

Real Estate Inspection Report

November, 2009.



Sample Short Sale Report

La Canada, CA 91011

Inspector - Bud Hayes
Confidential and Proprietary

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(818) 951-1795

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CLIENT INFORMATION



CLIENT NAME: Sample Short Sale Report.
CITY: La Canada, CA 91011
INSPECTION DATE: November, 2009.
INSPECTION TIME: 9:00 AM.
TOTAL FEE: \$TBA.
INSPECTOR: Bud Hayes.

INSPECTION CONDITIONS

CLIMATIC CONDITIONS:

WEATHER: Partly Cloudy.

TEMPERATURE: 60's.

BUILDING CHARACTERISTICS:

BUILDING TYPE: Single Family Residence.

UTILITY SERVICES:

UTILITIES STATUS: The utilities were on.

OTHER INFORMATION:

BUILDING
OCCUPIED: Yes.

CLIENT PRESENT: Yes.

INTRODUCTORY COMMENTS:

It was disclosed or appears that this may be a 'Short Sale' property. This may be from a distress situation. Often there are limited or no disclosures from the past owner which could have revealed hidden existing concerns or conditions. While the intent of this inspection is to determine the present condition of the property there may be concealed problems as in the plumbing, roof, electrical, foundation, heating-cooling etc that may not manifest until after the building is again occupied.

ADDITIONAL NOTES: It appears that there have been alterations and upgrades to the property over the years. Modifications to the electrical, plumbing and mechanical systems as well as to the structure of the building require permits and progress inspections. It is advised to obtain any and all documentation that might possibly be available. This should be done prior to the expiration of the contingency period.

DEFINITIONS AND STANDARDS

TERMS OF THE INSPECTION:

- SERVICEABLE:** It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.
- NEEDS ATTENTION:** It is the inspectors opinion that this item is in need of further investigation and/or repairs or appears to be at the end of its service life. The inspector has made the client aware of this situation by calling it "needs attention" in the report and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.
- NOT ACCEPTABLE:** It is the inspectors opinion that this item is either a safety hazard or not functioning properly, The inspector has made the client aware of this situation by calling it "not acceptable" and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.
- STANDARDS:**
- A. The report conforms to the Standards and Practices of the California Real Estate Inspection Association and the Business and Professions Code which defines a real estate inspection as a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). 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 life. 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.

PLUMBING SYSTEM

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drain during actual usage is undetermined. Drain blockage is common in vacant property. It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested. The finish fixtures as toilets, sinks and faucets etc are covered in the Kitchen and Bathroom section of this report.

MAIN WATER SUPPLY LINE:

MAIN WATER LINE

MATERIAL:

Plastic piping is viewed coming out of the ground by the building and as the main water line runs underground from the street to the building, this appears to be the main line.. As the underground portion is not seen, no assumption is made as to its condition or material.

MAIN WATER SHUT

OFF LOCATION:

In the front of the building.

CONDITION:

Serviceable.

WATER SUPPLY PRESSURE REGULATOR:

CONDITION:

No pressure regulator was observed at the main line line where it enters the structure. Sometimes they are installed in other areas and it is advised to check with a professional to determine if there is one on the system or not.

WATER PRESSURE:



Needs Attention: The pressure is under 40 psi. This is too low, it should be between 40 and 80. There may be a pressure regulator that could be repaired or replaced. The pipes may also need to be replaced to increase the flow or a 'booster pump' may be needed.

(Measured @ left side hose faucet near water softener)

INTERIOR WATER SUPPLY LINES:

**WATER SUPPLY
PIPING MATERIAL:**

The interior piping that supplies the water throughout the building is made of copper.

CONDITION:



Serviceable , though there is some corrosion seen on some of the copper probably from the soldering.

**WATER SUPPLY
PIPING COMMENTS:**



There are what appears to be pressurized plastic sprinkler pipes passing under the house. This material is not approved for use here due to the risk of leaks and flooding. These should be relocated to outside the foundation, or replaced with approved piping as with copper.

WASTE LINES:

**WASTE LINE
MATERIAL:**



The piping that takes the waste water to the sewer system is a combination of different materials where visible.

CONDITION:



Not Acceptable: There are areas on the waste lines with rust blisters where the material is failing and may seep or leak at any time. These sections of pipe have failed and are ready for replacement at this time. The waste system should be fully evaluated by a plumbing specialist and repaired / replaced as needed. This is seen on the top and bottom of the main building drain.



Needs Attention, there are metal straps seen in direct contact and supporting the plastic lines which is non standard and will eventually wear and cut into the pipes.

HOSE FAUCETS:

CONDITION:

Needs Attention: There is an exterior hose faucet that did not work on the left side which is an old abandoned faucet.

GAS SYSTEM:

SEISMIC GAS SHUT OFF VALVE:

There is no automatic seismic gas shut-off valve on the main gas line. This may not need to be installed in this municipality at the time of sale.

GAS METER LOCATION:

The gas meter was located under the structure, on the left side of the building.

CONDITION:

It is advised to have the gas provider inspect the gas system to determine its condition and check all the gas appliances and fixtures. This is usually a free service.

WATER HEATER:

LOCATION:

The water heater is located in an exterior closet, at the back.



LOCATION CONDITION:

Serviceable.

FUEL:

Gas.

SIZE:

About 40 Gallons.

AGE:

6 years old. Water heaters have an expected life of 8 - 12 years.

CONDITION: Serviceable.

COMBUSTION AIR: Serviceable.

WATER HEATER STRAPPING AND SUPPORT: Needs Attention: the water heater has two straps around it but they are not holding the water heater securely, there are no blocks behind the water heater to help hold it securely.

TEMPERATURE/PRESSURE RELIEF VALVE: Needs Attention: The temperature/pressure relief valve has a partial drain line installed but it does not go far enough to take the water away to a safe location. We recommend this drainline be properly installed in case this valve ever releases.

VENTING: **Not Acceptable: The vent line does not extend high enough to vent out the gases. It is supposed to be above the roof line for the water heater to safely operate.**

COMMENTS: The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last and this is many times a matter of personal preference.

