

AN IMPORTANT NOTE ABOUT COMMENTS IN BOLD TYPE

FOR YOUR CONVENIENCE, AN ATTEMPT HAS BEEN MADE TO HIGHLIGHT ITEMS THAT MAY BE OF IMMEDIATE IMPORTANCE TO YOU AND YOUR AGENT. WE STRONGLY URGE YOU TO READ THIS REPORT IN ITS ENTIRETY AS YOU MAY DEEM SOME COMMENTS THAT ARE NOT PRINTED IN BOLD TO BE OF GREAT IMPORTANCE.

CLIENT & INSPECTION INFORMATION

INSPECTION LOCATION: 7884 Jon Way.
CITY/STATE/ZIP: Granite Bay, CA
CLIENT'S NAME: Tony Wood.
MAILING ADDRESS: 1687 Eureka Road Ste. 100.
CITY/STATE/ZIP: Roseville, CA 95661.
PHONE #: 677-8134.
FAX #: 677-8199.
DATE OF INSPECTION: April 5, 2002.
TIME OF INSPECTION: 7:30 am.
CLIENT'S AGENT: Tony Wood.
BROKERAGE: TRI Commercial.
AGENT'S PHONE: 677-8134.

GENERAL PROPERTY INFORMATION

AREA AND OCCUPANCY

AREA: Suburbs.
PROPERTY OCCUPIED?: Yes.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Buyer, Homeowner, Homeowners spouse.
PROPERTY OPENED BY: Homeowner.

CLIMATIC CONDITIONS

TEMPERATURE: 55 Degrees.
CONDITIONS: Overcast.
SOIL CONDITIONS: Damp.

BUILDING CHARACTERISTICS

ESTIMATED AGE OF HOUSE: 23 years old.
BUILDING TYPE: Single Family Dwelling.
STORIES: 1
FOUNDATION TYPE: Raised foundation.

UTILITY SERVICES

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

GROUND

TOPOGRAPHY

LOT TYPE: Flat lot. **NOTE:** Your inspector is not qualified to determine the makeup of the soil. If soil stability or expansive soil conditions are a concern, please consult a Geotechnical Engineer.

RETAINING WALLS: None.

ROOF DRAINAGE: Use of downspouts is good.

FOUNDATION DRAINAGE: Negative grade noted. Grading should be altered or underground drainage installed in order to lead water away from the foundation.

UNDERGROUND DRAINAGE: Underground drainage found. The testing of underground drainage systems is beyond the scope of this inspection. Please ask owner about condition or perform your own testing before the close of escrow. It is further recommended that any underground drainage system be flushed at least once a year.

REMARKS: There is no substitute for living in a home through a variety of seasonal conditions. We make no guarantees as to the adequacy of the drainage. Please ask sellers to disclose any known drainage issues.

LANDSCAPING

TREES: General condition is Good.

SHRUBBERY: General condition is Good.

FRONT LAWN: General condition is Good.

BACK LAWN: General condition is Good.

SPRINKLERS: The sprinkler system was tested using the manual actuators to determine if the house is being sprayed or there are any leaks visible from the valve location. The adequacy of the system or sprinkler coverage/adjustment is not addressed. Testing of the timer is beyond the scope of this inspection. If you have further concerns, we recommend consulting a landscape specialist or operating with the sellers again prior to move in to determine zones and watering times and proper function.

REMARKS: Landscaping and the testing of irrigation systems are beyond the scope of a whole house inspection. Evaluation is done as a courtesy only. If you have further concerns, we recommend consulting a landscape specialist and/or operating the irrigation system with the sellers again prior to move-in to determine coverage, zones and watering times.

FENCING

TYPE: Wood: General condition is Good.

FENCE POSTS: Loose fence posts noted. This is a typical fence maintenance item.

GATE: Right Gate function Fair; Gate sticks on the house and is difficult to operate. This is a typical fence maintenance item.

DRIVEWAYS/WALKWAYS

DRIVEWAY:

Concrete-General condition is Good. Normal settling cracks were noted.

WALKWAYS:

Concrete-General condition is Good. Normal settling cracks were noted.

POOL/SPA

POOL SURFACES

POOL SURFACE

Good.

LEAKS:

None found. NOTE: Leaks in the pool are difficult or impossible to detect and are beyond the scope of this inspection.

COPING

General condition is good.

POOL SAFETY

DIVING BOARD

Many pools that have diving boards do not have adequate depths or clearances for safe diving. Several studies have found that the average pool presents the danger of serious injury to the diver. The verification of the adequacy of the pool design is beyond the scope of a home inspection.

SAFETY FENCE:

Due to the presence of a pool, the gate should be fitted with hardware to make it self closing and latching. This is a child safety and liability issue. Suggest installing specialized alarms (available at pool supply) on all exterior doors that provide access to pool area or a safety cover. Surface and underwater pool alarms are also suggested. The underwater variety is the most reliable. These alarms will provide child safety and is an alternative to installing a separate safety fence completely enclosing the pool.

PUMPING EQUIPMENT

CIRCULATION PUMP:

Appears serviceable and functional.

SWEEP PUMP:

Appears serviceable and functional.

FILTERING EQUIPMENT

FILTER:

The filter appears to be serviceable and functional.

CLEANING EQUIPMENT

The mechanical pool cleaning unit shows wear in the drive mechanism and may need repair in the near future.

HEATING EQUIPMENT

HEATER

No leaks were observed in the solar heating system. The complete evaluation of the solar water heating is beyond the scope of this inspection. Suggest asking seller for further information and/or consulting a solar heating expert.

ELECTRICAL

LIGHTS/MISC:

Appears serviceable and functional. The remote switches appear operational.

CIRCULATION TIMER

Appears to be serviceable and functional.

SWEEP TIMER

The sweep timer appears to be operational.

ELECTRICAL SAFETY

EQUIPMENT ELECTRICAL SAFETY:

GFI protection for the pool light and outlet was found inoperative. This is a safety concern. Recommend correcting before using pool.

