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:	Mark & Amy Dream	Date:	August 9, 2011
Inspection Address:	1234 Dreamer Street Dreamville , CA 92100	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.)

_____	08/09/11	_____	_____
Inspector for Company	Date	Client	Date

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

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION
Residential Standards of Practice

Part I. Definitions and Scope

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

A. A real estate inspection is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.
B. A real estate inspection report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report may include the Inspector's recommendations for correction or further evaluation.
C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

Part II. Standards of Practice

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

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

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

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

SECTION 2 - Exterior

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

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

SECTION 3 - Roof Covering

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

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

SECTION 4 - Attic Areas and Roof Framing

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

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

SECTION 5 - Plumbing

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

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

SECTION 6 - Electrical

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

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

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

or components

ECTION 7 - Heating and Cooling

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

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

SECTION 8 - Fireplaces and Chimneys

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

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

SECTION 9 - Building Interior

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

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

Part III. Limitations, Exceptions, and Exclusions

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

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

IV. Glossary of Terms

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

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

All Pro Home Inspections

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

Inspection Report

Client Name: Mark & Amy Dream
Inspection Address: 1234 Dreamer Street
Dreamville , CA 92100

Date: August 9, 2011
Time: 8:00 AM

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

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

Table of Contents

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

Specializing in:

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

Certifications and Licensing

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

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

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

California Real Estate Inspection Association, CNCS
CREIA New Construction Specialist

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

Work Experience

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

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

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

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

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

EDUCATION

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

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

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

ORGANIZATION AFFILIATIONS

CREIA, California Real Estate Inspection Association
Member since 1994
Master CREIA Inspector, # 0029
CREIA New Construction Specialist
2006/2007 CREIA State Regional Director
2006/2007 Co-Chairman of the Membership Committee
2005/2010 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:

1960 (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:

4887 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 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. Since this is unavoidable, you are wise to make a final walk through prior to moving in to examine any areas that were inaccessible today. You may call me for a free telephone consultation, but, if you desire a reinspection a charge will be required.

1.4 PEOPLE PRESENT:

buyers agent
The client was not present during the entire inspection, but was present towards the end of the inspection to review the entire report.

NOTICE

1.5

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

1.6

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.

1.7 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.

1.8 FURTHER EVALUATION:

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

1.9 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.

1.10 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

1.11 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.

1.12 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 or call 1-800-644-6133. I encourage you to check out the latest programs and financial incentives and take full advantage of them.

1.13 ENVIRONMENTAL CONCERNS:

Environmental issues including but not limited to asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic fields, buried fuel oil tanks, ground water contamination and soil contamination, are excluded from the scope of this inspection. I am not a specialist or licensed to evaluate any of these materials. I may point out or refer to one or more of these materials if I have strong reason to suspect they may be present in the building. If any environmental issues are pointed out, it is done as a courtesy above the scope of the inspection requirements and in no way indicates that all environmental

concerns have been identified. You need to understand that I can not and do not have the ability to identify all potential environmental issues and in fact, I am only familiar with with very few. Should further study or analysis seem prudent, then that will need to be done by a specialist. Information related to some of these products can be found in the "Homeowners Guide to Environmental Hazards & Earthquake Safety" pamphlet provided by your agent or the seller. The environmental portion of this pamphlet is also available online at http://www.cdph.ca.gov/programs/CLPPB/Documents/ResEnviroHaz2005.pdf.

[FE] Buildings built before 1978 likely have many products in them that contain some amounts of asbestos or lead, determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet that is provided by your agent or the seller or at http://www.cdph.ca.gov/programs/CLPPB/Documents/ResEnviroHaz2005.pdf .

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

easily identified. Consult a specialist for further information and advice.

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

[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 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. First picture. All the others are similar.
The whitish-gray material under both of the heaters is most likely asbestos. This material can become disturbed and friable where particles get into the air and caution is needed when working around it. Second picture.
The material in the third picture is likely discarded pieces of asbestos insulation board.

1.14 MOLD STATEMENT

Mold has become a serious issue in the past several years with litigation based on mold accelerating. How much of a risk mold presents is hotly debated and beyond the scope of my knowledge. The scientific and legal communities will most likely be debating the extent of this risk for years. Mold does not affect all people the same way and may not affect some people at all. Some molds have been reported to be toxic or present other serious hazards, and mold can be very problematic for people with allergies or other sensitivities to mold. Other molds, and mildew which is difficult to distinguish from mold, are generally benign to human health. I can not tell the difference between a harmless mold and a hazardous mold. I try to identify conditions that may be conducive to mold growth and point these out in the

body of this inspection. However, past water leaks or moisture intrusion problems can be difficult to detect and relatively easy to hide with paint and touch-up. There is the possibility of a high mold condition in any house that can not be detected during the inspection. See the ENVIRONMENTAL CONDITIONS provision of your contract.

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

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

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

[FE] See the body of the report for places where moisture intrusion and an increased potential for mold was noted.

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 [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.

RAISED FOUNDATION

2.1 TYPE:

This home has a raised foundation with a continuous concrete block perimeter and interior wood beams supported by concrete piers. Typical of the construction from this time period, not all of the blocks are filled with concrete. Only about one out of 3 or 4 of the block sells are filled. This makes for a fairly porous foundation that can allow substantial amounts of moisture to migrate through the foundation.

2.2 NOTICE:

[FE] One of the most unusual characteristics of this foundation is that the wood framing is below the soil level outside the foundation. A concrete block curb wall is used to separate the high soil level from the wood framing. I do not see any waterproofing on this curb wall and water is clearly leaking through it in some places. This goes against the basic principle that the soil level on the exterior should be 6 inches below the level of the wood framing. This is an issue from the right side of the house past the fireplace where the soil level rises up at the planter wall all the way around to the back side of the master bedroom to the back left corner of the master bedroom. On the good side, I was very surprised that there wasn't more damage to the wood. The area with the concrete patio all appears to be fine and water intrusion does not appear to be a problem. Much of the planter area outside the dining room to the living room has held up decently with the issues in this area detailed in the sections below starting with the one labeled Moisture. The same condition is noted in the entry courtyard in front of the kitchen which has generally done well with one exception also noted below. The section behind the master bedroom has had a lot of water getting onto the wood and this section has a lot of wood damage that will need to be repaired. See separate note on that section.
[FE] I recommend further evaluation of the system generally to see what can be done to minimize the risks of further water intrusion through the curb wall and onto the wood framing. This will take a combination of reducing

water saturation and improving drainage around these areas by lowering the soil level and grading away from the house towards a drain and using rain gutters and improving the waterproofing of the curb wall. The contractor I recommended should be able to evaluate all of these issues and he is welcome to call me if he would like to discuss them. See notes throughout the next sections of the report for further discussion.