SEPTIC SYSTEM:



The property appears to be on a septic system. This type of system is beyond the scope of this inspection. It is advised to have a specialist in this field examine and certify the system.

The owner showed several clean out caps in the front yard area.

PLUMBING COMMENTS:

WASTE LINE COMMENTS:

The sewer lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine what is going on with them is to have them checked out with a camera by a specialist to determine their true condition and any needed repairs.

NOTE: there is a distinction between 'waste lines' and 'sewer lines' - while both take the drain / waste water away from sinks and toilets and out of the house, the 'waste line' is under the building, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the house and extends to the city sewer.

A typical 'sewer line inspection' is only the portion outside the house to the city sewer, and not under the building. Some sewer line inspection specialists can also inspect the 'waste / drain' lines actually under the house, using a smaller video camera system. This is a separate specialty inspection.

IMPORTANT! a recent change in LA building code requires that any structure built before 1965 that is undergoing plumbing repair or building remodeling with permits is required to have a video inspection of the sewer line between the house and the public sewer main to check for the presence of concrete sewer pipe, and if found, this may need to be repaired or replaced.

GENERAL COMMENTS:

The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.

It is advisable to have a licensed plumber examine the system and make all needed repairs to ensure a properly installed and correctly operating plumbing system. This investigation of the system should be done prior to the expiration of the contingency period so the repair or replacement costs are known and unexpected expenses are avoided. It is expected that when the plumbing specialist checks out the system they will find more problems as this is a general inspection and not designed to list every fault but refer it over to them when problems show up in the system.

ELECTRICAL SYSTEM

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determine over current capacity for any item including appliances, compare circuit breaker capacity to installed appliance rating. Also excluded are interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

MAIN ELECTRICAL SERVICE:

TYPE OF
ELECTRICAL
SERVICE:

The electricity is supplied by an overhead line from the power pole, 120/240 Volts.

ELECTRICAL
SERVICE TO THE
BUILDING:

Needs Attention: The main electrical entrance wires to the structure from the power pole are too close to the garage roof (less than three feet) and may pose a safety hazard. They should be raised up so there is less chance of contacting them. It is advised to check with your local Power Company for the current requirements.

MAIN PANEL
LOCATION:

The main electrical panel is located at the front of garage.

MAIN PANEL
AMPERAGE:

Service Amperage - 200 Amps.

TYPE OF CIRCUIT
PROTECTION
DEVICE:

The main electrical panel is on circuit breakers.

MAIN PANEL
CONDITION:

Serviceable.

MAIN PANEL CIRCUIT
BREAKERS:

Serviceable.

GROUNDING
SYSTEM:

Serviceable to the water line.

GROUNDING SYSTEM COMMENTS:

COMMENTS: There was no driven ground rod observable at the main electrical panel. While not required in the past this is an important safety feature. It advised to have a secondary grounding system installed as a back up to the primary ground connection to the cold water pipe. This is a recommended upgrade but it is not a mandatory requirement unless alterations or modifications are made to the system.

ELECTRICAL SUBPANELS:

SUBPANEL LOCATION: There is an electrical subpanel, on the exterior of the building.

SUBPANEL CONDITION: Serviceable.

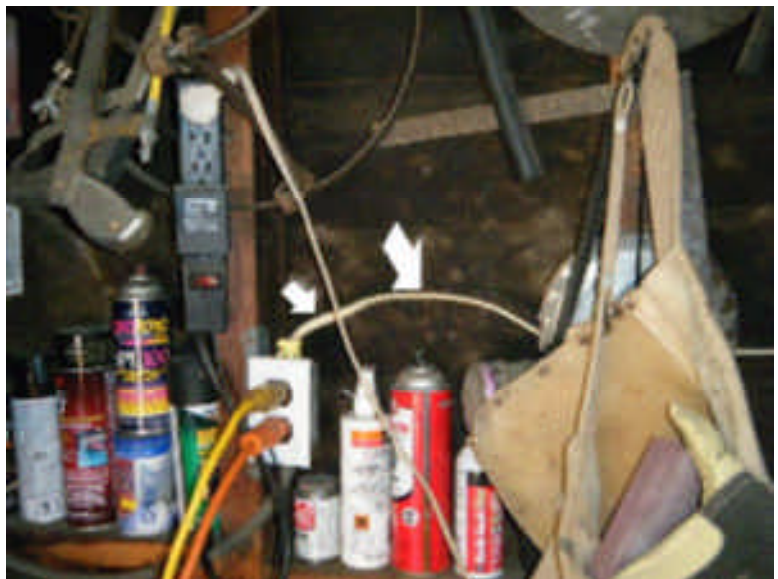
SUBPANEL COMMENTS: The circuit breakers in the panel(s) do not have a complete directory so it is not known what each breaker controls (or protects) in the building.

INTERIOR ELECTRICAL WIRING:

TYPE OF WIRING: The wiring was observed to be the plastic insulated type in the sampling of outlets opened for inspection. There may be other types of wiring in the system that were not visible.

TYPE OF WIRING CONDUIT: The conduit that carries the wiring is a combination of different types.

WIRING CONDITION:



Needs Attention: The non-metallic sheathed wiring, romex, is installed where it is exposed and can be damaged. This is non-standard and needs to be corrected such as in the garage.

**ELECTRICAL WIRING
COMMENTS:**



There are open junction boxes with wires exposed. These need to have covers installed over them for safety, in the crawl space under the building.

OUTLETS:

CONDITION:



Not Acceptable: The Ground Fault Circuit Interrupter (GFCI) outlet did not turn off (trip) when tested. It should be replaced, in the hall bathroom.

OUTLET COMMENTS:

It is recommended that Ground Fault Circuit Interrupter (GFCI)(safety) outlets be installed in various places such as bathrooms, laundry & kitchen outlets. There are areas that do not appear to have this safety feature. It is an upgrade to have this done and is not a requirement at the time of sale, There are areas that do not appear to have the required GFCI safety devices

(Ground Fault Circuit Interrupter). These are required in specific areas near water. These should be installed in the kitchen outlets, These should be installed in the garage and laundry areas.

