# All Pro Home Inspections

**Steve John, 3685 Herbert Street, San Diego, CA 92103, 619-283-1123**

## STANDARD RESIDENTIAL INSPECTION AGREEMENT

### (PLEASE READ CAREFULLY, THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT)

Client Name: Date: May 8, 2011
Inspection Address: 1234 Main Street Time: 8:00 AM
El Cajon, CA 92020

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

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

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA®), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

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

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

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

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

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

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

ARBITRATION: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The parties hereto shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure. The decision of the Arbitrator shall be final and binding and judgement on the Award may be entered in any Court of competent jurisdiction.

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

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

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

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

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

I agree to pay the fee listed below, and I have read, understand and agree to all the terms, conditions, and limitations of this Agreement, and voluntarily agree to be bound thereby. I understand that the inspection fee stated is for the initial inspection and report. I agree to pay for the inspector's time for any reinspection, meetings with third parties including any contractor, seller, or arbitrator that may be needed at a later date, or any time for inspector to participate in any legal or administrative proceeding at the hourly rate of $150.00 for the initial hour or part thereof, and $120.00 per hour after the first hour. (Reasonable phone consultation is free.)

_____

_____ 05/08/11 _____ _____
Inspector for Company Date Client Date

Total Fee $ 0.00 Paid by: Check # _____ Payment acknowledged: _____

# CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION
# Residential Standards of Practice

## Part I. Definitions and Scope

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

A. A real estate inspection is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general 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 lives. The report may include the Inspector's recommendations for correction or further evaluation.
C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

## Part II. Standards of Practice

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

SECTION 1 - Foundation, Basement, and Under-floor Areas

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

B. The Inspector is not required to:
1. Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems
2. Determine the composition or energy rating of insulation materials

SECTION 2 - Exterior

A. Items to be inspected:
3. Surface grade directly adjacent to the buildings
4. Doors and windows
5. Attached decks, porches, patios, enclosures, balconies, stairways and their enclosures
6. Wall cladding and trim
7. Portions of walkways and driveways that are adjacent to the buildings

B. The Inspector is not required to:
1. Inspect door or window screens, shutters, awnings, or security bars

SECTION 3 - Roof Covering

A. Items to be inspected:
1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

B. The Inspector is not required to:
1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
2. Warrant or certify that roof systems, coverings, or components are free from leakage

SECTION 4 - Attic Areas and Roof Framing

A. Items to be inspected:
1. Framing
2. Ventilation
3. Insulation

B. The Inspector is not required to:
4. Inspect mechanical attic ventilation systems or components
5. Determine the composition or energy rating of insulation materials

SECTION 5 - Plumbing

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

B. The Inspector is not required to:
1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
3. Inspect whirlpool baths, steam showers, or sauna systems or components
4. Inspect fuel tanks or determine if the fuel gas system is free of leaks
5. Inspect wells or water treatment systems

SECTION 6 - Electrical

A. Items to be inspected:
6. Service equipment
7. Electrical panels
8. Circuit wiring
9. Switches, receptacles, outlets, and lighting fixtures

B. The Inspector is not required to:
1. Operate circuit breakers or circuit interrupters
2. Remove cover plates
3. Inspect de-icing systems or components
4. Inspect private or emergency electrical supply systems

2. Inspect fences or gates or operate automated door or gate openers or their safety devices
3. Use a ladder to inspect systems or components

or components

ECTION 7 - Heating and Cooling

C. Items to be inspected:
   10. Heating equipment
   11. Central cooling equipment
   12. Energy source and connections
   13. Combustion air and exhaust vent systems
   14. Condensate drainage
   15. Conditioned air distribution systems

D. The Inspector is not required to:
   1. Inspect heat exchangers or electric heating elements
   2. Inspect non-central air conditioning units or evaporative coolers
   3. Inspect radiant, solar, hydronic, or geothermal systems or components
   4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
   5. Inspect electronic air filtering or humidity control systems or components

SECTION 8 - Fireplaces and Chimneys

A. Items to be inspected:
   1. Chimney exterior
   2. Spark arrestor
   3. Firebox
   4. Damper
   5. Hearth extension

B. The Inspector is not required to:
   1. Inspect chimney interiors
   2. Inspect fireplace inserts, seals, or gaskets
   3. Operate any fireplace or determine if a fireplace can be safely used

SECTION 9 - Building Interior

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

B. The Inspector is not required to:
   1. Inspect window, door, or floor coverings
   2. Determine whether a building is secure from unauthorized entry
   3. Operate or test smoke alarms or vehicle door safety devices
   4. Use a ladder to inspect systems or components

## Part III. Limitations, Exceptions, and Exclusions

A. The following are excluded from a real estate inspection:
   1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected
   2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
   3. Auxiliary features of appliances beyond the appliance's basic function
   4. Systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water
   5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
   6. Determining compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
   7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase
   8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
   9. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
   10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
   11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
   12. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water
   13. Determining the integrity of hermetic seals at multi-pane glazing
   14. Differentiating between original construction or subsequent additions or modifications
   15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
   16. Specifying repairs/replacement procedures or estimating cost to correct
   17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components
   18. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies
   19. Elevators, lifts, and dumbwaiters
   20. Lighting pilot lights or activating or operating any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls
   21. Operating shutoff valves or shutting down any system or component
   22. Dismantling any system, structure or component or removing access panels other than those provided for homeowner maintenance

A. The Inspector may, at his or her discretion:
   1. Inspect any building, system, component, appliance, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
   2. Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

# IV. Glossary of Terms

*Note: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific function
Building: The subject of the inspection and its primary parking structure
Component: A part of a system, appliance, fixture, or device
Condition: Conspicuous state of being
Determine: Arrive at an opinion or conclusion pursuant to a real estate inspection
Device: A component designed to perform a particular task or function
Fixture: A plumbing or electrical component with a fixed position and function
Function: The normal and characteristic purpose or action of a system, component, or device
Functional Drainage: The ability to empty a plumbing fixture in a reasonable time
Functional Flow: The flow of the water supply at the highest and farthest fixture from the building supply shutoff valve when another fixture is used simultaneously
Inspect: Refer to Part I, 'Definition and Scope', Paragraph A
Inspector: One who performs a real estate inspection
Normal User Control: Switch or other device that activates a system or component and is provided for use by an occupant of a building
Operate: Cause a system, appliance, fixture, or device to function using normal user controls
Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued
Primary Building: A building that an Inspector has agreed to inspect
Primary Parking structure: A building for the purpose of vehicle storage associated with the primary building
Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property
Real Estate Inspection: Refer to Part I, 'Definitions and Scope', Paragraph A
Representative Number: Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets
Safety Hazard: A condition that could result in significant physical injury
Shut Down: Disconnected or turned off in a way so as not to respond to normal user controls
System: An assemblage of various components designed to function as a whole
Technically Exhaustive: Examination beyond the scope of a real estate inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis

# All Pro Home Inspections

Steve John • 3412 Quince Street San Diego, CA 92104 • 619-283-1123

# Inspection Report

Client Name:
Inspection Address: 1234 Main Street
El Cajon, CA 92020

Date: May 8, 2011
Time: 8:00 AM

**This report was prepared for in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is a critical part of this report. If you were not present during the inspection, call (619)283-1123 for a full discussion of the entire report and an overview.**
**This report was prepared for the sole and exclusive use of Client and any third party, including other purchasers, who are not part of this contract, may not rely on or use this report for any purpose and should not make any decisions based on this report. Inspector assumes no liability for third party interpretation or use of this report. All such parties are advised to retain a qualified professional inspector to provide them with their own inspection and report.**

**It is the clients responsibility to read this report in its entirety.** The client is also responsible to perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied, or damaged during the seller's evacuation of the building. If you discover any new conditions at that time, you may call me for a free telephone consultation, but if you desire a reinspection, a nominal charge will be required.

## Table of Contents



# Profile of your Inspector
# Steve D. John, MCI, CNCS

**Specializing in:**

**CONSTRUCTION DEFECT ANALYSIS and EXPERT WITNESS TESTIMONY**
**CONTRACTOR and OWNER DISPUTE RESOLUTION**
**RESIDENTIAL and COMMERCIAL INSPECTIONS**
**IN-PROGRESS CONSTRUCTION INSPECTIONS**

## Certifications and Licensing

**International Code Council / International Conference of Building Officials**
Combination Dwelling Inspector - Uniform Building Code, Uniform Mechanical Code, Uniform Plumbing Code, National Electrical Code
Certificate # 5227225-56

**California State Licensed General Building Contractor**
License # B-340790 Since 1974 (currently inactive)

**California Real Estate Inspection Association, MCI**
Master CREIA Inspector, # 0029

**California Real Estate Inspection Association, CNCS**
CREIA New Construction Specialist

**Real Estate Broker License, State of California, Department of Real Estate**
License # 00900753 (currently inactive)

## Work Experience

**All Pro Home Inspections** **6/94 - Present**
Home Inspection and Consulting

**All Pro Remodeling** **1/93 - 6/94**

**U. S. Homes** **3/89 - 1/93**
Senior Construction Manager, Responsible for: contract writing, specification development, contract negotiations, development and construction permit procurement, coordination of onsite and offsite development, and supervision of construction superintendents.

**Standard Pacific, Orange County** **1985 - 3/98**
Lead Superintendent, Offsite Superintendent, Onsite Superintendent

**All Pro Development** **1973 - 1984**
Built custom homes and built and designed spec homes as a general building contractor.

## EDUCATION

**Continuing Education** **1994 - Present**
Hundreds of hours of accredited continuing education at over 40 conferences, seminars, and schools specializing in the inspection field and construction defect evaluation.

**University of California, Irvine** **1986 - 1987**
Light Construction and Development Management, Certificate Program
Home Builders Council, Scholarship Award, 1986

**San Diego State University** **1984**
Bachelor of Science, in Business: Majors; Real Estate and Finance, Graduated with Honors

## ORGANIZATION AFFILIATIONS

### CREIA, California Real Estate Inspection Association
Member since 1994
Master CREIA Inspector, # 0029
CREIA New Construction Specialist
2006/2007 CREIA State Regional Director
2006/2007 Co-Chairman of the Membership Committee
2005/2006 Co-Chairman of the Standards of Practice Committee
2005/2006 Contract Committee
2005/2006 President of the San Diego Chapter of CREIA
2004/2005 Vice President of the San Diego Chapter of CREIA
2003/2004 Secretary of the San Diego Chapter of CREIA

### ICBO/ICC, International Conference of Building Officials/ International Code Conference
Professional Member # 0966116, Member since 12/99

### IAEI, International Association of Electrical Inspectors
Membership # 3191, Member since 3/8/95

# INSPECTION REPORT

## PROPERTY INFO

**1.1 YEAR BUILT:**

(The year built was given to me by the person booking the inspection and I made no attempt to verify this information. Do not rely on the date stated here.) (The year built was given to me by the person booking the inspection and I made no attempt to verify this information. Do not rely on the date stated here.) (The year built was given to me by the person booking the inspection and I made no attempt to verify this information. Do not rely on the date stated here.) (The year built was given to me by the person booking the inspection and I made no attempt to verify this information. Do not rely on the date stated here.) (The year built was given to me by the person booking the inspection and I made no attempt to verify this information. Do not rely on the date stated here.)

**1.2 SQUARE FOOTAGE:**

sq. ft. (The square footage was given to me by the person booking the inspection and I made no attempt to verify this information. You should check the appraisal report for an actual calculation of the square footage. Do not rely on the figure stated here.)

**1.3 WEATHER:**

clear.

**1.4 OCCUPIED:**

Each unit is occupied and, furniture, appliances, and household items will hide the surfaces behind them and may obscure defects that can not be discovered at the time of the inspection. This is unavoidable.

**1.5 PEOPLE PRESENT:**

client(s)
buyers agent, listing agent.

## NOTICE

**1.6**

**I recommend that you do not show this report to your insurance company or your lender even if they ask you for a copy.** Insurance companies and lenders don't think houses have defects, and when they see defects in the report they may decline to insure the property or provide a loan. I do not want to be the cause of anyone being turned down for insurance or a loan.

# DEFINITIONS

**1.7**

I have made an effort to categorize the deficiencies noted in this report as an added benefit to you, and although many items could be in more than one category, I generally put them in only one. You must understand that any categorization is somewhat arbitrary, but I believe the effort is valuable.

You need to realize it is difficult to predict how much effort or expense many deficiencies will take to correct until there is further evaluation, or the work has begun. Sometimes, what I see will appear to be worse than it actually is, but just as often, the visual deficiency is minor but the correction is substantial. For instance, I may see a problem on a heater and not be able to tell you if it can be corrected with standard service, or end up requiring a new heater. **By having deficiencies addressed as soon as possible, and before the end of your contingency period, you can minimize these risks.** Furthermore, you will always need to make some judgment on your own concerning the seriousness of all deficiencies.

This rating system, like the report format generally, is a work in progress. I am continually making improvements to bring more value to the inspection report. Any and all feedback from you is greatly appreciated.

**1.8 SAFETY CONCERNS:**

[SC] Safety Concerns: These are conditions that may pose a hazard to people, the building, or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

**1.9 FURTHER EVALUATION:**

[FE] Further Evaluation: Conditions noted that warrant further evaluation. Sometimes, something will just need clarification by the seller, but more often the item needs further evaluation by a specialists in the appropriate trade that is beyond the scope of my evaluation. **Further evaluation could reveal a much larger problem than what is apparent to me today and for this reason you should follow up as soon as possible and before the end of your contingency period.** Also, further evaluation could limit and minimize the scope of a problem that may look potentially bad on the surface but not end up being as serious of a concern. My inspection is limited to what is visible, and by its nature, will require follow up where appropriate.

**1.10 CORRECTIONS RECOMMENDED:**

[CR] Corrections Recommended: Conditions in need of maintenance, repair or replacement. All corrections need to be made by someone who is experienced and competent in the appropriate trade. It can be difficult to predict how much effort or expense many deficiencies will take to correct until there is further evaluation by an appropriate contractor.

**1.11 RECOMMENDED UPGRADE:**

[RU] Recommended Upgrade: These are recommendations designed to improve the quality or comfort of the home. They would be improvements to the original construction that I consider worthwhile and cost effective to add, such as additional insulation.

# INTRODUCTORY NOTES

**1.12 OLDER HOMES:**

The inspector's observations take into account the age of the building and the construction standards of that time. I make no attempt to identify all the components or elements that have changed over the years. Older buildings lack many of the modern framing and seismic connections presently being utilized. Engineering standards, energy efficiency, personal safety standards, and electrical standards, among many others have continually improved over the years. Even homes less than a decade old will not be built with all the safety and engineering enhancements of a home built today, and the older the home, the greater those deficiencies will be.

**1.13 ENVIRONMENTAL CONCERNS:**

Environmental issues including but not limited to asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic fields, buried fuel oil tanks, ground water contamination and soil contamination, are excluded from the scope of this inspection. I am not a specialist or licensed to evaluate any of these materials. I may point out or refer to one or more of these materials if I have strong reason to suspect they may be present in the building. If any environmental issues are pointed out, it is done as a courtesy above the scope of the inspection requirements and in no way indicates that all environmental concerns have been identified. You need to understand that I can not and do not have the ability to identify all potential environmental issues and in fact, I am only familiar with with very few. Should further study or analysis seem prudent, then that will need to be done by a specialist. Information related to some of these products can be found in the "Homeowners Guide to Environmental Hazards & Earthquake Safety" pamphlet provided by your agent or the seller. The environmental portion of this pamphlet is also available online at http://www.cdph.ca.gov/programs/CLPPB/Documents/ResEnviroHaz2005.pdf.
[FE] Buildings built before 1978 likely have many products in them that contain some amounts of asbestos or lead, determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet that is provided by your agent or the seller or at http://www.cdph.ca.gov/programs/CLPPB/Documents/ResEnviroHaz2005.pdf .

For further information about asbestos see the Environmental Protection Agency web site at: http://www.epa.gov/asbestos/ . Thousands of compounds used to be made with some asbestos in them and most are not easily identified because there were similar looking products that did not contain any asbestos. Some were common building products used in older homes including patching and plastering compounds, mastic or glue particularly under flooring and some acoustic ceiling products are a few examples. There is no way to know without testing. I do not test for asbestos, but this can be done by others if you are concerned about the potential risks. The biggest concern with asbestos products is often the cost of removing and disposal of the asbestos when the products ever needed to be replaced or removed. When this is done in accordance with legal standards, it can add a substantial cost to a project. However, it is usually not necessary to remove asbestos products that are still in good condition. Asbestos was commonly used in many construction products until 1978, and some construction products past that date, and is still used in automobile breaks and other products to this day. Whenever you see a whitish-gray material that has been in an older home before 1978 that looks like cement board, or corrugated like cardboard, or is in thin flexible sheets like old crape paper, or as a tape around duct joints or other locations, you need to be suspicious that it will contain asbestos. These products were commonly used to reduce heat transfer or reduce the risk of fire and can contain substantial amounts of asbestos. You should not handle or disturb them because this will cause the fibers to become airborne and get into your lungs. The fibers are not visible to the naked eye and a common dusk mask will not protect you. Fortunately, evidence shows that people living in homes with asbestos products are fine as long as they leave the products undisturbed. Many other products are not as easily identified. Consult a specialist for further information and advice.

For further information about lead, you can request information from The National Lead Information Center's clearinghouse at: (800) 424-LEAD or www.epa.gov/lead. They have a very good free pamphlet "Reducing Lead Hazards When Remodeling Your Home" that can be downloaded or mailed to you. You should follow those recommendations and precautions. The older the home, the higher the potential for lead in the paint and the higher the percentage of lead in the older layers of paint.

**1.14 MOLD STATEMENT**

Mold has become a serious issue in the past several years with litigation based on mold accelerating. How much of a risk mold presents is hotly debated and beyond the scope of my knowledge. The scientific and legal communities will most likely be debating the extent of this risk for years. Mold does not affect all people the same way and may not affect some people at all. Some molds have been reported to be toxic or present other serious hazards, and mold can be very problematic for people with allergies or other sensitivities to mold. Other molds, and mildew which is difficult to distinguish from mold, are generally benign to human health. I can not tell the difference between a harmless mold and a hazardous mold. I try to identify conditions that may be conducive to mold growth and point these out in the body of this inspection. However, past water leaks or moisture intrusion problems can be difficult to detect and relatively easy to hide with paint and touch-up. There is the possibility of a high mold condition in any house that can not be detected during the inspection. See the ENVIRONMENTAL CONDITIONS provision of your contract.