The first picture shows the basic structure where the floor joist sits on the block foundation with a smaller block at the joist level. In the first picture there is no evidence of water intrusion and much of the perimeter looks like this. The second picture shows the same structure from the side at a vent opening. The soil level on the outside is all the way up to the wood level at the top left of the picture and moisture intrusion is clearly visible. The wood is clearly getting wet but doesn't appear to be damaged. This condition is found in several large areas. The third picture shows the wood is getting wet and a root from a plant outside has come through. The forth picture is fairly typical of moisture on the wood at the vents.

[FE] There is risk of rot to any of the wood that gets wet but I was surprised generally at how well most of the wood has held up and how little damage I could find. Determining the risk of future damage is very difficult. Clearly the less water that migrates through the less risk and reducing the water intrusion is definitely recommended. **It may not be cost effective to completely eliminate the moisture intrusion and judgment will be needed to balance the risk of future damage against the expense of reducing that risk.** Areas with damage to the framing lumber are discussed in later sections.

2.3 DETERIORATION:

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

2.4 CRACKS:

[FE] The foundation generally looked good with no more than small cracks except where the steel reinforcing is rusting and expanding with enough force to break out the side of the foundation wall. The more moisture that migrates through the foundation, the more vulnerable the reinforcing will be to rust. The water causes the steel to rust and expand or exfoliate which breaks the side of the foundation next to the steel. This was noted in about half a dozen places around the perimeter foundation. The broken sections can be removed and the steel cleaned and epoxy sealed and then patched. How important this repair will be is open to debate. The more important recommendation is to minimize further deterioration.

To minimize the potential for further cracks and deterioration from 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 foundation repair expenses.

The first picture shows a root growing through the

foundation searching for the plentiful supply of water in the crawl space. This is at front of house on bedroom side of the entry courtyard. The second and third are at the front corners of the kitchen and are some of the largest cracks. The fourth is at the middle of the right side. The fifth is at the back wall. The sixth is on the wall by the pool equipment. The pictures are not just examples. These are all the cracks noted in this range.

2.5 FOUNDATION BOLTS:

Anchor bolts that connect the wood framing to the foundation were noted in the crawl space.

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.

The only section with a cripple wall is along the left wall of the house.
In this picture you can clearly see how deteriorated the building paper is. The purpose of the building paper is to keep water from migrating through the stucco onto the wood. The more moisture that gets onto the wood the more potential for rot or termite activity. The only places with damaged wood are noted a few sections latter in the report. Considering how deteriorated the building paper is, I was surprised how little deterioration there was to the wood. You can clearly see water staining on the wood but did not find any wood damage in any of this section.

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:

[CR] The access door is missing and needs to be replaced to keep out rodents.

2.9 VENTILATION:

[CR] Some of the ventilation screens around the exterior were torn, damaged, missing, or had a hole, and need to be repaired or replaced to keep out rodents or other animals. The screen material to use should be 1/4 inch galvanized steel. Someone needs to check closely for any holes into the crawl space all around the house, and repair holes as small as 1/2 inch either in the screens or any other locations. If you can put your finger through a hole, than a rodent can also squeeze through. If a rodent can find a way into the crawl space, they will find a way into the house.

The first picture is at the back of the house and there are quite a few missing or damaged screens all around the

house. The second picture is at the front where there are two screens under the overhanging section that are completely missing and may be missed unless someone checks under the section that projects past the foundation to the right of the entry door.

2.10 PEST CONTROL:

[FE] There is evidence of past or current rodent activity in the crawl space. The evidence is usually droppings, and often trails or tunnels in the insulation, and occasionally I may see a nest. I generally have no idea if there is current activity. You should consult a pest control specialist. I also recommend that someone make an effort to inspect the crawl space for small holes where a rodent can enter and seal or screen off any openings large enough to put a finger into. If rodents can get into the crawl space they can usually get into the house. Rodents often chew on electrical wiring and inspecting along the length of the wires is beyond the scope of my inspection, so I recommend that you have an electrician inspect all the vulnerable wiring.

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 MOISTURE:

Moisture intrusion into the crawl space from the yard will increase the chance of mold, musty odor, rot, or termite damage, and can have a serious detrimental impact on the long-term integrity and structural stability of the foundation and interior piers. Any evidence of wetness in the crawl space needs to be taken seriously and a diligent effort made to keep the water out. Read the handout "Recommendations for Lot Grading", and see notes on grading section of this report for recommendations.
[FE] The soil is wet in the crawl space deep into the center areas, and this is most likely an indication that excessive amounts of water are saturating into the soil outside and migrating under the foundation. A serious effort needs to be made to stop this.
[FE] I can see evidence that water intrusion into the crawl space has been a substantial and persistent problem in the past and further evaluation is needed to determine the extent of the problem and come up with a solution. A serious effort needs to be made to keep the water out.

2.14 SHALLOW FOUNDATION

[NOTE] The foundation is very shallow. This will not only have an impact on the structural integrity of the foundation, but will allow water to migrate under the foundation and into the crawl space. I suspect that this is the primary weakness that is allowing a lot of water to enter the foundation. This is particularly a problem along the foundation close to the pool equipment. There is standing water in the crawl space all along this area and the foundation is very shallow. Note that the screwdriver in the pictures is pushed under the foundation where it is so shallow. Correcting these weaknesses in the foundation could be expensive. That is why improving the grading and drainage issues outside is so highly recommended.

[CR] The first picture is inside the crawl space next to the pool equipment. The white powder on the plastic in this picture is likely diatomaceous earth that is the medium inside the filter and is health hazard if it gets into the lungs and it needs to be cleaned up. Note in the picture that water is also running into the crawl space from the vent area in the picture.
The second picture shows the standing water currently sitting in this area.
The third picture shows how shallow the foundation is and how easy it is for water to percolate up under it from the exterior.

2.15 MOISTURE THROUGH WALL

This picture shows that water is migrating through the curb wall at the framing level. This is at the outside corner of the dining room.