SWITCHES:

CONDITION:

A representative sampling of switches were checked and those that were tested were found to be in working order.

However, There are mystery switches found and it is not known what exactly they operate. These may operate switched outlets or other items, but these were not traced, located or tested. It is advised to check with the owner regarding these. such as in the back middle bedroom (owner mentioned this switch has never operated) and in the back left bedroom.

FIXTURES:

CONDITION:

Needs Attention: There are light fixtures that did not work. This can be a burnt out bulb but it is not known exactly why they are not working such as in some closets and in the attic.

There are light fixtures that are too close to closet shelves or too close to clothing or stored items, this a potential fire hazard.

EXTERIOR ELECTRICAL:

CONDITION:

The exterior lighting outside the building such as in the yard, planters and on the grounds is not part of the inspection.

SMOKE ALARMS:

SMOKE ALARM

COMMENTS:

There are smoke alarms in the hallways but none in the bedrooms

Smoke alarms are needed to comply with local safety regulations and escrow instructions. Most local cities require alarms in each sleeping area and the adjoining living area, within twelve feet of the door of the sleeping areas. It is advised to check with the local municipality to determine their requirements

This is typically checked and certified by a retrofitting company and is required to have in place correctly or upgraded before the close of escrow.

ELECTRICAL COMMENTS:

ELECTRICAL WIRING COMMENTS:

Low voltage lighting and wiring is excluded from a standard property inspection including outdoor lights, phone lines, security systems and speaker systems. Regular voltage exterior lighting is also excluded.

Not Acceptable ; The hall bath wall heater unit trips off the GFCI outlet when turning on even though it is not working indicating there is short ground or short in the wiring. This needs to be further examined and repaired as needed by a licensed electrician.

ELECTRICAL COMMENTS:

The wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.

It is advisable to have an electrician examine the system and make all needed repairs to ensure a properly installed and correctly operating electrical system. It is expected that when the electrical specialist checks out the system they will find more problems as this is a general inspection and not designed to list every fault but to isolate areas in need of further detailed inspections.

HEATING AND COOLING SYSTEM

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls. In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked for air flow. Heat exchangers are specifically excluded from the inspection. They are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of the inspection. The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window A/C's are not built in units and therefore not inspected.

HEATING SYSTEM:

LOCATION:



The heating unit is located inside the building in the attic.

LOCATION

CONDITION:

Serviceable.

SYSTEM TYPE:

The furnace is a gas-fired forced air system.

FAN AND MOTOR:

Serviceable.

CONDITION:

Serviceable.

THERMOSTAT:

Serviceable.

COMBUSTION AIR: Serviceable.

VENTING: Serviceable.

RETURN AIR AND FILTERS: Serviceable.

DUCTING AND AIR FLOW: Serviceable

Needs Attention:, it is advised to have a Duct Cleaning Contractor examine and possibly clean out the ducts.

COOLING SYSTEM:

LOCATION:



The condenser for the air conditioning is located in the rear yard.

TYPE: The air conditioning is a split system type, this is where the furnace(forced air unit) is inside the building and the air conditioner condenser is outside the structure.

CONDENSER CONDITION: Serviceable.

SYSTEM CONDITION: Serviceable.

CONDENSATE LINE: Serviceable.

ELECTRICAL DISCONNECT: Serviceable.

COMMENTS: The air conditioner is working fine during the inspection. It should be noted that the temperature was not high during the inspection and so there was not a full heat load on the unit. If it does not perform as well when the temperature is higher then it would need to be serviced to

ensure that it is operating to full capacity.

HEATING AND COOLING SYSTEM:

Family room (enclosed porch)

HEATING SYSTEM:

CONDITION: Needs Attention: there is no heat source for this area, as is required for "habitable" rooms or spaces.

COOLING SYSTEM:

TYPE: The air conditioning is a window or wall style unit.

CONDENSER
CONDITION: Serviceable.

SYSTEM CONDITION: Serviceable.

CONDENSATE LINE: Serviceable.

ELECTRICAL
DISCONNECT: Serviceable.

COMMENTS: The air conditioner is working fine during the inspection. It should be noted that the temperature was not high during the inspection and so there was not a full heat load on the unit. If it does not perform as well when the temperature is higher then it would need to be serviced to ensure that it is operating to full capacity.

HEATING AND COOLING COMMENTS:

COMMENTS: Per the California Energy Commission, "Beginning October 1, 2005, Title 24 of the Building Energy Efficiency Standards requires that ducts be tested for leaks when a central air conditioner or furnace is installed or replaced. Ducts that leak 15% or more must be repaired"

A property inspection will not be able to determine if air loss (leaky ducts etc) exceeds the maximum allowed of 15%. This test can only be done by a qualified technician and is beyond the scope of this inspection. It is advised to consult with a qualified specialist on this matter as the examination may determine that repairs or replacement of the ducting system is required.

It is advised to check with the owner for documentation and receipts for servicing and repairing the heating and cooling system in the past. If this has not been done recently it is advised to have it done before the close of escrow.

ROOF SYSTEM

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and sellers disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters deteriorate and have a limited life span before they need to be replaced.

ATTIC:

ACCESS TO ATTIC:	The attic access is located in the closet.
ACCESS CONDITION:	Serviceable where visible. It is noted that the attic was not fully entered and fully inspected since there was difficult access with the heating ducts.
AREA OF ATTIC:	There is an attic space over the entire floor plan of the building.
TYPE OF ATTIC FRAMING:	The attic has conventional framing in it.
ATTIC FRAMING CONDITION:	Serviceable.
ATTIC CONDITION:	Serviceable.

ATTIC VENTILATION:



Needs Attention: The vents that supply a fresh air flow to the attic are damaged in areas. This may allow animals or insects to enter.

