUR HOME

Check with the State Registration Board to determine if the type of service you need requires a person licensed in that field to perform the work. (Example: Plumbing work requires a licensed plumber, electrical work requires a licensed electrician, etc.)

If you're not sure what type of professional or tradesperson you need to perform the required service, call someone in a related field and ask them what type of professional or tradesperson would perform the type of service you need. If you still can't determine what type of person to contact, perform a search on the Internet & Yellow Pages under general contractors, call a couple and see if they can direct you to the appropriate type of tradesperson or professional.

Once you have established the type of tradesperson or professional that can suit your needs, you should develop a list with three or four names on it. This list can be developed by several methods:

1. Check with friends, associates and relatives to determine if they have ever used the services of this type of tradesperson or professional and whether or not they were satisfied with the company or individual they used.
2. Ask the local Chamber Of Commerce for the names of Chamber members who perform those services.
3. Check the Yellow Pages & do a search on the Internet (try <http://www.angieslist.com/>)
4. In some cases, when you need to have something installed such as roofing shingles, or vinyl siding, the manufacturer or distributor of those products may have a certified or approved list of installers. When you have compiled your list, call or write the Better Business Bureau or the Attorney General's Consumer Hotline to see if there are any reported complaints against anyone on your list.

Finally, contact the people or companies on your list. Don't let fees or price alone determine who you hire. Check on experience, qualifications, insurance and references.

[NOTE] This information is provided as a guideline only; there may be other methods more suitable for choosing a tradesperson or professional. Solid Foundation Home Inspection Service, its owners, officers and employees are not responsible for the actions, performance, or lack of performance of tradespersons or professionals that may be called upon to perform services at this home.