2.16 FRAMING:

[FE] [CR] When the soil level is too high on the exterior and the drainage is bad and water migrates onto the framing lumber at the edge of the house, deterioration and rot can be expected. The surprising thing was that with all the risks in some areas round this house that most of the framing lumber looks in good condition. There is one very substantial exception and that is at the back wall of the master bedroom in the area behind the spa equipment. This wood has a lot of deterioration and needs to be replaced. Also, the water intrusion needs to be stopped and the base way to do this is to lower the soil level and improve the drainage away from the house. 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.

2.17

[CR] There is a small section of damaged wood at the front of the kitchen which would be at the back of the entry courtyard that has pants. The soil is just too high in this area and water is leaking onto the framing. The soil level and drainage clearly need to be improved in this area.	
[CR] Another small section of damaged wood noted at the poll side of the master bedroom.	

2.18 VENTS

[CR] The soil level outside the vents on the right and back sides of the house is too high and water and a little soil is getting in. This clearly increases the potential for rot. I was surprised to see that the wood in most of these areas was in good condition but the risk of rot increases with time. Lowering the soil level and improving the drainage is definitely recommended.	
	
	

2.19 DRAINAGE

[CR] There is a drain line from the back corner of the patio that runs through the crawl space and out the front left side. A large section of that line has been removed and the water from the drain line just floods into the crawl space. This is one of the largest sources of water under the house and it is critical that the line be put back together. Unless there is an unforeseen complication, this should be relatively easy task.
The first picture show the unused lower section of the line. You can see on the foundation wall in the picture a high water mark. This entire area of the crawl space fills up with water when it rains hard. The second picture shows the other end of the pipe where the water comes out. Note the tree root running up into the pipe to get the water.

2.20 BEAMS:

This picture shows how the water from the soil migrates up through the concrete footing and the post onto the beam through capillary action. The beam not only looks wet, it was currently saturated. There were others with this issue but this was the best example. I did not see any significant damage to the wood in any of these but there is some risk of future damage if the water situation is not corrected.

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 SITE GRADING:

[CR] The slope and drainage around the house are generally poor and need to be improved to minimize water saturation, provide better drainage of water away from the foundation, and provide a way for the water to more easily escape from the yard and make its way to the street or other appropriate drainage. See the note above and read hand out "Recommendations for lot Grading" which is available on my web site at AllProHI.com I strongly recommend that you take these recommendations seriously. Consult a grading or landscape contractor. The swale or drainage channel is not adequate to meet the minimum requirements and needs to be improved to cary the water around the house usually from the back or side yards to the street. A minimum slope of 1/8 inch per foot would need to drop about 6 inches in each 50 feet, and it is much better to drop one foot in each 50 feet to adequately allow excess rain water to escape to the street. Neither of these standards are met around this property and excessive amounts of rain water could saturate into the soil before it has an opportunity to drain away. Yard drains are recommended as an alternative to a swale in order to collect and remove the excess water. Slope the soil into the yard drains and provide as many drain inlets as needed to catch all the low spots in the yard. One of the best ways to capture and remove a lot of excess rain water is to install rain gutters and then tie the down spouts directly into a drainage system.

I believe that the drainage issues need to be taken seriously, even when this requires damaging the landscaping or cutting up concrete to install drain lines. This can sometimes require a substantial amount of work and expense.

3.2 YARD DRAINS:

[DEFECT] There is a drain in the patio at the inside corner area. The patio and this drain were poorly installed because water flows toward the house, the patio level is too high in relation to the floor level and the drain inlet is too small and easily clogged. Water can and has leaked in around the sliding glass door frame due to this combination of defects. Consideration should be given to correcting these defects. At minimum you will need to keep a very close eye on this drain inlet to make sure it stays clear. It was clogged until I cleared it off to find the drain and that is why it looks like water ponds in this area.

3.3 SOIL LEVEL

Clearance to soil: The code requires that the soil level be a minimum of six inches below the top of the foundation, (or four inches below the bottom edge of the stucco), to ensure that the wood in the wall cavity above the foundation stays dry to prevent rot. When the soil level is lowered, it is imperative that proper drainage be maintained so water will not pond against or near the foundation. Drains will need to be added in any planter areas where water can be trapped by concrete sidewalks or patios, or any area that can not be made to drain adequately by sloping the ground to an acceptable drainage point. Also, any untreated wood, such as siding should be separated from the soil by at least six inches. Untreated wood that stays moist for prolonged periods of time is at high risk of rot, (except old growth heart redwood or cedar that is naturally resistant to rot).

[CR] A raised planter enclosure adjacent to the foundation area and house has been added, which now raises the soil level outside the foundation. These planters are notorious for leaking through the back wall and into the framing cavity where they wet the wood and cause rot. I have seen substantial damage when walls have been opened up, and most efforts to waterproof the wall have high failure rates. The code does not allow a raised planter in front of a wood framed wall unless there is a two inch air space between the back of the planter wall and the house wall, and this planter does not meet that requirement. You should consider opening the wall to check for damage, and removing the planter or rebuilding it properly. An alternative is to lower the soil level six inches below the top of the foundation and leave the planter walls. This only works if water can not run off the roof and become trapped inside the planter.

This picture shows the planter area on the right side of the

house with the curb wall at the back of the planter that is intended to keep the water from getting onto the wood framing directly behind this curb. The best thing that can be done is to lower the soil level and remove this planter. Some of the other planter areas will be more difficult to remove and each section needs to be evaluated seperately.

3.4 RAIN GUTTERS:

[CR] I highly recommend that you consider adding rain gutters as part of system to capture and drain the rain water away from the house. Rain gutters are most effective when they are connected into a drain line rather than dumping the water on the soil next to the house.

EXTERIOR

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

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

EXTERIOR GROUNDS

4.1 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 very 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.

4.2 DRIVEWAY:

[CR] The slate bands in the driveway are in poor condition and need repair.

4.3 PATIO:

[Defect] The finish height of the patio is too high in relation to the wood framing that supports the outside wall. Standards specify that the finish elevation of any flatwork on the outside needs to be two inches below the level of any framing lumber or the floor level of the house to minimize the risks of moisture intrusion into the wood wall cavity and potential rot. It is hard to determine just how much risk this will create. It may not be cost effective to correct because the only solution will be to bust out the patio and lower it. It is difficult to predict how often this defect will manifest into a substantial problem. You need to decide whether you are willing to accept that risk or the expense of correction is worthwhile.