An attic fan was observed in the attic but not operating at this time. It may or may not be on a thermostatic sensor or some other type of control system. It is advised to check with the owner as to its operation.

ATTIC INSULATION:

**INSULATION
CONDITION:**



Serviceable.

ROOF:

ROOF STYLE: The roof is a sloped type with a pitch to it.

TYPE OF ROOFING MATERIAL: The roofing material on the sloped roof is made of composition shingles.

ROOF ACCESS: The roof was walked on to inspect it.

ROOF COVERING STATUS:



Needs Attention: On the composition roof , there is excessive mastic used in the back left valley joint.



Needs Attention, there are tree branches growing over the roof and brushing against the structure which needs to be trimmed back.

There is composition roofing which has been installed on top of another layer of roofing. The shingles are not laying flat and are curling a little. This will allow wind damage and other weathering to wear the shingles prematurely.

EXPOSED FLASHINGS:

CONDITION:



Needs Attention: The connection of the roof to the wall of the building has not been properly flashed and therefore is not a reliable installation. It will require high maintenance in this state.



Needs Attention:, the front drip edge metal along the lower edge of the roof is installed over the felt paper which may trap water and cause moisture damage to the wood supports and fascia trim.

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE:

GUTTER CONDITION: Serviceable.

DOWNSPOUT
CONDITION:

Needs Attention: The downspouts do not all route the water away from the building but instead deposit it next to the structure which can cause problems to the foundation over time, such as at the front right.

GUTTER COMMENTS: There are portions of the building that have no guttering system to take the roof water properly off the structure.

It is advised to have a complete gutter system with downspouts such as at the garage to help take the water away from the building and improve site drainage.

ROOF COMMENTS:

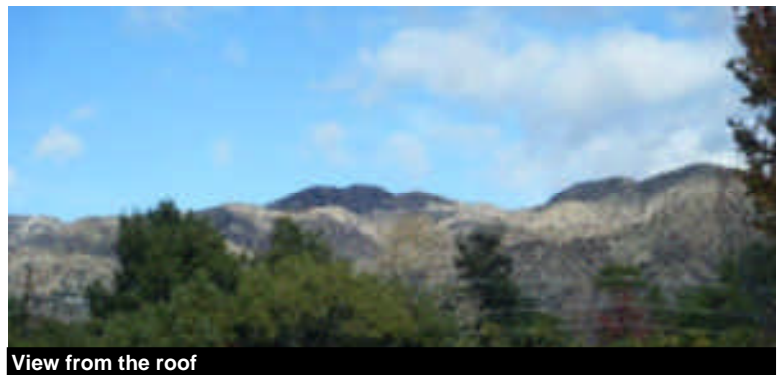
COMMENTS:

The roof is getting older and needs some servicing. Also see the garage section of the report for more details.

The roof has been inspected at a time when it was not raining. Since one of the purposes of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.

It is important for all roofs to have regular maintenance, including cleaning out the gutters and drainlines and ensuring all the penetrations are properly sealed.

PICTURES:



FOUNDATION SYSTEM

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs.

The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

FOUNDATION:

CRAWL SPACE:

Needs Attention: The crawl space has debris in it, it is advisable to have it removed and the area cleaned up. Wood / cellulose especially should be removed to help prevent future infestations.



Needs Attention, under the back right bath, the insulation is not well attached under the building to the underside of the floor and is falling down in areas. It needs to be properly secured in place. This also often indicates poor ventilation allowing excess humidity and dampness weighing down the insulation. The vent screens should be checked to insure they are not blocked. Access is restricted into this area and was only viewed from this opening.



There is an old abandoned floor furnace which appears to have terminated & disconnected properly.

**RAISED
FOUNDATION:**

Serviceable, with typical wear and tear in areas.

**FOUNDATION
BOLTING:**

The structure has anchor bolts attaching the framing of the building to the concrete foundation to help prevent movement in case of seismic activity, it is noted that The structure has some original anchor bolts. There are not many of these bolts and it does not meet today's standards that have been established for bolting. This would be evaluated by a foundation expert if additional work was to be undertaken to bring it up to these standards.

**FOUNDATION
CRIPPLE WALLS:**



Left side & front areas

Needs Attention: The cripple walls, or portions of it, have not been strengthened with seismic reinforcement (shear panels etc). 'Cripple walls' are short walls between the foundation and the under side of the building framing. Although this may not be required, seismic reinforcement would help reduce damage to the structure during seismic activity. For detailed information consult with a foundation specialist.



Front left area

There is some deterioration of the wood in some areas, see the pest control report for more information.

FLOOR FRAMING:

Needs Attention:, there is some deterioration and stains, see the pest control report for more information.

POSTS AND PIERS:



Serviceable, with typical wear (there are no obvious areas of settlement under the hall area)

FOUNDATION VENTS:

Serviceable.

FOUNDATION COMMENTS:

**GENERAL
COMMENTS:**



The planters or flower bed along the right side next to the foundation may be trapping water in them and causing the concrete of the foundation in this area to be wet during heavy rains and to deteriorate over time. It is advised to ensure the planters have proper drainage to take the water away from the structure.



Right side

There are chalky areas on the concrete. These are an indication that water has entered the concrete and crawl space during wet weather and brought salts out of the concrete when it came to the surface.

EXTERIOR

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

Chimney Inspection: This inspection is limited to those areas visible and readily accessible to the general inspector. Due for the potential for hidden damage within a chimney, it is advised to have any fireplace and chimney system fully examined by a qualified chimney specialist using a video camera to determine and report on the structural integrity and fire safety aspects of these systems.

EXTERIOR COVERING OF THE BUILDING:

MATERIAL: The exterior surface of the building is stucco.

CONDITION: Serviceable.

EXTERIOR WINDOW SURFACES:

MATERIAL: The exterior window surfaces are various types of materials.

CONDITION: Serviceable, overall though there is one broken window at the back bathroom.

EXTERIOR DOOR SURFACES:

MATERIAL: The exterior door surfaces are various types of material.

CONDITION: Serviceable.

