

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: John & Mary Sample
Inspection Address: 1234 Dream Street
La Jolla, CA 92037

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

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, "Chinise drywall" 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 by Construction Dispute Resolution Services, LLC utilizing their Rules and Procedures. 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.)

Inspector for Company 08/08/11
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

This report was prepared exclusively for John & Mary Sample in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report. © 2006 All Pro Home Inspections (619)283-1123

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

SECTION 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



2006 CREIA® ALL RIGHTS RESERVED. CREIA® IS A PUBLIC-BENEFIT, NONPROFIT ORGANIZATION.

All Pro Home Inspections

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

Inspection Report

Client Name: John & Mary Sample
Inspection Address: 1234 Dream Street
La Jolla, CA 92037

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

This report was prepared for John & Mary Sample 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

INSPECTION REPORT	9
STRUCTURE, FOUNDATION, CRAWL SPACE	13
EXTERIOR	19
ATTIC AREAS & ROOF FRAMING	29
ELECTRICAL SYSTEMS	30
PLUMBING	35
HEATING SYSTEMS	37
GARAGE - CARPORT	40
LAUNDRY	42
WATER HEATERS	45
BATHROOMS	47
INTERIOR ROOMS	55
KITCHEN	61
FIREPLACE	63

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

Home Inspection and Consulting

6/94 - Present

All Pro Remodeling

1/93 - 6/94

U. S. Homes

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.

3/89 - 1/93

Standard Pacific, Orange County

Lead Superintendent, Offsite Superintendent, Onsite Superintendent

1985 - 3/98

All Pro Development

Built custom homes and built and designed spec homes as a general building contractor.

1973 - 1984

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

2005/2010 Co-Chairman of the Standards of Practice Committee

2005/2010 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:

1930's (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:

2500 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, there was a light rain a couple days ago and a heavy rain about a week ago.

1.4 OCCUPIED:

This home 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:

tenant(s) living in the home.

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 specialist 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 SAVE ENERGY

There are generally a number of energy saving incentive programs available for a wide variety of potential energy saving projects around the house. These programs change on a regular basis. The best place to find the latest programs available is at SDGE.com/saveenergy. I encourage you to check out the latest programs and financial incentives and take full advantage of them.

1.14 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.

[FE] There are materials in this house that likely contain asbestos that I can readily see and have knowledge of, but you need to realize that there can be many other products that I can not readily identify and it would be a big mistake to assume that those identified here are the only products that contain asbestos.

The whitish gray material on the post in the picture is most likely asbestos. It was installed to reduce the risk of heat transfer from a vent to other materials. The vent is no longer there.

The whitish material on the duct in the second picture is most likely asbestos.

The thin grayish material on the sheet metal register casings most likely is asbestos. The asbestos material generally does not, and should not, come in contact with the air flow and when left alone should not cause problems.



1.15 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.

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 WALLS / CEILINGS ETC.

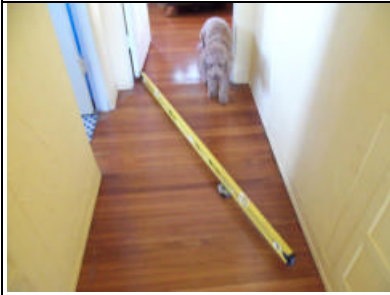
[CR] This ceiling in the first picture was taken just inside the bedroom from the hallway in the next note and could be related to the same issue that caused that settlement. However, it is also next to the attic access opening and over an area that looks like it used to be used for storage and an equally possible explanation could be that the damage was caused from pressure from above either from storage or someone that wasn't careful when they were up in the attic. Nothing is being stored currently but there is some particle board that looks like it was used for storage in the past. At this point I would treat this as a cosmetic problem and you can decide if you want to patch it or not.

The wall above the master bedroom doorway is cracked due to settlement and is very likely due to the same thing that caused the out of level floor noted below. A couple of other similar cracks were noted above other doors.



2.2 FLOOR LEVEL:

[FE] The floors throughout the house have some minor to moderate variations, most of which are not unusual for a home of this age, and are often due to differential settlement of interior piers in the crawl space. There is one area however that has a more substantial slope to the floor. This is at the end of the upstairs hall where the slope is between one and 1-1/4 inch in less than five feet. I can't be sure what caused this and recommend further evaluation. The foundation was in surprisingly good condition and the only framing issue I noted in the crawl space is discussed in that section below. It is possible that this slope is related to that framing issue but an engineer would need to do further evaluation to determine if that is true. The floor on the lower level below is also out of level but not as much as this and is spread over a wider area. There are some cracks in the plaster but not nearly as much as I would have anticipated with a floor slope like this. It is also possible, but unlikely that the floor was originally framed with some slope. There is a crack in the tile floor in the bathroom next to this area so it is clear that there has been movement since the original construction. Don't hesitate to call if you would like to discuss this further.

**RAISED FOUNDATION****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:

There was no significant deterioration to the concrete foundation.

2.5 CRACKS:

The foundation looked good with no more than small cracks. The curing process after the concrete is originally poured can be expected to produce small cracks. To minimize the potential for any cracks developing, I recommend you to take any recommendations in the 'Grading and Drainage' section seriously and read the hand out 'Recommendations for Lot Grading and Drainage' available on my web site at AllProHI.com. 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.

2.6 CRIPPLE WALLS:

This house has 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.

2.7 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.

2.8 ACCESS:

I found access opening(s) into the crawl space on the left side of the house or building.

2.9 VENTILATION:

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 the crawl space.

[CR] The vent at the back of the crawl space that goes to the area under the back deck has large gaps that will allow rodents to enter. The others generally look good but should be checked.

**2.10 PEST CONTROL:**

[CR] Cardboard, or other cellulose material such as particleboard or wood, or any absorbent material such as carpet, that is laying on the soil must be completely removed and cleaned out of the crawl space. Any of these materials can be a perfect medium for growing mold and can also increase the risk of attracting termites. See the Mold Statement at the beginning of the report. There is a lot of material under in the crawl space that needs to be removed in the area close to the access opening.

**2.11 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.

2.12 CLEARANCE:

The clearance between the soil and the floor joist and beams is generally adequate.

2.13 FRAMING:

[FE] [FE] There is one structural issue that I would definitely recommend further evaluation and improvement to. Where the two main beams that run the length of the house are joined or meet over a post, they have moved apart producing large gap as shown in the picture. This has happened on two sets of beams. I do not know what may have caused this movement. That needs to be determined by an engineer and I am not an engineer. Today, where two beams meet like this, a heavy strap would be installed to keep the two from separating and adding straps are clearly recommended. It should also be noted that neither of the sets of beams are tied into the perimeter foundation on either side so they have limited lateral support. Today they would be integrated or tied into the perimeter foundation in some way. I recommend further evaluation by an engineer.

The first two pictures show where the two sets have beams have moved apart creating the gaps.

The second two pictures show that support was added under the beams at some point in the past. The first one is very weak and of very questionable value if any. The second one like has little or no value at all because the support is just sitting on the soil and has no footing.

The third picture shows the installation of the beams to accommodate the step down into the living room. There are very substantial structural weaknesses with several elements and I can't help but be suspicious that this plays a role in the movement noted in the first two pictures. There is very little lateral support or shear strength between any of these framing components and rotational forces could cause the movement noted. There is no blocking between the floor joist. There is no diagonal bracing at all, no shear, and no continuity or connections between the offset components.

Further evaluation and upgrading the integrity of these components is definitely recommended.



2.14 BACK DOOR

[FE] The support under the back door at the laundry has been compromised and should be evaluated further. It appears that the sill plate was removed and replaced with mortar. This is not an unusual practice when leaks from around the door sill cause rot to the sill. In this case, I don't think that the joist under the center of the door has adequate support - see picture. The joists on each side of this one are also marginal. The joists will be vulnerable to damage due to water leaking at the sill and the door sill should be maintained and sealed to minimize water leaking onto the wood framing.

The area under the front door has the same problem with leaking but seems to be supported better.



2.15 FLOOR JOIST

[CR] One of the floor joists close to the front door has been cut through to install a drain line. I recommend installing a new joist next to it to improve support.



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

3.1 LANDSCAPING:

[CR] Tree(s) were planted too close to the building, and you may need to consider removal. As the trees continue to grow in size, they may damage the foundation or the roof. Consult a landscape contractor or arborist about the risks of particular trees. This tree is at the corner of the house close to the water heater and is the most likely to be potential problem. I did not see any cracking to the foundation in this area but there is still risk. The tree is large and much too close.



3.2 SPRINKLERS:

[CR] The tenants told me that the sprinklers work very poorly and in summer a large portion of the lawn doesn't get enough water to keep it green. I did not test the sprinklers however.

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 OF HOUSE

4.1 PAINT & MAINTENANCE:

[CR] The exterior of the house generally needs painting and maintenance at this time.