[Defect] There is evidence, or I have reason to suspect, that water could pond or not completely drain on the patio. It is hard to say how much of a problem this could be and some judgment is needed. These areas can become slick and present a risk of someone slipping and falling. You should test to see how much water ponds by squirting the slab down and seeing how well the water will flow away from the house and off the slab, but that is beyond the scope of this inspection.

4.4 FENCING & GATES:

The fence is generally old, weak, weathered, and/or damaged and has some deterioration particularly along the bottom.

4.5 PLANTER WALLS:

[CR] The planter walls have large cracks and movement.

4.6 BBQ/EQUIPMENT:

[CR] The cabinets with the barbecue is in really bad condition and all needs to be replaced.

4.7 POND:

[FE] [CR] There is a small concrete basin in the planting area in front of the kitchen that is filled with water. I have no idea what this was intended for but recommend that it be removed.

ROOF

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

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

5.1 INSPECT METHOD:

The inspector walked on the roof.

5.2 MATERIALS:

Composition Shingles.

5.3 GENERAL CONDITION:

***** The overall appearance of the roof is good except as noted.
***** The roof material appears to be in the early part of its expected life.

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

5.4 SKYLIGHTS:

[CR] The skylight over the master bedroom is coming apart at both upper corners and needs service and repair. If the corners can't be sealed and repaired, it may be necessary to replace the skylight. Also, the skylight is just sitting on the curb and not secured.

ATTIC AREAS & ROOF FRAMING

Thermostatically operated attic vent fans are excluded from the inspection.

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

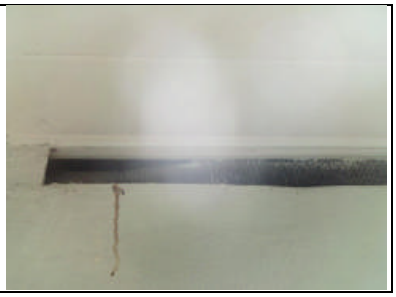
6.1 ATTIC ACCESS:

There are four access openings along the left side of the house. One over the garage, (see note in garage section), one over the laundry, one at hall between secondary bedrooms and one over the master.

6.2 INSULATION:

[RU] Recommended Upgrade: There is about 2 to 3 inches average thickness of blown in cellulose insulation which has an R value of about 8 to 11. This is low by today's standards and you should seriously consider adding more to improve energy efficiency and comfort. (For a new home today; 5 inches with an R-19 rating would be considered minimum for mild areas along the cost and 8 inches with an R-30 rating would be minimum for inland areas.) For more information go to:
http://sdge.com/residential/insulation.shtml
[RU] Recommended Upgrade: The insulation is much thinner or even bare in some areas and you should seriously consider adding insulation to improve energy efficiency and comfort.

6.3 VENTILATION:



[CR] There were ventilation screens that were rusted out, damaged and/or missing and may allow insects, birds or animals to enter the attic space. 1/4 inch galvanized steel screen material should be used for repairs.

6.4 PEST CONTROL:

[FE] There is evidence of past or current rodent activity in the attic. The evidence is usually droppings, and often trails or tunnels in the insulation, and occasionally I may see a nest. I generally have no idea if there is current activity. You should consult a pest control specialist. I also recommend that someone make an effort to inspect the attic for small holes where a rodent can enter and seal or screen off any openings large enough to put a finger into. If rodents can get into the attic they can usually get into the house. Rodents often chew on electrical wiring and inspecting along the length of the wires is beyond the scope of my inspection, so I recommend that you have an electrician inspect all the vulnerable wiring.

The evidence of rodent activity can be old. This house used to have a cedar shake roof and it is almost impossible to

keep rats out of an attic with cedar shake roofs. The current roof is unlikely to let rodents enter but someone should still check for any small holes particularly around the edge or in any vent screens.

[CR] Besides the screens there are other holes that a rodent can enter and someone needs to check all the way around the eves. The inside corner of the eve on the right side of the house has two large gaps up under the eve. Outside the laundry at the back of the garage is another area and someone needs to check more closely. The sheet metal in this area is over a large hole. It looks like something was removed but the hole remains and needs to be patched.

Both pictures show gaps at the inside corner on right side of house.

6.5 FRAMING:

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

6.6 SHEATHING:

The primary sheathing that supports the roofing material is Oriented Strand Board (OSB) that has been added over the original skip sheathing. OSB is sometimes called wafer board.

6.7 FIREPLACE FLUE:

[SC] The fireplace chimney was not properly fire stopped at the attic/ceiling location as required. The purpose of a fire stop is to restrict the supply of air to the space around the fireplace and flue. Without air a fire will not burn. You should not be any gaps or open space around the flue at the ceiling level, and there should be no way to look down into this space. Also, the space within two inches of the flue needs to be sheet metal or other approved non-flammable material. (A small gap up to 1/4 inch is allowed at the edge of the flue to the sheet metal.)

6.8 FIRE STOPS:

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

A second place is where the drywall has a large hole in it above the middle secondary bedroom above the electrical sub panel next to the closet.

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 [CR] Correction Recommended

MAIN ELECTRICAL SERVICE

7.1 MAIN PANEL LOCATION:

Outside the garage by the back left corner.

7.2 SERVICE RATING:

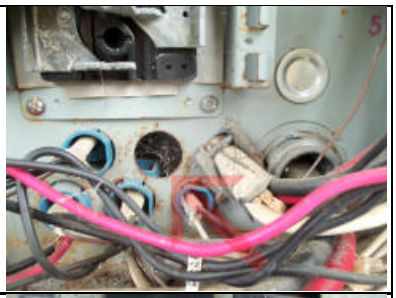
200 Ampere; 1 20/240 volt system.

7.3 SERVICE WIRING:

Overhead service.

7.4 BREAKER PANEL:

The circuit breaker panel appeared to be professionally installed.
The main breaker and meter panel has been upgraded which is a very nice improvement for an older home and will give you the electrical capacity that modern homes need.
[SC] This panel lacks a clear flat working surface in front of the panel which could be a safety concern for someone working on the panel.
[CR] There were open knock-out holes and unused breaker slots in the panel that create gaps in the steel lining surrounding the breakers that should be filled in. There are standard plugs to fill in these gaps or holes that any electrician will have.