EXTERIOR DOOR THRESHOLDS:

CONDITION: Serviceable.

EXTERIOR TRIM:

MATERIAL: The exterior trim surfaces are wood.

CONDITION: Needs Attention: The trim has areas of weather beaten wood and peeling paint.

PATIO COVER/TRELLIS:

TYPE: The patio cover has been enclosed to make a room.

CONDITION:



Serviceable, though there is silicone type caulking seen along the joints. Some special maintenance and servicing is required.

CHIMNEY:

MATERIAL:



The chimney is made of brick.

CONDITION: Needs Attention: There are cracks in the mortar chimney cap that need minor repair



Looking down flue from roof.

There is deteriorated mortar between the flue liner tiles. The flue is dirty and needs cleaning.



There is no fire blocking in the attic which is typically required by today's standards and there are some gaps. Also, the wood framing is close to the bricks.

SPARK ARRESTERS:

Needs Attention: The chimney is not equipped with a proper spark arrester. It is advisable to install a spark arrester with a weather cap for safety and to protect the structure of the chimney.

FLASHINGS:



Serviceable, while the flashing appears serviceable on the roof some daylight shows through into the attic area and this should be serviced and insure that it is a water proof seal.

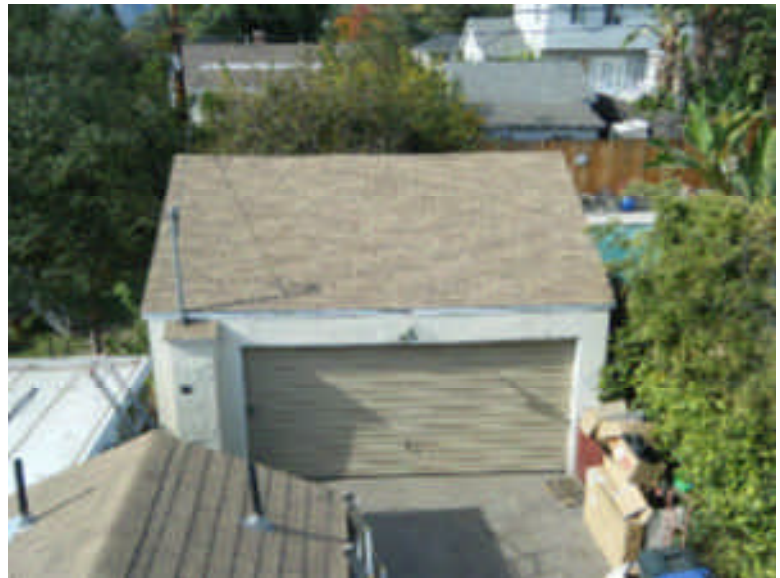
EXTERIOR COMMENTS:

COMMENTS:

This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dryrot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed before the close of escrow by the "termite" company and they usually have a guarantee on their work. Please refer to the structural pest control report for any information concerning them

GARAGE - CARPORT

Garage doors, starting in 1992, were required to have an electronic beam installed across the garage door opening to automatically reverse the garage door if there was a blockage of the beam. This prevents the door from closing and damaging people or objects that may be in the garage door opening when the door is operated. Prior to the above date, some garage doors had an automatic reverse feature that operated on pressure. If while descending, the door met resistant, it would automatically reverse and not continue to close. The pressure feature of the garage door will not be checked by the inspector as it may damage the garage door to stop it during its operation. It is advised to have all garage doors upgraded with an electronic beam to ensure the safe operation of the door.



STYLE:

LOCATION: The property has a detached garage.

GARAGE ATTIC:

TYPE OF ATTIC FRAMING: The attic has conventional type framing in it.

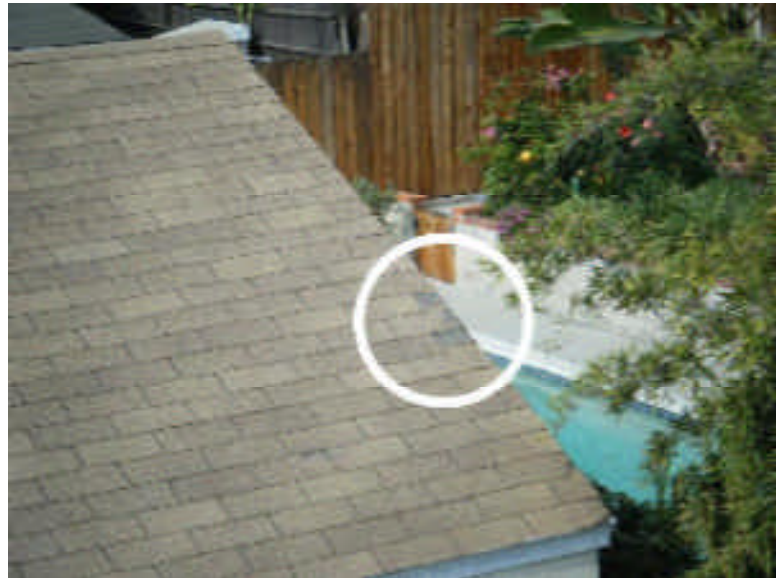
ATTIC FRAMING CONDITION: Needs Attention:, there are many shelves added to the framing but there does not appear to have been additional support framing so the weight will bear and possibly adversely affect the roof framing. No obvious problems are seen at this time and only light weight storage is advised.

GARAGE ROOF:

ROOF STYLE: The roof is a sloped type with a pitch to it.

TYPE OF ROOFING MATERIAL: The roofing material on the sloped roof is made of composition shingles.

ROOF COVERING STATUS:



Needs Attention; There is composition roofing which has been installed on top of another layer of roofing. The shingles are not laying flat and are curling a little. This will allow wind damage and other weathering to wear the shingles prematurely.

There are a couple of torn shingles along the right front edge.

GARAGE FLOOR:

CONDITION: Serviceable, with typical wear and tear in areas

There are stored items in the garage that are limiting a full visual inspection.