4.2 WINDOWS:

[CR] The exteriors of the windows need general maintenance such as scraping, patching and painting, particularly to the window sills on exposed windows on the south and west sides like this one. Maintaining the sills is critical to making them last and keeping water from leaking into the wall. A couple of the living room windows on the front and left side had evidence of water leaking. See interior notes.



4.3 STUCCO:

Stucco has a tendency to crack as part of the drying and curing process, and cracking is expected, particularly around windows and doors. Minor cracks are almost always present and will not be reported. They do not pose a problem and I do not recommend patching them because most patches are more obvious than the cracks.

The stucco covers the foundation down to the soil line. This makes the stucco vulnerable to damage because it sucks up moisture from the soil which causes the stucco to deteriorate or spall. This method was common practice until the mid-sixties when a weep screed was first required to prevent this deterioration. Some deterioration is expected over time and will require periodic maintenance to the stucco. However, it is important to minimize water saturation into the soil around the house not only to minimize damage to the stucco, but to minimize the risk of damage to the wood framing inside the wall which is vulnerable to rot or termite activity from the moisture that is drawn up into the stucco. See the grading and drainage notes and pay particular attention to make sure good drainage is maintained next to the edge of the house.

[CR] There is some spalling or deterioration noted to the stucco that needs to be patched by a stucco contractor at this time.



EXTERIOR GROUNDS

4.4 TRIP HAZARDS

TRIP HAZARD REALITY CHECK: Trip hazards can cause serious injuries and are the cause of many deaths each year and their risks need to be taken seriously. Offsets or irregularities in any walking surface anywhere in or around the home or property as well as wet or slick surfaces can be a trip hazard. There are more emergency room visits due to trip and falls than to any other hazards in a home. Every homeowner must be responsible for evaluating all their walking surfaces and making their own judgment of these risks. These risks can vary greatly depending on the occupants of the house. Since every walking surface, every obstacle, every irregularity, every offset, and every slick surface, is a trip hazard, it does not make sense to list all possibilities. Any that may be listed here are intended to give you an idea of the types of things you should be looking for and are not by any means intended to be a complete list of the potential hazards. Trip hazards are encountered with every step. Be aware and be cautious. The responsibility is yours. You need to take the responsibility to reduce trip hazards around your property for your own safety and to reduce your liability. You should look at all the walking surfaces for ways to improve their safety by making the surfaces more even and eliminating anything that projects above the surface, or creates any depression in the surface that someone could catch a foot on.

4.5 BACK YARD



4.6 DRIVEWAY:

[CR] The front left corner area of the driveway has substantial cracks and damage.



4.7 SIDEWALKS:

The city sidewalk has been patched recently.

**4.8 ENTRY**

[CR] The tile at the entry porch is as high as the top of the door sill and very close to the interior floor level. This would not be allowed today because this can trap water in the sill and increase the chance of water leaking onto the floor. The exterior floor level should be under the sill. In addition there is framing lumber under the door sill that does get wet and can be vulnerable to rot. From the crawl space, I can see that this wood is getting wet but it appears to be in good condition none the less. Fortunately the wood is heart redwood which is very resistant but not impervious to rot. (If it was more modern wood, it would have rotted in a relatively short time.) I recommend that you seal any gaps to minimize the water that leaks onto the framing lumber below and then accept any remaining risk of rot.

**4.9 ENTRY PORCH:**

The guard rail is wrought iron. They can last a very long time as long as they are protected from rust. This requires maintenance and painting on a regular basis.

When wrought iron posts or railings are installed into a concrete deck, there is substantial risk that the wrought iron will rust below the top of the concrete. When the steel or iron rusts it expands and will develop tremendous pressure that will crack the concrete at the base of the post. This is an all too common problem. It is critical that no water be allowed to sit in contact with the base of the wrought iron.

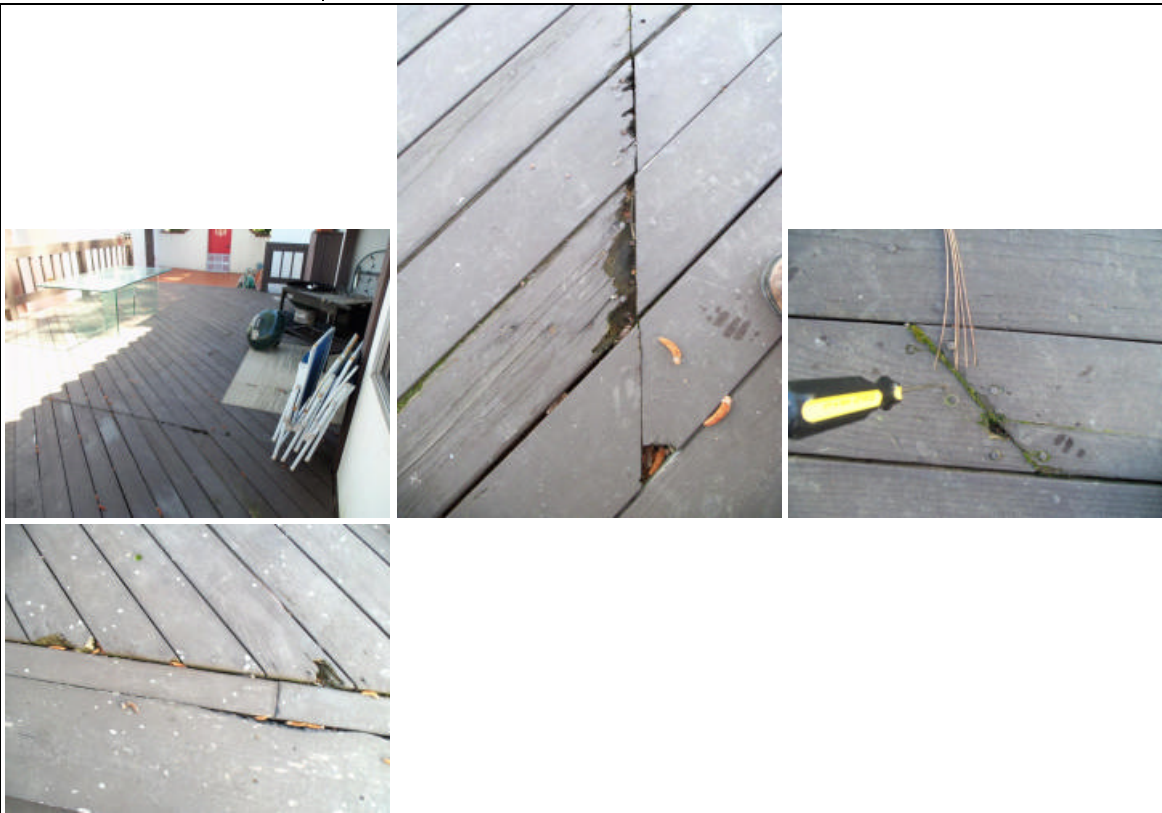
[CR] An old iron railing was cut off at the top of the tile and this old railing has cracked the concrete due to the tremendous pressure developed when steel or iron rusts and expands. This section will need to be broken out and patched back in.



4.10 WOOD DECKS:

Wood decks have a limited service life. Even the best maintained deck will need repair and eventual replacement.

[CR] There was damaged or deteriorated wood noted in quite a few locations and the damaged wood should 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.



4.11 BALCONIES:

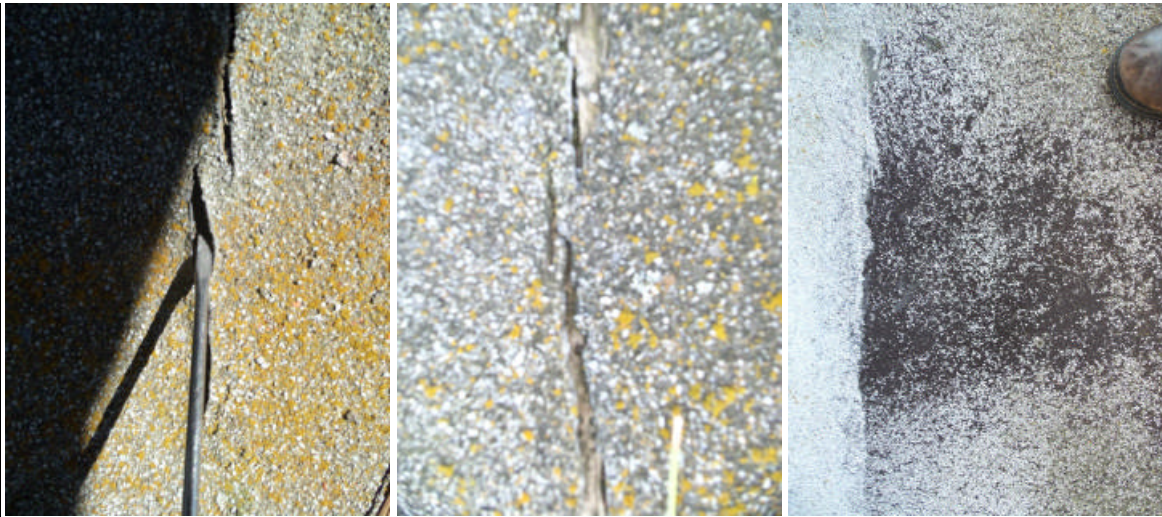
[CR] [FE] The deck membrane appeared to be in poor condition and I recommend the deck surface have further evaluation by a specialty decking contractor and you should expect that it will need substantial repair and likely need to be completely replaced. This can be a substantial expense. There are three decks and they are all old and have substantial problems. None of them have the flashing and installation details that would be required today.