SPA SURFACES

SPA SURFACE COPING

Good.
General condition is good.

SPA SAFETY

SAFETY FENCE:

Consideration should be given to the installation of a safety cover that would preclude the need for a safety fence and gate. This is a child safety and liability issue.

PUMPING EQUIPMENT

CIRCULATION PUMP: SPA PUMP: BLOWER

Appears serviceable and functional.
Appears serviceable and functional.
Blower appears to be serviceable and functional.

FILTERING EQUIPMENT

FILTER:

The filter appears to be serviceable and functional.

HEATING EQUIPMENT

HEATER

Gas: Appears serviceable and functional.

ELECTRICAL

LIGHTS/MISC: EQUIPMENT ELECTRICAL SAFETY:

Appears serviceable and functional.
The equipment appears to be properly bonded and the pool light is GFI protected.

BUILDING EXTERIOR

EXTERIOR STRUCTURE

PAINT/STAIN CONDITION:

The exterior is freshly painted. While this is a very desirable feature, it may have masked otherwise noticeable structural deficiencies.

SIDING CONDITION:

Wood siding appears to be in good overall condition.

MOLDINGS & TRIM CONDITION:

General condition is good.

TRIM AND PAINT CONDITION:

Intact.

EAVES/OVERHANGS CONDITION:

General condition is good.

WINDOW FRAME CONDITION:

Good.

CAULKING CONDITION:

Good.

REMARKS:

Please refer to your pest report for further information regarding the condition of your siding, trim and other wood materials. Your pest inspector is the authority in this area.

FRONT PORCH

TYPE: Wood. General condition is Good. Please refer to your pest report for further information regarding this condition and other possible related items. Your pest inspector is the authority in this area.

FRONT DOOR: The door is functional.

DOOR BELL: Installed and working.

PORCH LIGHT: Appears serviceable and functional.

PATIO

TYPE: Wood-General condition is fair. Fungal growth noted. See pest report regarding this condition.

REAR DOOR: The patio door appears serviceable and functional.

GFI OUTLETS: GFCI protected outlets were not required at this location at the time of construction. Consideration should be given to upgrading with GFCI protected outlets to meet modern safety standards.

PORCH LIGHT: In working order.

STAIRS: The riser/tread ratio is Good.

RAILINGS: General condition is fair. Material deterioration noted.

DECK

TYPE: Location: Off loft.
Wood deck is intact. Please refer to your pest report for further information regarding this condition and other possible related items. Your pest inspector is the authority in this area.

REAR DOOR: Appears serviceable and functional.

GFI OUTLETS: GFI protection is provided to this location.

LIGHTING: In good working order.

RAILINGS: The railings appear to be serviceable and functional.

ROOFING

GENERAL ROOFING CONDITION

INSPECTION METHOD: Viewed from the ground. Seller would not allow inspector to walk the roof.

ROOFING MATERIAL: Tile. Some of the tiles have broken corners. This is a common condition and does not impair water shedding ability.

ROOFING CONDITION: The roof appears to be in good to fair condition. Roof deflection was noted at the eaves. This appears to be a cosmetic issue. For absolute certainty a structural engineer should be consulted or the structural engineer who oversaw the re-roof as there has been a re-roof with concrete tile on a structure originally designed for wood.

RIDGES: The ridges appear to be in good condition.

ROOF PITCH (slope): Pitch is adequate for the type of roofing installed.

ESTIMATED AGE: The roof appears to have been recently renewed.

LIFESPAN: The statistical life average of this roofing product is 20-35 years.

ROOFING LAYERS: One.

ROOF COVERING STATUS: Appears serviceable/within useful life.

ROOF PENETRATIONS: Plumbing vents were noted.

ATTIC VENTS: Yes. Eave vents noted. Roof vents noted.

SKYLIGHTS: Insulated skylights were noted.
ROOF METAL: Appears serviceable and functional.
RAIN GUTTERS: Appears serviceable and functional.

CHIMNEY #1

CONDITION: Intact.
MATERIAL: Rock and Mortar.
RAIN HOOD/SPARK ARRESTOR A combination rain hood/spark arrestor has been installed.
CHIMNEY CAP: A cement chimney cap is installed.
FLUE LINER: The height of the chimney or a covering over the opening made visual inspection impossible=Unable to determine the condition of the flue liner. Suggest a qualified Chimney Sweep be consulted.
CHIMNEY CLEAN: The height of the chimney or a covering over the opening made visual inspection impossible. We were unable to determine the condition of the flue liner. Suggest a qualified Chimney Sweep be consulted.
ROOF JOINT: The height of the roof, roof conditions, or weather conditions made visual inspection impossible. We were unable to determine the condition of the Roof Joint.

GARAGE - CARPORT

GARAGE

GENERAL CONDITION: Appears serviceable and functional.
SIZE Two car.
FLOOR CONDITION: Concrete floor appears to be serviceable. Normal settling cracks were noted. Floor is not fully visible, due to stored items.
FIRE WALL CONDITION: Appears serviceable and functional, Entire wall not visible due to storage of owners possessions.
WINDOWS: Single pane window's condition is Good.

GARAGE DOOR(S)

HOUSE DOOR: Appears serviceable and functional.
MAIN GARAGE DOOR(S): Appears serviceable and functional.
AUTO-DOOR OPENER(S): Automatic door opener(s) is operational. Testing of the remote sender is beyond the scope of this evaluation.
AUTO-REVERSE: Automatic reverse feature, Automatic down-force sensing safety reversing feature did not appear to be operational. Note: This is a safety concern. Recommend correcting. An adjustment MAY be all that is required.

GARAGE ELECTRICAL

ELECTRICAL WIRING: Appears serviceable and functional.
GFI OUTLETS: GFCI protected outlets were not required at this location at the time of construction. Consideration should be given to upgrading with GFCI protected outlets to meet modern safety standards. The weather protective cover is broken/missing. This is a safety concern.