GARAGE DOORS:

TYPE: The garage door is a one piece metal door.

CONDITION: Serviceable.

HARDWARE: Serviceable.

OPENERS: There is no garage door opener on the garage door.

GARAGE INTERIOR:

CONDITION: Needs Attention:, there is some deterioration such as at the window, see the pest control report for more information.

There are stored items in the garage that limit the ability to do a full visual inspection.

GARAGE EXTERIOR:

MATERIAL: The exterior garage covering is, stucco.

CONDITION: Needs Attention: The exterior of the garage has vegetation growing on it. While this may be attractive it can deteriorate the covering of the building over time.

There are cracks and damage to the plaster in the back area.

The window shows damage on the exterior, see the pest control report for more information.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a B.B.Q. and other similar items are not inspected nor is the gas to them tested or lit.

This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

DRIVEWAY:

CONDITION: Needs Attention: There are deteriorated areas of asphalt due to typical wear and tear.

FRONT PORCH AND STEPS:

CONDITION: Serviceable.

LANDSCAPING:

CONDITION: The grounds on the property need general maintenance in areas.

DRAINAGE:

SITE: Gentle slope.

COMMENTS: Determining the adequacy of the grounds to shed water and prevent moisture intrusion into the structure is beyond the scope of the inspection. It is advised to obtain the history of any drainage problems and monitor the site regarding water run-off and drainage in general.

This inspection does not address drainage issues further than 6 feet from the building. Additionally drainage systems that are not visible such as underground systems are not evaluated or inspected. If more information is required it is advised to consult with a drainage specialist.

PROPERTY WALLS, FENCES & GATES:

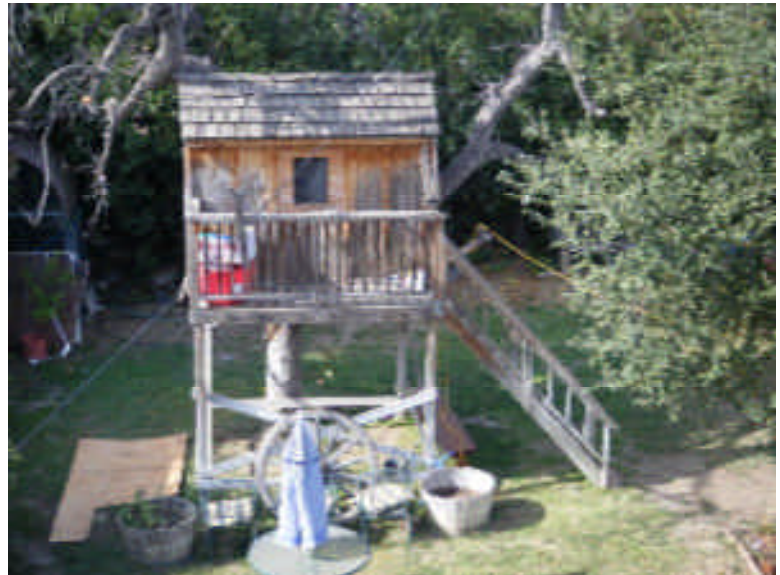
CONDITION: It is beyond the scope of this general inspection to examine these, but as a courtesy it is noted, The walls or fencing could not be fully seen and inspected due to vegetation growing on them in some areas and the wood fence and gate on the left are deteriorated..

GROUNDS COMMENTS:

The manual or automatic sprinkler systems of the property are not tested or examined. These are not part of any property inspection.

Area drains are not tested as part of this inspection and their condition is unknown. It is recommended that these be tested and cleaned as necessary to ensure they function properly.

PICTURES:



There is a tree house type structure in the back. It is beyond the scope of this general inspection to examine these, but as a courtesy it is noted there is some deterioration to the wood and gaps and wide spaces along the hand rails. This needs some work to make this safe.

INTERIOR

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not always possible due to weather, temperature and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that it is a safe and structurally sound system. It is beyond the scope of this inspection to determine cracking or damage to the chimney or its flue. This can only be determined by a chimney expert.

INTERIOR ROOMS:

ENTRY:	Serviceable.
LIVING ROOM:	Serviceable.
DINING AREA:	Serviceable.
FAMILY ROOM:	Serviceable, However, this is an enclosed porch area and is typically not included or permitted as a habitable space. There is no heat for this area. Check with the owner for more details and any documentation and permits.
LAUNDRY AREA:	Serviceable.
HALLS:	Serviceable.
MASTER BEDROOM:	Serviceable.
SECOND BEDROOM:	Serviceable.
THIRD BEDROOM:	Serviceable.

DOORS:

MAIN ENTRY DOOR CONDITION:	Serviceable.
EXTERIOR DOORS CONDITION:	Serviceable, with typical wear.
INTERIOR DOORS CONDITION:	Serviceable, with typical wear

There are older french glass doors which do not have safety glass labels visible such as near the laundry area and the back middle bedroom. While this may have been okay when originally installed, it is

a potential safety hazard. A safety film can be added to the glass to make this into a safety glass.

WINDOWS:

WINDOW
CONDITION:

Not Acceptable: There are cracked window panes, in areas, such as in the back right bathroom.

WINDOW
COMMENTS:



There are panes of glass that are within 18 inches of the floor that do not have safety glass labels. The older windows next the back stairs to the family room appears to be a potential hazard. In newer construction it is required that the glass be a tempered type of safety glass. Making this older glass into safety glass by tempering or putting a safety film on it may not be a requirement for this sale but it is recommended.

FLOORS:

GENERAL
CONDITION:

Needs Attention: The carpeting is generally worn, with some stains in areas.

HARDWOOD
CONDITION:

Needs Attention:, there is some wear in the hallway and the wood floor squeaks.

FLOORING
COMMENTS:

There are areas where the flooring is a little sloping and not level such as in the hallway.

STAIRS & HANDRAILS:

RAILING CONDITION: **Not Acceptable: there are no handrails at the back stairs and no guard rails along the windows.**

STAIR CONDITION: Serviceable.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION:



Living room.