Mold can not grow without the presence of water and any leaks in the plumbing system, the roof, through the exterior walls, from the soil, or poor ventilation, can create a condition conducive to mold growth. The longer a high moisture condition is allowed to continue, the greater the chance of mold growth. Consequently, any leaks need to be corrected as quickly as possible. Any past leaks that were not corrected properly and quickly, as well as current leaks, could have developed mold. Any time a hidden cavity, such as inside a wall, or under a cabinet become wet they need to be opened up and dried quickly, before mold can develop. Hidden areas should never be allowed to just dry out over time because mold can develop in the time it can take to dry. Drywall, insulation, the base of a cabinet etc. will need to be removed to dry the hidden area, and often fans are needed to accelerate the process. Unfortunately, if this process was not started quickly, or not done at all, than any area that became wet in the past could harbor mold to this day, and you should be suspicious whenever there is evidence of a past leak.

Mold cleanup and removal should be taken seriously whether noted in the report or not. A mold remediation specialist should do the work when a substantial amount of mold is suspected. Mold should never just be painted over. Drywall, particle board, or any cellulose material contaminated with mold needs to be removed by someone who will be careful not to spread mold spores. One reason the drywall needs to be removed is to eliminate any mold that may be hiding inside a wall or other hidden cavity.

Smaller areas of mold contamination can be cleaned up by homeowners and the Environmental Protection Agency has a good easy to understand publication on mold and mold cleanup basics for the home available at http://www.epa.gov/iaq/molds/moldguide.html and I recommend that you visit this site.

**1.15 PERMITS:**

[FE] I have reason to believe that additions or alterations have been made to this property that should have a permit. You should ask the sellers about any and all permits that have been obtained on the property and you should check the inspection records to make sure the final signatures were obtained for any of the permits. You can check with the local jurisdiction and obtain copies of all the permits that they have on file for this property. These are public records. (Electrical and plumbing alterations always require a permit, as do any structural alterations or additions to the square footage.) Specific deficiencies will be found in the body of the report.

[NOTE] There are so many defects and deficiencies with unit 3323 1/2 that was added to the complex that I am almost certain that this unit was not built with a permit. Furthermore, the defects are so substantial that I doubt that there is any actual value to this unit. Or in other words the cost of correcting all the defects would be so high that it would probably not make economic sense to do them. Serious consideration should be given to removing and

replacing this unit rather than correcting all the weaknesses. Of course you should also check with the city to see if they would have any problems or complications with replacing this unit.

Unit 3327 1/4 was also added to the complex and has quite a few weaknesses and deficiencies. I also doubt that this unit was permitted. The deficiencies are substantial but not to the same level as 3323 1/2.

[FE] I recommend checking with the city to see how many unit are allowed and approved for this property.

**1.16 PARTIAL INSPECTION:**

[NOTE] Do to the nature of some of the deficiencies noted, I spent my time dealing with the more important issues and did not make an effort to cover every item in, or aspect of, the property that I would on a home with less substantial defects. There will be additional deficiencies that are not noted in the inspection report. This allows me to spend my time concentrating on more important issues.

# STRUCTURE, FOUNDATION, CRAWL SPACE

All concrete including the foundation has a tendency to crack, and cracking is expected. **Minor cracks are almost always present and will not necessarily be reported.**
The inspector is not an engineer and assessing the structural integrity of a building is excluded from this report. If substantial cracks or other significant problems are present you should have further evaluation by a structural engineer, foundation specialist or a geologist.
**It can be critical to the stability and structural integrity of any foundation to make sure that surface and roof water is diverted away from the foundation and not allowed to saturate the soil close to the foundation.** Many homes get away with sub-standard drainage without serious problems, but every home I investigate with a cracked slab or foundation movement has poor drainage. Even if an older home has survived without damage this far, the risks are too high, and any recommended corrections need to be followed. Take the recommendations in the 'Grading & Drainage' section that follows seriously, and read the hand out "Recommendations for Lot Grading".

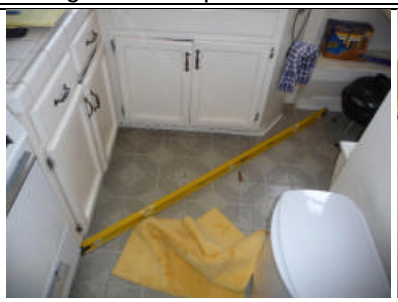
[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

CRACK REALITY CHECK: I can not tell you if most cracks are serious or not. Concrete can crack as part of the normal curing process and it is typical for concrete to crack, however, there is no such thing as a normal or typical crack. Every crack is unique and has the potential to be a sign of a larger problem. It is usually not possible for me to differentiate between a curing crack and most smaller cracks that could be an early warning sign of something more serious. All serious cracks started out small and grew. I do not see any benefit in identifying small cracks for you that are more likely curing cracks than a sign of a significant deficiency and will not report them. A small percentage of these small cracks will get wide enough to become a concern in the future but I have no way of telling which will end up being a sign of a significant deficiency and feel there is no benefit to you in pointing them out. This is a limitation of this inspection.

# STRUCTURE:

**2.1 NOTICE:**

[FE] [FE] [CR] [CR] There are substantial and potentially serious structural issues with the back wall of the building with the garages and two units above the garage. The first problem is that there are no headers above the garage doors. (I was only able to see inside one garage, but assume they are all the same.) The only thing supporting the upstairs above the garage doors are a couple of top plates and some idiot even cut into part of that. This is weak and it is probably accurate to say that it is extremely weak. The floor directly above this door has a slope of about 1-5/8 inches under my 6 foot level. This is definitely substantial. Clearly something needs to be done. This will require removing and replacing all the doors and installing a proper header. There could be collateral damage to the building such as cracking and other damage when the floor is re-leveled. Because of the weakness in the overall wall structure discussed below, this repair needs to be designed by an engineer. I recommend that you have further evaluation at this time by an engineer and would be happy to provide you with names of engineers. The pictures are in the kitchen of unit 3325 1/4 which is directly above the garage door. The floor is off level in other areas as well but this shows the greatest slope.


**2.2 GARAGE:**

[FE] [SC] When living space is built over a wall with large garage door openings with little wall space to provide structural support in the event of an earthquake, it is considered to be a soft story. The risk of failure in the structural integrity of these old wall systems in an earthquake is substantial and I recommend that you have further evaluation by an engineer. Not having shear panel reinforcing was common for the age of construction, but would be a serious weakness in the event of an earthquake. You should read "The Homeowners Guide To Earthquake Safety" provided by your agent or available at: http://www.seismic.ca.gov/pub/CSSC_2005-01_HOG.pdf for more information. Read the section "Rooms Over Garage" on page 26 and 27 which describes the problem and suggests a solution. This can be a fairly expensive upgrade but will clearly improve your earthquake safety and you should consider the upgrade for earthquake safety. Failure of the lower wall during an earthquake can be severe or even devastating.

# COMMON NOTES FOR ALL CRAWL SPACES

**2.3 TYPE:**

This home has a raised foundation with a continuous concrete perimeter and interior wood beams supported by concrete piers.

**2.4 DETERIORATION:**

Minor to moderate spalling or surface deterioration is noted to the face of the foundation. This deterioration is caused by water migrating through the porous concrete and leaving behind salt deposits that brake down the mortar over the years. An effort is recommended to minimize water saturation next to the foundation to slow further deterioration, but no effort is recommended to repair the foundation because of this spalling. This type of deterioration to the mortar also makes it difficult to see cracks because the flaking of the mortar will fill the cracks and make the entire surface rough and hide cracking.

This note is true for all the units except 3327 1/4 and 3323 1/2. Some places throughout the complex have more deterioration and those spots will be mentioned for each unit. Otherwise, if nothing is mentioned, the foundations do not have any serious spalling or deterioration.

**2.5 CRACKS:**

The foundation looked good with no more than smaller cracks. To minimize the potential for any cracks developing, I recommend you to take any recommendations in the 'Grading and Drainage' section seriously. Controlling water saturation into the soil around the foundation, and water intrusion into the crawl space, is highly recommended for any home with a crawl space. Proper drainage control could save many homes from ever needing high foundation repair expenses.

All the foundations, with the two exceptions mentioned, are in generally good condition considering their age. I was pleasantly surprised by their overall condition and lack of serious cracking or differential movement.

**2.6 FOUNDATION BOLTS:**

There were no anchor bolts or seismic connections noted between the house framing and the foundation. This was common for this age of construction, but would be a serious weakness in the event of an earthquake. You should read "The Homeowners Guide To Earthquake Safety" provided by your agent or available at http://www.seismic.ca.gov/pub/CSSC_2005-01_HOG.pdf for more information. Read the section "Homes Not Anchored to Foundation" starting on page 14 which describes the problem and provides a solution and additional resources. You should consider bolting and/or fastening the foundation using the appropriate methods to accommodate the construction design of the home as an upgrade for earthquake safety.

**2.7 CRIPPLE WALLS:**

None: There are no cripple walls which is good since they are considered a weakness in the event of an earthquake. I let you know there are no cripple walls in case your insurance company asks you. They do not like cripple walls and you can now tell them with confidence that there are none.

See note for units 3329 and 3331 for the only exception to this.

**2.8 PIERS:**

There are no seismic straps or connections between the support posts and the foundation piers and/or beams. This was common for this age of construction but could be a serious weakness in the event of an earthquake. You should read "The Homeowners Guide To Earthquake Safety" provided by your agent for more information and consider adding connectors using the appropriate methods to accommodate the construction design of the home as an upgrade for earthquake safety.

The original concrete footings that I can see under this house are very close to the soil level and not elevated above the surrounding soil as they would be if installed to the standards of today. From my experience, these have generally held up quite well as long as the top of the concrete is kept clear of soil or debris and there is never water sitting on the concrete at the

base of the wood. If these two conditions have not been met, the rate of damage and failure go up substantially. Consequently, I always recommend that any loose soil on top of the concrete pads be cleared away with a stiff bristle or wire brush and any necessary effort be made to keep the crawl space dry. When the pads are cleaned, the wood on each footing should be checked closely for damage by probing with a screwdriver. I feel that a certain amount of degradation or crushing of the base can be tolerated, and that determining an acceptable level of deterioration is a difficult judgment and needs to be made by someone experienced. (See the termite report for their judgment.) I feel in most cases the original material should be left in place unless the deterioration is substantial for two reasons. First, 90 percent of what I see them replaced with is of poorer quality than the original, and second, it makes better sense to add an additional pier if needed than to remove or replace the original footings.
[CR] Cleaning the tops of the concrete footings is recommended throughout the complex at this time. Some of the piers have substantial contact between the soil and the wood and this should definitely be corrected to extend the life of the wood. Some units have moderate to more substantial deterioration to the base plates under the piers due to the soil contact and moisture under the units. However, I didn't feel that any of the posts needed to be replaced at this time. This is a judgment call and some contractors may recommend replacing some of them. See note above for further advice.

These are common notes for all units and will not be repeated.

**2.9 ACCESS:**

[CR] Almost every access panel is weak, deteriorated and poorly attached. And most of the access panels need to be repaired or replaced. Frames are bad, screens are coming apart, there are gaps around the frames where rodents can get in etc. The base of many of the wood frames have deteriorated due to contact with the soil. I recommend that someone repair or replace all the access panels as needed throughout the complex and will not repeat this note except to show a couple of the worst examples.

**2.10 VENTILATION:**

Someone replaced many of the crawl space vent screens throughout the complex. However, there are still quite a few that were missed and still need to be replaced.
**[CR]** Some of the ventilation screens around the exterior were torn, damaged, missing, or had a hole, and need to be repaired or replaced to keep out rodents or other animals. The screen material to use should be 1/4 inch galvanized steel. Someone needs to check closely for any holes into the crawl space all around the house, and repair holes as small as 1/2 inch either in the screens or any other locations. If you can put your finger through a hole, than a rodent can also squeeze through. If a rodent can find a way into the crawl space, they will find a way into the house. I can see rodent or other animal droppings in many of the crawl spaces.
[CR] Besides the vent screens, there are quite a few other openings into the crawl space around the perimeter that need to be sealed off to keep out rodents or other animals.
[CR] Some of the screens used for the vents have too large of holes to be effective in keeping out small rodents and should be replaced or backed up with 1/4 inch galvanized steel screen.

**2.11 PEST CONTROL:**

[CR] There are many places where rodents or other animals can get into the crawl space and a substantial effort should be made to seal the crawl space off to keep rodents and other animals out.

**2.12 INSULATION:**

None. Adding insulation would improve energy efficiency, and would be required for new construction, but isn't that important in a mild climate like ours.

**2.13 CLEARANCE:**

The code and standard construction practice have always required 18 inches of clearance between the soil and the bottom of the floor joists, and 12 inches from soil to the bottom of any beams. This is needed to provide adequate room for inspection and repair, access for workers, and to minimize the risk from termites. If the clearance is substantially less, this is a serious deficiency, and soil would need to be excavated to correct the condition, which can be a very difficult task.

The clearance between the soil and the floor joist and beams is generally adequate. The main exceptions are 3325 and 3323 1/2. See notes for those units.

**2.14 MOISTURE:**

Moisture intrusion into the crawl space from the yard will increase the chance of mold, musty odor, rot, or termite damage, and can have a serious detrimental impact on the long-term integrity and structural stability of the foundation and interior piers. Any evidence of wetness in the crawl space needs to be taken seriously and a diligent effort made to keep the water out. Read the handout "Recommendations for Lot Grading", and see notes on grading section of this report for recommendations. The soil under the house was generally dry at the time of inspection. This may not be an indication of the condition of the soil after a period of heavy rain and you should monitor the crawl space for wetness and correct the situation as needed if the soil is ever found to be wet.
[FE] There is evidence of past or seasonal wetness noted and you should monitor the crawl space for wet soil after periods of heavy rain and take appropriate steps to keep the water out. There is some evidence of past wetness under all the units and this appears to be a substantial issue under several of the units, particularly the front units. It is not easy to speculate how much of a concern this will be until after a period of heavy rain. See notes that follow.

[CR] In an effort to try to give you ideas of where water may be entering into this crawl space, and where added attention should be given in an effort to keep the water out, you should check the following;
[CR] Water can run into the crawl space through many of the access openings and vents and this needs to be corrected. A concrete curb to keep the water out needs to be installed or the current curb needs to be repaired or replaced. And/or the soil around the access opening needs to be lowered, regraded, or otherwise adjusted to make sure that water will not run into the crawl space.
[CR] Water will run into the crawl space through several of the vent openings. This is almost always an indication that the soil level has been raised too high on the outside of the house and will need to be lowered and the yard regraded.

The issue of water getting in through the vents and access panes is a common problem throughout the complex.

I also suspect that the foundation could be relatively shallow and water can migrate under the foundation from the outside to inside. One way to solve this problem is to install a cut-off wall around the exterior that extends concrete deeper into soil to block the flow of water, or to install a french drain the captures the water before it can migrate under the house. Unfortunately, both of these solutions, when done properly, can be very expensive and disruptive to the landscaping or other improvement around the house. Generally , a serious effort should be made to minimize water saturation and improve drainage around the house before these more radical solutions are used. However, there are times when more expensive solutions are all that will work, and I can not determine that for you at this time.

**2.15 FRAMING:**

The floor framing was generally serviceable with a few exceptions noted.

**2.16 FLOOR LEVEL:**

The floors were generally level for units of this age. When I looked down the beams from inside the crawl space I can see some variation due to differential settlement or movement but this was generally minor and I didn't feel any action was needed except for the general recommendation to keep the crawl spaces dry and keep out the rain water.

**3317**

**2.17 DETERIORATION:**

Minor to moderate spalling or surface deterioration is noted to the face of the foundation.

**2.18 MOISTURE:**

[FE] [CR] This was the only crawl space in the complex that was really wet and muddy at this time. It was wettest and very muddy towards the front or north side and continued to be wet to about 2/3rds of the way to the back. I could not determine the source of water and definitely recommend further evaluation to determine its source. There is no reason for the crawl space to be muddy like this at the end of the summer and I suspect a water line leak that is supplying a constant source of water. This has clearly been going on for a long time. I couldn't get to the front of the crawl space because it become so muddy. I didn't see any standing water. The soil and rocks were all covered with a dark stain and it could be moldy under this unit. I do not do mold testing. See the Mold Statement in the Introductory Notes section at the beginning of this report for additional important information.

(There is one other crawl space, unit 3327, that had a fairly large muddy area but I was able to identify the leak for that unit. It was a badly leaking sprinkler valve.)

**2.19 FRAMING:**

There was water staining under the tub but no visible wood damage.

**3319**

**2.20 DETERIORATION:**

One of the better foundations and interior piers with only moderate spalling or deterioration.

**2.21 MOISTURE:**

The soil under the house was generally dry at the time of inspection. This may not be an indication of the condition of the soil after a period of heavy rain and you should monitor the crawl space for wetness and correct the situation as needed if the soil is ever found to be wet.
[FE] I can see evidence that suggests that this crawl space gets very wet during rainy times and recommend an effort to try and keep it dry.

**3321**

**2.22 DETERIORATION:**

Minor to moderate spalling or surface deterioration is noted to the face of the foundation. This deterioration is caused by water migrating through the porous concrete and leaving behind salt deposits that brake down the mortar over the years. A serious effort is recommended to minimize water saturation next to the foundation to slow further deterioration, but no effort is recommended to repair the foundation because of this spalling. This type of deterioration to the mortar also makes it difficult to see cracks because the flaking of the mortar will fill the cracks and make the entire surface rough and hide cracking.

**2.23 PIERS:**

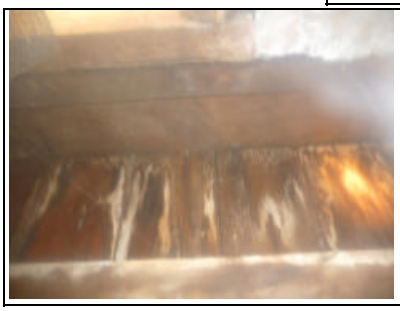
As mentioned in the common notes section for all crawl spaces, if there is soil in contact with the base of the posts and moisture in the crawl space, the potential for damage to the wood is substantial. See the termite report for any potential rot or termite activity. Under California law, they are responsible for any rot or termite activity or damage. I don't really recommend replacing even this wood, but I certainly recommend removing the soil touch the wood and keeping the water out of the crawl area to stop damage to this and all the similar post bases. I could have taken other similar pictures and this should be considered an example.

**2.24 MOISTURE:**

[FE] Note all the roots in the crawl space. This is a good indication that this crawl space is getting very wet in the rainy season.