LIGHTING

INTERIOR LIGHTING Appears serviceable and functional.

GARAGE

FLOOR CONDITION: Concrete floor appears serviceable. Normal settling cracks were noted.
FIRE WALL CONDITION: Appears serviceable and functional.

GARAGE ELECTRICAL

GFI OUTLETS: GFI protection is provided to this location.

LAUNDRY

LAUNDRY ROOM

LOCATION: Separate Room.
WASHER HOOKUPS: Appear serviceable and functional.
WASHER DRAIN: Did Not Test. The testing of the washing machine drain is beyond the scope of this inspection.
DRYER POWER SUPPLIES: There is a gas valve present.
GAS SHUTOFF: A hand operated gas valve and flex line are installed.
DRYER VENTING: The dryer appears to be vented to the outside. Detection of blockage in the dryer vent system is beyond the scope of this inspection.
WALL FINISH/CONDITION: Paint is intact. There are obvious cosmetic flaws from the hanging of pictures and/or decorative items.
FLOORING: Vinyl floor covering is intact.
WINDOWS: Dual pane window appears to be in good condition.
DOOR: General condition is good.
LIGHTING: Room lighting is operational.
OUTLETS: Appear to be in good working order. Access to all of the outlets was limited by current use, child protectors or obstruction of furniture. Only the accessible outlets were tested.
GFI OUTLETS: GFCI protected outlets were not required at this location at the time of construction. Consideration should be given to upgrading with GFCI protected outlets to meet modern safety standards.
EXHAUST FAN None.
HEATING DEVICE: No room heating was identified.
CABINETS: General condition is good.
COUNTERTOPS: Tile. General condition is good.
SINK: General condition is good.
FAUCET: Serviceable and functional.
OTHER CONDITIONS: There is a slight plumbing leak in the drain.

KITCHEN

GENERAL KITCHEN CONDITIONS

WALL FINISH/CONDITION:	Paint is intact. There are obvious cosmetic flaws from the hanging of pictures and/or decorative items.
FLOORING:	The tile appears to be serviceable.
WINDOWS:	Dual pane window appears serviceable and functional.
LIGHTING:	Room lighting is operational.
OUTLETS:	Appear to be in good working order. Access to all of the outlets was limited by current use, child protectors or obstruction of furniture. Only the accessible outlets were tested.
GFI OUTLETS:	GFI protection is provided to this location.
HEATING DEVICE:	Heat register(s) noted.
CABINETS:	Serviceable and functional. Viewing below sink area was restricted due to stored items.
COUNTERTOPS:	Tile. Serviceable.
SINK:	Serviceable.
FAUCET:	Serviceable and functional.
PLUMBING LEAKS:	None apparent at this time.

KITCHEN APPLIANCES

DISHWASHER:	The dishwasher was functioning at the time of the inspection.
GARBAGE DISPOSAL:	The disposer was functioning at the time of the inspection.
STOVE (or Cook Top):	Gas: Serviceable and functional. The burners are tested only to determine that they energize or produce a flame.
OVEN:	Gas: Serviceable and functional. The testing of temperature accuracy or timer functions is beyond the scope of this inspection.
GAS SHUTOFF:	Unable to access the gas supply for inspection.
OVEN:	Electric: Serviceable and functional. The testing of temperature accuracy or timer functions is beyond the scope of this inspection.
EXHAUST FAN:	Hood with light: Appears to be functioning normally at this time.
REFRIGERATOR WATER SUPPLY:	A water supply is provided at the refrigerator opening.

INTERIOR ROOMS

ENTRY

WALL FINISH/CONDITION: Paint is intact. There are obvious cosmetic flaws from the hanging of pictures and/or decorative items.

FLOORING: Tile condition is good.

EXTERIOR DOOR: General condition is good.

LIGHTING: Room lighting is operational.

CLOSET STORAGE: There is a closet.

LIVING ROOM

WALL FINISH/CONDITION: Paint is intact. There are obvious cosmetic flaws from the hanging of pictures and/or decorative items.

FLOORING: Carpet shows normal wear associated with a home of this age.

WINDOWS: Dual pane window appears serviceable and functional.

LIGHTING: Ceiling fan is installed. Room lighting is operational.

OUTLETS: Appear to be in good working order. Access to all of the outlets was limited by current use, child protectors or obstruction of furniture. Only the accessible outlets were tested.

HEATING DEVICE: Heat register(s) noted.

FIREPLACE: Please refer to the heating section of this report.

DINING AREA

WALL FINISH/CONDITION: Paint is intact. There are obvious cosmetic flaws from the hanging of pictures and/or decorative items.

FLOORING: Carpet shows normal wear associated with a home of this age.

WINDOWS: Dual pane window appears serviceable and functional.

LIGHTING: Room lighting is operational.

OUTLETS: Appear to be in good working order. Access to all of the outlets was limited by current use, child protectors or obstruction of furniture. Only the accessible outlets were tested.

HEATING DEVICE: Heat register(s) noted.

FAMILY ROOM

WALL FINISH/CONDITION: Paint is intact. There are obvious cosmetic flaws from the hanging of pictures and/or decorative items.

FLOORING: Carpet shows normal wear associated with a home of this age. Tile condition is good.

WINDOWS: Dual pane window appears serviceable and functional.

EXTERIOR DOOR: General condition is good. Patio door. General condition is good.

LIGHTING: Room lighting is operational.

OUTLETS: Appear to be in good working order. Access to all of the outlets was limited by current use, child protectors or obstruction of furniture. Only the accessible outlets were tested.

HEATING DEVICE: Heat register(s) noted.