MASONRY FIREBOX
TYPE:

This is a masonry wood burning fireplace with no gas log lighter installed.

MASONRY FIREBOX
CONDITION:

Serviceable, with typical wear.

FLUE:

Needs Attention: The flue is dirty and needs to be cleaned and inspected by a professional chimney cleaning company. During their inspection they may find additional items that need repair.

Only a small area of the flue is visible and can be observed , the majority of the flue system cannot be viewed or evaluated in this limited general inspection. There is a real risk of concealed damage that may pose a fire hazard. It is advised that a chimney specialist with a video camera inspect the chimney and flue system fully to ensure safe operation and structural stability.

DAMPER:

Serviceable, with typical wear.

MANTLE/HEARTH: Serviceable.

SCREENS/GLASS
DOORS:

The screen in front of the fireplace is not attached, it is free standing. Consult with the owner about whether this will stay with the house. A Screen is important for fireplace safety.

INTERIOR COMMENTS:

COMMENTS:

Because we do not inspect for mold or fungus etc, should you have any concerns at all about mold or the future discovery of mold, we always recommend that a buyer has a building inspected for mold during the contingency period and prior to the close of escrow.

This is a general visual inspection, there was no destructive or intrusive testing performed. The intention of this report is to inform the client of the overall condition of the property by pointing out those items which are found during the course of a general inspection as prescribed in the Standards of Practice of the California Real Estate Inspection Association. This report is not a complete itemized list of each and every individual flaw and should not be relied upon as such.

GENERAL
COMMENTS:

The interior of the building has personal items and furniture blocking the view and therefore access to parts of the property.

The property has older fixtures and systems. While most of them are operating it should be expected that they will require regular maintenance and repairs to keep them operating correctly. This is typical for a property of this age.

ADDITIONAL NOTES:

Items noted in this report as Needs Attention or Not Acceptable require that the client take steps to remedy the situation prior to the expiration of the contingency period and prior to the close of escrow. Any action or inaction taken by the client after he or she has been made aware of a situation noted in this report is at the sole discretion and responsibility of the client.

It appears that there have been alterations and upgrades to the property over the years. Modifications to the electrical, plumbing and mechanical systems as well as to the structure of the building require permits and progress inspections. It is advised to obtain any and all documentation that might possibly be available. This should be done prior to the expiration of the contingency period.

It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on a property should be expected to reveal some of these problems and it is recommended that

additional sums be set aside for this purpose.

This is not a mold or fungus inspection, it is advised to have a mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any mold that may affect the health or safety of the occupants.

KITCHEN - APPLIANCES - LAUNDRY

Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliance is functional. Appliances are not moved and testing of timers, clocks, thermostats, cooking functions, self cleaning functions or other controls is not performed. Inspection of non-built-in appliances is outside the scope of the inspection including portable dishwashers. No opinion is offered as to the actual adequacy, accuracy or effectiveness of appliance operation. The oven temperature is not verified or tested for accuracy. Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not inspected. Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection.

KITCHEN AREA:

WALLS AND CEILINGS: Serviceable.

FLOORING: Serviceable.

COUNTERS: Serviceable.

CABINETS: Needs Attention, the cabinets are older and doors need adjustment and/or repairs to function properly.

KITCHEN SINK:

CONDITION: Serviceable.

FAUCET: Serviceable.

WATER DISPENSER: Needs Attention, this does not turn off properly and tends to drip.

There is a water filter system installed and operating. The quality and efficiency of the water filter is beyond the scope of this general inspection.

DRAIN: Serviceable.

KITCHEN APPLIANCES:

GARBAGE DISPOSAL: **Not Acceptable, these are typically not recommended to be used with the septic tank system**

The switch is in the front but has a child safety guard.

DISHWASHER: Serviceable.

COOKTOP TYPE: The kitchen has a gas cooktop.

COOKTOP: Serviceable.
OVEN TYPE: The kitchen has a gas oven.
OVEN: Serviceable.
VENTILATION FAN: Serviceable, though older.

LAUNDRY:

LOCATION: The laundry facilities are located in the utility area or service porch.

CONDITION OF
CLOTHES WASHER
HOOKUPS:

There are washer facilities present but they were not tested. Also the washer was not tested.

CONDITION OF
CLOTHES DRYER
HOOKUPS:

There are dryer hookups present but they are not tested and the dryer was not tested.

TYPE OF CLOTHES
DRYER HOOKUPS:

A gas dryer hook-up was observed in the laundry area.

LAUNDRY SINK AND
FAUCETS:

Serviceable.

LAUNDRY AREA:

Serviceable, with typical wear.

KITCHEN COMMENTS:

Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not part of a general inspection. This is due to there being many components that can not be accurately tested for efficiency and function such as cooling controls, ice maker function and freezing ability. It is recommended that these units be serviced by a manufacturer's authorized technician at this time.

Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection.

BATHROOMS

Bathrooms are inspected in a cursory fashion, however each accessible fixture is operated to test its function and visually inspected to determine its current condition. Determining whether shower pans, tub/shower surrounds are water tight or have any rot or other damage is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance is always required whenever there is contact of water with various materials.