**2.25 FRAMING:**

Water damage from leaks outside tub. Not as bad as unit 3323.



## 3323

**2.26 PIERS:**

[CR] This pier, with is in the S-W or back left quadrant of the crawl space has substantial damage and I recommend replacing it or installing a new pier next to it. The foundation was very shallow and it cracked and settled. I suspect that many of the interior pier footings are shallow but fortunately only a few have failed and need to be replaced.

**2.27 FRAMING:**

[FE] The wood subfloor around ever tub has water stains. However, the wood at the back edge behind this tub has more deterioration than most. See the termite report for any potential rot or termite activity. Under California law, they are responsible for any rot or termite activity or damage.

## 3323 1/2

**2.28 TYPE:**

[FE] **[CR] [CR]** **T**he perimeter of this unit does not have a continuous foundation and are supported by isolated piers. These are much more prone to settlement and movement and this is considered a very substantial weakness in comparison to a continuous foundation. There are also problems with water intrusion, shear strength and earthquake weakness with this system. If a substantial portion of the home does not have a continuous foundation, this could limit the loan programs that will be available to you on this house because this type of foundation will not meet the underwriting requirements of many conventional loan programs. **I strongly recommend that you have further evaluation by an engineer or foundation contractor who can give you a price to install a perimeter foundation and discuss all the weaknesses associated with the current foundation system**.

**2.29 ACCESS:**

None.

**2.30 PEST CONTROL:**

[CR] Open gap around edge will allow easy access to rodents.

**2.31 INSULATION:**

None. Adding insulation would improve energy efficiency, and would be required for new construction, but isn't that important in a mild climate like ours.

**2.32 CLEARANCE:**

The code and standard construction practice have always required 18 inches of clearance between the soil and the bottom of the floor joists, and 12 inches from soil to the bottom of any beams. This is needed to provide adequate room for inspection and repair, access for workers, and to minimize the risk from termites. If the clearance is substantially less, this is a serious deficiency, and soil would need to be excavated to correct the condition, which can be a very difficult task.
**[CR] [CR] [CR]** The clearance is extremely low under the entire unit. It is not possible to adequately inspect or make any necessary repairs in these areas The only way to correct would be to raise the unit. This can be an expensive and difficult task. You should have an estimate made to provide this work.

**2.33 MOISTURE:**

[Defect] There is no way to keep water out.

**2.34 FRAMING:**

[CR] [CR] The beam supporting the front wall is cut and a part of it is missing to the left of the entry behind the pine tree. I suspect that the only thing keep the floor from collapsing is the rigidity of the exterior wall siding. Consult a framing contractor for repair.

**2.35 COMMENTS:**

[NOTE] It is probably better to tear it down and start over than to correct these issues.

**3325**

**2.36 VENTILATION:**

[CR] This vent is behind the planting area to the right of the entry. This is just one of several places animals can get under this unit. Also, note how high the soil level is on the outside in relation to this vent. Water in this small planting area can get into the crawl space.

**2.37 CLEARANCE:**

The code and standard construction practice have always required 18 inches of clearance between the soil and the bottom of the floor joists, and 12 inches from soil to the bottom of any beams. This is needed to provide adequate room for inspection and repair, access for workers, and to minimize the risk from termites. If the clearance is substantially less, this is a serious deficiency, and soil would need to be excavated to correct the condition, which can be a very difficult task.

**[CR] [CR]** The clearance is substantially less than it should be and it will be difficult or impossible for anyone to get under some areas of the house. Soil will need to be excavated to provide adequate clearance under these areas, before any maintenance or repairs could be made. Furthermore, a lot of soil would need to be removed to comply with the standard clearance requirements stated above. Soil removal can be a substantial expense. There is only 4 to 6 inches under most of the beams with some sections having only 3 inches of clearance. One area in the picture below has soil touching the wood and this will greatly increase the potential fro rot and termite activity. Judgment can be used to determine how much soil is removed, but clearly correction is recommended wherever the soil is touching or close to the wood.

# 3327

**2.38 DETERIORATION:**

[CR] There is moderate to in some areas more substantial deterioration to the foundation that is caused by water migrating through the concrete and leaving behind salts that deteriorate the mortar. An effort is needed to minimize water saturation next to the foundation to slow further deterioration. This is on the side of the foundation with the planter that has the sprinkler valves that are leaking.

[CR] In the last two pictures, note that the deterioration next to the vent has created holes to the outside that a rodent could easily use and these need to be patched in for that reason.




**2.39 PIERS:**

[CR] This is one of the more badly deteriorated post bases due to soil to wood contact and water intrusion into the crawl space. The soil needs to be cleared away from the wood and the moisture needs to be controlled. This is needed under most or all of the units.

**2.40 VENTILATION:**

[CR] An example of a damaged screen with a gap around the pipe where a rodent can enter. Someone should check all the screens that have holes in them for pipes because several other also have holes.

**2.41 MOISTURE:**

[CR] It is wet in the north west corner area. This is due to a badly leaking sprinkler valve. Actually two valves leak and need to be replaced. The bad valve has a constant steady flow of water.

## 3329 & 3331

**2.42 CRIPPLE WALLS:**

[RU] Recommended Upgrade: These front units are the only units that have cripple walls, which are the short walls on top of the foundation that support the first floor. They lacked shear panel reinforcing. Shear panels are usually plywood panels specifically nailed to the cripple walls to resist lateral movement during seismic activity and are beneficial in helping to limit the amount of damage that may occur during an earthquake. Not having shear panel reinforcing was common for the age of construction on this house, but would be a serious weakness in the event of an earthquake. You should read "The Homeowners Guide To Earthquake Safety" provided by your agent or available at: http://www.seismic.ca.gov/pub/CSSC_2005-01_HOG.pdf for more information. Read the section "Weak Cripple Walls" starting on page 16 which describes the problem and provides a solution and additional resources. This is one of the more cost effective ways to improve your earthquake safety and you should consider adding shear panels as an upgrade for earthquake safety.

**2.43 VENTILATION:**

[CR] This grate doesn't work as a vent because the gaps are much to wide to keep out rodents. Also note the gap on the side of the grate.

**2.44**

[CR] This shows an open vent where animals can easily go in and out.

[CR] There is also a hole through the stucco at the back left corner of unit 3331 that needs to be patched to keep animals out.

**2.45 PEST CONTROL:**

[CR] An animal dug a burrow under the front right corner of unit 3339.

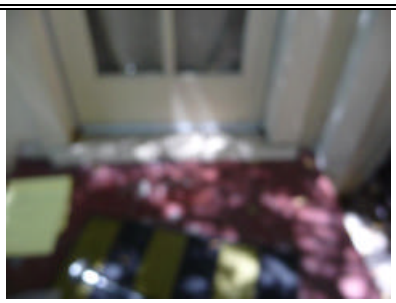
[NOTE] You can also note in this picture that there is damage to the building felt that is intended to keep water from migrating through the stucco onto the wood framing. This building felt has failed over the years due to water migration and I would assume that there are lots of other places where the building felt has failed. Most of them we just can't see. This area is visible due the short cripple walls used in this building. Obviously any moisture penetrating through the outside wall onto the wood framing or into the wall cavity is not a good thing and increases the potential for rot, termite activity or mold. Unfortunately this is a common problem with any building this old. The only way to replace the felt to correct the problem is to remove and reinstall the stucco on the exterior of the building. This would be expensive. Most building owners for properties of this age choose to accept the risks associated with some moisture intrusion and do not replace the building felt and stucco. However, you need to understand the real risks associated with the moisture intrusion and accept those risks. One thing that can easily be done to lower the risk is to make sure that sprinklers don't hit the wall every time they come on and make sure any water running off the roof doesn't run down the face of the building or splash back onto the wall. Buildings like this without a roof overhang are more prone to this problem because more water runs down the face of the wall when it rains.

**2.46 MOISTURE:**

[CR] A little moisture is noted in the soil inside the crawl space close to the front foundation. This is likely due to the sprinklers. Consider adjusting the sprinklers or putting in a drip system at the edge of the building to lower the water used and keep it from migrating under the foundation.

**2.47 FRAMING:**

[CR] Water is leaking from the back door sill and jam behind unit 3329. Clearly the door sill, and likely the entire door need to be replaced. This needs to be done by a contractor that specializes in the installation of doors and has the competence to make sure it doesn't leak. Most handymen are just not competent enough to do this.
[CR] Also note that the joist below this door has crushed due to the water damage and also needs repair. This is best done by a framing contractor or foundation restoration contractor but the door installation contractor should also be able to do this if that works out better.



## 3327 1/4

**2.48 TYPE:**

This unit has a raised foundation with a concrete block perimeter and interior wood beams supported by concrete piers.

[FE] [CR] [CR] This foundation needs further evaluation by a foundation contractor. There is a perimeter foundation around about 75% of this unit but there is a large gap on the north side and a smaller gap on the south side. This just doesn't make any sense to me and someone needs to figure this out. What also doesn't make any sense is the plastic sealing the soil and the ventilation system installed. I strongly recommend that you request a written explanation from the seller. I would be hesitant to install the rest of the foundation before understanding what this is all about. I did not evaluate this closely but suspect it is a poor attempt to control water. Much of the water off the roof will dump into the side yard and run under this unit. That water needs to be captured and drained out to the street, not allowed to run into the crawl space.
[FE] [CR] [CR] There are additional issues with the west wall of this unit. It clearly is not supported adequately and not tied into the original building. The wall has settled at least 3/4 of an inch as noted from the roof where the wall has slipped down in relation to the vent pipe. Also, a large gap has opened up in the back corner of the bathroom where this exterior wall connects to the original structure. I also have concern that this wall may encroach into the setback requirement since it is about 6 inches farther north of the line for the original structure and would expect that was placed on the set back line. I strongly suspect that this addition was done without a permit. Correcting this will require foundation and framing

repairs and drainage control and grading corrections. See grading and drainage notes in the next section.


# GRADING & DRAINAGE

**Notice:** This inspection examines the slope around, and the drainage away from the main house only.
**Slope around the house:** The soil around the house needs to slope away from the foundation on all sides to minimize the amount of water that is allowed to saturate into the soil and ensure that no water is not allowed to pond close to the foundation. Current minimum standards, which have become stricter and more specific in recent years, generally require a 6 inch slope in the first 10 feet away from the house and this slope is recommended whenever possible. Older standards required a minimum slope of 1/4 inch per foot for five feet out from the foundation. However, so many problems are associated with poor drainage that the standards were increased. Concrete walks can slope less, with almost any positive slope being effective, as long as cracks are sealed. The water must then be channeled to the street along a trough or swale that slopes all the way to the street gutter or other approved drain. Yard drains can be used as an alternative to a swale, whenever this option is easier or makes more sense. The slope of the soil along the swale or towards a yard drain should be 1/4 inch per foot. Read the hand out "Recommendations for Lot Grading" **which is available on my web site at** www.AllProHI.com
**Poor grading and failure to control water saturation can have a serious impact on the structural integrity of the house. Proper drainage control must be taken seriously when any cracks are noted or any settlement is suspected.** Proper grading and drainage is particularly important in areas with expansive clay soils which is common in many areas of San Diego, hillside lots, or houses with crawl spaces, basements or where any portion of the house below the exterior grade. Even though a lot of homes have poor drainage without serious problems, you should realize that almost every house I see with slab cracks or settlement issues, has poor drainage, and poor drainage was a serious contributing factor to the damage. I strongly recommend that you do not take undue chances and due what you can to improve the drainage.

[SC] Safety Concerns [FE] Further Evaluation [CR] Correction Recommended

**3.0**

[CR] The outlet for water to escape at the S-W corner of the property in the picture is much too small. As best I can tell water runs from the back of the property to the front and a large portion of the property needs to drain out this hole. It could so easily be plugged with a little debris and back water up onto the property and under the crawl spaces. I strongly recommend that this opining be enlarged substantially.

**3.1 LANDSCAPING:**

[CR] Tree(s) were planted too close to the building, and you need to remove several of them. As the trees continue to grow in size, they can damage the foundation or the roof. Consult a landscape contractor or arborist about the risks of particular trees.
This picture shows a root from the Brazilian pepper behind 3329 running into the crawl space.

**3.2**

[CR] This picture shows a tree planted directly against 3327 at the crawl vent. This needs to be removed.

# EXTERIOR

Lawn sprinklers and low voltage yard lighting are not included in this inspection.

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

# EXTERIOR GROUNDS

**4.1 DRIVEWAY:**

[CR] [CR] The concrete behind the garages in the area of the downspout needs to be broken out and replaced. Water ponds and this will just get worse.

**4.2 GUARD RAILS:**

[SC] There are openings in the guard railings for the stairs up to 3325 1/4 that are wider than the present child-proof standard of 4 inches. These standards have changed several times over the years and this railing may have met the standard at the time of construction. Children can easily get there heads stuck in the older 6 inch standard and could easily fall through the older 8 and 9 inch standards. Upgrading is not required, but I recommend modification in accordance with present standards particularly if there will be young children in the house. There are nets and screens and plexiglas panels available that I often see in homes with young children. The advantage is that they are inexpensive and don't require the railing to be replaced.

**4.3 FENCING & GATES:**

[CR] The fence at the right side is weak with a lot of deterioration in the base of the posts. The posts on the back section have been replaced but the rest of the fence is weak and leaning.

**4.4 SHED**

[CR] [CR] The shed at the back left of the property is trash and needs to be removed. There are huge gaping holes in the roof and lots of damage to the side walls. I consider it a hazard that needs to be removed.

# ROOF

It is not possible to verify the integrity of a roof from a visual inspection. A leak may go undetected even in a new roof. I do not, and cannot, warranty or certify the roof as to whether the roof leaks or may be subject to future leakage. The cause of most leaks is not visible from the surface. I give you my objective evaluation of the overall condition of the roof based on a comparison with the thousands of roofs I have inspected over the years, and report the defects discovered. Further evaluation of reported conditions needs to be obtained before removing any investigation contingency and prior to the close of escrow. The roofing contractor needs to be responsible for inspecting the **entire roof** because additional deficiencies are likely to be discovered by the roofing contractor that are not part of this report and then make all corrections needed. **It is important that the person making any repairs is a licensed roofing contractor who is willing to stand behind the work** because this will protect all the parties to this transaction, including the seller, and real estate agents. You can and should request a written roof certification that covers the **entire roof** from the roofing contractor who does any work on this house. A three year roof certification is not unusual and is a reasonable request. I strongly recommend that you use a roofing contractor who is a member of the San Diego Roofing Contractors Association www.sdrca.com (619-293-1225). This is the best way I know to protect you from the many poorly qualified people doing roofing repairs and installations.

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

## 3317.

**5.1 INSPECT METHOD:**

The inspector walked on the roof.

**5.2 MATERIALS:**

Hot-mopped with a granular cap sheet.
[NOTE] All of the roofs that are hot mopped are the older roof in the complex. This material is still on 4 of the 5 single bungalows. All of the other roofs have been replaced with modified bitumen.

**5.3 GENERAL CONDITION:**

[FE] The roof is in the later part, and could be close to the end, of its economic life. You should consider the remaining life limited and budget for replacing it. You should get an estimate from a roofing contractor at this time for the cost of replacing the roof and their best estimate of remaining life. Also ask the roofer for the cost of repairs needed and how long they would be willing to certify the roof for in writing after making the repairs. This will help you to decide if it makes economic sense to make repairs or it makes better sense to replace the roof.

**5.4 ROOFING COMPANY REFERAL**

There are a lot of roofing companies to choose from and a lot of roofs are not being installed well. There are far more lawsuits against roofing contractors than any other trade. So how do you find a reputable roofing company? The best advice I have found is to find a roofing company that is a member of the San Diego Roofing Contractors Association. The member contractors are striving for a higher standard and this way you will avoid the fly by night operators that are doing the bad jobs I so often see. There web site is: http://www.sdrca.com/ You will have the option to use the "Find a Roofer" tab on the front page that lets you insert some basic criteria and gives you the names of several roofers to

call. You also have an option to click on the Member tab and then the SDRCA Roster button to see the entire list of contractors and their contact information and website.

**5.5 CLAY TILE:**

[CR] Each of the roofs has a small clay tile section over the entry porches. These are old tiles and it may be difficult to find matching tile. A couple of tiles are broken and need to be replaced on this roof. Many of these roofs have one or two broken tiles.

**5.6 HOT-MOPPED OR BUILT-UP ROOF:**

Hot mopped or built-up roofing is the most difficult type of roofing to evaluate with a visual inspection because only the top surface is visible and problems or defects in lower layers will go undetected. These roofs should be made up of anywhere from 2 to 4 layers and last anywhere from 10 to 40 years. Most residential roofs only have two layers and can generally last 20 years if installed well and maintained properly. Commercial properties, and some residential roofs, usually have more layers and should last longer. I try to give you my overall opinion of where the roof appears to be in its lifespan and you can see these notes in the general condition section above and any additional notes in this section. However, it is impossible to determine if this type of roof has active leaks without doing testing that is beyond the scope of this inspection. Water stains can be from a past leak that has been successfully patched, and active leaks can go undetected until enough water leaks through to a visible surface to cause staining or damage. Many times leaks will be into hidden areas or not cause staining or damage that is apparent today.

[CR] There are spots or areas with cracking or other deterioration due to aging, and maintenance or repair is recommended at this time. The entire roof should be inspected and repaired by a roofing contractor willing to certify the roof after the repairs are made. The roofing contractor should check the entire roof with special attention to the edges or any transition areas and make any needed repairs or maintenance. This is often called a roof 'tune up' and is a necessary part of maintenance to extend the life of the roof.

The pictures are intended to provide examples of areas that need repair or show the level of wear. The pictures are not intended to and do not show all the defects.



**5.7 ROOF DRAINAGE:**

[CR] There were no secondary overflow drains on any of the parapet walls . They would be required on a home built today, but this is not unusual for older homes. This will make cleaning the drains on a regular basis more important. I recommend that a secondary drain be installed on every roof that gets replaced. Unfortunately this was not done on any of the roofs as the newer ones were installed.
[NOTE] This is a common note and will not be repeated on each of the other roofs.

**3319.**

**5.8 MATERIALS:**

Modified Bitumen.

**5.9 GENERAL CONDITION:**

***** The overall appearance of the roof is good except as noted. ***** The roofing material appears to be in the mid-range of its expected life.

**5.10 CLAY TILE:**

**5.11 MODIFIED BITUMEN:**

This roof and all of the roofs that are about 10 years old or less are modified bitumen. This is a rubber modified material that is very durable and generally lasts about 20 years but I have seen this material in use beyond that.