7.5 BREAKERS:

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

7.6 CIRCUIT WIRING:

The original wiring in this house uses two wire cable(romex) to the original outlets that does not have a ground wire and lacks the protection provided by a ground wire. Grounding of all outlets has been required since enactment of the 1962 National Electrical Code (about 1964). You can add protection to these circuits very economically by installing GFCI circuit protection to any circuit without a ground. Consult an electrical contractor and see the note below on 'Outlet Grounding' for more information. The wire to the circuits that run to the outlets and lighting throughout the house appear to be copper. This is the preferred material. Generally, the only place I view the wire is at the breaker panel.

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 the exterior outlets are not GFCI protected, or the GFCI that is installed failed and needs to be replaced. Outdoor outlets have required protection since the 1971 NEC for ground level outlets, and for all outside outlets since the 1996 NEC. The outlets in the yard area around the pool where the first place that GFCI protection was ever required because of the very serious risk of electrical shock to a person wet or in the pool and these outlets need to be upgraded.
[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. A couple of baths do have GFCI protection.
[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.

7.8 OUTLETS:

[SC] The following outlet(s) have reversed polarity which is potentially dangerous. This needs to be corrected by an electrician who will make sure that all miss-wiring is properly corrected and not a handyman or someone else with less knowledge who may assume that the reversal is just at this outlet. The location of the outlet testing bad is; in the half bath by the entry.

7.9 SWITCHES:

[NOTE] This house originally used a low voltage switching system that was popular in the 50's. It is in the attic between the access opening for the master bedroom and the one in the hallway. It was very cutting edge at the time but never caught on and hasn't been used since that period. Most and possibly all of this system has been abandoned. However, I did not check all the switches throughout the house to see if any of it is still being used. If any is still being used: these systems will need some maintenance at times and you will need to find an electrician familiar with these systems. Parts are still available. (New low voltage switching systems are now coming back on the market but aren't compatible with these old systems.) Low voltage wiring runs from the switches to a central panel that is usually in the attic. These systems can be temperamental and testing out all of the switches can be time consuming and is beyond the scope of this inspection.
[FE] I recommend that the electrical contractor check this

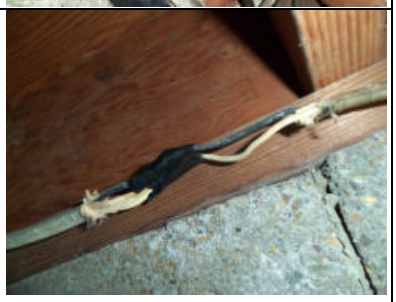
panel to see if it is still being used.

7.10 WIRING:

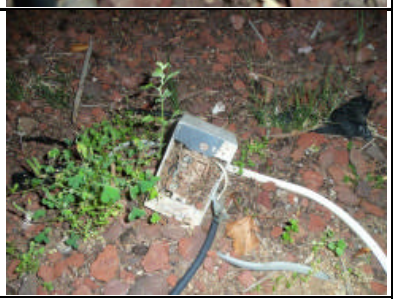
[SC] There were cover plates missing that need to be installed on junction boxes. The purpose of the box and cover is to contain any ark or spark, and protect the splice from physical damage and dirt. The electrician should check the wiring and make sure the box is clean before installing the cover plates. Cover plates were missing on many of the junction boxes in the attic.

[SC] All splices in electrical wiring are required to be made inside of an enclosed junction box in order to contain any arc or spark, and to protect the splice from damage or contact with anything flammable. Whenever electrical wiring splices are exposed and not contained in a junction box, it is an indication of sub-standard workmanship, and I feel that an electrical contractor should check all the wiring alterations that were made for additional shortcuts or poor workmanship. The potential for serious damage, and loss of life, from fires due to faulty wiring is too great to take the chance with a lower standard.

There are two splices in the crawl space under the master bedroom on the pool side.



7.11

[SC] Any and all of the old electrical wiring in the soil around the house is in bad condition and all needs to be removed.	
	
	

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 [CR] Correction Recommended

WATER SYSTEM

8.1 WATER PRESSURE:

A water pressure regulator was located at the front of the kitchen.
The water pressure was about 100 PSI which is substantially over the standard maximum pressure of 80 PSI, and needs to be corrected.
[CR] The pressure regulator needs to be adjusted, repaired, or replaced as needed to lower the pressure. Older regulators usually need to be replaced. Regulators are required by code to maintain the pressure below 80 PSI to minimize leaks at fixtures, stress on appliance hoses, and excessive use of water. Regulators are usually set between 50 and 60 PSI.

8.2 WATER LINES:

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

[CR] There are places where the copper water lines are in direct contact with steel 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 but is generally ease to do. I can see the water lines touching steel products in the following locations: the steel gas line behind the water heater and the steel straps.

	
[CR] I can see where there is concrete in contact with a copper water line and this will increase the potential for leaking. I can see corrosion on the copper line where it is in contact with the foundation from inside the crawl space.	
	
	
	

8.3 HOSE FAUCETS:

[CR] A hose faucet was dripping. on the front of the house.

DRAIN SYSTEM

8.4 CAST IRON

Homes built up to the mid-1960's generally used cast iron drain lines. Cast Iron rusts from the inside out and generally lasts from 50 to 70 years before needing to be replaced. **Read the handout on cast iron drain lines which is available on my web site at** www.AllProHI.com **.** 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] 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.

These pictures are representative of the general condition of the cast iron drain lines. Much of it is under the plastic and hidden and I couldn't inspect it. Where I pulled the plastic back, there was generally more rust and the plastic must trap the moisture and increase the rust.

8.5 DRAIN LINES:

[CR] Some sections of the drain lines are rusted completely through and leaking and need to be replaced now. Someone will need to make a judgment to determine if it is better to replace all of drain lines and never need to worry about it again or just replace the sections that have currently rusted through.

Note the roof in the first picture. As roots grow larger under a house they can cause damage even uplifting and breaking a footing.

Note the water below this drain that leaked out of this rusted area.

WATER SOFTENER

8.6 LOCATION:

In closet with the water heaters on the left side of the house.

8.7 CONDITION:

[FE] The water softener is probably rented and will not stay with the house unless you decide to continue paying the service fee. Ask the sellers.

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 [CR] Correction Recommended

BEDROOM UNIT.

9.1 PICTURE

9.2 LOCATION:

Attic over the master bath area.

9.3 TYPE:

Gas Forced Air system with pilot light (Systems of this type were phased out of production in the early to mid-80's.)

9.4 AREA SERVED:

This unit served the bedroom areas and the kitchen.

9.5 HEATING UNIT:

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.

[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.

[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.

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.