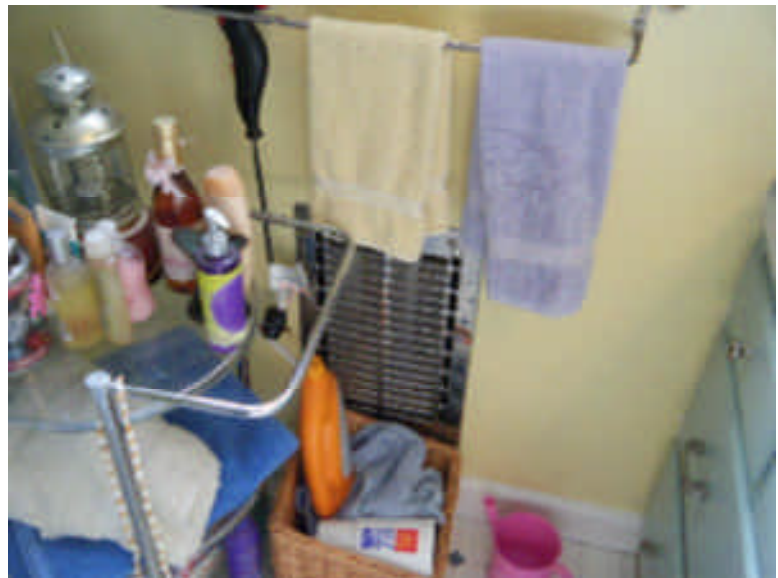
BATHROOM AREA:

BATH LOCATION:	This bathroom is located in the back right off of the laundry room.
WALLS AND CEILING:	Serviceable.
FLOORING:	Serviceable.
COUNTERS:	Serviceable.
CABINETS:	Serviceable.
SINKS:	Serviceable.
FAUCETS:	Serviceable.
TOILETS:	Serviceable.
SHOWER FIXTURES:	Serviceable.
SHOWER WALLS:	Serviceable, though the grout is deteriorated a little.
SHOWER ENCLOSURE:	Serviceable.
MIRRORS:	Serviceable.
BATH VENTILATION:	Serviceable.

BATHROOM AREA:

BATH LOCATION:	This bathroom is located in the hallway.
WALLS AND CEILING:	Serviceable.
FLOORING:	Serviceable.
COUNTERS:	Serviceable.
CABINETS:	Serviceable, though older.

- SINKS:** **Not Acceptable: The bathroom sink is cracked. It was not found to be leaking at the crack penetrates all of the way through the sink bowl to the bottom side.**
- FAUCETS:** Serviceable.
- TOILETS:** Needs Attention: The toilet is loose and not properly attached to the floor. It needs to be properly bolted down (the owner tightened this down during the inspection)
- TUB FIXTURES:** Needs Attention:, the tub stopper control tends to drop down easily and close on its own.
- SHOWER FIXTURES:** Serviceable.
- SHOWER DIVERTER:** Serviceable.
- SHOWER WALLS:** Serviceable.
- SHOWER ENCLOSURE:** Serviceable.
- MIRRORS:** Serviceable.
- BATH VENTILATION:** Serviceable, the window is used.
- BATHROOM HEATERS:**



Not Acceptable: The electric wall heater in the bathroom is not working

These get very hot when in operation and are a potential burn hazard.

There is a towel bar above this heater and since these get very hot when a towel is hung on the bar it could become a fire safety hazard.

The unit trips off the GFCI outlet when turning on even though it is not working indicating there is short ground or short in the wiring. This needs to be further examined and repaired as needed by an licensed electrician.

INSPECTION LIMITATIONS

SPECIFIC EXCLUSIONS AND LIMITATIONS:

OUR GOAL: Our Goal is to enlighten you as to the condition of the property by identifying material defects that would significantly affect the property and therefore your decisions concerning it. We strive to add significantly to your knowledge of the building. **Thus the goal is not to identify every defect concerning the property but focus upon the material defects and thereby put you in a much better position to make an informed decision.**

GENERALIST VS. SPECIALIST A property inspector is a generalist and the inspection is conducted along generalist guidelines as listed above. The generalist job is to note material defects in the property he is inspecting. When he observes and finds one or more problems in a system of the property that affects its performance he may then refer the entire system over to a specialist in that field for a further detailed investigation. The specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist is inspecting from a depth of knowledge and experience that the generalist does not have.

REPRESENTATIVE SAMPLING: The building has many identical components such as windows, electrical outlets, etc. We inspect a representative sampling of these only. We do not move any furniture or personal belongings. This means that some deficiencies which were there may go unnoted or there may be items which are impossible to anticipate. We suggest that you plan for unforeseen repairs. This is part of property ownership as all buildings will have some of these repairs as well as normally occurring maintenance.

USE OF THE REPORT: The inspection report does not constitute a warranty, insurance policy or guarantee of any kind. It is confidential and is given solely for the use and benefit of the client and is not intended to be used for the benefit of or be relied upon by any other buyer or other third party.

PRE-INSPECTION AGREEMENT: Terms and conditions crucial to interpretation of the report are contained in a separate pre-inspection agreement. Do not use this report without consulting the pre-inspection agreement as use of this report constitutes the acceptance of all the terms, conditions and limitations in that agreement.

MOLD, MILDEW AND FUNGI:

Mold, mildew and fungus are specifically excluded from the inspection and the report. The inspector is not qualified to note the presence or absence of mold. In some cases mold has been found to be a serious problem and should not be overlooked. Because we do not inspect for mold, should you have any concerns at all about mold or the future discovery of mold, we always recommend that a buyer has a building inspected for mold during the contingency period and prior to the close of escrow.

WOOD DESTROYING ORGANISMS:

Termites, dryrot, wood rot and wood destroying organisms are covered by the structural pest control operator's report. These are not part of the inspection and the inspector will not be inspecting for them. The Business and Professions Code prohibits anyone but licensed structural pest control operators from commenting on this subject.

BUILDING CODES:

This is not a building code or code compliance inspection. That is a different type of inspection performed by the local municipality, usually during construction. It is advised to obtain all available documentation such as building permits and certificates of occupancy during the inspection contingency period.

HAZARDOUS SUBSTANCES:

Identifying hazardous substances is not part of this inspection. Items such as formaldehyde, lead based paint, asbestos, toxic or flammable chemicals and environmental hazards are not tested for and not within the scope of the inspection.

INSPECTION LIMITATIONS:

This is a limited time visual inspection. It excludes any items we cannot directly observe such as chimney interiors, furnace heat exchangers, underground piping, etc. These are specialty inspections and those inspections can be arranged using specialized equipment.

Additionally we do not inspect to see if components are installed properly. We do not have the specialized training, instruction sheets or manuals to determine if they meet manufacture's or building code requirements for installation, which can be quite varied. This is part of the specialist's inspection and any questions concerning installation would best be answered by the specialist.