[Defect] [FE] There was no visible flashing between the balcony deck surface and the base of the exterior wall. This is a critical area that is prone to moisture intrusion into the interior walls and/or under the water proof surface. Current standards stipulate that the wall surface should terminate a couple of inches above the deck surface and there should be a metal flashing visible in this area that is integrated into the edge of the waterproof deck coating. The lower section of the stucco would need to be removed to install a proper flashing and this can only be done in conjunction with replacing the deck surface.

[NOTE] The transition from a door to a deck is one of the most likely places to find leaks because the sill will move, flex, warp and shrink and eventually break almost any seal. New standards for sealing the area under and around the door sill have been developed that allow for movement and still maintain a water seal. You should seriously consider upgrading the flashing details at the door whenever the deck is replaced or leaks have developed. The less of a roof overhang, the more potential there is for leaking at the door sill but remember a wind blown rain can push rainwater against a door even when there is a substantial cover. To properly flash and seal the transition between the door and the deck usually requires the door sill and base of the jam to be removed and replaced. Be sure to discuss the options with the deck contractor and ask about the advantage of installing a new 'sill flashing'.

4.12 MASTER BEDROOM SIDE DECK





4.13 COVERED DECK OVER BREAKFAST ROOM

[CR] This decking material is completely deteriorated and I am sure that it leaks. There is just a little peeling plaster on the ceiling of the breakfast room which is likely due to leaks and the only thing that prevent larger leaks is the roof covering this deck.



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

5.1 GENERAL CONDITION:

[NOTE] This is one of the oldest reasonable intact roofs I have seen. It appears to be original and except for a few tiles, has the original hand formed clay tiles. You can see the finger strokes in each tile as they were formed and some people really value these old tiles. However, there are at least a few places that leak and the risk of additional leaks will continue to increase with time. In addition, repairs are needed at this time. Judgment will be needed to determine if it is better to make repairs or replace the entire roof. Much of the roof is covered with pine needles which makes it more difficult to inspect.

[FE] The roof is at or near the end of its economic life. Have a roofing contractor estimate the cost of re-roofing, and also give you his best estimate of any potential remaining life and the risk of leaks. Ask the roofer if it makes better economic sense to make repairs or replace the roof.



5.2 FLASHING:

[CR] There are no secondary metal flashings around the plumbing vents and the mortar is old and deteriorated and leaks are likely.



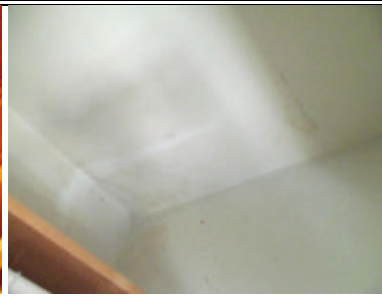
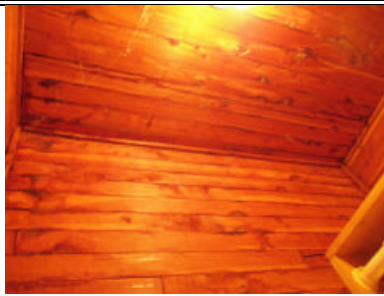
5.3 LEAKS:

[FE] This water stain is in the upstairs bedroom at the back left corner of house.

**5.4 LEAKS**

[FE] There are water stains in the attic behind the fireplace and water stains in both of the master bedroom closets below. There is no cricket and the flashing details are very weak. Also the flashing is very old. I am fairly confident the staining is due to active leaking.

[FE] Leaks in corner of front right bedroom.

**5.5 CLAY TILE:**

Clay tiles are not waterproof and a wind driven rain can get under the tile. What waterproofs the roof is the felt underlayment below the tile. Unfortunately, there is no way to inspect the felt, and any damage to the felt will go undetected until enough water leaks through to be noticed. Although the tiles themselves are very durable and can easily last 50 to 80 years or longer, there are a high percentage of these roofs that have failed and leaked. Most of these leaks are due to installation defects in the felt or flashing are not visible from the top. I try to list any defects that I can see to help establish the original quality of the installation. Since the waterproofing membrane is the critical element, a lot of tiles, sometimes entire planes of the roof, need to be removed to expose and replace the damaged felt below. This is particularly true when any leaks are noted in the field or central areas of the roof. See sections on deficiencies or leaks that follows.

[FE] There were cracked or broken tiles noted throughout the roof. I recommend that they be replaced. It doesn't make good sense to patch, mastic or glue broken tiles back together as a repair because the repairs may last 10 years if done well and a new tile should last over 50 years. Also, many repairs are poorly done and only last a few years. Broken tiles that need to be replaced are noted on all roof sections.

There are also a few tiles noted in the pictures that have just deteriorated from age.

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.



5.6 HOT-MOPPED OR BUILT-UP ROOF:

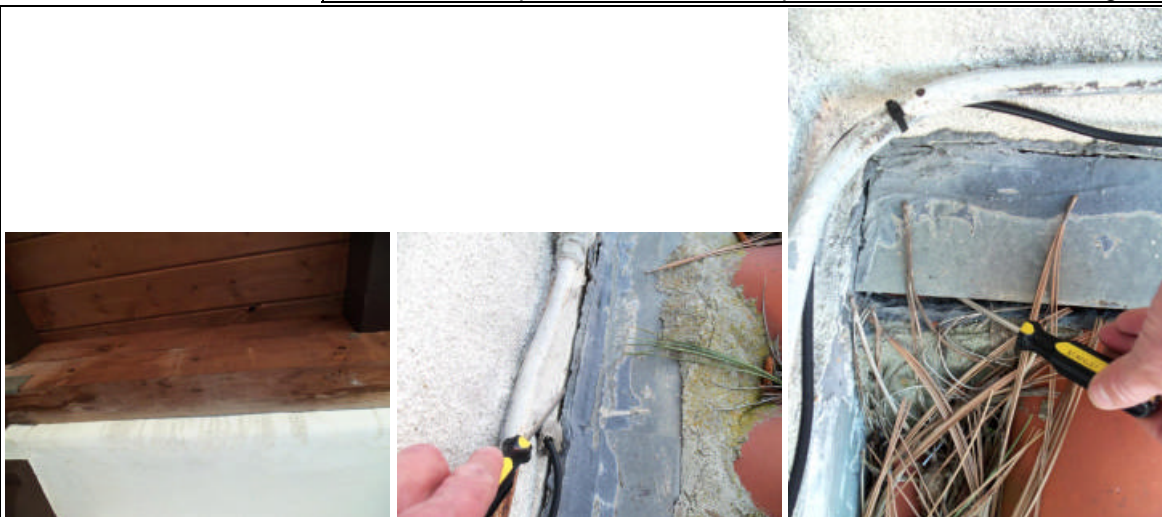
Hot mopped or built-up roofing is the most difficult type of roofing to evaluate with a visual inspection because only the top surface is visible and problems or defects in lower layers will go undetected. These roofs should be made up of anywhere from 2 to 4 layers and last anywhere from 10 to 40 years. 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.

[FE] [CR] There are hot mopped roofs with a granular cap sheet over the back section of the house that is one story and over the garage. Both of these roof areas are relatively old. Both sections need further evaluation by a roofing contractor to determine if they can be patched or need to be replaced. I am most concerned about the section over the house. It is an unusual installation where the cap sheet is not overlapped. The seams are butted and they are coming loose. I doubt that this section of the roof can be salvaged and recommend further evaluation by a roofing contractor.



5.7 OVER PATIO

[CR] The roof to wall flashing between the patio roof and the house wall is poorly installed and has come open and it leaks. First picture shows water staining from the underside.



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

6.1 ATTIC ACCESS:

I found access into the attic at the following location(s): hall ceiling.

6.2 INSULATION:

There is about 5 to 6 inches average thickness of blown-in cellulose insulation in the attic which has an R value between 19 and 22 and is about average for homes built today in mild climate areas like ours along the coast. (Inland areas or higher elevations will usually have 8 inches of blown-in cellulose insulation in a new home today for an R value of 30.)

[RU] Recommended Upgrade: The insulation is much thinner or even bare in some areas and you should consider adding insulation to the low areas to improve energy efficiency and comfort. The insulation is thin or even bare along the outside edges in some places. However, on average the attic is well insulated.

[CR] There are vent openings in the ceiling that opens directly to the attic. This is an old way of venting closets that is no longer used today because of energy conservation concerns and I recommend that it be sealed off to keep warm air from escaping in the heating season and hot attic air out of the house in the summer.