**5.12 FLUE VENTS & CAPS**

[FE] There are water stains or damage around the vent and roof leaks are suspected.

**5.13 ROOF DRAINAGE:**

[Defect] The number one defect that see with every roof that has been replaced with modified bitumen is that the scupper or drain opening is much too small. This will make the drain prone to clogging and greatly increase the potential for damage from leaks. These scuppers where likely salvaged from the previous roof. They should have all been replaced with a properly sized scupper.
[CR] There is clearly a leak from around this drain. I can see water damage on the ceiling in the back corner of the breakfast room directly below this drain. The tenant told me that it only leaks when the drain is clogged. Chances are it leaks every time it rains but only leaks badly enough for the tenant to notice when the drain is clogged which is likely often.

**3321.**

**5.14 MATERIALS:**

Hot-mopped with a granular cap sheet.

**5.15 GENERAL CONDITION:**

[FE] The roof is in the later part of its economic life. You should consider the remaining life limited and budget for replacing it. You should consider getting an estimate from a roofing contractor at this time for the cost of replacing the roof and there best estimate of remaining life.

**5.16 CLAY TILE:**

**5.17 HOT-MOPPED OR BUILT-UP ROOF:**

[CR] There are spots or areas with cracking or other deterioration due to aging, and maintenance or repair is recommended at this time. The entire roof should be inspected and repaired by a roofing contractor willing to certify the roof after the repairs are made. The roofing contractor should check the entire roof with special attention to the edges or any transition areas and make any needed repairs or maintenance. This is often called a roof 'tune up' and is a necessary part of maintenance to extend the life of the roof.



## 3323.

**5.18 MATERIALS:**

Hot-mopped with a granular cap sheet.

**5.19 GENERAL CONDITION:**

[FE] The roof is in the later part of its economic life. You should consider the remaining life limited and budget for replacing it. You should consider getting an estimate from a roofing contractor at this time for the cost of replacing the roof and there best estimate of remaining life.

[CR] Trees or other plants need to be cut away from the roof as part of regular maintenance because they will often cause damage to the roof.


**5.20 CLAY TILE:**

[CR] A couple of tiles are broken on the small roof section over the entry that need to be replaced.

**5.21 HOT-MOPPED OR BUILT-UP ROOF:**

[CR] There are spots or areas with cracking or other deterioration due to aging, and maintenance or repair is recommended at this time. The entire roof should be inspected and repaired by a roofing contractor willing to certify the roof after the repairs are made. The roofing contractor should check the entire roof with special attention to the edges or any transition areas and make any needed repairs or maintenance. This is often called a roof 'tune up' and is a necessary part of maintenance to extend the life of the roof.
[CR] The roof has been patched close to the drain in the past and this almost certainly indicates that it has leaked in the past. The quality of this patch is weak and needs furhter evaluation by the roofing contractor.




**5.22 ROOF DRAINAGE:**

[CR] The drains are too small and I recommend replacing them with something more adequate the next time the roof is replaced. until then, you will need to clean the drains and downspouts as part of regular maintenance.

## 3323 1/2.

**5.23 MATERIALS:**

Modified Bitumen.

**5.24 GENERAL CONDITION:**

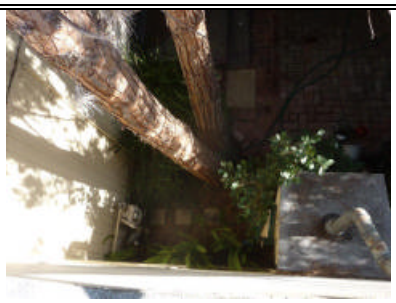
**5.25 LEAKS:**

[FE] There are water stains on the ceiling of the closet below this unit and the tenet stated there had been a little leaking. I couldn't really see the roof from the top due to all the pine tree droppings.

## 3325.

**5.26 GENERAL CONDITION:**

[CR] Note how difficult it will be to maintain this roof and keep the drain clear with the pine tree. Note how close the tree is to the house. Pine trees can cause substantial damage to foundations and are also substantial fire risks.



**5.27 CLAY TILE:**

[CR] There is water damage to the wood of the eve to the right side of the entry. I am concerned about the risk of leaks from the roof above.


**5.28 COMMENTS:**

[CR] The electrical lines are not properly supported on this roof.

## 3325 1/4 & 1/2.

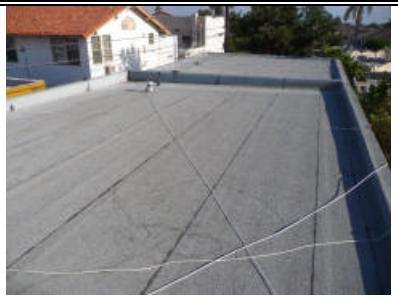
**5.29 MATERIALS:**

Modified Bitumen.

**5.30 GENERAL CONDITION:**

This looks like the best roof in the complex. But it still has the problem with the small scupper drains.

[NOTE] Siting down the edge of this building, it is clear that there is either a jog in the property line, or either this building or the neighbors building is over the propery line.

**5.31 LEAKS:**

[FE] There is water damage to the wall above the tub for unit 3325 1/4 and there is also damage to the tile wall directly below this. I suspect that this is directly below the roof drain. I don't know if this damage was done before the current roof was installed or not. But, due to the problems seen with so many of the roof drains, I can't help but be worried that this one is leaking also. Both the wall and ceiling in the picture are soft and this damage was caused be a leak from above.

**5.32 ROOF DRAINAGE:**

[Defect] Small drain.

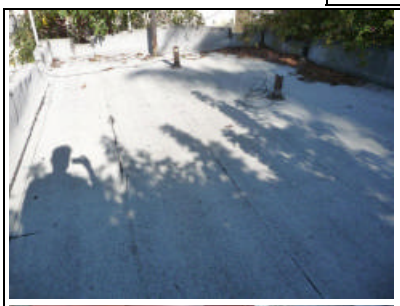
## 3327.

**5.33 MATERIALS:**

Hot-mopped with a granular cap sheet.

**5.34 GENERAL CONDITION:**

**[FE]** The roof is at or near the end of its economic life. Have a roofing contractor estimate the cost of re-roofing, and give you his best estimate of any potential remaining life and the risk of leaks. Ask the roofer if it makes economic sense to make repairs, and how long he would be willing to certify the roof for in writing after making the repairs.





**5.35 CLAY TILE:**

[CR] Replace broken tiles.


**5.36 FLUE VENTS & CAPS**

[CR] Check for vents missing caps. This may be an abandoned vent but it still needs a cap.

**5.37 ROOF DRAINAGE:**

[CR] Don't see any reason why this drain would get clogged - do you?

## 3329 & 3331.

**5.38 MATERIALS:**

Modified Bitumen.

**5.39 GENERAL CONDITION:**

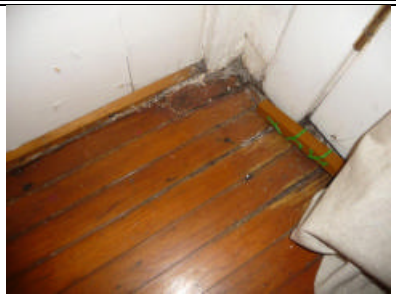
***** The roofing material appears to be in the mid-range of its expected life.
[CR] Trees or other plants need to be cut away from the roof as part of regular maintenance because they will often cause damage to the roof.


**5.40 FLASHING:**

[CR] This flashing is not sealed and needs maintenance. This flashing should be sealed properly like the other heater vent is sealed. The roofer will need to check the entire roof for any other maintenance.

**5.41 LEAKS:**

[FE] These pictures show water damage on the ceiling and floor at the back of unit 3329 that is approximately below the roof drain or scupper. I am not sure if this has been repaired but suspect it is active. This again shows the poor installation of the roof drains and how the roof drains have not been properly integrated and sealed into the newer roofs. At least three and possibly four of these roof drains have leaked on the newer roofs. I would definitely get a different roofer. Assuming that the same roofer did all the roofs, that is a very high failure rate.

**5.42 CLAY TILE:**

[CR] The clay tile section has broken tiles that need to be replaced. Also, the ridge tiles are all loose and need to be secured and they do not have the proper overlap.
[CR] Where the clay tile meets the wall, there is a gap that has opened up and should be sealed. This is a weakness with many of these roof sections.



**5.43 FLUE VENTS & CAPS**

[CR] Replace the damaged vent cap.

**5.44 ROOF DRAINAGE:**

[NOTE] This is another roof where there has been leaks at the drains. This one has been patched. I don't know if it has been successful. This again demonstrates the weaknesses with the way these drains were installed. The drains are clearly the biggest weakness with any of the modified bitumen roofs.
[CR] The drain is clogged with debris and too small. Keeping them clean with all the trees will required continual maintenance.

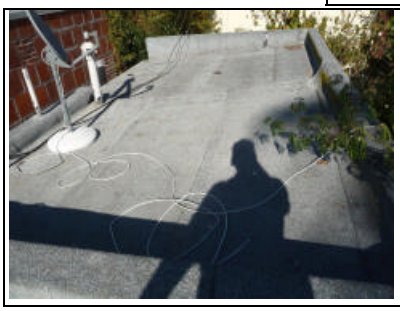

**3327 1/4.**

**5.45 MATERIALS:**

Modified Bitumen.

**5.46 GENERAL CONDITION:**

[CR] Due to the structural settlement of the back wall of this unit the roofing material is cracking in the corner. Also, this wall has settled and this is clear in the second picture where the wall has literally slid down the vent pipe. When the wall and the foundation issue is corrected, the roof will need to be checked to make sure it is sealed.



# ATTIC AREAS & ROOF FRAMING

Thermostatically operated attic vent fans are excluded from the inspection.

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

**3317.**

**6.1 ATTIC ACCESS:**

I found access into the attic at the following location(s): bedroom closet.

The attic access is in the tallest part of the attic and a person could enter and crawl around the front portion of the attic. However, the clearance in the attic tapers down to nothing at the far back corner where the roof drain is located so it would become progressively more difficult and then impossible to move around in the attic as someone moved in this direction. I inspected the attic from the access opening only and did not enter the attic.

[CR] All of the attic access panels have vents in them. This was not unusual for older homes but is not recommended today since we are more concerned about energy efficiency. Air will be exchanged between the attic and the house and will have a substantial impact on energy efficiency and comfort. These are generally sealed off today to improve energy efficiency.

**6.2 INSULATION:**

**[RU] Recommended Upgrade: There is no insulation in the attic and you should seriously consider adding some to improve energy efficiency and comfort.** Through a state mandated program, SDG&E is currently offering a rebate for adding insulation to older homes. You need to call SDG&E before you install the insulation for more information.

Since you have old knob and tube wiring that is still being used in the attic, you will need to have the wiring inspected and certified by an electrical contractor for safety before it is covered with insulation. This is a California law. Also, you need to use non-flammable insulation such as blown-in fiberglass or un-faced fiberglass batts. Do not use cellulose.

[NOTE] This note is common to every attic and will not be repeated.

**6.3 VENTILATION:**

[CR] There were vents that do not have screens. This is not unusual for old homes but would not meet our standards today and may allow insects, birds or animals to enter the attic space. 1/4 inch galvanized steel screen material should be used to seal off any open vents.

[NOTE] This note is common to every attic and will not be repeated.

**6.4 FRAMING:**

The roof framing for this structure is predominantly conventional framing built in place. The original framing was noted to be in serviceable condition. Although the framing does not conform to present standards, no adverse conditions were noted and no action is necessary.

[NOTE] This note is common to every attic and will not be repeated. I didn't see any sense in adding similar pictures for the other attics.

**6.5 FIRE STOPS:**

[SC] There are draft stops or fire stops missing in the attic. Their purpose is to slow down and hopefully stop the spread of fire from below from using the space in the wall cavity as a chimney to spread a fire up into the attic. They are required at each floor or ceiling level so that a fire from below can not rush up into the attic. You should never be able to look down from the attic into a vertical cavity. A contractor who understands the requirements needs to inspect the attic and install the proper draft or fire stops. The space can be blocked off by a wood block, piece of sheet metal or even drywall.

[NOTE] Draft stops are missing in every attic that I was able to enter and this note will not be repeated for any of the other units. This requirement was in the original 1927 code. Most buildings built before that time also followed this rule but clearly these homes do not. Since most of the attic areas are inaccessible, you will probably have to accept this and any increased risk. The value of adding draft stops to the accessible attic areas would be

debatable.

[NOTE] This note is common to every attic and will not be repeated. This picture is from 3331 but all of them are the same. You can look right down into the wall cavity.

**3319.**

**6.6 ATTIC ACCESS:**

I found access into the attic at the following location(s): master bedroom closet
[FE] I could not get into this attic due to storage in the closet. I would expect that it would be very similar to the rest of the single bungalows in this row.

**3321.**

**6.7 ATTIC ACCESS:**

I found access into the attic at the following location(s): bedroom closet.

**6.8 INSULATION:**

[NOTE] See notes for unit 3317 for insulation, ventilation and framing.

**3323.**

**6.9 ATTIC ACCESS:**

I found access into the attic at the following location(s): bedroom closet. This picture shows the vent slots in the access panel that will allow air movement between the attic and the house.

**6.10 INSULATION:**

[NOTE] See notes for unit 3317 for insulation, ventilation and framing.

## 3323 1/2.

**6.11 ATTIC ACCESS:**

There is absolutely no attic for this unit. All the rafters are exposed and the underside of the roof is visible.

**6.12 INSULATION:**

[RU] Recommended Upgrade: To insulate the open beam ceiling areas without any attic space, you should seriously consider installing ridged insulation over the roof deck. The only time this can be done, is when the roof is replaced and I encourage you not to pass up the opportunity when the roof needs to be replaced. This will make the home much more comfortable as well as save energy. Homes with exposed roof decks that have not been insulated, become much hotter in the summer, and loose more heat in the winter.

**6.13 FRAMING:**

[NOTE] The rafters are generally undersized by today's standards.

## 3325.

## 3325 1/4 & 3325 1/2.

**6.14 ATTIC ACCESS:**

There was no access opening and I there may not be any attic over this unit.

**6.15 INSULATION:**

I am almost certain there is no insulation in the joist space above these units.

## 3327.

**6.16 INSULATION:**

**6.17 VENTILATION:**

[CR] There were vents that do not have screens. This is not unusual for old homes but would not meet our standards today and may allow insects, birds or animals to enter the attic space. 1/4 inch galvanized steel screen material should be used to seal off any open vents.

**6.18 FRAMING:**


## 3329 & 3331.

**6.19 ATTIC ACCESS:**

I found access into the attic at the following location(s): in bedroom closet of each unit. The picture shows a large screen that will allow a lot of air movement in unit 3331. This can allow a lot of hot attic air to enter the home.

**6.20 FRAMING:**

The framing appears functional. The clearance was very tight.




# ELECTRICAL SYSTEMS

All electrical deficiencies should be taken seriously. The Consumer Product Safety Commission estimates that there are hundreds of deaths and over One Billion Dollars in damage due to problems with electrical systems and appliances in homes each year. All deficiencies need to be corrected by an electrician who is competent to make the repair and supervised by an electrical contractor.
Most of the deficiencies I see are due to homeowners, handymen, or contractors in another trade, who thought they new enough to perform the work. Don't take chances with electricity.
The operation of time control devices are not verified.

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

## MAIN ELECTRICAL SERVICE

### 7.1 GENERAL NOTE

[NOTE] Because the weaknesses in the electrical systems were so pervasive throughout the complex, I did not attempt to identify specific locations or defects. I strongly recommend that an electrical contractor be consulted to make a thorough evaluation of all the electrical systems and give you a price to upgrade the systems and at least eliminate the most serious safety risks. Very little has been done to upgrade the electrical systems to this point. The upgrades that have been done do not provide enough capacity in my opinion and consequently are of questionable value.

### 7.2 SERVICE RATING:

[SC] 30 Ampere; 120 volt system. This is far below today's standard, and is most likely not going to be adequate for your electrical needs. You should consult an electrical contractor who specializes in older systems about the cost and advantages of replacing the main panel. A 240 volt, 100 Amp system is usually standard today and would provide over six times the capacity of this service.
At least half of the systems are still at this capacity that may have been adequate 80 years ago but will not work adequately today. See the note about over fusing below. This is a serious safety concern.

[SC] 40 Ampere; 120/240 volt system. This is far below today's standard, and is most likely not going to be adequate for your electrical needs. You should consult an electrical contractor who specializes in older systems about the cost and advantages of replacing the main panel. A 240 volt, 100 Amp system is usually standard today and would provide two and a half times the capacity of this service.
This is the highest capacity of any of the units and is only found on 3325 1/4 & 3325 1/2.

Several of the units are in between these two examples, but I didn't see any advantage to listing the capacity of every unit.

### 7.3 BREAKERS:

[SC] At least half of these units still use fuses for some or all of the overcurrent protection. Fuses are an old system that have fundamental drawbacks. An electrical contractor that specializes in upgrading panels should be consulted about the cost and advantages of upgrading the panels to circuit breakers.
[SC] Many, probably most of the fuses used has too high of amperage to adequately protect the size of circuit wiring being used. This often indicates that the circuit is not adequate for the demand and someone has put in the wrong fuse to keep it from tripping. This can present a serious risk of fire and must be corrected. The correction will probably be part of a larger system upgrade. Consult an electrical contractor who specializes in older systems.
[FE] Every panel in this complex doesn't have any additional capacity to add new circuits and is at and many are past their capacity and you should consult with an electrical contractor who specializes in older systems about the cost and advantages of upgrading the service panels to every unit.
[SC] There are very few circuits in any of the electrical systems. When these units were built

nobody realized or planed for all the electrical appliances and demand for electricity that we currently have. Consequently, the circuits that are original are likely to be overloaded by the demand that you place on them. You should ask the current occupants if any of the circuit breakers or fuses ever trip. If they do, this is a clear sign that the circuits are being overloaded. Even if the breakers haven't tripped in the past, your electrical use could be higher and then start tripping the breakers, or worse, a breaker may have failed due to age. The older circuits in the house should be analyzed by a competent electrical contractor at this time to determine if they can handle the anticipated load with an adequate margin for safety. It will be necessary to add additional circuits and you should ask the contractor to give you a cost for any recommended repairs or upgrades. (An average modern kitchen can have 4 to 6 circuits alone)
[SC] There are several units without a main breaker or fuse provided. This is not unusual with systems installed before 1955, but can critically limit the ability to expand the system and may not provide adequate capacity for your needs. You should consult an electrical contractor who specializes in older systems about the cost and advantages of upgrading the main service panel.