HALLWAY

WALL FINISH/CONDITION:	Paint is intact. There are obvious cosmetic flaws from the hanging of pictures and/or decorative items.
FLOORING:	Carpet shows normal wear associated with a home of this age.
LIGHTING:	Room lighting is operational.
CLOSET STORAGE:	There is a closet. The floor sliding guide is not installed or is broken.
SMOKE DETECTOR:	Appears serviceable and functional. The smoke detector is chirping. This generally indicates that the battery needs replacement.

LOFT

WALL FINISH/CONDITION:	Paint is intact. There are obvious cosmetic flaws from the hanging of pictures and/or decorative items.
FLOORING:	Carpet shows normal wear associated with a home of this age.
WINDOWS:	Dual pane window appears to be in good condition.
EXTERIOR DOOR:	Patio door: General condition is good.
LIGHTING:	Ceiling fan is installed. Room lighting is operational.
OUTLETS:	Appear to be in good working order. Access to all of the outlets was limited by current use, child protectors or obstruction of furniture. Only the accessible outlets were tested.
HEATING DEVICE:	No room heating was identified.
FIREPLACE:	Please refer to the heating section of this report.

BATHROOMS

BATHROOM #1

LOCATION:	Master.
WALL FINISH/CONDITION:	Paint is intact. There are obvious cosmetic flaws from the hanging of pictures and/or decorative items.
FLOORING:	The tile appears to be serviceable.
WINDOWS:	Dual pane window appears to be in good condition.
DOOR:	Serviceable and functional.
TOWEL BARS/PAPER HOLDERS	General condition is good.
LIGHTING:	Room lighting is operational.
GFI OUTLETS:	GFI protection is provided to this location.
HEATING DEVICE:	Heat register(s) noted.
BATH VENTILATION:	The fan is operational.
BATH FIXTURE:	Shower only.
SHOWER PAN:	Tile: General condition appears good. Note: The waterproof integrity of ceramic shower pans is beyond the scope of this inspection.
TUB/SHOWER SURROUND:	Tile: General condition appears good. Note: The waterproof integrity of ceramic shower surrounds is beyond the scope of this inspection.
SHOWER ENCLOSURE:	There is a shower curtain.
TUB/SHOWER PLUMBING:	Appears serviceable and functional.
VANITY:	General condition is Good. Viewing below sink area was restricted due to stored items.
COUNTERTOPS:	Tile. General condition is Good.
SINK:	General condition is Good.
FAUCET:	Serviceable and functional.

SINK PLUMBING LEAKS: None apparent at this time.
TOILET: Serviceable and functional.
REMARKS: Overflow drains on sinks and tubs are beyond the scope of this inspection and not tested.

BATHROOM #2

LOCATION: Hall.
WALL FINISH/CONDITION: Paint is intact. There are obvious cosmetic flaws from the hanging of pictures and/or decorative items.
FLOORING: The tile appears to be serviceable. Carpet shows normal wear associated with a home of this age.
WINDOWS: Dual pane window appears to be in good condition.
DOOR: Serviceable and functional.
TOWEL BARS/ PAPER HOLDERS General condition is good.
LIGHTING: Room lighting is operational.
GFI OUTLETS: GFI protection is provided to this location.
HEATING DEVICE: Heat register(s) noted.
BATH VENTILATION: The fan is operational.
BATH FIXTURE: A combination tub and shower is installed.
TUB/SHOWER PAN: General condition is Good.
TUB/SHOWER SURROUND: Tile: General condition appears good. Note: The waterproof integrity of ceramic shower surrounds is beyond the scope of this inspection.
SHOWER ENCLOSURE: Serviceable and functional.
TUB/SHOWER PLUMBING: The hot and cold water are reversed at the tub. This has the potential to scald and is a safety concern.
VANITY: General condition is Good. Viewing below sink area was restricted due to stored items.
COUNTERTOPS: Tile. General condition is Good.
SINK: General condition is Good.
FAUCET: Serviceable and functional.
SINK PLUMBING LEAKS: None apparent at this time.
TOILET: Serviceable and functional.
REMARKS: Overflow drains on sinks and tubs are beyond the scope of this inspection and not tested.

BATHROOM #3

LOCATION: Adjacent Laundry Room.
WALL FINISH/CONDITION: Paint is intact. There are obvious cosmetic flaws from the hanging of pictures and/or decorative items.
FLOORING: Vinyl condition is Good. Carpet shows normal wear associated with a home of this age.
DOOR: Serviceable and functional.
TOWEL BARS/ PAPER HOLDERS General condition is good.
LIGHTING: Room lighting is operational.
OUTLETS: Appear to be in good working order.
GFI OUTLETS: GFI protection is provided to this location.
HEATING DEVICE: No room heating was identified.
BATH VENTILATION: Fan appears serviceable and functional.
VANITY: General condition is Good.
COUNTERTOPS: Cultured Marble, General condition is Good.

SINK: General condition is Good.
FAUCET: General condition is Good.
SINK PLUMBING LEAKS: None apparent at this time.
TOILET: General condition is Good.
REMARKS: Overflow drains on sinks and tubs are beyond the scope of this inspection and not tested.

BATHROOM #1

REMARKS: Overflow drains on sinks and tubs are beyond the scope of this inspection and not tested.

BEDROOMS

BEDROOM #1

LOCATION: Master.
WALL FINISH/CONDITION: Paint is intact. There are obvious cosmetic flaws from the hanging of pictures and/or decorative items.
FLOORING: Carpet shows normal wear associated with a home of this age.
WINDOWS: Dual pane window appears serviceable and functional.
DOOR: Serviceable and functional.
EXTERIOR DOOR: General condition is good.
LIGHTING: Room lighting is operational.
OUTLETS: Appear to be in good working order. Access to all of the outlets was limited by current use, child protectors or obstruction of furniture. Only the accessible outlets were tested.
CLOSET STORAGE: Adequate.
HEATING DEVICE: Heat register(s) noted.
SMOKE DETECTOR: None. A working smoke detector is not installed, but the upgrade is highly recommended for safety.