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 rodents to enter the attic space. 1/4 inch galvanized steel screen material should be used to seal off any open vents. Only one of the vents doesn't have a screen and this is on the south east end of the attic.



6.4 FRAMING:

The roof framing for this structure is predominantly conventional framing built in place. The framing looks good.

6.5 EXHAUST VENTS:

[CR] A bath vent fan is exhausting into the attic. They should extend to the exterior in order to minimize moisture being added to the attic. This can be very important in a cold climate where condensation is more of a problem, but doesn't cause as much of a problem in a mild climate like ours. However, correction is still recommended.



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 MAIN PANEL**LOCATION:**

Rear of the building .

7.2 SERVICE RATING:

100 Ampere; 120/240 volt system.

7.3 BREAKER PANEL:

[FE] The panel wiring or breakers were not installed in a clean and professional manner, or there was some other concern that did not give my an adequate comfort level and I recommend further evaluation by an electrical contractor, who can make any necessary corrections. The installation may be substandard, overly cramped, or installed in an improper or unprofessional manner. I always feel further evaluation is needed if anything in the breaker panel appears below a professional standard.



7.4 UTILITY CLOSET

[CR] The utility closet has substantial damage and should be replaced. There is also a large hole in the house wall that needs to be patched in.

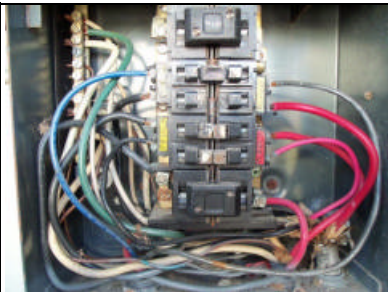


7.5 BREAKERS:

The type of breakers used in this panel are the Pushmatic brand. They are still available but cost about 10 times as much as breakers that are still being used in new construction today.

[SC] There are 220 volt circuit breakers or multi branch circuit breakers that were missing their handle tie(s). These ties are required to trip both legs of the circuit in a fault condition. This is usually an easy correction for an electrician. At least three of the 220 volt circuits are missing handle ties.

[CR] Some or all of the circuit breakers were not labeled. They should be labeled to make it easier for individual circuits to be shut off.



7.6 CIRCUIT WIRING:

The original wiring system is inside ridged or semi-ridged steel conduit. This system provides great protection to the wires inside and is probably the best systems ever used. As long as the conduit hasn't been cut or disconnected at some point, it can provide a ground to the individual outlets and fixtures. I generally don't see many problems in this system except where alterations have been made.

[FE] I can see that the conduit has been cut or opened and the integrity of the ground path has been compromised to some outlets or fixtures. An electrical contractor should inspect for alterations that effect the continuity of the ground and make corrections where possible. The open conduit or alterations is noted in the attic.

BRANCH CIRCUIT WIRING**7.7 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 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] 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. Hall bath upstairs.

7.8 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.)

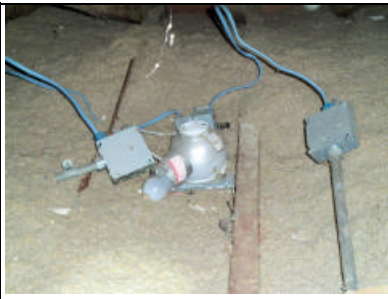
[SC] I use a sophisticated electrical tester (SureTest ST1D) that can test for low impedance on the ground. The purpose of this test is to check for a false ground or situation where someone may have shorted out the ground to the neutral in order to fool less sophisticated testers. In this situation there is no ground protection at all and this should be treated like any ungrounded three-prong outlet. (see notes above) Although this is the most likely explanation for a false ground reading with my tester, it is not the only, and further evaluation by a competent electrician is needed. The location of the outlet testing bad is;

7.9 OUTLETS:

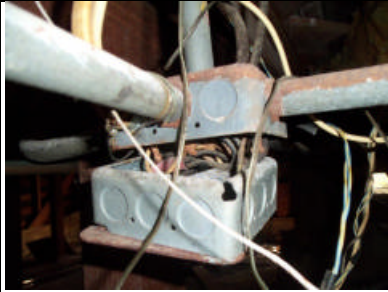
[SC] Outlets were loose in the walls and all outlets need to be secure and ridged for safety: The outlet in the upstairs hall bath id very loose and needs to be replaced. It is also missing a cover, needs to be adjusted to sit flush with the wall and needs GFCI protection.

7.10 FIXTURES:

[SC] This light in the attic needs further evaluation and repair by an electrical contractor.

**7.11 WIRING:**

[SC] An electrician should check this junction box in the center of the crawl area under the house. It has come apart and may be overly stuffed.

**SUB-PANEL****7.12 LOCATION:**

Laundry room.

**7.13 PANEL RATING:**

40 Ampere; 120/240 volt system.

7.14 BREAKER PANEL:

The circuit breaker panel appeared to be professionally installed. The neutrals are all isolated. I can not see any grounds inside the panel but they may be in the old junction box behind the panel.

7.15 BREAKERS:

The type of breakers used in the panel are circuit breakers.

7.16 CIRCUIT WIRING:

The wire to the circuits in this panel are all copper.

7.17 COMMENTS:

There is a second sub-panel next to the main panel.

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 PRESSURE:

The water pressure was between 60 and 70, which is good.

8.2 WATER LINES:

[CR] There are places under the house in the crawl space where the copper is in direct contact with cast iron drain lines or steel gas lines 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.

[CR] Steel straps, nails, or fasteners were used in direct contact with the copper water lines and need to be isolated from the copper or replaced with non-reactive straps or fasteners that are compatible with copper.

[FE] Galvanized water lines are still being used for at least part of the water supply system. Galvanized water lines were not used much after about 1950 and any still in use generally need to be considered at or near the end of their life. The vast majority of these systems have already been replaced and you should have a plumbing contractor inspect the water system and estimate the cost to replace any galvanized pipe still in use. When copper and galvanized steel pipe are mixed in the same system, the potential for corrosion due to electrolysis is very high. Almost all of these old systems have both copper and steel, and leaks are not unusual. Sometimes dielectric couplers are used where the copper joins the steel, but from my observations, the failure rate with these is over 50 percent and I never recommend replacing only parts of the system. **All remaining galvanized pipe should be replaced.**

[CR] Galvanized pipe is used in at least three areas in the crawl space under the house and there could be others up inside the walls of the house that are not visible. The sections under the house appear to go the hose bibs. The pipe running up into the house from the crawl space is copper.



DRAIN SYSTEM

8.3 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.**

Parts of the drain line system have been replaced already but much of it still remains. 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.

[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. 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.



8.4 DRAIN LINES:

[SC] There was a large hole in the drain for the downstairs toilet that is dumping waste into the crawl space. A large area below this bathroom was wet and there was standing water. This condition is a health hazard and needs to be corrected by a plumbing contractor as soon as possible. That is toilet paper, etc. that has splashed onto the framing lumber.



GAS SYSTEM

8.5 GAS METER:

The gas meter and shut-off valve are located at back of the house.

[SC] I could smell a faint whiff of gas around the gas meter. Call SDG&E for further evaluation and to correct the situation. This is a free service.

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 PICTURE



9.2 LOCATION:

Crawl Space.

9.3 TYPE:

Gas Forced Air system with electric igniter (Systems of this type have been in use since the early-80's)

9.4 AREA SERVED:

This unit served the entire house.

9.5 HEATING UNIT:

[FE] Due to my general observation of the unit, and any items specifically listed here, an HVAC contractor needs to inspect the heater more thoroughly and perform general service and make any repairs that they feel are needed even if items are not specifically listed in this report.

[SC] A carbon monoxide detector is recommended in any home with a gas heater. It could save a life if the heat exchanger fails or there is poor drafting. This is particularly important when a heating system is older.

The heating system is relatively old and is close to, or past, its original design life. It could require repair or replacement at any time and you should budget for replacing it. I can not predict how long this unit could last. Any unit of this age needs to be inspected and serviced annually by a professional.

The energy efficiency of heaters has increased dramatically over the last couple of decades, and the savings in energy cost can significantly help to make up for the cost of installing a new unit. In addition, new heaters have a number of safety features like door triggers, and sensors for heat and gas pressure that older units lack.

9.6 HEAT EXCHANGER:

The heat exchanger is the heart of the heater and its most critical area, but most of it is not visible for inspection without dismantle the front of the unit, which is beyond the scope of this inspection. This is one of the main reasons you should have a heating contractor perform a more thorough evaluation. Read the introductory note at the top of this section.

[FE] Corrosion, rust, and scale were noted in the burner chamber, or visible face of the heat exchanger and the heat exchanger could have some deterioration, and needs further evaluation by an HVAC contractor. The rust is usually caused by condensation and can be a sign of poor venting, incomplete combustion, or not enough air flow to the heater.

**9.7 BURNERS:**

[CR] There was dirty orange flame pattern noted and the system should be cleaned and serviced by an heating contractor.