**7.4 CIRCUIT WIRING:**

**[SC] [FE]** This house has knob and tube wiring that is still in use. This system was used during the 1940's and earlier, and has significant shortcomings. The insulation around the wires often has substantial deterioration from age and the wire is much more vulnerable than other systems to physical damage in places where it is exposed like the attic or crawl space. Due to these weaknesses, some insurance companies won't insure homes with this system, and at least one large company requires that the wiring be replaced to get insurance.

The wire in this system is copper with rubber insulation that is wrapped in a cloth sheath. Unfortunately, the rubber insulation doesn't have the endurance of modern plastic and has invariable deteriorated with age and heat, and can be dangerously brittle by this time. When the insulation becomes brittle, it is very difficult to splice or alter the system without the insulation falling away, and the insulation can crack or come off with physical contact. This can expose the wire inside and increase the risks of fire or electrocution. An additional shortcoming is that this system lacks a ground wire which is a safety feature of systems today.

Knob-and-tube connections were made by twisting the wire together, soldering the wires, and wrapping the connections in rubber tape. When properly done and not disturbed, these connections can still be in dependable service. Many of the problems with knob-and-tube wire are the result of amateurish connections made after the original installation that are almost never soldered and are inherently weak. Furthermore, when these old systems are added onto, to satisfy modern demands, they are often overloaded. This can cause overheating of the wire, accelerate the deterioration in the insulation, and create a fire hazard. For these reasons, splicing into the knob-and-tube wire is no longer permitted by the National Electrical Code.

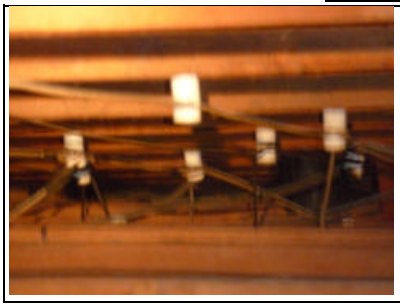
**Because of these increased risks, all the exposed wiring needs to be inspected more closely and be evaluated further by an electrical contractor that specializes in these old systems. The recommended level of evaluation is substantially beyond the scope of this inspection. This evaluation needs to be done before removing any investigation contingency and prior to the close of this transaction.**

There are ways to substantially improve the safety of these older systems which are cost effective, and I strongly encourage you to consult a knowledgeable electrical contractor who can make needed repairs and also discuss the latest protective technology. Ground Fault Circuit Interrupters can be installed to overcome electric shock hazards caused by the lack of a ground. Also, today a new class of circuit protection is available, called 'Arc-Fault Circuit Interrupter" or AFCI's that are designed to trip if there is an arc or spark on the circuit wiring of the type that cause electrical fires. AFCI protection is still very new. An AFCI device has been developed that is intended to operate on systems without a ground, but it is not yet on the market. The current AFCI device on the market does provide some added protection, however.

Before insulation can be added to the attic, state standards require that the knob and tube wiring be inspected and certified as safe by an electrical contractor. **Unless a certification from an electrical contractor can be verified any insulation needs to be pulled away**

**and the wiring inspected at this time.** Only non-conductive and non-flammable insulation can be used. That means no paper faced or foil faced insulation and no cellulose insulation. Loose-fill fiberglass or un-faced fiberglass insulation is accepted.

This attic is not insulated and before insulation can be added to the attic, state standards require that the knob and tube wiring be inspected and certified as safe by an electrical contractor, and that only non-conductive and non-flammable insulation can be used. That means no paper faced or foil faced batt insulation and no cellulose insulation. Loose-fill fiberglass or un-faced fiberglass insulation is accepted.



**7.5 OVERHEAD CABLE:**

Note the cracking and deterioration with the insulation at the back edge of 3325 1/2.

## BRANCH CIRCUIT WIRING

**7.6 GROUND FAULT CIRCUIT INTERRUPTERS:**

**Ground Fault Circuit Interrupters** (GFCI's) are sensitive devices that measure any leakage of current to ground, and are very effective at saving lives by preventing electrocution. They are required under current code to protect outlets in the most hazardous locations which are usually around water. An individual GFCI outlet only costs about $10.00 and takes a few minutes for someone knowledgeable to replace. Because the cost of upgrading is low, and they save lives, I highly recommend that you install them in any location where they would be required in a house built since the 1999 NEC code was adopted. (NEC-99 Sec. 210-8) The code states that if any of these outlets is ever replaced, for any reason, the replacement outlet must be GFCI protected. I try to test the GFCI outlets when possible.

[SC] One or more of the exterior outlets are not GFCI protected, or the GFCI that is installed failed and needs to be replaced. Outdoor outlets have required protection since the 1971 NEC for ground level outlets, and for all outside outlets since the 1996 NEC.
[SC] One or more of your bathroom outlets in not GFCI protected, or the GFCI failed and needs to be replaced. Bathrooms have required protection since the 1975 NEC.
[SC] One or more of your outlets in the garage, that should be GFCI protected, are not protected, or the GFCI that is installed failed and needs to be replaced. Garage outlets that are available for general use have required protection since the 1978 NEC. (A dedicated outlet for an appliance does not require protection)
[SC] The outlets in kitchen within 6 feet of the sink are not GFCI protected or the protection failed and the outlets should be replaced. These outlets have required protection since the 1987 NEC. Since the 1996 NEC that was adopted in 1999, all kitchen outlets serving any of

the counters have required GFCI protection. Make sure the fridge is not protected when upgrading.

[SC] There isn't a single GFCI outlet in the entire complex. I strongly recommend adding them in all the locations listed to improve safety and reduce your liability.

**7.7 OUTLET GROUNDING:**

This house has outlets that are not grounded and do not provide a ground for an appliance plugged into them. Two-pronged outlets were standard for any home built before enactment of the 1962 National Electrical Code (about 1964), and are still allowed. Two prong outlets are compatible with most things that you would want to plug into them, such as lights, radios, or TV's etc., and adding a ground will not improve the safety of these two-prong appliances. However, any appliance that has a three prong plug requires a grounded outlet or the protection of a ground fault circuit interrupter (GFCI) to protect people from electrical shock and electrocution.

A common mistake is to replace two-prong outlets with three-prong outlets without a ground connection established directly back to the main breaker panel. Adding a ground to each outlet is usually too difficult to be worth the effort but there is a very easy and inexpensive alternative available for most situations. A GFCI outlet, the ones with the test and reset buttons in the face of the outlet, costs about $10.00 and take a few minutes to change out by an electrician. They provide a higher level of protection than a ground wire ever could. A single GFCI outlet can be installed to replace the first outlet in a circuit and it will protect all the outlets in the entire circuit. Considering the very low cost and substantial improvement in safety, this is something I always recommend.

A GFCI has sensitive circuitry that measures any leakage of current to ground, and is very effective at saving lives by preventing electrocution. They save hundreds of lives every year and could potentially save many more if all older homes were upgraded. The circuitry operates without the need of a ground which makes them perfect for upgrading these older homes, but unfortunately they can not be tested easily unless there is a ground. This is an inconvenience that needs to be understood.

This work should be done by an electrician to avoid a couple of potential problems. If you will have a computer in the house, you will need a properly grounded outlet to plug in the computer. Although I see computers on GFCI protected outlets, it is not recommended for a couple reasons. A surge protector (recommended with a computer) does not provide its full protection without a ground. The GFCI is sensitive and can trip from a transient power surge, and the ground helps the computer to have a clean signal, and possibly extends the life of the converter.

The other place that needs a properly grounded outlet, and a GFCI is not appropriate, is for the refrigerator. If a GFCI was used and it ever tripped and you were not home or didn't notice, the food in the fridge could spoil. (If a fridge is in place I can usually not check this outlet, so this will need to be checked when the space is empty.)

For a fridge or a computer the outlets need to be grounded but not GFCI protected. This may require a new dedicated circuit be ran to those locations and is one more reason that electrical alterations should be done by an electrician.

Homes built before 1964 will generally have grounded outlets in a few locations such as by the kitchen sink, and in a laundry, garage, or bathroom, but, the outlets throughout the rest of the house were typically not grounded. As the homes get older however, even these locations were not grounded.

[SC] Three-prong outlets are noted in this house that are not grounded. This is a safety violation because it gives the false impression that there is a ground. Someone could plug in a three prong appliance that requires grounding protection without realizing there is no ground. This can create a risk of shock or electrocution to a person or damage to equipment. This situation should be corrected as recommended above. However, there are other alternatives. The three prong outlets can be replaced with two prong outlets. Or, a ground wire can be added to provide a bond that must return to the main electrical panel. This last solution is only recommended for a fridge or computer location. (Running a ground to an isolated ground rod, or to a water line, is never acceptable, is dangerous, and does not improve personal safety.) All of the three-prong outlets throughout the complex that I tested

had this condition and all the outlets need to be checked and corrected by an electrician.

## SUB-PANEL

**7.8 BREAKER PANEL:**

[SC] [SC] Besides all the issues discussed above, these individual fuse panels have fused neutrals which is a potentially serious rusk that hasn't been allowed since the 20's. I strongly recommend that all of these panels be eliminated. These panels are still in use in roughly half the units.
[SC] Also the 30 amp fuses will likely allow twice as much power to flow on the wires than it should and this can be a clear fire risk. Keep in mind, we loose over a billion dollars a year in property due to electrical fires.
In the third picture (unit 3329) you can clearly see the fused neutral. Also, [SC] Double lugging was noted at the circuit breaker(s) in the panel. This is where two circuit wires are joined together at one breaker and is easy to fix, as long as there isn't a problem with capacity.



**7.9 BREAKERS:**

unit 3325.

# PLUMBING

Main and secondary water shutoffs (such as under kitchen and bath sinks and behind toilets) are not operated, because they often leak when operated after a period of inactivity. Some corrosion is common, and will not be reported unless it is substantial. You should budget for the replacement of fixtures and components as they age. This is an expected part of home maintenance.
Any drain inlet such as a shower, sink, or laundry drain that is not being used will have a trap that can dry out. If the trap dries, sewer gas can escape into the room. Any fixture or drain not being used needs to be capped or the seal maintained by running water down the drain to fill the trap at least once a month.

Problems with the drainage system are generally not detected in the scope of this inspection. You should ask the sellers about any drainage problems in the past because past problems can be an indication of a deficiency that can cause problems in the future. You should also consider having the drain lines scoped with a camera to see inside the drains for hidden problems. This is widely available from plumbing contractors at a reasonable cost.
**Gas Notice:** Testing for gas leaks or proper pipe sizing are not performed.

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

## WATER SYSTEM

**8.1 WATER SHUTOFF:**

There were several around the complex and I did not attempt to figure out what each was for.

There appear to be two water meters.
The main water line for the bungalows on the right is one inch. This is probably small by today's standards for this many units. A plumber would need to calk this out to determine the proper size and that is beyond the scope of the inspection. However, I doubt if this would cause serious problems.
The main line for the units on the left appeared to be 3/4 of an inch. If too many fixtures are on at one time, the flow rate could drop. I did not determine how many units were on each meter.

**8.2 WATER PRESSURE:**

No water pressure regulator was found.
The water pressure was between 80 and 90 PSI, which is over the current standard maximum pressure of 80 PSI.
[CR] A pressure regulator needs to be installed to lower the pressure. Regulators are required by code today when the pressure is above 80 PSI to minimize leaks at fixtures, stress of appliance hoses, and excessive use of water. Regulators are usually set between 50 and 60 PSI.

**8.3 WATER LINES:**

Copper water lines are noted where visible. This is the generally preferred system. But, unfortunately, copper is susceptible to corrosion and pin hole leaks can develop under certain circumstances. The copper water lines needs to be isolated from any contact with concrete or any cementitious product like stucco, and any steel products such as galvanized pipe, steel gas pipe, cast iron drain lines, steel straps, steel electrical conduits, or any sheet metal or other steel products. It is usually not possible for me to identify all points where the copper could be compromised by contact with these materials. Most of the time the solution is easy once you have found all the spots with contact. Wrapping the copper water line with electrical tape is one easy solution to keep the copper from contacting steel parts. (A wide plastic tape is made specifically for plumbers for this purpose.) Whenever you see the copper in contact with steel, you should use this simple solution. When there is any evidence of corrosion anywhere in the copper water system, a serious effort should be made to find and isolate the copper. The copper can also be attacked by certain aggressive soils, but unfortunately I have no way of testing the soil and this condition will usually go undetected. Fortunately, this soil condition is not a problem in most areas of San Diego County.

The original galvanized water system has been replaced with copper and this is an important and valuable upgrade. (It is possible that there could be a little galvanized pipe remaining in a wall where I did not see it.) It appears that it has all been replaced.

[CR] There are places under the house in the crawl space where the copper is in direct contact with cast iron drain lines and steel gas lines and old galvanized water and someone needs to inspect all the lines and isolate all points of contact. A plumbing tape, that is similar to electric tape but wider, is made specifically for this purpose. Do not use duct tape. I see a lot of leaks due to this problem and this task needs to be taken seriously.

## DRAIN SYSTEM

**8.4 CAST IRON**

Homes built up to the mid-1960's generally used cast iron drain lines. Cast Iron rusts from the inside out and generally lasts from 50 to 70 years before needing to be replaced. **Read the handout on cast iron drain lines which is available on my web site at** www.AllProHI.com **.**
Surprisingly, very little of the cast iron has been replaced at this point in time. Due to the age of the drain lines, any remaining cast iron needs to be considered at or near the end of its life expectancy, and you should budget for its replacement.
[FE] Due to the number of places that have rusted through to the outside and other damage, the drain lines need to be inspected by a plumbing contractor for further evaluation and consideration given to replacing part or all of the remaining cast iron at this time.
[CR] [FE] There are plenty of sections that I would recommend replacing at this time. See the notes and pictures below for individual units. Some of the worst sections of cast iron drain are where the lines enter the soil and I am concerned about the sections below the soil line that I can not see. I certainly recommend that you get a price and give consideration to replacing all of the cast iron drain lines, not just the worst sections. Further consultation with a plumbing contractor is definitely recommended at this time and before the end of your contingency period.

[FE] I have no way of inspecting or evaluating any sections of the drain line below the soil level including the main line past the edge of the house in the yard. Most of the main line is hidden below the soil Consequently, you should seriously consider having these sections inspected further with a video camera so that you will have a better idea of there condition before you purchase the property. The cost of replacing the old line can vary greatly depending on how deep the line is and how difficult it is to get access for equipment to dig the trench. This work can do a lot of damage to any landscaping or hardscape. There are many plumbing companies that have the equipment to do this, however, I recommend Bill Hesketh of San Diego Pipe Inspection, (619-466-7374) because this is all he does. This is not a sideline for a plumbing business and since he does not do any repairs, he should be more objective. He is very experienced and charges about $150.00 to $200.00, which is substantially less than most prices I hear. (It will cosst more than this because this would be his price for a single family home.)

**8.5 DRAIN LINES:**

[CR] The cheap thin wall white PVC drain components are not approved for use in a crawl space. This material has inherent weaknesses and is not recommended anywhere, and should never be used in any place where a leak can go undetected for a long time. This material was used for the tub drains for many of the units and runs through the floor into the crawl space. All of the drain below the floor level needs to be thick walled ABS. This picture is for unit 3325, but all the bungalows have a similar issue.

**8.6**

This one is for 3321 and is one of worst offenders because of the number of elbows that use compression fittings.

**8.7 3317**

[CR] The drain line to the kitchen sink is leaking and needs to be replaced. The rest of the cast iron in this unit was better than most other units.

**8.8**

**8.9 3319**

[CR] The drain line to the kitchen sink needs to be replaced.

**8.10 3321**

[CR] Drain line to kitchen sink and portions under the bathroom.




**8.11 3323**

[CR] Drain lines to kitchen sink and below tub.



**8.12 3325**

[CR] The drain line to the kitchen sink in the cabinet below the sink is at the end of its life and needs to be replaced.

**8.13 3325 1/4**

[CR] Sections of cast iron in the ceiling above the garage need to be replaced.


**8.14 3327**

[CR] To bathroom sink.


**8.15 3327 1/4**

[CR] There is a small leak at the vertical fitting that is exposed at the open section in the foundation on the back side of this unit. This is likely due to the crushing and settling of the wall above. This unit has ABS plastic drain lines.

**8.16 3329**

[CR]

**8.17**

**8.18 3331**

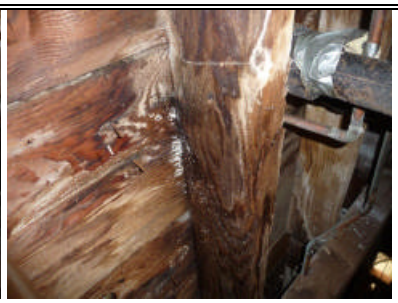
[CR]



**8.19**

[CR] The soil has a large wet area below the tub of 3331. The wood is wet and this could just be from water splashing out of the tub because the tenants aren't being careful with the shower curtain.





# HEATING SYSTEMS

**No representation is made regarding the integrity of the heat exchanger**. Cracks or rust through the heat exchanger will require that the entire heater be replaced. Unfortunately, this damage is usually not detected without removing parts from the heater and/or doing testing that is beyond the scope of this inspection. You should ask the seller to show you documentation of when the heater was last inspected by an HVAC contractor. If that was more than one year ago, it needs to be inspected now by an HVAC contractor before the close of escrow. Any heat exchanger over 20 years old needs to be inspected by an HVAC contractor every year. A safety inspection by SDG&E is valuable but does not include removing any parts to inspect the heat exchanger or any lubrication or maintenance on the system. If the heat exchanger fails, combustion gas can leak into the house and this could contain carbon monoxide which can be deadly. I am not, and never have been, a heating contractor. My inspection, which follows the standards for my industry, is very limited, and must not be considered a substitute for the regular service and evaluation that is needed from a heating contractor.
-The accuracy of the thermostat, or functioning of any automatic setback or clock is not tested.

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

**9.1 VENT:**

[SC] Keep any plants cut 12 inches away from the direct vents for the heaters. This picture is at 3325 but check and maintain them all.

# GARAGE - CARPORT

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

**10.1 FIRE WALL:**

This is the section of the wall or ceiling that separates the garage from the house and must be covered to slow down the spread of fire from a garage to the house to meet the fire and building codes. Repairs are generally easy, but need to be taken seriously. The minimum material required on the garage side is 5/8" Type X drywall. Stucco which was often used in older homes can still be used today, and 3/4 inch or thicker wood is also acceptable. Sheet metal can also be used for smaller areas. Drywall mud will work on small gaps and stucco patch or any solid patching compound can be used as long as it is secure. Foam or insulation are not acceptable. I give you this information because some areas of the firewall are usually not visible, and you can use this information to make the necessary repairs if any holes are found later when the garage is clear. The reason for all this fuss is that you often have gasoline in the garage inside the car tank or maybe a lawn mower, and if it were ever to catch fire, it would be an incredibly hot and fast moving blaze, and we want to try and slow down the spread of the fire into the house.