[SC] I can see what appears to be a possible crack in the heat exchanger above the burner assembly. Every expert that I know, considers this a fatal defect, and the heater will need to be replaced if a crack is confirmed by the heating contractor upon further evaluation. Call an HVAC contractor for further evaluation. The crack, although small appears to run across the center area of one of the tubes above the burner assembly.

9.7 BURNERS:

[SC] The panel over the burner assemble had been removed before I arrived. I did not remove it or put it back. This is just one sign that this heater has needed service in the past.

9.8 FILTER:

[CR] The filter was dirty which blocks the air flow. The filter needs to be replaced.
[CR] The filter is installed in the side of the return air plenum next to the heater. Where the filter slides into the plenum, there is a large slot that needs to be sealed to keep unconditioned air from being sucked into the heating system. It is not sealed. Generally there is a metal cap, but this is missing. Also, this can be a safety concern when the filter is close to the burner chamber because combustion gas (and possibly carbon monoxide) could be drawn into the air flow that circulates through the house.

9.9 VENT:

[SC] The vent was too close to or in contact with combustible materials, and this condition can be a fire hazard that needs to be corrected. The vent is too close at roof line. One inch clearance is required by code between the dual-wall vent and any wood or other flammable material. The vent is very close or even touching the wood and heat transfer is a clear risk.

9.10 GAS SUPPLY:

[SC] The flexible gas connector was semi-rigid aluminum/brass tubing which is an old material that has been associated with problems and not approved for use any more. You should consider upgrading to an approved flexible gas connector.

9.11 DUCTS:

[CR] The outer plastic covering on the air ducts was deteriorated from sunlight and needs to be repaired or replaced. This is a very common deficiency with several brands of ducts that were widely used during the 80's and 90's. Additional deterioration can be expected in the future. The deterioration is visible in the attic close to the garage.

9.12 RETURN AIR:

..[FE] [CR] All of the return air is being drawn into the heater from the attic. I highly recommend that you talk to a heating contractor about this and have return air ducts added into the house. This will greatly reduce the efficiency of the system. This system had two return air ducts. One was completely removed and the air comes from the attic. The other was covered over and abandoned at the ceiling level in the master bedroom and is useless.

9.13 AIR CONDITIONING

There was no central air conditioning system installed with this heating system.

MAIN HOUSE.

9.14 PICTURE

9.15 LOCATION:

Attic above family room.

9.16 TYPE:

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

9.17 AREA SERVED:

This unit served the main living spaces except the kitchen.

9.18 HEATING UNIT:

Based on industry standards and the limited inspection required by these standards, the heater appeared serviceable, and in operable condition.
The heater is relatively new.

9.19 FILTER:

[CR] The filter is installed in the side of the return air plenum next to the heater. Where the filter slides into the plenum, there is a large slot that needs to be sealed to keep unconditioned air from being sucked into the heating system. It is not sealed. Generally there is a metal cap, but this is missing. Also, this can be a safety concern when the filter is close to the burner chamber because combustion gas (and possibly carbon monoxide) could be drawn into the air flow that circulates through the house.

9.20 VENT:

[SC] The vent was too close to or in contact with combustible materials, and this condition can be a fire hazard that needs to be corrected. The vent is too close at roof line. One inch clearance is required by code between the dual-wall vent and any wood or other flammable material. The vent is very close or even touching the wood and heat transfer is a clear risk.

9.21 RETURN AIR:

..[FE] [CR] Most of the return air is being drawn into the heater from the attic. I highly recommend that you talk to a heating contractor about this arrangement and have return air ducts added into the house. This will greatly reduce the efficiency of the system. This system had two return air ducts like the other. One was completely removed and the air comes from the attic. The other is still intact but at least one seam at the ceiling line is open and needs to be sealed.

9.22 AIR CONDITIONING

There was no central air conditioning system installed with this heating system.

GARAGE - CARPORT

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

10.1 PICTURE

10.2 FLOOR:

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

10.3 FIRE WALL:

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

[SC] The attic access opening is a violation of the fire wall requirement for separation between a garage and any attic that is open to the area over the living areas. There are no approved access doors or openings that meet this requirement except very expensive ones that I only see on commercial properties. For an easy solution, the access opening should be closed off permanently. An alternative could be to create a fire wall separation in the attic over the walls of the garage, but this is more difficult.

10.4 FIRE DOOR:

The door between the garage and living space had an automatic self closer.

10.5 CAR DOOR:

The car door(s) appeared serviceable.

10.6 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.
[SC] The electric eye safety system was mounted higher than the manufacturer's recommendation of 4" to 6" above the floor and should be lowered. The reason for placing the eye lower is to ensure that a toddler could not lay below it without it operating.

10.7 ELECTRIC OUTLETS:

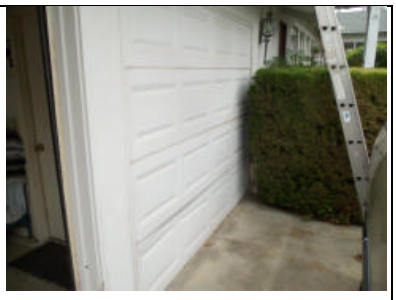
See note in the electric section of report.

10.8 VENTILATION:

Vent screens are present and in serviceable condition.

10.9 CONVERSION:

[Defect] [FE] The right side of the garage has been converted into the laundry room and this was probably done without a permit. Most garage conversions have certain weaknesses that you need to be aware of. A weakness very common to garage conversions is the possibility of water migrating up through the slab. A water barrier is required under a house slab, but not a garage, and ground moisture can migrate through the concrete. You may find some efflorescence or salt crystals that are left behind as the moisture evaporates. I can see evidence of moisture intrusion.



Another common problem is water leaking in at the base of the wall that was installed in front of the garage door. This wall sits directly on the original garage slab and the slab projects past the edge of the outside wall. Water running down the wall hits the slab and it is difficult to seal the base of the old door that is still in place, particularly long term, from water that wants to leak between the slab and the wall. I often see leaks on the floor along the outside wall. However, the water doesn't need to leak all the way in to cause problems. Moisture in the base of the siding or framing will increase the potential for mold, rot or termite activity. I can see evidence of this type of moisture intrusion. Besides the base of the old car door panel, water could leak in at the seam in the door panel. This is likely because the bottom door panel has been damaged and the seam no longer matches up.

The first picture shows the garage door that is still in place with the damaged bottom panel. the second picture shows water staining on the inside at the base of the wall.