9.8 VENT:

[FE] [SC] I am not comfortable with the venting system for this heater and recommend further evaluation. The vent is tied into an old masonry chimney. A masonry chimney is not approved for use with a modern heater because they may not vent or draw properly. These old masonry vents are generally too large and stay cold which reduces and can even prevent the natural drafting of a heater. No modern heaters allow a masonry vent for these reasons. See the installation instructions. In addition the old masonry vent could be at risk due to deterioration in the mortar or cracking. One solution could be to install a new vent down through the old masonry vent. Consult a heating contractor for further advice.

[SC] There is evidence that exhaust from the appliance has been venting poorly. This is a

potentially serious concern which needs further evaluation and correction. There is rusting on the draft hood, discoloration on the face of the heater above the burner chamber, and rust above the burners on the visible portion of the heat exchanger.



9.9 DUCTS:

[CR] One of the ducts came apart and is blowing air out into the crawl space.

The ducts were secured with duct tape, which becomes weak with age. The quality of the duct tape used is low and failures can be expected over time. The question is not if there will be failures, but when. Air leaking out of ducts into attic, crawl spaces, or other unconditioned areas can waste a lot of energy. Large scale studies have shown that a reasonably well installed duct system using duct tape alone will lose about 20 percent of its air when it is originally installed, and after a few years the average system losses over one-third. When the ducts come completely apart, the losses are even higher. This adds substantially to the heating and air conditioning bills. Because of the huge energy losses, new standards have been implemented recently. The newer standards no longer allow duct tape alone, and a cinch-tie is required at each end of the flexible ducts, and a sealant must also be used. I highly recommend that the new standards be followed for any repairs or upgrades. I also encourage you to consider having someone inspect and redo the connections at this time to reduce the risk of leaks and improve energy efficiency.



9.10 RETURN AIR:

[SC] There were gaps where air can leak into the return air plenum that need to be sealed. Look for even small holes and do a good job of sealing them. There are gaps or holes where air can be drawn in from the crawl space that all need to be sealed.

[CR] Where the filter is inserted into the return air plenum at the side of the heater, air can be drawn into the heater from the unconditioned space. This opening needs to be sealed, and generally this is done with a sheet metal cap which is missing.

**9.11 THERMOSTAT:**

[RU] Recommended Upgrade: One of the most cost effective ways to save energy is to replace the current thermostat with a new electronic set-back model. These can be set for four time periods through a day so the temperature can automatically be lowered, and keep the heater off, during the night or middle of the day to save energy. A \$20.00 rebate has been available through SDG&E for programmable thermostats as part of a state mandated energy conservation program. Visit www.sdge.com for more information. These rebate programs change regularly and can be different today.

9.12 COMMENTS:

There was no central air conditioning system installed.

GARAGE - CARPORT

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

10.1 PICTURE**10.2 FLOOR:**

The visible areas of the garage floor appeared functional, with cracks present that will not effect the functional use of the garage.

10.3 FIRE WALL:

N/A.

10.4 FIRE DOOR:

Not Applicable/None.

10.5 EXT DOORS:

[CR] The door is getting old and it is swelling and beginning to delaminate. It is currently still functional but you should budget for replacing it.

**10.6 CAR DOOR:**

The car door(s) appeared serviceable.

[NOTE] The two bottom panels of the door have a crease where they were bent. The only repair would be to replace the panels. The door operates smoothly however and this would be a judgment call.

[CR] The bottom roller on the right side came out of the track and should be reset.

**10.7 DOOR OPENERS:**

The automatic car door opener(s) were operational. The automatic reversing system functioned when the door hit resistance. A secondary safety system or electric eye was present and functioned.

10.8 ELECTRIC OUTLETS:

The electrical outlets were GFCI protected as recommended.

10.9 VENTILATION:

Vent screens are present and in serviceable condition.

LAUNDRY

The washer and dryer are not operated, or inspected as part of this inspection. Drain lines and water and gas valves are not operated during the inspection. The supply valves sit for long periods of time without being used and are prone to leak when they get turned off and the appliances are removed.

I no longer check the dryer vent for lint build-up, or check the louver at the discharge end of the vent, because the vent almost always needs to be cleaned, and the louver is usually clogged up with lint and doesn't work, so now I always recommend that you check and clean them as part of regular maintenance. I also recommend that you use a high quality flexible metal duct to connect your dryer to the vent that is specifically designed for this purpose. Flexible plastic is only approved for an electric dryer and even then is never recommended.

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

11.1 LOCATION:

Interior laundry room next to kitchen.



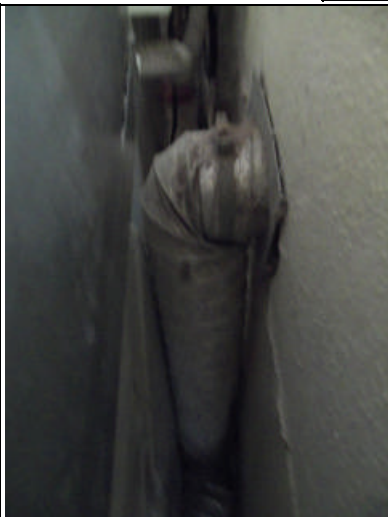
11.2 DRYER SERVICE:

A 220 volt electric outlet is provided for the dryer, but I could not see a gas line stubbed out.

11.3 DRYER VENTING:

..[CR] The duct is crushed and needs to be replaced. This is critical to the dryer functioning properly.

[CR] You need to be cautious not to push the dryer back too far because this will crush the duct that vents the dryer. An easy way to prevent this is to place a block of wood behind the dryers legs so that you don't inadvertently nudge the dryer back. They also make a flat sheet metal type of duct conector that would work very well here and not have the problem of becoming crushed.



11.4 SINK:

The sink is cast iron and in generally good condition.

[CR] The sink was loose at the wall and should be made more secure. The left mounting screw has come loose. Unfortunately this is not easy to install since the sink is up tight to the corner. With a little caution it should be OK.

**11.5 FAUCET:**

[CR] The faucet leaked at the handles and will need new washers installed or possibly need to be replaced.

**11.6 UNDER SINK:**

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

11.7 ELECTRIC OUTLETS

See note in the electric section of report.

11.8 DOORS:

The glass did not have any safety glass markings that I was able to see. It is possible that the glass just needs to be cleaned to expose the safety etching that would be in one of the corners. [SC] As the code has progressed over the years, many changes have taken place in the requirements for safety glass in locations that are more vulnerable to impact. The glass may have been installed in compliance with the standard at the time but you should consider replacing it with tempered glass to improve safety.

[CR] The door has a pet door in it. This can be good if you have a pet, but you may consider it a hole in the door if you do not want it.

[CR] The top hinge is a bit loose and missing a screw. Try installing longer screws that will get a better bite.

**11.9 WINDOWS:**

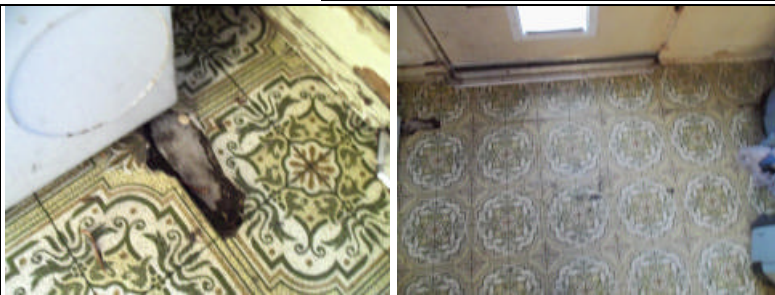
[CR] Only one of the two windows would open. The opening mechanism on one had too much rust to slide.

11.10 WALLS/CEILING:

[CR] There is some damage to the plaster to the left of the door that is likely due to water intrusion. I do not know where the source of the water is and recommend further evaluation and repair to the plaster.

**11.11 FLOOR:**

[CR] The vinyl flooring was old, scuffed, or generally worn and had a couple of holes.



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

12.1 PICTURE



12.2 LOCATION:

In the laundry room.

12.3 ENERGY TYPE:

Natural gas.

12.4 SIZE / GALLONS:

40 gallon.

12.5 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.

12.6 MANUFACTURER:

American.

12.7 T&P VALVE:

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

12.8 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.

12.9 EARTHQUAKE STRAPS:

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

12.10 VENT:

The visible areas of the flue vent piping were intact.

12.11 WATER LINES:

[CR] There was substantial corrosion noted to the water lines above the tank and to the pressure relief valve. See next note.

**12.12 TANK:**

[CR] [CR] **The water heater tank was leaking, and needs to be replaced.** Water is running down below the tank and through the floor into the crawl space. This leaking is likely the cause of the damage to the laundry room floor.



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

MASTER BATH.

13.1 OVERVIEW



13.2 ELECTRIC OUTLETS:

The electrical outlets were GFCI protected as recommended.

13.3 VENTILATION:

The exhaust vent fan functioned.