[SC] [CR] [CR] Repair the damage or holes in the fire resistive wall between the garage and living space.

The manager told me that there are also a lot of holes in the ceiling of the other garage that we were not able to get into so this is clearly a common issue to all the garages. She told me that the northern most garage was the worst because the water heater from above failed dumping water down onto the ceiling.

# WATER HEATERS

Water that is hotter than the manufacturers recommended setting of 125 degrees is a scald hazard. I do not test the water temperature.

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

**3317.**

**11.1 PICTURE**

[SC] There should not be anything flammable in front of or close to the access panel to the burner assemble. This can be a fire risk. This cover needs to be kept at least 12 inches above the door panel to be safe. (See installation instructions for details.) The top is fine as long as it does not go above the top of the tank.

**11.2 LOCATION:**

In small room behind kitchen.

**11.3 ENERGY TYPE:**

Natural gas.

**11.4 SIZE / GALLONS:**

29 gallon.

**11.5 AGE:**

1 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.

**11.6 T&P VALVE:**

[CR] The temperature & pressure relief valve's discharge line needs to be extended to the exterior and terminated pointing down.

**11.7 PLATFORM:**

The water heater ignition source or pilot light was elevated properly 18" inches or more above the floor.

**11.8 EARTHQUAKE STRAPS:**

The water heater has two earthquake straps that generally meet the minimum requirements, with any exception noted below.

**11.9 VENT:**

[SC] The water heater uses a piece of cast iron sewer drain pipe for a vent. I recommend that a new metal B-vent be installed for a couple of reasons. The current vent is likely original, which would make it well over 80 years old and prone to cracks. Any crack could allow dangerous amounts of heat to escape and this could be a fire risk. This material was never approved for a vent because it allows too much heat transfer. A new 3 inch B-vent will fit up inside this old larger vent and be easy to install without any alteration to the roof. Besides the potential risks with the cast iron section, there are other problems with this installaiton. The connections at both the cap on the top and the sheet metal duct on the bottom of not good. Water leaks in at the top and I am concerned about combustion gas leaking at the bottom. This same alteration is needed with several of the other vents in other units. Any unit with an original vent needs to be replaced. That's about 5 or 6 units.

**11.10**

**3319.**

**11.11 PICTURE**

**11.12 LOCATION:**

In small room behind kitchen.

**11.13 ENERGY TYPE:**

Natural gas.

**11.14 SIZE / GALLONS:**

30 gallon.

**11.15 AGE:**

27 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.
The water heater should be considered in the latter part of its life and any remaining life may be limited. You should budget for replacing it.

**11.16 EARTHQUAKE STRAPS:**

Since 1996 state law has required that two earthquake straps be installed on every water heater whenever a house is sold. An approved kit is available at any hardware store for about $12. The easiest way to install water heater strapping is to buy one of these kits and follow the direction. Any installation needs to meet the requirements of the Division of the State Architect. They have a how to publication available at: http://www.seismic.ca.gov/HOG/waterheaterbracing_08-11-04.pdf However, following the instructions provided with the kit from the store is much easier.

[SC] The water heater needs to have one or both of the straps installed.

**11.17 VENT:**

See roof notes.

**3321.**

**11.18 PICTURE**

**11.19 SIZE / GALLONS:**

30 gallon.

**11.20 AGE:**

5 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.

**11.21 T&P VALVE:**

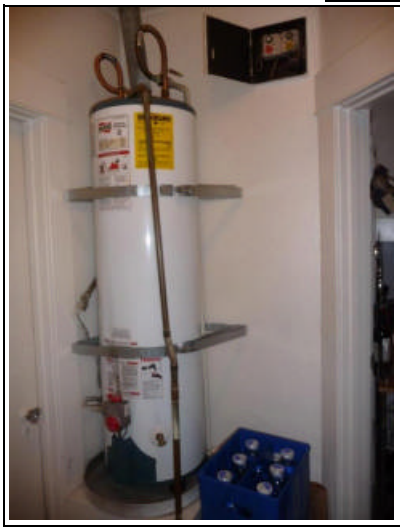
[CR] Have plumber check seal at valve.

**11.22 EARTHQUAKE STRAPS:**

The water heater has two earthquake straps that generally meet the minimum requirements, with any exception noted below.

**3323.**

**11.23 PICTURE**



**11.24 LOCATION:**

Small room behind kitchen.

**11.25 ENERGY TYPE:**

Natural gas.

**11.26 SIZE / GALLONS:**

30 gallon.

**11.27 AGE:**

8 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.

**11.28 T&P VALVE:**

[CR] The temperature & pressure relief valve's discharge line should not drain into the crawl space because you will not know it is leaking. Also, it could cause water related problems in the crawl space.

**11.29 EARTHQUAKE STRAPS:**

The water heater has two earthquake straps that generally meet the minimum requirements, with any exception noted below.

**11.30 VENT:**

[SC] Install new vent. See note in 3317.

## 3323-1/2.

**11.31 PICTURE**

**11.32 LOCATION:**

In the closet for this unit.

**11.33 ENERGY TYPE:**

Electric.

**11.34 SIZE / GALLONS:**

small but not sure.

**11.35 AGE:**

The water heater should be considered in the latter part of its life and any remaining life may be limited. You should budget for replacing it. I could not read the date of manufacture.

**11.36 T&P VALVE:**

[CR] The temperature & pressure relief valve's discharge line was missing. The discharge line needs to be 3/4 inch copper, or other approved material. PVC is not acceptable. The line needs to extends to the exterior and terminate no more than 24 inches above the ground facing downward.

**11.37 PLATFORM:**

The water heater was in a location that did not require the ignition source or pilot light to be elevated above the floor. But, you should never store flammable liquids in any room or compartment where a water heater is sitting on the floor.

**11.38 EARTHQUAKE STRAPS:**

[SC] The water heater needs to have one or both of the straps installed.

## 3325.

**11.39 PICTURE**

**11.40 LOCATION:**

In an exterior closet .

**11.41 SIZE / GALLONS:**

30 gallon.

**11.42 AGE:**

7 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.

**11.43 T&P VALVE:**

A temperature & pressure relief valve and discharge line are installed. I do not test the valve.

**11.44 EARTHQUAKE STRAPS:**

[CR] The straps must be bolted directly and securely to the structural frame of the house wall (or something equally secure), and I do not consider these adequately bolted. They connect to the enclosure which isn't attached to the house very well.

**11.45 VENT:**

[SC] Single wall vent is not allowed to run through any ceiling, or any partition, or inside any concealed space, or in the open air on the outside of the building. It is only permitted for the section from the water heater to where the vent exits the room or enclosure. All other sections need dual-wall vent installed to replace any single wall sections. I am also concerned about the pine tree branches being to close to the vent.

**11.46 COMBUSTION AIR:**

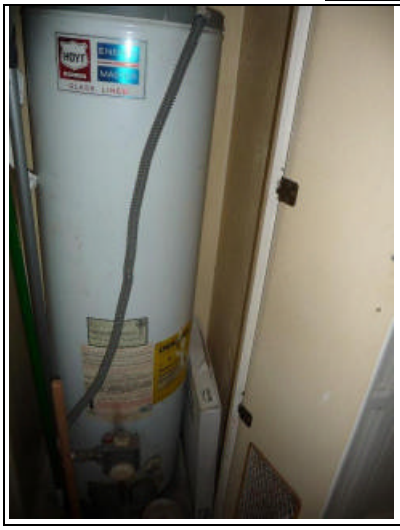
[SC] The code requires one fresh air intake vent, that measures 100 square inches, to be located in the upper 12 inches of the room or enclosure that contains the water heater. This room or enclosure does not meet that requirement.

**11.47 CLOSET OR ENCLOSURE:**

[CR] The closet and cabinet door are damaged and deteriorated and should be replaced.
[SC] Clean the pine needles, which are flammable, out of the base of the enclosure.

## 3325 1/4.

**11.48 PICTURE**



**11.49 SIZE / GALLONS:**

20 gallon.

**11.50 AGE:**

23 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.
The water heater should be considered in the latter part of its life and any remaining life may be limited. You should budget for replacing it.

**11.51 T&P VALVE:**

This water heater uses a Watts 210 valve that will shut off the gas if the water temperature gets to high. The installation appears correct, but I do not test the valve.

**11.52 PLATFORM:**

The water heater was in a location that did not require the ignition source or pilot light to be elevated above the floor. But, you should never store flammable liquids in any room or compartment where a water heater is sitting on the floor.

**11.53 EARTHQUAKE STRAPS:**

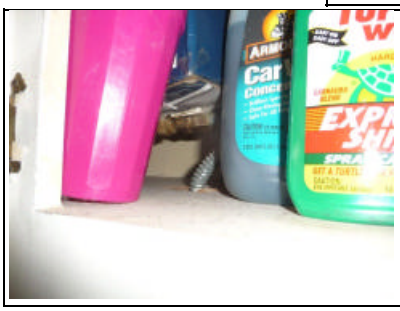
[SC] The water heater needs to have both of the straps installed.

**11.54 VENT:**

[SC] The vent needs to be replaced to improve safety. This can be done by a heating or plumbing contractor. [SC] The flue vent pipe sections were out of alignment, weak, or not properly connected, and this needs to be corrected. A proper transition fitting is needed between different sections. [SC] Flexible corrugated vent connectors are only allowed to connect the appliance exhaust to the first section of vent and must be completely exposed in the space above the appliance exhaust. Replace all other sections with ridged dual-wall vent ducting. They can never run through any partition, can not be connected to a second section of flexible vent, can not be used exposed outside, etc.
[SC] The vent was too close to or in contact with combustible materials, and this condition can be a fire hazard that needs to be corrected. There is a serious potential hazard whenever there is a shelf or storage next to, or close to, the vent that someone could place a flammable item on that could touch the vent. This is a fire risk. The shelving needs to be removed to prevent someone placing an item close to the vent.


**11.55 COMBUSTION AIR:**

[SC] The code requires one fresh air intake vent, that measures 100 square inches, to be located in the upper 12 inches of the room or enclosure that contains the water heater. This room or enclosure does not meet that requirement. The gas valve can't be inside the cabinet area.



**3325 1/2.**

**3327.**

**11.56 PICTURE**

**11.57 SIZE / GALLONS:**

30 gallon.

**11.58 AGE:**

22 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.

**11.59 EARTHQUAKE STRAPS:**

Since 1996 state law has required that two earthquake straps be installed on every water heater whenever a house is sold. An approved kit is available at any hardware store for about $12. The easiest way to install water heater strapping is to buy one of these kits and follow the direction. Any installation needs to meet the requirements of the Division of the State Architect. They have a how to publication available at: http://www.seismic.ca.gov/HOG/waterheaterbracing_08-11-04.pdf However, following the instructions provided with the kit from the store is much easier.
[SC] The water heater needs to have both of the straps installed.

## 3327 1/4.

**11.60 LOCATION:**

In an exterior closet .

**11.61 SIZE / GALLONS:**

30 gallon.

**11.62 AGE:**

25 The water heater should be considered in the latter part of its life and any remaining life may be limited. You should budget for replacing it.

**11.63 EARTHQUAKE STRAPS:**

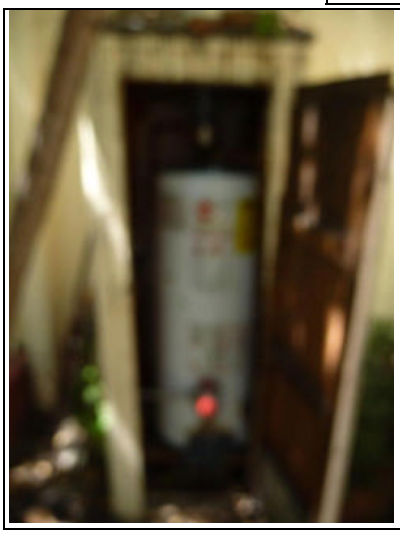
[SC] The water heater needs to have one of the straps installed.

**11.64 COMBUSTION AIR:**

[SC] The combustion air supply has no upper vent. The basic requirement is to have two openings into the closet, one opening in the upper 12 inches and the other in the lower 12 inches of the enclosure. Each vent is to have 100 square inches of clear opening into the water heater area.

## 3329.

**11.65 PICTURE**



**11.66 LOCATION:**

In an exterior closet .

**11.67 SIZE / GALLONS:**

30 gallon.

**11.68 AGE:**

10 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.

**11.69 EARTHQUAKE STRAPS:**

[SC] The water heater needs to have one or both of the straps installed.

**11.70 VENT:**

[SC] The vent cap is missing on top end of the vent and it needs to be replaced. I am also concerned about the tree branches being so close and this is another reason to remove the tree.

**11.71 CLOSET OR ENCLOSURE:**

[CR] This enclosure is in bad condition and needs to be replaced.

**3331.**

**11.72 AGE:**

27 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.
[CR] The water heater should be considered in the latter part of its life and any remaining life may be very limited. I recommend that it be replaced now.

**11.73 VENT:**

[SC] The flue vent pipe sections were out of alignment, weak, or not properly connected, and this needs to be corrected.

# BATHROOMS

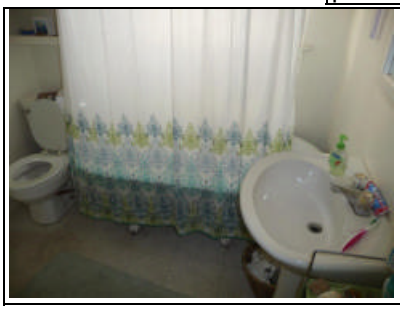
A important part of home maintenance is to seal joints and seams to prevent water from penetrating through any openings. The shower needs to be sealed at any seams in the wall panels, at the tub spout and handles, and at the base and sides of the shower door. The sink must be sealed at it's edge, around the faucet, and at the back splash. The floor must be sealed at the edge of the tub, and around the base of the toilet. Before you re-caulk, any mold or mildew must be killed, and loose caulk removed, and the area thoroughly cleaned. A silicone caulk with a mildewcide is needed. "Tub and Bathroom" caulk has a mildewcide in it. Normal painters caulk will allow mold and mildew growth and when used around a tub or shower will need to be completely removed and replaced.
**Notice:** Determining if a shower pan is watertight is beyond the scope of this inspection.
**Notice:** Mold in the bathroom or anywhere else in the house, can be a serious environmental hazard, particularly for people with allergies or other sensitivities. Some varieties of mold may be toxic, and others are considered allergenic, and others are thought to pose little if any risk. I do not know when I see a mold if it is harmful. Therefore, **mold removal and eradication must always be taken seriously** whether noted in the report or not. Mold should never be painted over without removing the mold first. **It is critical that the moisture that allows the mold to live be controlled and any leaking eliminated.**

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

## 3317 & COMMON NOTES.

### 12.1 OVERVIEW

This bathroom is very typical of most of the other units and the notes here are intended to be standard notes for all of the units. The notes in the other units will be reserved for uncommon problems only.



### 12.2 ELECTRIC OUTLETS:

See note in the electric section of report. None of the units have GFCI protection in the bathrooms.

### 12.3 VENTILATION:

The ventilation was provided by a window. Mechanical vents have not been required when a window was present. Homes built after 2010 require mechanical vents even if they have a window.

### 12.4 HEAT:

There was no source of heat in the bathroom and none is required.

### 12.5 TOILETS:

This toilet is most likely designed to use 3.5 gallon per flush [gpf] and you should seriously consider replacing it to conserve water. However I did not test the toilet , and this is my best guess based on past experience of the toilets I have tested, but it is not infallible and the toilet could use more than 3.5 gallons. We Presume that most toilets made between 1981 and 1993 use 3.5 gallons when they are properly adjusted but there are many that use more than that. When buying a new toilet, I caution you to avoid the low-end toilets because I hear many complaints about them. For a great web site that rates every model of toilet on the market check out www.cuwcc.org/maptesting.lasso before you buy. Also the home stores are now displaying the ratings of the toilets they carry. The water district intermittently funds rebate programs to encourage people to replace these older toilets in an effort to conserve water and you should check with them to see if one is currently running and when the next one is planned. They have been getting a pool of money once or twice a year to fund these

programs which are available until the fund is depleted. For information about rebates and other water conservation information go to www.20gallonchallenge.com <http://www.20gallonchallenge.com> and www.bewaterwise.com <http://www.bewaterwise.com> . Or call (619) 515-3500 (press the Water Conservation option and press "0" to speak to a customer service representative). Water Conservation Office Hours: Monday - Friday, 8:00 a.m. to 5:00 p.m.

**FYI** The stamp on the inside of the toilet listed the date of manufacture as 1988.

**12.6 SINK:**

All the sinks are pedestal sinks unless noted.

**12.7 FAUCET:**

All of the faucets were functional unless noted.

**12.8 UNDER SINK:**

There were no active leaks noted in the drain or trap under any of the units.

**12.9 CABINETS:**

None.

**12.10 TUB:**

The tubs are cast iron with a porcelain finish. They all appear to be original. These are generally high quality tubs and I have seen them 100 years old or more. The tubs generally appeared serviceable with common signs of aging and wear. Many of the tubs had small chips in the enamel around the overflows and occasionally around the drains. I only took pictures of a couple where the chipping and rust was more substantial. The rust process is generally slow but I have occasionally seen these tubs with rust that has caused failures and leaks. Patching any rust spots can help minimize the damage and risk of rust and is generally recommended. However, no patching will last forever and amateur patching tents to fail rather quickly.

**12.11 SHOWER:**

[NOTE] These old tubs were never intended to be used with showers and showers were not common when these units were built. To convert them into use as showers, a curtain was installed that completely surrounds the tub. This has inherent problems. It makes the space inside the curtain feel cramped. The tubs can be slippery. The occupants need to be very conscientious to keep the curtain in the tub and keep the openings in the curtain closed. A little water always seems to escape and water damage outside the shower can be expected. Also, all of the rods holding the shower curtains seemed really weak but surprisingly were all functional except where noted. The water lines that ran up to the shower heads also seemed very weak and precarious but all functioned. Most of the units seemed to be in generally good condition. Only the units with particular or larger problems will be noted. See notes in crawl space section concerning water damage to the some of the floors around the showers.