BEDROOM #2

LOCATION: Hall, Left.
WALL FINISH/CONDITION: Paint is intact. There are obvious cosmetic flaws from the hanging of pictures and/or decorative items.
FLOORING: Carpet shows normal wear associated with a home of this age.
DOOR: Serviceable and functional.
EXTERIOR DOOR: Patio door: General condition is good.
LIGHTING: Room lighting is operational.
OUTLETS: Appear to be in good working order. Access to all of the outlets was limited by current use, child protectors or obstruction of furniture. Only the accessible outlets were tested.
CLOSET STORAGE: Adequate.
HEATING DEVICE: Heat register(s) noted.
SMOKE DETECTOR: None. A working smoke detector is not installed, but the upgrade is highly recommended for safety.
OTHER CONDITIONS: Stair rail is loose at the bottom. This is a safety concern.

BEDROOM #3

LOCATION: Hall, Right
WALL FINISH/CONDITION: Paint is intact. There are obvious cosmetic flaws from the hanging of pictures and/or decorative items.
FLOORING: Carpet shows normal wear associated with a home of this age.
WINDOWS: Dual pane window appears serviceable and functional.
DOOR: Serviceable and functional.
LIGHTING: One of the outlets appears to be controlled with the light switch. The switched outlet was not identified.
OUTLETS: Appear to be in good working order. Access to all of the outlets was limited by current use, child protectors or obstruction of furniture. Only the accessible outlets were tested.
CLOSET STORAGE: Adequate. The door bottom sliding guide is broken or not installed.
HEATING DEVICE: Heat register(s) noted.
SMOKE DETECTOR: None. A working smoke detector is not installed, but the upgrade is highly recommended for safety.

BEDROOM #4

LOCATION: Hall, Front
WALL FINISH/CONDITION: Paint is intact. There are obvious cosmetic flaws from the hanging of pictures and/or decorative items.
FLOORING: Carpet shows normal wear associated with a home of this age.
WINDOWS: Dual pane window appears serviceable and functional.
DOOR: Serviceable and functional.
LIGHTING: One of the outlets appears to be controlled with the light switch.
OUTLETS: Appear to be in good working order. Access to all of the outlets was limited by current use, child protectors or obstruction of furniture. Only the accessible outlets were tested.
CLOSET STORAGE: Adequate. The door bottom sliding guide is broken or not installed.
HEATING DEVICE: Heat register(s) noted.
SMOKE DETECTOR: None. A working smoke detector is not installed, but the upgrade is highly recommended for safety.

INTERIOR - (GENERAL)

CEILINGS:

Sheetrock condition is Good. Sprayed acoustic: Before 1980 some forms of the ceiling coating have been known to contain asbestos. Government reports state that if left undisturbed asbestos is not a health concern. Testing for hazardous materials is beyond the scope of this inspection. There may be other asbestos containing components in this or any building of which your home inspector is unaware of and unqualified to report on. If you have further concerns please consult a hazardous materials expert.

WALLS:

Drywall - General condition is Good. Normal settling cracks were noted.

FLOOR COVERINGS:

Pets are known to urinate indoors. The confirmation of this condition is beyond the scope to this inspection. If concerned you may contact a carpet company that uses specialized equipment for locating affected areas.

WALL INSULATION:

Determination of the presents of in-wall insulation is beyond the scope of this inspection. Homes built in the late 1950's generally have insulated walls and in-wall insulation was required in California in the early 1980's.

MOISTURE ENTRY:

There was no apparent evidence of moisture entry at this time. In order for the inspector to discover roof or wall leaks, there must be obvious visible signs such as stained or wet wall or wet sheathing at the eave on the day of the inspection. Stains on the attic structure do not necessarily mean that there is a current leak unless it is wet on the day of the inspection, as the home may have been built during wet weather, producing the stains. Also, always ask the seller to disclose any known past or present leaks, along with subsequent repairs, as there is no substitute for living in a home through a variety of seasonal conditions.

WINDOWS

MATERIAL:

Vinyl.

PANES:

Dual Pane.

STYLE:

Sliding, Single Hung.

CONDITION:

Serviceable and functional.

BAD THERMO-SEALS:

None were identified. Due to daily changes in humidity and temperatures, it is beyond the scope of this inspection to verify, with total certainty, the integrity of the thermo-seals. Every effort was made to identify them when possible.

FUNCTION:

Good.

SCREENS:

General condition is Good.

REMARKS:

Blinds and other window coverings are beyond the scope of a whole house inspection. All windows may not have been inspected and/or operated due to inaccessibility.

STAIRWAYS

TYPE:

Carpet - General condition is Good.

RISER/TREAD RATIO:

General condition is Fair.

HEAD CLEARANCE:

General condition is Fair. Spiral staircase has low head clearance to beam.

RAILINGS:

The railing in the bedroom is loose. This is a safety concern. Though it may have met the standards at the time of construction, the spacing of the railing balustrades on the spiral staircase exceeds 4 inches which may present a danger to infants. Consideration should be given to upgrading to 4" spacing for safety.

OTHER ITEMS

- SMOKE DETECTORS:** One or more units were found. The installation of additional units and/or repair of existing units is recommended so as to achieve one in each hall leading to bedrooms and one inside each sleeping room.
- CARBON MONOXIDE DETECTOR:** No units were found. For safety, it is highly recommended that a carbon monoxide detector be installed.