13.4 HEAT:

[SC] Electric wall heaters get very hot and pose a safety hazard. I recommend extreme caution be used with these heating systems. Never set anything in front of the heater and never install a towel bar above one of these heaters. These would be substantial fire risks. These heaters also get hot enough to produce third degree burns and can be a serious risk to children. Also, this heater is an old model that doesn't have any fan to cool the unit and doesn't have any safety sensors. I recommend that it be removed or at least disconnected for the sake of safety.



13.5 TOILETS:

[CR] This toilet uses over 3.5 gallons per flush, and I recommend changing it out to a new low-flush model to conserve water. However I did not test the toilet. We Presume that most toilets made before 1981 use more than 3.5 gallons per flush. 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.

[NOTE] This is an old style toilet that is appropriate for the age of the house and could be original and you may want to keep it for its historical significance even though these toilets use a lot of water.

**13.6 SINK:**

OK.

13.7 FAUCET:

[CR] The handle is broken and needs to be replaced.

**13.8 UNDER SINK:**

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

13.9 TUB:

The tub is cast iron with a porcelain finish. These are generally high quality tubs and I have seen them 100 years old or more.

[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. See picture with chips and a little rust around tub drain.

**13.10 SHOWER:**

The shower has a tile floor. It is outside the scope of this inspection to water test the shower pan or determine the integrity of the shower pan or lining below the tile. The tile grout is porous and this shower pan is what waterproofs the shower floor. Unfortunately, it is not visible for inspection, and leaks can go undetected.

**13.11 TUB/SHOWER
FIXTURES:**

[CR] The tub faucet was dripping, or leaks. It may just need a part like a washer or valve stem, but it could have a more difficult problem that will require replacing the valve behind the wall. Due to the age of the faucet, I strongly suspect that the valve will need to be replaced.

[NOTE] The valves for both tubs and the shower are very likely original. It is amazing that they have lasted this long. The tenant told me that plumbers have come out on several occasions to fix the drippy faucets and told her that the only way to fix the faucet is to replace it. They have been dripping for years according to her. This sounds very reasonable to me because old valves corrode on the inside and the seat for the washer can only be smoothed out to a point. Beyond that point, replacing the washer is no longer effective and it is very likely beyond the point of repair.

13.12 SHOWER DOOR:

The shower doors appeared serviceable. A safety etching or seal was noted on the glass.

13.13 WALLS/CEILING:

When the ceiling over a shower area has a recesses area where steam from a shower rises and becomes trapped like it can here, a lot of moisture can condense on the ceiling material and increase the potential for mold or mildew as well as damage to the ceiling material. This risk is present for anyone but increases for people who have hot steamy showers. Top quality paints intended for wet areas should be used.

[CR] Maintenance is currently needed to the area above the shower.



HALL BATH UPSTAIRS.

13.14 OVERVIEW



13.15 ELECTRIC OUTLETS:

See note in the electric section of report.

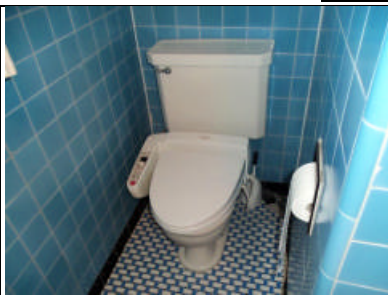
13.16 HEAT:

[SC] Electric wall heaters get very hot and pose a safety hazard. I recommend extreme caution be used with these heating systems. Never set anything in front of the heater and never install a towel bar above one of these heaters. These would be substantial fire risks. These heaters also get hot enough to produce third degree burns and can be a serious risk to children. Also, this heater is an old model that doesn't have any fan to cool the unit and doesn't have any safety sensors. I recommend that it be removed or at least disconnected. This one had tape over the switch and I did not try to turn it on.



13.17 TOILETS:

[CR] This toilet most likely uses over 3.5 gallons per flush, and I recommend changing it out to a new low-flush model to conserve water. See note in previous bath.



13.18 SINK:

OK.

**13.19 FAUCET:**

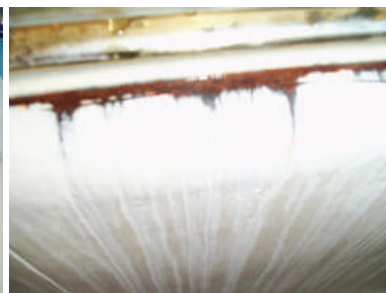
[CR] The handle is broken and needs to be replaced.

**13.20 UNDER SINK:**

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

13.21 TUB:

[CR] This tub has substantial damage to the enamel finish and it is questionable whether it would make sense to refinish it. Serious consideration should be given to replacing the tub entirely along with the shower walls. I suspect this damage is due to whatever has been used to clean the glass shower doors over the years.
--





13.22 UNDER TUB

[NOTE] There is a little staining on the ceiling below the tub in the entry hall. The tenant stated it had been there a long time and that plumbers that have checked couldn't determine the source. I couldn't either. The floor under the tub, visible through an access panel was dry.



13.23 TUB/SHOWER FIXTURES:

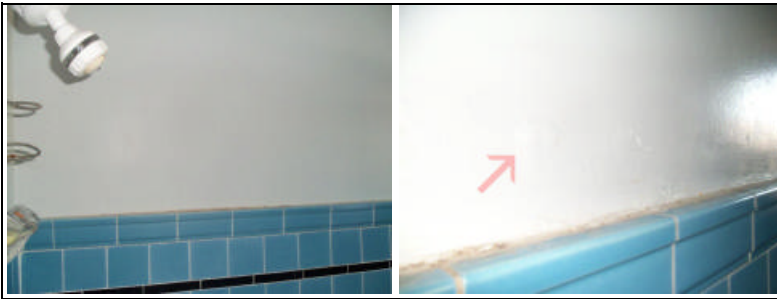
[CR] The faucet was dripping, or leaks. It may just need a part like a washer or valve stem, but it could have a more difficult problem that will require replacing the valve behind the shower wall. See note in master bath. This is similar. The pictures are looking at the back side of the valves through an access panel in the hall wall. The master bath is similar. There was rust on one valve but no active leaking.



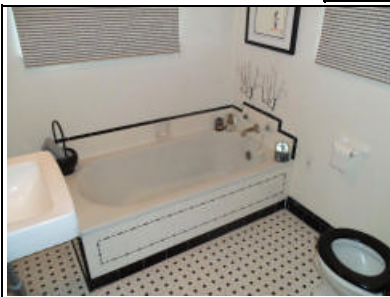
13.24 SHOWER WALLS:

The shower walls are tile. It can be very difficult to evaluate the integrity of the waterproofing for any tiled shower enclosure. It is usually not possible to find leaks into the wall behind the tile and I can never assure you that there are no leaks. However, I will try to look for clues to potential problems.

[NOTE] The top of the tile walls are low and the wall material above the tile will be vulnerable to splash from the shower and water damage. Some of the paint is blistering due to water.

**13.25 SHOWER DOOR:**

The shower doors appeared serviceable.

DOWNSTAIRS.**13.26 OVERVIEW****13.27 ELECTRIC OUTLETS:**

The electrical outlets were GFCI protected as recommended.

13.28 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.

13.29 HEAT:

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

13.30 TOILETS:

[CR] This toilet most likely uses over 3.5 gallons per flush, and I recommend changing it out to a new low-flush model to conserve water. Like the other ones this toilet is likely original and can have historic value. See note in first bath.

[CR] Water leaks from the tank into the bowl and wastes water. The flapper, the flush valve, or the float will need to be repaired or replaced as needed.



13.31 SINK:

OK.

**13.32 FAUCET:**

OK.

When the water is shut off abruptly there is a noise, rattle, or water hammer sound, that is caused by the water line and is an indication that the water lines are not adequately strapped or protected where they run through or along the framing. This noise can be an annoyance, but the risk of a leak is very small, and no action is generally recommended unless you are really bothered by the noise.

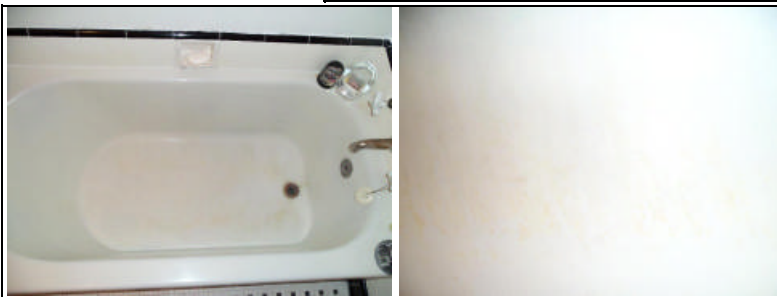
13.33 UNDER SINK:

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

There was some corrosion noted below the sink but no active leaking when I tested it. However, the corrosion will get worse and leaking can be expected at some point in the future. You should keep an eye on it and provide maintenance as needed.