**12.12 MEDICINE CABINET:**

The mirror was de-silvering at many spots on the back side of the mirror. This is not unusual, gets worse with age, and if it bothers you enough, it will need to be replaced. This is a common problem with all the units, however, this bath generally had more spots than most others.
[CR] Also, note that the handle is missing. The handles were missing in a few other units as well.

**3319.**

**12.13 OVERVIEW**

**12.14 TOILETS:**

**12.15 FLOOR:**

## 3321.

**12.16 TOILETS:**

This toilet is most likely designed to use 3.5 gallon per flush [gpf] and you should seriously consider replacing it to conserve water. **FYI** The stamp on the inside of the toilet listed the date of manufacture as 1988.

**12.17 SINK:**

[CR] There is a crack noted in the porcelain sink. This will weaken the sink and make failure more likely in the future and consideration should be given to replacing it at this time. However, it does not appear to have failed at this time.

**12.18 MEDICINE CABINET:**

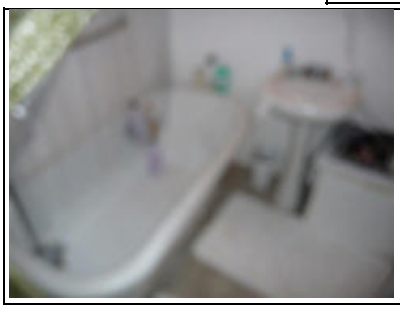
The mirror was de-silvering around the edges. This is not unusual, gets worse with age, and if it bothers you enough, it will need to be replaced.

**12.19 DOORS:**

[CR] The door rubs or binds and needs to be sanded down or planed down, or otherwise adjusted, to operate smoothly.

## 3323.

**12.20 OVERVIEW**



**12.21 ELECTRIC OUTLETS:**

See note in the electric section of report.

**12.22 VENTILATION:**

The ventilation was provided by a window. Mechanical vents have not been required when a window was present. Homes built after 2010 require mechanical vents even if they have a window.

**12.23 HEAT:**

There was no source of heat in the bathroom and none is required.

**12.24 TOILETS:**

[CR] The toilet rocks or is not firm and needs to be secured properly to the floor. Any toilet that rocks is likely to start leaking at some point. A plumber should make the repair and check for leaks. The toilet is currently sitting on top of the piece of plywood so I suspect there is damage to the floor or framing below the toilet that will also need to be repaired.

The toilet is a low-flush type that is designed to use 1.6 gallon per flush [gpf].

**12.25 SINK:**

OK.

**12.26 FAUCET:**

OK.

**12.27 UNDER SINK:**

There were no active leaks noted in the drain or trap.

**12.28 TUB:**

The tub is cast iron with a porcelain finish like all the rest.

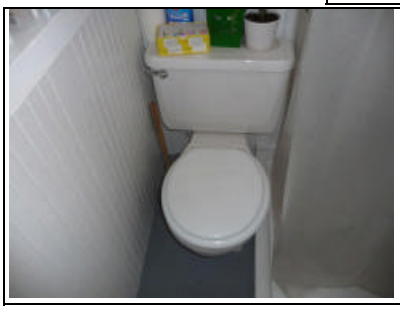
**12.29 WINDOWS:**

[CR] The window frame is very weak and in need of repair.

## 3323 1/2.

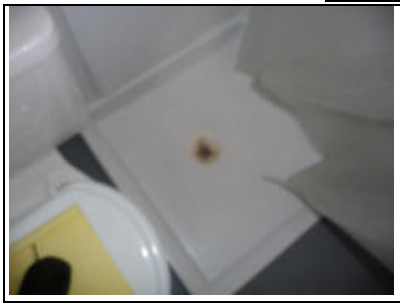
**12.30 TOILETS:**

[CR] The clearance around the toilet was less than it should be. From the center of toilet there should be 15 inches of clear space on each side.
80's vintage toilet. This toilet is most likely designed to use 3.5 gallon per flush [gpf] and you should seriously consider replacing it to conserve water.



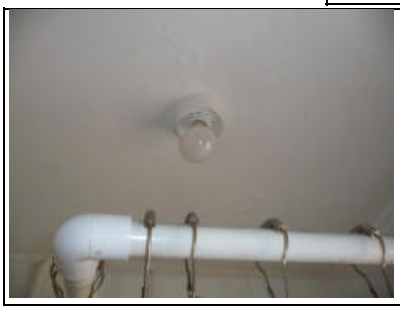
**12.31 SHOWER:**

[FE] Very funky shower. Has exposed wood inside shower will be difficult to maintain. You should consider replacing it with a modular shower unit if you decide not to tear down the entire unit.



**12.32 FIXTURES:**

[SC] To meet current standards any light above a shower needs to have a sealed lens or cover to keep moisture out of the fixture. The light should be replaced with an approved fixture that can have a sealed lens installed or a sealed lens should be installed with this fixture to keep steam and moisture from going up into the electrical components.



## 3325.

**12.33 TOILETS:**

[CR] A active leak is noted from inside the crawl space below the toilet and the toilet needs to be reset and sealed by a plumber.

The toilet is a low-flush type that is designed to use 1.6 gallon per flush [gpf].

**12.34 FLOOR**

cracked tile by toilet.

## 3325 1/4.

**12.35 TOILETS:**

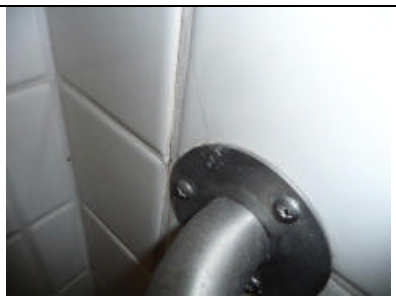
This toilet is most likely designed to use 3.5 gallon per flush [gpf] and you should seriously consider replacing it to conserve water.
**FYI** The stamp on the inside of the toilet listed the date of manufacture as 1986.

**12.36 TUB:**

**12.37 SHOWER WALLS:**

**[CR] [CR] This tile is in bad shape and needs to be completely replaced.** Even when there may appear to be little damage on the surface, there can be substantial deterioration to the backing material behind the tile or possible mold or rot development inside the wall.
There are offsets in the plane of adjacent tiles. This is a substantial sign of a problem in the system and generally a fatal flow.
There are cracks in the grout lines which is a symptom of deterioration or movement in the backing material.

[NOTE] This tub was not designed or intended to be used in a shower and there is no flange at the edge of the shower and it becomes very difficult to provide an adequate seal between the tub and the shower wall and leaks are likely.



**12.38 WINDOWS:**

[CR] A window screen was torn or had a hole.

**12.39 FLOOR:**

[CR] Damage is noted to both the flooring and the subfloor in front of the toilet.

## 3325 1/2.

**12.40 TOILETS:**

This toilet is most likely designed to use 3.5 gallon per flush [gpf] and you should seriously consider replacing it to conserve water.
**FYI** The stamp on the inside of the toilet listed the date of manufacture as 1989.

**12.41 TUB:**

**12.42 FLOOR**

The floor is self adhering vinyl tiles. These are usually installed by a homeowner or handyman rather than a professional flooring installer and are prone to weaknesses. It is not unusual to find tiles that are not adhered completely, come loose over time, or shift and move a bit.

## 3327.

**12.43 ELECTRIC OUTLETS:**

[SC] Switch or outlet cover plates were damaged or missing and need to be replaced.

**12.44 TOILETS:**

The toilet is a low-flush type that is designed to use 1.6 gallon per flush [gpf].
[CR] The toilet rocks or is not firm and needs to be secured properly to the floor. Any toilet that rocks is likely to start leaking at some point. A plumber should make the repair and check for leaks. It may be necessary to replace the wax ring that seals the base of the toilet.

**12.45 SINK:**

[CR] There is a crack noted in the porcelain sink. This will weaken the sink and make failure more likely in the future and consideration should be given to replacing it at this time. However, it does not appear to have failed at this time.

## 3327 1/4.

**12.46 TOILETS:**

[CR] This toilet is much older than all the rest and clearly uses over 3.5 gallons per flush, and I recommend changing it out to a new low-flush model to conserve water. San Diego City currently requires that any toilet over 3.5 gallons per flush be replaced as part of the real estate transaction. See the disclosure provided by your agent. A Water Conservation Certificate and further information is available at: http://www.sandiego.gov/water/pdf/wcc.pdf

[CR] The toilet rocks or is not firm and needs to be secured properly to the floor. Any toilet that rocks is likely to start leaking at some point. A plumber should make the repair and check for leaks. It may be necessary to replace the wax ring that seals the base of the toilet. Also, the lid doesn't match the toilet tank.

**12.47 WINDOWS:**

[CR] The counter balance sash cords are broken and the corner of the window frame is a bit weak.

**12.48 FLOOR:**

[CR] The floor is soft to the left of the tub. The support for the tub is likely damaged due to long term leaking around the shower curtain. Framing repairs will be needed.

**12.49 WALLS/CEILING:**

[CR] [FE] The wall corner behind the toilet has opened up and yes that is daylight visible through the gap. See the structural notes.

**12.50 DOORS:**

[CR] The door will close part or all of the way on its own and doesn't stay wherever you put it. This indicates that the door and frame are not plumb and square. A contractor who specializes in installing doors can correct this. This is due to the settlement in the outside wall of this room. See structural notes.

**3329.**

**12.51 TUB:**

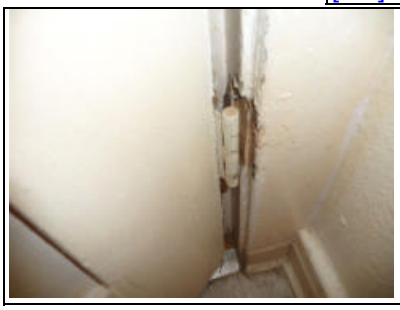
[CR] There are chips noted in the porcelain finish that need to be professionally patched to prevent rust. I see so many failures in patches in cast iron tubs that I highly recommend that they be done by a professional who will guarantee the work.
Although many of the tubs have some chipping and rust, this one was one of the worst. The tub is still functional and the rust progresses at a slow to moderate rate. However, if you want to save the tubs long term, they need to be patched.

**12.52 WINDOWS:**

[CR] Damage to window frame. See the termite report for any potential rot or termite activity. Under California law, they are responsible for any rot or termite activity or damage. See the termite report for any potential rot or termite activity. Under California law, they are responsible for any rot or termite activity or damage.

**12.53 DOORS:**

[CR] The hinges were loose or poorly set.



**3331.**

**12.54 TOILETS:**

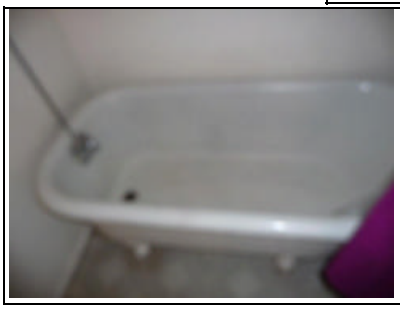
This toilet is most likely designed to use 3.5 gallon per flush [gpf] and you should seriously consider replacing it to conserve water.
**FYI** The stamp on the inside of the toilet listed the date of manufacture as 1988.

**12.55 SINK:**

[CR] There is a crack noted in the porcelain sink. This will weaken the sink and make failure more likely and it would be wise to replacing it at this time. However, it does not appear to have failed at this time.

**12.56 TUB:**

[CR] There is no curtain at the back of the shower. There is some water damage noted. Also see the crawl space notes. A curtain is needed all the way around and the tenants need to be conscientious or water will get out and cause problems.



**12.57 TUB/SHOWER FIXTURES:**

[CR] The faucet leaked out of the handles, stem, or base plate when operated, and needs to be repaired or replaced.

# INTERIOR ROOMS

**Notice: It is not possible to see through carpeting or other floor coverings, and slab cracks or damaged subfloor are usually not possible to detect from this visual inspection.**
No assessment is made for general wear and tear, and cosmetic defects including small holes, poor patching, or inconsistent texture on the walls are generally not noted. Dirty, stained, worn or frayed carpet or other surfaces will not usually be noted. Window coverings are not included in this inspection. Only a representative sampling of repetitive items will be examined.

SDG&E through a state mandated energy conservation program has been offering some generous rebates to encourage energy conservation. Visit www.sdge.com for more information and to see the latest rebates available.

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

## SMOKE DETECTORS

### 13.1 OUTSIDE BEDROOMS

[SC] Smoke alarms failed to activate the buzzer when the test button was pushed. Install new batteries or replace alarm(s) as needed. Only a few of the smoke alarms operated throughout the complex and someone needs to check each unit and make sure the alarms are operating. This needs to be done on a regular schedule. The tenants don't seem to be capable of doing this on their own.

### 13.2 INSIDE BEDROOMS

[SC] This home is missing smoke alarms in some or all of the bedrooms. Any home built or remodeled since 1993 would require smoke alarms inside each bedroom as well as the area outside each sleeping area. (UBC-97 Sec. 310.9.1.2 & 4) Even when not required, I highly recommend an alarm inside each bedroom. The reason for this is that smoke will not migrate from one side of a closed door to the other. And since most people sleep with the bedroom door closed, you want to pick up the smoke on either side of the door as quickly as possible and get people up and to safety. 80 percent of all fire deaths are caused when people are sleeping. Fire doesn't kill people, the smoke will asphyxiate you before you ever have a chance to wake up and get out. Make sure your family has a chance.

The National Fire Protection Association (NFPA) documented **over 3,400 fire deaths** in homes in 1997. 94% of homes had at least one smoke alarm, and 52 % of all those deaths occurred in the 6 % of homes without smoke alarms. Half of the remaining deaths occurred in homes where the smoke alarm failed, --usually when batteries were dead, disconnected or missing. There is nothing that you can do that is so inexpensive and yet has the potential to save so many lives and so much property. Smoke alarms cost about ten dollars and take two screws to install, so please install them in any location where they are recommended, even if not required, and test them on a regular basis. The NFPA recommends replacing any smoke alarm that is more than 10 rears old, and estimates there is a 30% probability of failure in older alarms.

**Smoke alarms save thousands of lives each year, be sure to test your alarms annually and replace any alarm over 10 years old**.

**3317.**

**13.3 WINDOWS:**

[CR] The window glass had a crack(s). in the bedroom.

**13.4 DOORS:**

There are no doors on either the closets or the bedrooms for any of the bungalows.

**3319.**

**3321.**

**13.5 WINDOW**

[CR] The counter balance mechanism on the window failed to work or worked poorly and needs to be repaired or replaced. It should hold the window in whatever position you leave it. Many of the sash cords are broken. 2 in living room, 2 in bedroom, 1 in bath.

**13.6 EXT DOORS:**

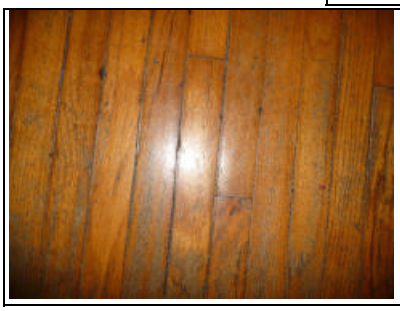
[SC] The deadbolt lock in an exit door was key operated from both sides. This condition can be a safety hazard if an emergency exit is needed and the key is not readily available. Think of trying to find the key in house that is filling with smoke during a fire. I recommend the lock be replaced with a flip lever type on the inside to reduce this risk. Exit locks that require a key to get out are no longer approved for new construction.
[FE] [CR] The door does not have a properly installed or maintained sill and this will increase the potential for water leaking onto the framing at the base of the door and this will increase the potential for rot in the framing or subfloor at the base of the door. Have a specialty door installation contractor evaluate the door sill further and correct as needed. There is dog damage to the front door.

[CR] Replace back door. See the termite report for any potential rot or termite activity. Under California law, they are responsible for any rot or termite activity or damage.


**13.7 FLOOR:**

[CR] The hardwood floor has been sanded down over the years and this makes it more risky, or not possible, to sand it down again. When the floor is sanded too far the nails can become visible and the top edge on the flooring will become thin and weak. I can see places where the top lip of the flooring is cracked, loose, patched, or missing. The heads of the nails have become exposed in some places.

These are common issues throughout.



## 3323.

## 3323 1/2.

**13.8 CLOSET:**

[CR] Replace the light fixture. The socket is loose and doesn't work. Also, a bare bulb is not allowed inside a closet any longer for safety reasons.

**13.9 CEILING:**

[Defect] the ceiling is just open 2x4 joist with a wood slat sheathing. You can even see the roofing felt between the slats. The heat radiating through this roof must be oppressive on a hot day and if it isn't yet, wait until you cut down the pine trees that are too close to the structure.

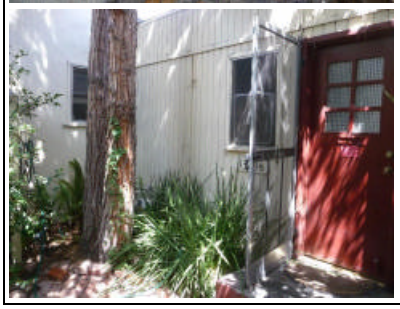
**13.10 FLOOR:**

That's the living room floor - painted wood.

**13.11 EXTERIOR WALL**

[Defect] There is earth to wood contact and substantial wood damage in many locations. Correcting this cold be expensive.



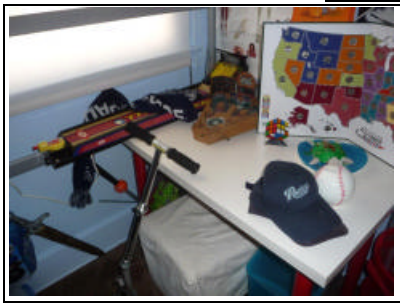
**13.12 COMMENTS:**

[NOTE] This unit doesn't have a perimeter foundation, and the crawl space has almost no clearance and the support is weak. The unit is tiny and everything is substandard.
Due to the deficiencies and weaknesses with this unit I doubt if there is any value here. It would likely take more money to bring this up to a decent standard than it would to completely replace it and replacing it is what I would recommend. You would have to check with the city to see if there would be any complications with doing that.

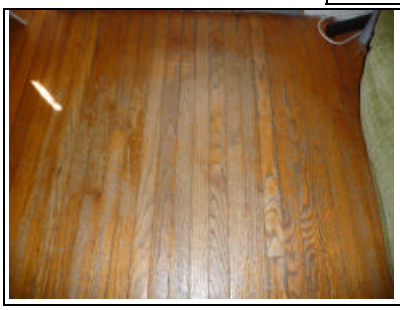
**3325.**

**13.13 WINDOWS:**

[SC] I couldn't test the emergency release on the back bedroom window due to furniture and storage. This should be accessible in case of a fire and emergency escape between necessary.