LANDLORD HEALTH & SAFETY UPGRADES

- SMOKE DETECTORS:** Recommend the safety upgrade of working smoke detectors to each living floor and inside each sleeping room. If they are battery operated units, then provisions should be made to replace the batteries at least every 6 months.
- CARBON MONOXIDE DETECTORS:** No. Recommend the addition of a working Carbon Monoxide detector to each floor with sleeping rooms.
- GFCI OUTLETS:** Partial. Recommend the safety upgrade of retrofitting outlets located within 6 feet of water, on the exterior, and in the garage with Ground Fault Circuit Interrupter outlets.
- TEMPERED GLASS:** Yes. Tempered glass appears to be installed at the proper locations.
- STURDY HANDRAILS:** No. The stair handrail(s) should be re-secured.
- BALUSTRADE SPACING:** No. The spacing of the balustrades does not meet the recommended 4" or less spacing. It is recommended that the balustrade either be replaced or covered to prevent injury to little children.
- AUTO-REVERSE OPENER:** The opener unit is not equipped with an electric eye feature. Recommend the addition of this feature. Readjust. The downward force adjustment on the automatic garage door opener is set to high. This can cause serious injury, especially to children.
- SCALD PROOF TUB VALVES:** No. When the water temperature is over 120 degrees Fahrenheit it can burn the skin. Because this is a relatively new item, this home has not yet been equipped with anti-scald shower/tub valves. Consideration should be given to the installation of an inexpensive screw on the water heater thermostat knob to keep it in the normal range. This will prevent the water temperature from being set too high.
- SAFETY RELEASE VALVE:** Yes. A Safety Release Valve is properly installed on the hot water heater(s).

ATTIC

ATTIC

METHOD OF INSPECTION: Entered inside and inspected all of the accessible areas. Access was limited to 60% of the area due to inadequate clearance around duct work/framing.

ATTIC ACCESS: Attic access is located in the entry closet, Laundry Room, #2 bedroom loft.

STRUCTURE: Appears serviceable and functional.

TRUSS SYSTEM: No.

RAFTER SYSTEM: Yes.

VAULTED CEILING: Partial.

CEILING JOIST SAGGING: None apparent.

ROOF SHEATHING: Plywood/OSB over skip sheathing.

ATTIC FLOOR: None.

ATTIC VENTILATION: Adequate.

ATTIC INSULATION: Average thickness: Less than 4" average thickness. Consideration should be given to adding insulation to improve the energy efficiency of the home.

LEAK EVIDENCE: Water stains noted on the framing members and buckets which appear to be from water leakage. The stains appear to be from a past leak but this is not conclusive.

HVAC DUCTING Appears serviceable and functional.

EXHAUST FAN DUCTING: The kitchen and/or bathroom exhaust fans appear to be ducted through the roof and/or sidewalls.

FOUNDATION

SLAB ON GRADE

CONDITION: Slab is not visible due to carpet and/or floor covering - no readily visible adverse conditions were noted. Typical cracks and/or fissures were noted around the perimeter.

FOUNDATION

ACCESS The access hatch is at the front exterior of the house.

FOUNDATION CONDITION: Appears serviceable and functional.

STEM WALL: Concrete.

FOUNDATION CRACKS: Typical hairline cracks and/or small surface voids were noted. These have no structural significance.

ANCHOR BOLTS: Installed.

OTHER OBSERVATIONS: Efflorescence noted in the subarea. This is generally caused by moisture seeping through the concrete and maybe alleviated by improvement of the drainage. Though it may damage the concrete, it may take many decades for damage to be discernible.

CRAWL SPACE

METHOD OF INSPECTION:	Entered inside and inspected all of the accessible areas. Access was limited to % of the area due to inadequate clearance around duct work/framing.
VENTILATION	Ventilation is marginal.
STRUCTURE:	Appears serviceable and functional.
SUPPORT TYPE:	Pier & Post.
PIERS FULLY BEARING:	Yes.
GIRDER/JOISTS SAGGING	No.
SUBFLOOR:	Plywood.
UNDER FLOOR INSULATION:	Yes. Many areas have fallen/sagging fiberglass batts.
SOIL CONDITION:	Moist.
MOISTURE:	Stains on the stem wall and/or piers indicate ponding to a depth of 4" during wet weather. Water does not appear to be causing any physical adverse conditions at this time. Suggest monitoring this condition regularly and taking immediate corrective action if conditions warrant.
ELECTRICAL WIRING:	Noted line splices in the attic without the use of proper junction boxes and covers. Suggest placing all wire splices in electrical boxes for safety.
DUCTING	Ducting was found in contact with the soil, this is a potential health item, all ducts should be strapped tight to the floor joists. Recommend testing for mold as wet ducts are a potential amplification area for mold.

HEATING & COOLING SYSTEMS

HEATING SYSTEM

LOCATION/TYPE	The furnace is part of a "gaspack". The furnace and air conditioning are incorporated in one unit, mounted on a concrete pad at the exterior of the home.
ENERGY:	Gas.
HEATING AREA:	Left side of structure.
VISUAL CONDITION:	Fair.
APPROXIMATE AGE:	Appears to be the original unit.
ESTIMATED LIFESPAN:	According to industry experts, the average life of a heat exchanger in the U.S. is 15 years.
BLOWER MOTOR:	Appears to operate smoothly.
FILTER LOCATION	The filter is located in the return air grill.
FILTER TYPE:	A washable electrostatic filter has been installed. This is an upgrade.
THERMOSTAT:	Manual model. It is recommended that a programmable thermostat be installed as an energy saving upgrade.
HEAT DUCTS:	The ducts appear to be clean. This has been ascertained from external visual clues at the time of the inspection. If absolute duct cleanliness is a concern, a duct cleaning service should be consulted.
COMBUSTIBLE CLEARANCE:	Clearance to combustibles is Good.
GAS SUPPLY PLUMBING:	A flexible gas line is not installed. Modern standards recommend the installation upgrade of a flexible gas line.
VENTING:	The combustion and exhaust venting appear to be Good.
RETURN AIR TEMPERATURE:	75 degrees.
SUPPLY AIR TEMPERATURE:	115 degrees. This temperature spread is within the manufacturers specifications or the acceptable norms.

COMBUSTION CHAMBER: The combustion chamber is not visible without disassembly. The evaluation of the heat exchanger would be considered a destructive discovery and is beyond the scope of a whole house inspection.