13.34 TUB:

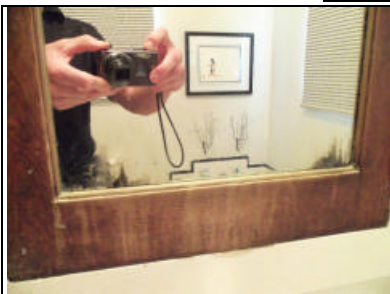
The tub is cast iron with a porcelain finish. The enamel finish is becoming thin from age. Sometimes people have the tubs refinished, but you should realize that any new coating will not be as strong as the original and typically last about 5 years or less before needing to be resurfaced again. I generally don't recommend refinishing the surface until the first sign of rust is noted. [\[CR\]](#) Rust appears to be starting and consideration should be given to resurfacing the tub at this time.

**13.35 SHOWER WALLS:**

There is a tub only and no shower.

13.36 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.



13.37 WINDOWS:

[CR] Only one of the three windows will open. The main reason is that the sliding mechanisms that hold the window in an open position are rusted and will no longer slide. They can be replaced. This is a typical problem throughout the house.

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

14.1 OUTSIDE BEDROOMS

[SC] There was no smoke alarm noted outside a bedroom where they are required to be operating before escrow closes. Each room that could be used as a bedroom needs a smoke alarm outside the room and it needs to be reasonable close to the door. When bedrooms are in different areas of the house, or if bedroom doors are far apart on a long hall, than more than one alarm will be needed. (UBC-97 Sec. 310.9.1.4)

14.2 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 years 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.

I strongly recommend that you replace the smoke alarms in this home: Ionization type smoke detectors, which are currently installed in over 90 % of the homes in the US, have two serious flaws. First, they can take 30 to 60 minutes more time to respond to a smoldering fire than a photoelectric smoke detector and sometimes fail to respond at all. By one estimate, at least 10,000 to 15,000 people have died unnecessarily in smoldering house fires between 1990 and 2010 because they relied on ionization detectors. Second, ionization alarms are notorious for nuisance tripping from cooking or steam from a shower. This causes people to disable or remove the alarm and they lose all protection. Because of these concerns, the **International Association of Fire Fighters** <http://www.thewfsf.org/iaff> (IAFF <http://www.iaff.org/>) ONLY recommend photoelectric smoke detectors and never ionization detectors or combination detectors with both technologies. Since it can be difficult to determine what type of alarm is currently in the house, you should assume they are the more common ionization type and replace them. Smoke alarms are inexpensive and easy to replace so please upgrade the smoke alarms in this house with new photoelectric alarms. Then recommend this to your friends and neighbors and let's see how many lives we can save.

This report was prepared exclusively for John & Mary Sample in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report. © 2006 **All Pro Home Inspections (619)283-1123**

14.3 LOCATION:**DOWNSTAIRS BEDROOM.****14.4 DOORS:**

[CR] The door scrapes on the floor and the base of the door should be trimmed off. This is due to settlement.

[CR] The door knob or lock set did not catch or latch on the jam or strike plate. It is an old set and can probably be serviced.

14.5 CLOSET:

[CR] There is a vent opening in the ceiling of the closet that opens directly to the attic. This is an old way of venting the closet that is no longer used today because of energy conservation concerns and I recommend that it be sealed off to keep warm air from escaping in the heating season and hot attic air out of the house in the summer.

14.6 LOCATION:**THROUGHOUT HOUSE.****14.7 WINDOWS:**

[CR] [FE] Windows throughout the house need to be serviced or repaired by a window company. Many of the windows are caulked and sealed as noted in the first picture. The tenant told me that they only use about five windows in the entire house. One common problem is that the sliding mechanisms that hold the windows in an open position all have a thin layer of rust or corrosion to the finish which makes them difficult to slide or operate. Rust is a common problem close to the beach. Rust removers and rust inhibitors should be used and consideration can be given to replacing the mechanisms. With maintenance, the mechanisms should generally be made operational.



14.8 LOCATION:

LIVING ROOM.

14.9 WINDOWS:

[CR] The lower portion of the stationary window frame on the side wall is in bad condition and in need of repair.

[CR] A couple of the windows worked fairly smoothly and others have been caulked shut or wouldn't open.

**14.10 WINDOW**

[CR] [FE] There is water damage to the wall material below the corners of the windows on two windows. This is often, but not always, from water leaking in through the corners of the window frame. This needs further evaluation from someone with experience in diagnosing and repairing leaks around windows. Occasionally these repairs can be difficult and expensive to correct.

**14.11 LOCATION:**

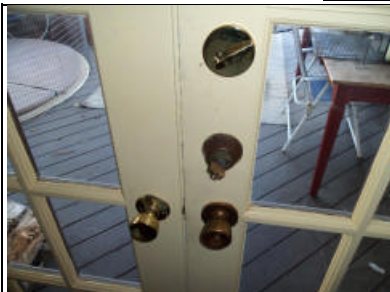
DINING ROOM.

14.12 WINDOWS:

[CR] Both windows have been caulked shut and do not open.

14.13 EXT DOORS:

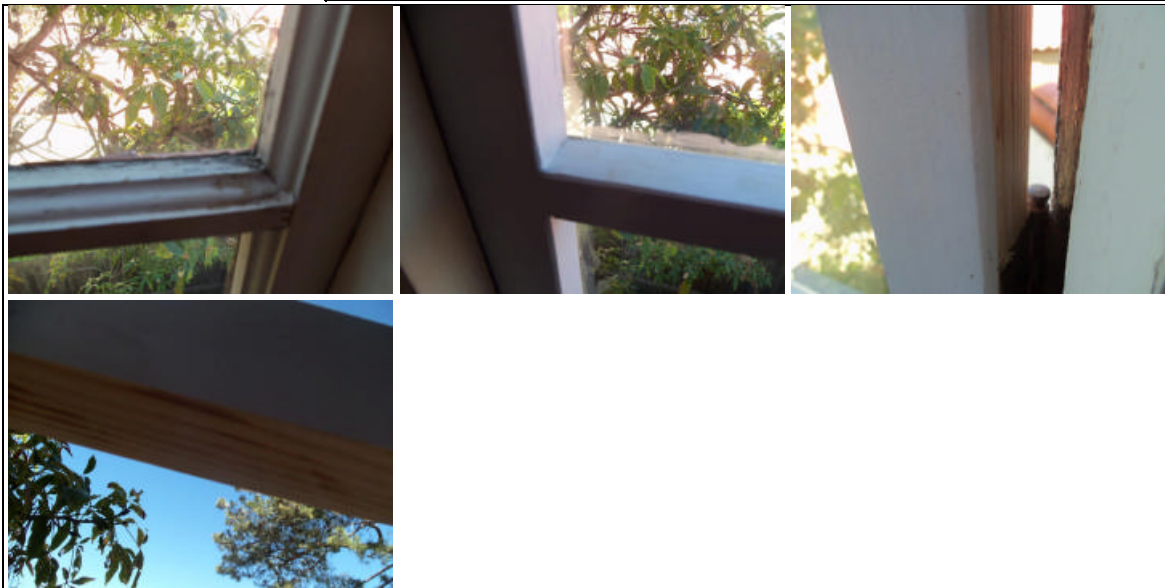
[SC] The deadbolt lock in an exit door was key operated from both sides. This condition can be a safety hazard if an emergency exit is needed and the key is not readily available. Think of trying to find the key in house that is filling with smoke during a fire. I recommend the lock be replaced with 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.



14.14 LOCATION:**BEDROOM 2****UPSTAIRS.****14.15 WINDOWS:**

[CR] One of the window panels was replaced. (This is the only window in the house that has been replaced except the kitchen.) No effort was made to match the profile of the original window trim. The window has only been primed on its face. The bottom, top and edge of the panel has not been primed and all of it needs to be painted.

The first picture shows the molding style of the original windows. The second the new window. The other pictures show the window is not painted on the edges.

**14.16 WINDOW**

[CR] The back window has damage to the base of the frame that needs repair. A window contractor with experience in refurbishing older windows should be used. It is better in my opinion to maintain the older frames than to replace them like the other window in this room.

14.17 LOCATION:**BEDROOM 3/OFFICE.****14.18 WINDOWS:**

[CR] The frame on the side window also needs repair.



14.19 EXT DOORS:

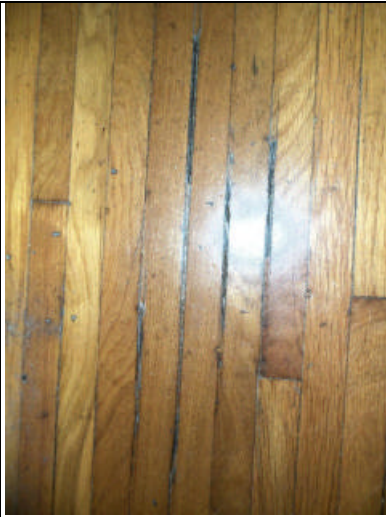
[CR] The door to the outside deck doesn't lock because a substantial gap has developed between the door and the jam or door frame. This is likely due to movement or settlement in the house.