Water is also migrating in at the base of the stairs that go up into the house. I think the most likely source of this moisture is from the water that runs into the crawl space down to the low area directly opposite the steps and then migrates through capillary action through the porous block foundation. This is another reason to control the water in the crawl space.

10.10 CABINETS:

[CR] The bottom rail of the cabinets is split in about the middle at the back of garage and needs repair.

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 [CR] Correction Recommended

11.1 LOCATION:

Interior laundry room next to garage.

11.2 DRYER SERVICE:

Gas is provided for the dryer, but I could not see a 220V electric outlet.

11.3 DRYER VENTING:

Dryer venting was provided but I have no way of inspecting any hidden sections of the duct.

11.4 SINK:

[CR] The sink was loose and needs to be mounted to the wall.

11.5 FAUCET:

The faucet(s) are serviceable.

11.6 UNDER SINK:

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

11.7 DOORS:

[FE] [CR] The door does not have a properly installed sill and this will increase the potential for water leaking onto the framing at the base of the door and this will increase the potential for rot in the framing or subfloor at the base of the door. Have a specialty door installation contractor evaluate the door sill further and correct as needed. The sill needs to slope to the outside to provide a path for water that flows down the face of the door. Anything less than a distinct slope from the outside face to the door to the outside edge of the wall below the sill is only asking for trouble. The door sill needs to be replaced. There is evidence of leaking. 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.

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 [CR] Correction Recommended

BACK UNIT.

12.1 LOCATION:

In an exterior closet on right side of house.

12.2 ENERGY TYPE:

Natural gas.

12.3 SIZE / GALLONS:

40 gallon.

12.4 AGE:

11 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.

12.5 MANUFACTURER:

Ruud.

12.6 T&P VALVE:

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

12.7 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.

12.8 EARTHQUAKE STRAPS:

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

12.9 VENT:

[SC] The vent cap is missing on top end of the vent and it needs to be replaced to keep rain and debris out of the vent.
[RU] Recommended Upgrade: The original transite (cement-asbestos) vent is still being used to vent the water heater. The specifications for many new water heaters do not allow the use of the old transite vent because it increases the chance of the flue gas condensing and dripping back onto the water heater and causing corrosion. The flue gas in a new water heater is cooler than the older styles and is more likely to condense. To reduce this risk, I recommend installing a new dual-wall sheet metal vent when a new water heater is installed.

[SC] The vent was too close to or in contact with combustible materials, and this condition can be a fire

hazard that needs to be corrected. One inch clearance is required by code between the dual-wall vent and any wood or other flammable material. The vent is too close at roof line. The vent is very close or even touching the wood and heat transfer is a clear risk.

12.10 WATER LINES:

[CR] There was substantial corrosion noted to the shutoff valve above the tank. This corrosion can be expected to get worse, and could start to leak at any time. You should have a plumber check it and replace as needed.

12.11 COMBUSTION AIR:

[NOTE] There is a combustion air intake screen on the far side of the closet in the storage area. Make sure this vent is not blocked because an adequate air supply is critical to proper combustion.

12.12 CLOSET OR ENCLOSURE:

[CR] The closet or cabinet door was damaged or deteriorated and needs to be replaced.

FRONT UNIT.

12.13 PICTURE

12.14 LOCATION:

In same closet on left side of house.

12.15 ENERGY TYPE:

Natural gas.

12.16 SIZE / GALLONS:

40 gallon.

12.17 AGE:

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

12.18 MANUFACTURER:

Bradford White.

12.19 T&P VALVE:

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

12.20 EARTHQUAKE STRAPS:

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

12.21 VENT:

[SC] The vent cap is damaged or missing on top end of the vent and it needs to be replaced to keep rain and debris out of the vent.
[RU] Recommended Upgrade: The original transite (cement-asbestos) vent is still being used to vent the water heater. The specifications for many new water heaters do not allow the use of the old transite vent because it increases the chance of the flue gas condensing and dripping back onto the water heater and causing corrosion. The flue gas in a new water heater is cooler than the older styles and is more likely to condense. To reduce this risk, I recommend installing a new dual-wall sheet metal vent when a new water heater is installed.

[SC] The vent is not adequately strapped or supported and the legs on the draft diverter at the base of the vent on top of the water heater are being crushed. This is most likely due to the weight of the vent above.

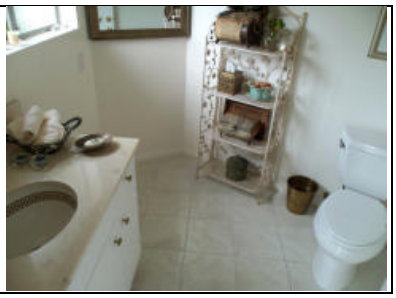
BATHROOMS

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 [CR] Correction Recommended

HALF BATH by entry.

13.1 OVERVIEW



13.2 ELECTRIC OUTLETS:

See note in the electric section of report.

13.3 VENTILATION:

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

13.4 HEAT:

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

13.5 TOILETS:

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

13.6 SINK:

OK.

13.7 FAUCET:

OK.

13.8 UNDER SINK:

[CR] There is a small leak at the top of the hose to the hot side of the faucet. and there is water damage to the base of the cabinet below.

13.9 COUNTER TOP

The counter tops are made of cultured marble or similar synthetic. They generally appeared serviceable.

13.10 CABINETS:

The cabinets appeared serviceable.

HALL BATH closest to garage.

13.11 ELECTRIC OUTLETS:

The electrical outlets were GFCI protected as recommended.

13.12 VENTILATION:

The exhaust vent fan functioned.

13.13 HEAT:

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

13.14 TOILETS:

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

13.15 SINK:

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

13.16 FAUCET:

OK.

13.17 UNDER SINK:

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

13.18 COUNTER TOP

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

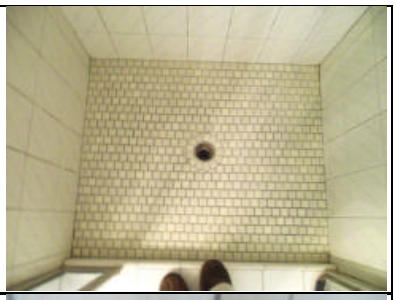
13.19 CABINETS:

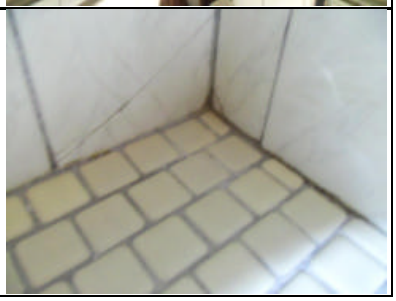
The cabinets appeared serviceable.