**13.14 FLOOR:**



**13.15 HEAT & COOL:**

[SC] Furniture should not be placed in front of the heater. Proper clearance needs to be maintained. This is one of the older heaters in the complex which I would estimate to be in the 25 to 30 year range which is getting to their design life.

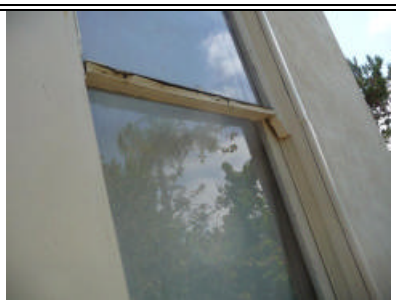
**13.16 FIXTURES:**

[SC] This fixture is above the kids bunk bed and could be touched. It needs a cover plate.

## 3325 1/4.

### 13.17 WINDOWS:

[CR] Repair may be possible to first front window.
[CR] the bad window panel will need to be replaced. There are a couple of salvage yards in town where you should be able to find replacement panels.
[CR] A few of the window screens are missing throughout.

### 13.18 EXT DOORS:

[CR] [CR] Replace the entire frond door, the jam and sill. Get a sealed unit and make sure it is installed by a professional door hanger.



## 3325 1/2.

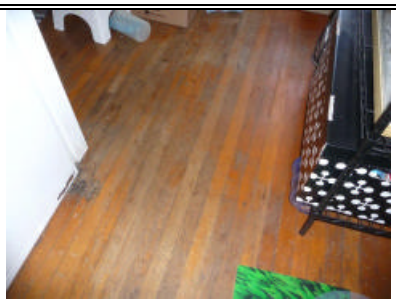
**13.19 WINDOWS:**

[CR] The front window needs to be replaced. See the termite report for any potential rot or termite activity. Under California law, they are responsible for any rot or termite activity or damage.
[CR] The bedroom window has a molding missing between the panels.

**13.20 EXT DOORS:**

[FE] [CR] The door does not have a properly installed or maintained sill and this will increase the potential for water leaking onto the framing at the base of the door and this will increase the potential for rot in the framing or subfloor at the base of the door. Have a specialty door installation contractor evaluate the door sill further and correct as needed. The door sill needs to be replaced.
Note the water damate to the floor inside the door sill.

**13.21 FLOOR:**



**13.22 HEAT & COOL:**

[FE] This heater is older than most. [CR] See the termite report for any potential rot or termite activity. Under California law, they are responsible for any rot or termite activity or damage.

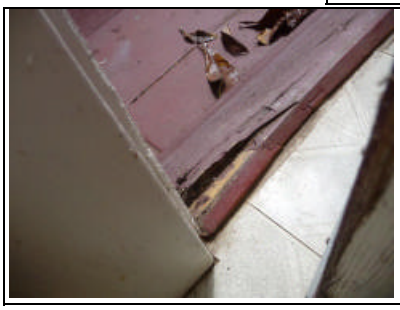
## 3327.

**13.23 WINDOWS:**

[CR] See the termite report for any potential rot or termite activity. Under California law, they are responsible for any rot or termite activity or damage.

**13.24 EXT DOORS:**

[FE] [CR] The door does not have a properly installed or maintained sill and this will increase the potential for water leaking onto the framing at the base of the door and this will increase the potential for rot in the framing or subfloor at the base of the door. Have a specialty door installation contractor evaluate the door sill further and correct as needed. Also the bolt in the knob is installed backwards.



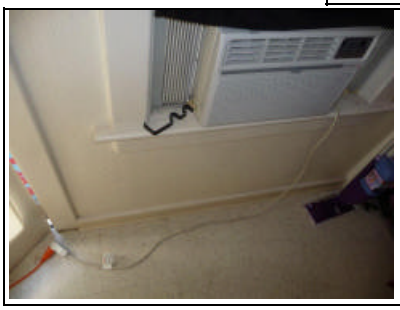
## 3327 1/4.

**13.25 WINDOW**

[CR] The counter balance mechanism on the window failed to work or worked poorly and needs to be repaired or replaced. It should hold the window in whatever position you leave it.

**13.26 HEAT & COOL:**

[SC] Every appliance need to have a permanent outlet installed within the reach of its cord. Also, I am concerned about overloading the electrical capacity of the unit with an air conditioner.



**3329.**

**13.27 WINDOWS:**

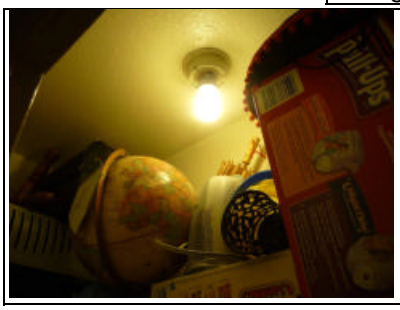
[CR] Damage to the frame of the front window.

**13.28 EXT DOORS:**

[CR] This is the back door that is leaking and causing the damage to the framing that is noted in the crawl space notes. See the termite report for any potential rot or termite activity. Under California law, they are responsible for any rot or termite activity or damage.

**13.29 CLOSET:**

[SC] The closet light is too close to a shelf by the standard today and can be a fire risk if something on the shelf gets too close. No fixture should be directly over the shelf. I recommend that is be moved and that the fixture be changed out to a tube type fluorescent or LED fixture, which will generate only a fraction of the heat of an incandescent light and greatly reduce any fire risk from heat build up. It will also save energy and money over the life of the fixture. The problem with a screw in base fluorescent is that someone could easily change it out to an incandescent.



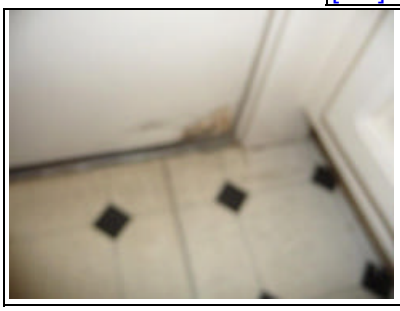
**3331.**

**13.30 WINDOWS:**

[CR] See the termite report for any potential rot or termite activity. Under California law, they are responsible for any rot or termite activity or damage.
[CR] Front bedroom window also weak.


**13.31 EXT DOORS:**

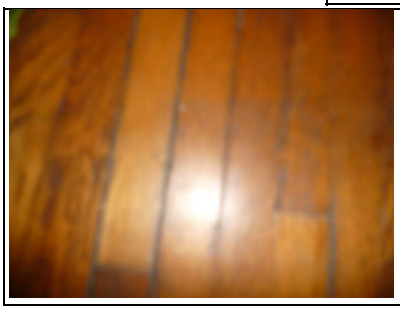
[CR] Replace the back door.



**13.32 FLOOR:**

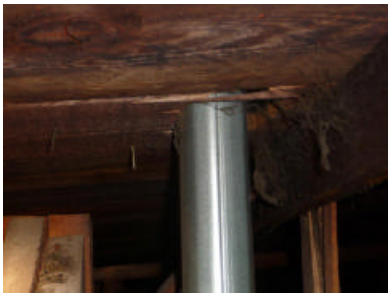
[CR] The hardwood floor has been sanded down over the years and this makes it more risky, or not possible, to sand it down again. When the floor is sanded too far the nails can become visible and the top edge on the flooring will become thin and weak. I can see places where the top lip of the flooring is cracked, loose, patched, or missing. The heads of the nails have become exposed in some places.

This is a fairly common problem throughout the complex.



**13.33 HEAT & COOL:**

This is one of the newest heaters in the entire complex and looks good except:
[SC] The vent was too close to or in contact with combustible materials, and this condition can be a fire hazard that needs to be corrected. The vent is too close at roof line. This is almost always the responsibility of the roofing contractor who installed the roof because they failed to maintain the proper clearance and pull the vent to the wood on one side. One inch clearance is required by code between the dual-wall vent and any wood or other flammable material. The vent is very close or even touching the wood and heat transfer is a clear risk.

# KITCHEN

Specifically excluded from this inspection are built in can-openers, blenders, or other small ancillary appliances, the refrigerator and other appliances that are not built in, or water purifiers. Also excluded are self and/or continuous cleaning operations of ovens or their timers, clocks, or setback operations and the calibration of any thermostat or heating element. Trash compactors are tested without the addition of trash. Built in microwaves will be tested for their ability to heat only. Determining the adequacy of the dishwasher to wash the dishes or its drying function are beyond the scope of this inspection. The dishwasher is operated through only one fill and drain cycle.

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

## 3317.

**14.1 STOVE:**

This stove is an older one with some damage to the enamel but functional.
**Type:** Every stove throughout the complex was gas with pilot lights. None of them had electronic igniters.

**14.2 OVEN:**

[CR] The oven was missing the anti-tip bracket which prevents the oven from tipping if weight is ever applied to the door in the open position. This is usually a bracket that catches the back leg and it needs to be installed. See the note on inside of the oven door for further explanation or the installation instructions for any over. I don't think a single oven in the entire complex had the anti tip bracket installed. They have been required for at least 20 years.

**14.3 EXHAUST VENT:**

The fan is an older one with substantial damage to the finish, but it functions.
[SC] The exhaust vent ducting was a corrugated flexible material which is not approved for kitchen exhaust vents because it builds up grease which could be a fire risk. Only smooth wall sheet metal is approved. This can be an issue if the duct gets dirty which is possible for people who do much frying. The actual risk is probably low for most people.
[CR] The size of the exhaust duct is smaller than it should be and I recommend replacing it with the proper size so that the fan can operate at the efficiency that was intended. See the installation instructions for the proper size, generally 6 or 7 inches. All ducts for kitchen fans need to be smooth-wall sheet metal.


**14.4 MICROWAVE:**

There was no built in microwave oven installed. This note will not be repeated. Only one unit in the complex had a microwave.

**14.5 DISHWASHER:**

None of the units in the complex have dishwashers.

**14.6 GARBAGE DISPOSAL:**

None of the units in the complex have garbage disposals.

**14.7 SINK:**

All of the kitchen sinks are stainless steel and all were in generally good condition.

**14.8 FAUCET:**

All of the kitchen faucets throughout the complex were in generally serviceable condition.

**14.9 UNDER SINK:**

There were no active leaks noted in the drain or trap under any of the kitchen sinks. The drains under the sinks appear to be generally well maintained, however, I would recommend the use of better quality parts in the future. Using the black thick walled ABS plastic is the better choice.

**14.10 ELECTRIC OUTLETS**

See note in the electric section of report. None of the kitchens have GFCI outlets.

**14.11 COUNTER TOP**

The counter tops are made of tile. All of the units have tile except for two and they all appeared generally serviceable. Many of the units are so cluttered that it is difficult to see much of the counters and all of them have some things covering the counters.

**14.12 CABINETS:**

The cabinets generally appeared serviceable throughout the complex. There were common signs of aging and wear but they generally appear well maintained.
[CR] The most common problem I found in several units were handles or knobs that were weak, loose or missing. I am putting this note here for the entire complex even though the handles in this unit are generally in good condition. I am not going to identify each problem handle. There were also a few loose hinges but this was a less common problem.

**14.13 REFRIGERATOR:**

This unit has an older fridge.

## 3319.

**14.14 STOVE:**

[FE] The stove/oven is old and has antique value. I do not have enough experience with these to identify all the risk factors, and I recommend that you have further evaluation by someone who specializes in these old units.

**14.15 EXHAUST VENT:**

[CR] The size of the exhaust duct is smaller than it should be and I recommend replacing it with the proper size so that the fan can operate at the efficiency that was intended. See the installation instructions for the proper size. All ducts for kitchen fans need to be smooth-wall sheet metal.

**14.16 COUNTER TOP**

The counter tops are made of formica or similar laminate. They generally appeared serviceable. There were common signs of aging and wear.

**14.17 WINDOWS:**

[CR] The counter balance mechanism on the window failed to work or worked poorly and needs to be repaired or replaced.

## 3321.

**14.18 STOVE:**

Stove is older but functional.

**14.19 EXHAUST VENT:**

[CR] The size of the exhaust duct is smaller than it should be and I recommend replacing it with the proper size so that the fan can operate at the efficiency that was intended. See the installation instructions for the proper size. All ducts for kitchen fans need to be smooth-wall sheet metal.

**14.20 MICROWAVE:**

This is one of the only units with a microwave. My concern is with the possibility of overloading the electrical system. See electrical notes.

**14.21 CABINETS:**

[CR] The cabinets are in need of some maintenance, service or repair. Some of the handles are loose which is a fairly common problem throughout the complex and some of the hinges are weak.

**14.22 REFRIGERATOR:**

Decent.

## 3323.

**14.23 STOVE:**

Small older stove but functional.

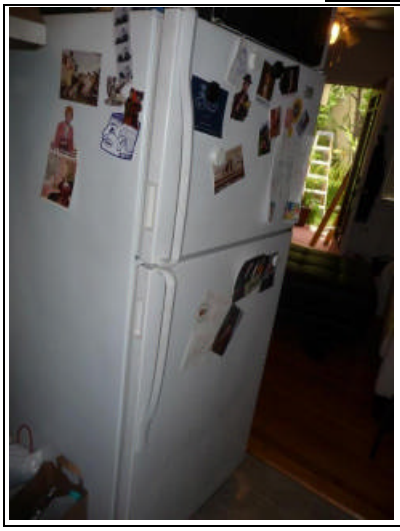
**14.24 EXHAUST VENT:**

[SC] The exhaust vent ducting was a corrugated flexible material which is not approved for kitchen exhaust vents because it builds up grease which could be a fire risk. Only smooth wall sheet metal is approved. This can be an issue if the duct gets dirty which is possible for people who do much frying. The actual risk is probably low for most people.
[CR] The size of the exhaust duct is smaller than it should be and I recommend replacing it with the proper size so that the fan can operate at the efficiency that was intended. See the installation instructions for the proper size. All ducts for kitchen fans need to be smooth-wall sheet metal.
There were common signs of aging and wear. The fan appeared old and/or worn. As an appliance gets older and has cosmetic as well as functional deficiencies it may make better sense to replace rather than spend money for service and repair and you need to make a judgment whether or not service is worthwhile or it makes better sense to replace the appliance. The less expensive models of vent hoods are fairly cheap and usually not worth spending much money on.

**14.25 DOORS:**

[CR] The back door and jam are in poor condition.

**14.26 REFRIGERATOR:**



## 3323 1/2.

**14.27 OVERVIEW**

That's the entire kitchen. A tiny sink, a single hot plate and a mini fridge.

## 3325.

**14.28 STOVE:**

One of the better stoves.

**14.29 EXHAUST VENT:**

Older vent
[CR] The size of the exhaust duct is smaller than it should be and I recommend replacing it with the proper size so that the fan can operate at the efficiency that was intended. See the installation instructions for the proper size. All ducts for kitchen fans need to be smooth-wall sheet metal.

**14.30 FAUCET:**

[CR] The faucet leaked at the handle(s) and needs to be repaired or replaced.

## 3325 1/4.

**14.31 STOVE:**

The stove is a small older unit with some minor cracking in the sheet metal top.
[CR] One or more of the burners had a problem that needs maintenance, service, or repair. Front left burner,
[CR] The oven did not come on even after several minutes.

**14.32 REFRIGERATOR:**

## 3325 1/2.

**14.33 STOVE:**

better than most.

**14.34 EXHAUST VENT:**

There were common signs of aging and wear. The fan appeared old and/or worn. As an appliance gets older and has cosmetic as well as functional deficiencies it may make better sense to replace rather than spend money for service and repair and you need to make a judgment whether or not service is worthwhile or it makes better sense to replace the appliance. The less expensive models of vent hoods are fairly cheap and usually not worth spending much money on.

The fan recirculates air and does not exhaust the air to the outside. When possible, exhausting the air to the exterior is preferred but was not required until homes that were built in 2010 or later. A charcoal filter is recommended with this type to pick up more of the odors etc. They are available at any hardware store. One type are thin and can be cut to size and set over the current screen.

**14.35 WINDOWS:**

[CR] The counter balance mechanism on the window failed to work or worked poorly and needs to be repaired or replaced.

**14.36 REFRIGERATOR:**

OK.

## 3327.

**14.37 STOVE:**

[FE] The stove/oven is old and has antique value. I do not have enough experience with these to identify all the risk factors, and I recommend that you have further evaluation by someone who specializes in these old units.

**14.38 EXHAUST VENT:**

[SC] The exhaust vent ducting was a corrugated flexible material which is not approved for kitchen exhaust vents because it builds up grease which could be a fire risk. Only smooth wall sheet metal is approved. This can be an issue if the duct gets dirty which is possible for people who do much frying. The actual risk is probably low for most people.
[CR] The size of the exhaust duct is smaller than it should be and I recommend replacing it with the proper size so that the fan can operate at the efficiency that was intended. See the installation instructions for the proper size. All ducts for kitchen fans need to be smooth-wall sheet metal.

## 3327 1/4.

**14.39 WINDOWS:**

[CR] The counter balance sash cords are broken and need to be replaced. Also one of the corners is of the wood frame is weak.

## 3329.

**14.40 STOVE:**

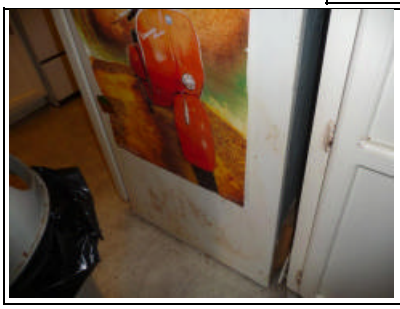
The stove is older but functional. It rocks because the feet aren't leveled properly.

**14.41 UNDER SINK:**

[CR] The water damage to the back wall below the sink is due to water leaking behind the sink either at the back edge of the sink or at the back edge of the tile counter. These areas should be sealed with caulk. Use a high quality kitchen/bath silicone caulk.


**14.42 REFRIGERATOR:**

The fridge is old but functioned.



**3331.**

**14.43 STOVE:**

**Type:** Gas with pilot lights.
[CR] One or more of the burners had a problem that needs maintenance, service, or repair.
Back left burner, Front left burner,
There were common signs of aging and wear. There were chips in the enamel.

**14.44 EXHAUST VENT:**

[SC] The exhaust vent ducting was a corrugated flexible material which is not approved for kitchen exhaust vents because it builds up grease which could be a fire risk. Only smooth wall sheet metal is approved. This can be an issue if the duct gets dirty which is possible for people who do much frying. The actual risk is probably low for most people.

**14.45 WINDOWS:**

[CR] Window screen was missing.

**14.46 REFRIGERATOR:**