14.20 LOCATION:

BREAKFAST ROOM.

14.21 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 or missing. This is noted close to the doorway from the breakfast/kitchen area into the entry.

**14.22 LOCATION:**

MASTER BEDROOM.

14.23 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. I strongly recommend that the fixture be changed out to a tube type fluorescent or LED fixture, which will generate only a fraction of the heat 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 using a screw in base fluorescent is that someone could easily change it back to an incandescent. This is noted in a couple of other closets but this is where the bare bulb is closest to the shelf.



14.24 FLOOR:

[CR] The finish on the wood flooring is thin, scuffed, or damaged, and you may want to ask a flooring company for advice on refinishing the floor. The floors in other visible areas had some scuffing but were generally much better than this area.

**GENERAL CONDITIONS****14.25 SCREENS:**

[CR] Screens were missing in the following rooms; all of the rooms.

14.26 SAFETY GLASS:

As the code has progressed over the years, many changes have taken place in the requirements for safety glass in locations that are more vulnerable to impact. I try to identify for you any locations where I am not able to confirm that the glass is safety rated where it would be required today. Tempered glass has a very light identification mark etched into it in one of the corners. This is not always easy to find, particularly if the window is dirty and cleaning the window may reveal an etching I wasn't able to see. The glass may have been installed in compliance with the standard at the time of construction but you need to appreciate the very real safety risks that caused the change in the standards and I encourage you to replace any glass in vulnerable locations where it would be required today.

[SC] I could not find the safety glass markings on the glass in the following locations where it would be required today ; any glass panes in any door,

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.

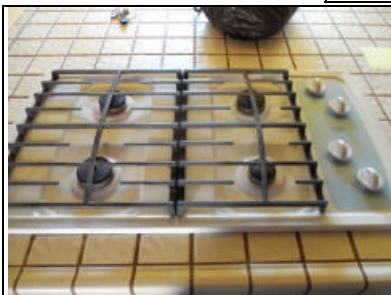
[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

15.1 OVERVIEW



15.2 STOVE:

Type: Gas with electric igniter The cooktop/range burners functioned
The stove was relatively new.



15.3 OVEN:

Type: Electric The oven functioned.



15.4 EXHAUST VENT:

The exhaust fan functioned.

The exhaust is older but worked fine.

[CR] The filter was damaged and consideration should be given to having it replaced.

[CR] Inside the cabinet above the fan, there is no ceiling and this area is open to the attic space above. This is a bad idea because it will allow the hot or cold attic air to come down into the house. I recommend sealing this at the ceiling level.



15.5 MICROWAVE:

The microwave oven functioned but it is an old unit.

15.6 DISHWASHER:

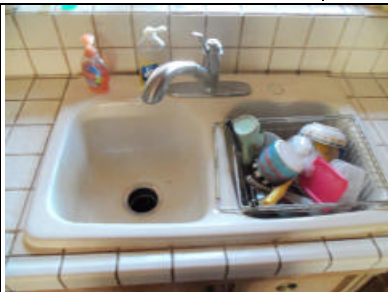
The dishwasher functioned.

[CR] The dishwasher was connected directly to the garbage disposal or drain without an air gap in violation of UPC-2000 807.4. Its purpose is to keep water from draining from a clogged sink through the drain into the dishwasher.

15.7 GARBAGE DISPOSAL:

The garbage disposal functioned.

[SC] The electrical cord or pig tale was not secure or was missing the clamp at the base of the disposal. This is easy to correct, but is a substantial safety concern, because the loose electrical line could be snagged or tugged and potentially cause a short. It needs to be corrected.



15.8 SINK:

Type: Cast Iron with a porcelain finish OK.
--

15.9 FAUCET:

The faucet(s) are serviceable.

15.10 UNDER SINK:

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

**15.11 ELECTRIC OUTLETS**

See note in the electric section of report.

15.12 COUNTER TOP

The counter tops are made of tile. They generally appeared serviceable.

15.13 CABINETS:

The cabinets appeared serviceable. There were common signs of aging and wear. The finish on the face of the cabinets was thin in places.
--

15.14 WINDOWS:

[CR] Window screen was missing like the rest of the house.
--

<h2>FIREPLACE</h2>

NOTE; This inspection of the fireplace is a visual inspection only and is not a warranty or guarantee that the fireplace(s), chimney(s), or other components have been properly or safely installed or built. **An exhaustive evaluation of this fireplace is outside the scope of this inspection.** Many defects can go undetected within the limits of this inspection, and considering the potential for serious consequences, you may want to have a complete fireplace inspection by a qualified "Fireplace Inspector", and this is highly recommended whenever the fireplace has an old unlined flue or any defects are noted in the sections that follow.

[SC] Fireplaces have certain inherent risks and children need to be made aware of these risks. If this fireplace has a glass door, tell them that the glass gets **very hot** and will burn their skin if they touch it. Children can think that the glass will protect them from the fire.

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

16.1 LOCATION:**LIVING ROOM.****16.2 TYPE:**

Masonry fireplace.

**16.3 FIREPLACE:**

[SC] A carbon monoxide detector is highly recommended in any house with a fireplace. It could save a life if the fireplace isn't venting properly.

16.4 FLUE:

[FE] Due to the configuration of the fireplace flue, or logs inside the fireplace or some other obstacle, I can not see up the flue to give it even a cursory inspection and you should have further evaluation by a certified chimney sweep.

[FE] Even though I can't see the flue, the top of the firebox has a moderate to heavy build up of soot and creosote at this time and cleaning should be considered now. Also, the soot restricts the view of the flue lining and could obscure a crack or other defect that can not be discovered until the flue is cleaned. The fireplace flue needs to be cleaned periodically by a certified chimney sweep to minimize the build up of creosote on the interior surface. The creosote is flammable and when the build up gets thick it can burn so hot that the flue lining can crack and this is a serious risk that needs to be prevented. Heat transfer through the cracks could cause fires in the flammable framing surrounding the fireplace.

16.5 FIREBOX:

[FE] There are cracks between 1/16 and 1/8th inch in the brick walls or through the grout lines inside the firebox that could be caused by overheating, poor installation, or some movement in the fireplace. The fireplace needs further evaluation by a fireplace contractor or certified chimney sweep who specializes in fireplace repair. The cracks may just need to be sealed or patched with special heat-resistant mortar or caulk, but they could be a symptom of a larger problem. (If patching is all that is needed, you should ask the contractor about the advantages of installing a heat shield to minimize risk of further damage.)



16.6 DAMPER:

There is no damper in this fireplace. A damper can help to conserve energy when a fireplace is not being used. Fireplaces built before 1945 generally do not have dampers installed. A chimney top damper can be added to an older fireplace.

16.7 GAS LINE:

No gas line is provided to the fireplace.

16.8 EXTERIOR:

[SC] The ash dump door was missing and needs to be replaced in the crawl space below the fireplace.



POOLS & SPAS

A general impression of the pool or spa lining may be noted, but the integrity of, or remaining life of, pool or spa bodies or linings is beyond the scope of this inspection and I have no way to detect leaks in the pool or spa walls or linings.

Excluded from this inspection are diving boards, slides or other recreational accessories; pool covers, back-flushing systems, automatic water fill systems, pool cleaning equipment, valves, air switches, jets, water quality or water chemistry, chemical injection systems or other conditioning devices and related components. Pressure and leak tests are not performed during this inspection. Solar panels are not tested, and are inspected only for leaking and only if they are operating at the time of the inspection. Timers, or any electronic controllers are not tested.

Make sure you read the hand out provided from the Consumer Product Safety Commission on Preventing Child Drownings. It is also available at <http://www.cpsc.gov/CPSCPUB/PUBS/359.pdf> For more detailed guidelines on safety barriers for home pools read <http://www.cpsc.gov/CPSCPUB/PUBS/Pool.pdf> The inspection of the pool enclosure is very limited and it is your responsibility to make sure that your pool enclosure meets the child access barrier requirements. Evaluating the adequacy of child access or pool barrier requirements is excluded from this inspection.

SDG&E through a state mandated energy conservation program has been offering rebates of between \$125.00 to \$300.00 for the purchase of a new pool pump or motor to promote the replacement of older less efficient models with more efficient models built today. Visit www.sdge.com for more information and to see if this is still available.

This is a limited and general inspection for which I charge \$100.00 and produce a one to two page report. If concerns are noted, you need to have further evaluation by a specialist. As I mentioned to you when you booked the inspection, I am happy to recommend someone who I truly consider to be an expert, to do a much more in-depth inspection for you. The price for that persons service is \$300.00 to \$400.00. His name is Rich English and you can find out more about his services at <http://www.poolinspections.com>

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

SPA or HOT TUB

17.1 GENERAL CONDITION:

[NOTE] The spa was old I doubt there is any salvage value. The fiberglass lining is old and very cracked and deteriorated. The spa was empty and I could not test the equipment.