RECOMMENDATION: As a standard maintenance item, HVAC systems should be serviced annually.

AIR CONDITIONING

LOCATION/TYPE: "Gaspack". The air conditioning is integral with the gas furnace and is mounted on a concrete pad outside the home.

DID NOT TEST: We are unable to evaluate the working condition of A/C unit(s) at low ambient temperatures. The ambient air temperature must remain at or above 65 degrees for 24 hours in order to prevent harm to the compressor.

VISUAL CONDITION IS: Appears serviceable and functional.

COOLING ZONE: Left side of structure.

CONDENSER UNIT: Appears serviceable and functional.

CONDENSER CIRCUIT BREAKER: Serviceable and functional.

SYSTEM ADEQUACY: The AC system appears to have adequate capacity. However, there is no substitute for living in the home. Please ask the seller about any known inadequacies of the system.

FIREPLACE #1

LOCATION: Living Room.

TYPE OF UNIT: Standard brick and mortar fireplace.

TYPE OF FUEL: The unit is gas lighted, wood burning. Lighting of the gas burner is beyond the scope of this inspection. Please ask owner about operation. Recommend the addition of an inexpensive damper stop. This is an extremely important safety feature in a fireplace that utilizes gas.

GAS SHUTOFF: An easy operate hand shutoff valve is installed on the gas line.

FIREBOX CONDITION: Appears serviceable and functional.

HEARTH: Appears serviceable.

FLUE CLEANING: Creosote has built to at least 1/8" and is due for it's normal cleaning by a chimney sweep.

FIREPLACE #2

LOCATION: Loft.

TYPE OF UNIT: Standard brick and mortar fireplace.

TYPE OF FUEL: The unit is gas burning. Lighting of the gas burner is beyond the scope of this inspection. Please ask owner about operation. Recommend the addition of an inexpensive damper stop. This is an extremely important safety feature in a fireplace that utilizes gas.

GAS SHUTOFF: An easy operate hand shutoff valve is installed on the gas line.

FIREBOX CONDITION: Appears serviceable and functional.

HEARTH: Appears serviceable.

FLUE CLEANING: There is a minor buildup of creosote in the flue but cleaning does not appear necessary at this time. For absolute chimney and flue condition certainty, a CERTIFIED chimney sweep should be consulted.

SECOND HEATING SYSTEM

LOCATION/TYPE	The furnace is part of a "gaspack". The furnace and air conditioning are incorporated in one unit, mounted on a concrete pad at the exterior of the home.
ENERGY:	Gas.
HEATING AREA:	Right side, bedrooms.
VISUAL CONDITION:	Fair.
APPROXIMATE AGE:	Appears to be the original unit.
ESTIMATED LIFESPAN:	According to industry experts, the average life of a heat exchanger in the U.S. is 15 years.
BLOWER MOTOR:	Appears to operate smoothly.
FILTER LOCATION	The filter is located in the return air grill.
FILTER TYPE:	A washable electrostatic filter has been installed. This is an upgrade.
THERMOSTAT:	Manual model. It is recommended that a programmable thermostat be installed as an energy saving upgrade.
HEAT DUCTS:	The ducts appear to be clean. This has been ascertained from external visual clues at the time of the inspection. If absolute duct cleanliness is a concern, a duct cleaning service should be consulted.
COMBUSTIBLE CLEARANCE:	Clearance to combustibles is Good.
GAS SUPPLY PLUMBING:	A flexible gas line is not installed. Modern standards recommend the installation upgrade of a flexible gas line.
VENTING:	The combustion and exhaust venting appear to be Good.
RETURN AIR TEMPERATURE:	78 degrees.
SUPPLY AIR TEMPERATURE:	118 degrees. This temperature spread is within the manufacturers specifications or the acceptable norms.
COMBUSTION CHAMBER:	The combustion chamber is not visible without disassembly. The evaluation of the heat exchanger would be considered a destructive discovery and is beyond the scope of a whole house inspection.
RECOMMENDATION:	We recommend before closing on the home that, for your safety, a maintenance inspection be performed on all gas appliances by the Utility Company. This generally is a free service. When calling PG&E, ask for a "Safety Inspection". When the service technician arrives, you must ask him for specific services such as a "combustion chamber examination".

SECOND COOLING SYSTEM

LOCATION/TYPE	"Gaspack". The air conditioning is integral with the gas furnace and is mounted on a concrete pad outside the home.
DID NOT TEST:	We are unable to evaluate the working condition of A/C unit(s) at low ambient temperatures. The ambient air temperature must remain at or above 65 degrees for 24 hours in order to prevent harm to the compressor.
VISUAL CONDITION IS:	Appears serviceable and functional.
COOLING ZONE:	Right side, bedrooms.
CONDENSER UNIT:	Appears serviceable and functional.
CONDENSER CIRCUIT BREAKER:	Appears serviceable and functional.
OTHER CONDITIONS	Open electrical junction box noted. This is a safety concern.

ELECTRICAL SYSTEM

ENTRANCE PANEL

SERVICE DROP: Underground System.
MAIN PANEL LOCATION: Right side exterior.
MAIN DISCONNECT SIZE: 200 amps.
HOUSE GROUND CONNECTION: UFER.
CIRCUIT DISCONNECTS: Circuit Breakers.
PANEL LABELING: Partial. The panel labeling should to be completed for safety and convenience.

ELECTRICAL SYSTEM

SYSTEM TYPE: 3 Wire System.
VOLTAGE: There is a 110/220 volt system installed.
WIRING TYPE: Romex - Nonmetallic plastic sheathing.
MAIN BRANCH WIRING: Copper.
GFI OUTLETS: We highly recommended that the buyer upgrade any of the following outlets that are not already GFCI protected. Bathrooms, kitchens (within 6' of sink), exterior, garage. Please refer to referenced areas of this report to determine which outlets are do not have this protection.
OUTLET TESTING: Outlets were randomly tested.
VISIBLE WIRING CONCERNS: None Apparent.
OTHER CONDITIONS: It is common for some homes to have switches with no apparent purpose. The seller generally knows their location and purpose. If any. If concerned, check with seller prior to the close of escrow.

PLUMBING SYSTEM

PLUMBING SYSTEM

GENERAL CONDITION: Appears serviceable and functional.
WATER SUPPLY: Public water.
SHUTOFF LOCATION: The main water shutoff is located at the front of the house.
ENERGY SOURCE: Natural Gas.
SHUTOFF LOCATION: The gas shutoff location is on the right side exterior.
WATER MAIN TYPE: Plastic.
WATER PIPE TYPE: Copper Supply Lines. Note: Supply lines which are not visible are not part of these conclusions.
WATER PRESSURE AND VOLUME: 56 PSI. The water pressure is within recommended parameters.
SUPPLY PIPE LEAKS: No detectable leaks were noted at time of inspection.
HOSE BIBS: Sample operated, appeared serviceable.
WASTE PIPE TYPE: Plastic Waste Lines. Note: Waste lines which are not visible, such as pipes in inaccessible areas or under the slab foundation, are not part of these conclusions.
CLEAN-OUT PLUG ACCESS: Yes.
WASTE TREATMENT: Public sewer. Hookup to the public sewer system is assumed but has not been verified. Please ask seller or consult public records for final verification. Also ask the seller about sewer maintenance history.

WASTE PIPE LEAKS:

No visible leaks were noted at time of inspection. Drain pipes between the house and the street are not visible and therefore not inspected. Tree roots can infiltrate sewer lines and cause a blockage. If concerned there are specialists that can view the sewer lines with a camera to determine the condition.

DRAIN FLOW:

Good. Only the sink, tub/shower and toilet drains were observed for flow. Please ask owners for information about the general drain clog history. Drain pipes between the house and the street are not inspected. Sometimes tree roots can infiltrate sewer lines and cause a blockage. If you have further concerns in this area, you may want to consult a specialist that can view the sewer lines with a camera to determine the condition.

WATER HEATER

LOCATION: Laundry room.
TYPE: Gas.
VISUAL CONDITION: Appears serviceable and functional.
APPROXIMATE AGE: The water heater appears to be the original unit.
LIFESPAN: According to the industry experts, the average water heater life in the U.S. is 8 to 12 years. However, many units have been known to last 20 years or more.
SIZE: 40 Gallons.
SAFETY RELEASE VALVE: Safety relief valve appears to be properly drained to the outside.
EARTHQUAKE STRAPPING: None. It is required that Earthquake bracing be installed before the close of escrow. This bracing must comply with the specifications of the Division of the State Architect.
COMBUSTIBLE CLEARANCE: Good.
VENTING: Combustion and exhaust venting is Good.
GAS SUPPLY PLUMBING: Appears serviceable and functional.

WATER HEATER

LOCATION: Closet.
TYPE: Gas.
VISUAL CONDITION: Appears serviceable and functional.
APPROXIMATE AGE: The water heater appears to be the original unit supplied with the house.
LIFESPAN: According to the industry experts, the average water heater life in the U.S. is 8 to 12 years. However, many units have been known to last 20 years or more.
SIZE: 40 Gallons.
SAFETY RELEASE VALVE: Safety relief valve appears to be properly drained to the outside.
EARTHQUAKE STRAPPING: None. It is required that Earthquake bracing be installed before the close of escrow. This bracing must comply with the specifications of the Division of the State Architect.
COMBUSTIBLE CLEARANCE: Good.
VENTING: Combustion and exhaust venting is Good.
GAS SUPPLY PLUMBING: Appears serviceable and functional.

SUMMARY

SUMMARY

STRUCTURAL CONDITION: The overall structural condition is Good. Please refer to body of report for possible minor items.

MECHANICAL CONDITION: The tested mechanical components were operational at the time of the inspection. Please refer to body of report for possible minor items.

HEALTH & SAFETY ITEMS: Mold was noted in some areas. **CAUTION:** Some types of molds and mildews have been known to cause serious health problems. We strongly recommend mold testing be performed. The addition of working smoke detectors to achieve one in each hall leading to bedrooms and one inside each sleeping room is highly recommended. There are several Health & Safety upgrades that are noted within the report that will increase the overall safety of the home. **NOTE:** The reporting of Hazardous materials are beyond the scope this inspection. The inspector is not an environmental expert. The following is a partial list of materials for which the services of a specialist would be needed. Asbestos, fiberglass, lead, radon, formaldehyde, indoor air quality, water quality, waste disposal, soil contamination, electromagnetic fields.

REMARKS: This home appears to be in Good overall condition for it's age. Please refer to the report in it's entirety. Good Luck in your new home!

THIS REPORT IS INTENDED AS A "CHECK LIST" OF PERTINENT QUESTIONS REGARDING THE CONDITIONS OF THE ITEMS INCLUDED IN THE REPORT. ALL EVALUATIONS HAVE BEEN FACTORED BY THE AGE OF THE PROPERTY AND OTHER RELEVANT CONDITIONS (SUCH AS WEATHER) ON THE DATE OF THE INSPECTION. THE SCOPE OF THIS INSPECTION IS LIMITED TO THE VISUALLY ACCESSIBLE AREAS. AN EXAMPLE OF THIS MIGHT BE, WE DO NOT MOVE FURNITURE OR LIFT RUGS. Our service is NOT a warranty of the integrity of the systems of the property. Home warranty insurance policies are available from other sources. No maintenance services, removal of coverings, or destructive discovery have been performed.

OUR LIABILITY IS LIMITED BY THE SERVICE AGREEMENT TITLED: "WHAT YOUR INSPECTION INCLUDES" APPROVED ON OR BEFORE THE DATE OF THE INSPECTION.

We reserve the right to make any corrections, changes, modifications, or additions to this report within 24 hours of delivery.