13.20 SHOWER:

The shower has a tile floor and walls. 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. The shower generally appeared serviceable.
A cracked tile is noted at the back left corner but the chance of this effecting the shower pan is remote. A chipped tile is also noted which is a cosmetic concern.

[CR] The drain grate was loose. The threads for the screws appear to be messed up and this could make correction difficult.





13.21 SHOWER DOOR:

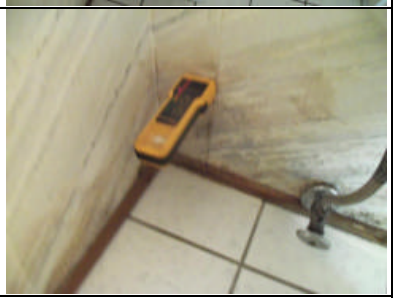
[CHECK CLOSER] I could not readily find a safety glass etching on the shower door glass. The etching is generally faint and can be very difficult to see if the glass is not completely clean in the corners where the markings are placed. You should clean the glass to see if the markings are present. Look for a light etching in one of the corners. Any shower doors that are found not have tempered safety glass should be considered a substantial safety risk and I strongly recommend replacing them with a new door.

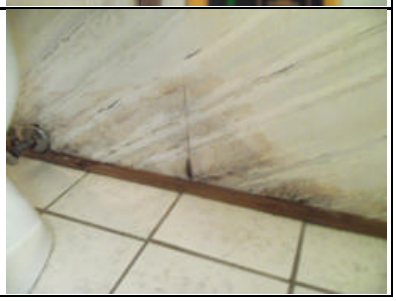
13.22 FIXTURES:

[CR] one of the light sockets is coming loose on the fixture above the sink.

13.23 COMMENTS:

[FE] [CR] There is staining and discoloration on the wall around the toilet. With my moisture meter, I can confirm that there is excess moisture in the wall material. The wall material will need to be removed to allow the interior wall to dry and evaluate the source of the leak. The leak will need to be repaired. See the Mold Statement in the Introductory Notes section at the beginning of this report for additional important information.





BATH IN SECOND BEDROOM. Middle.

13.24 ELECTRIC OUTLETS:

See note in the electric section of report.

13.25 VENTILATION:

The exhaust vent fan functioned.

13.26 HEAT:

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

13.27 TOILETS:

This toilet is most likely designed to use 3.5 gallon per flush [gpf] and you should seriously consider replacing it to conserve water. However I did not test the toilet , and this is my best guess based on past experience of the toilets I have tested, but it is not infallible and the toilet could use more than 3.5 gallons. We Presume that most toilets made between 1981 and 1993 use 3.5 gallons when they are properly adjusted but there are many that use more than that. When buying a new toilet, I caution you to avoid the low-end toilets because I hear many complaints about them. For a great web site that rates every model of toilet on the market check out www.cuwcc.org/maptesting.lasso before you buy. Also the home stores are now displaying the ratings of the toilets they carry. The water district intermittently funds rebate programs to encourage people to replace these older toilets in an effort to conserve water and you should check with them to see if one is currently running and when the next one is planned. They have been getting a pool of money once or twice a year to fund these programs which are available until the fund is depleted. For information about rebates and other water conservation information go to www.20gallonchallenge.com <http://www.20gallonchallenge.com> and www.bewaterwise.com <http://www.bewaterwise.com> . Or call (619) 515-3500 (press the Water Conservation option and press "0" to speak to a customer service representative). Water Conservation Office Hours: Monday - Friday, 8:00 a.m. to 5:00 p.m.
FYI The stamp on the inside of the toilet listed the date of manufacture as 1987.

13.28 SINK:

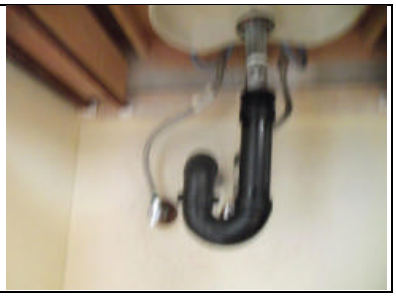
OK.

13.29 FAUCET:

OK.

13.30 UNDER SINK:

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



13.31 COUNTER TOP

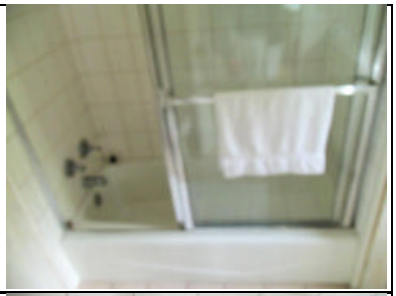
The counter tops are made of tile. They generally appeared serviceable.

13.32 CABINETS:

The cabinets appeared serviceable.

13.33 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. The tub generally appeared serviceable,



13.34 TUB/SHOWER FIXTURES:

[CR] The shower diverter operated poorly and needs to be repaired or replaced. Water continued to flow out of the tub spout in shower mode and the tub spout should be replaced to conserve water. (Be sure to check for and remove any set screw before taking off the tub spout if you try this repair yourself. Only some have a set screw at the base next to the tile wall.)

13.35 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. The tile walls appear to be in generally serviceable condition at this time.

13.36 SHOWER DOOR:

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

BATH IN SECOND BEDROOM. At back before master.

13.37 ELECTRIC OUTLETS:

See note in the electric section of report.

13.38 VENTILATION:

There is a direct vent over the shower. This doesn't have a mechanical fan and was designed to allow worm moist air to rise naturally through the vent. With our more energy conscious standards today, these are no longer considered adequate because they are open to the exterior and allow the free flow of air which is considered a waste of energy. You should consider installing a bath fan.

13.39 HEAT:

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

13.40 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. San Diego City currently requires that any toilet over 3.5 gallons per flush be replaced as part of the real estate transaction. See the disclosure provided by your agent. A Water Conservation Certificate and further information is available at: http://www.sandiego.gov/water/pdf/wcc.pdf If you would like more information on how to test the toilets to determine how much water they use, you to call the City of San Diego Water Conservation Hotline at 619-239-0132. They provide detailed instructions. The most reliable method, and the only method I recommend, is the water meter method. I encourage anyone who is not satisfied with my educated guess to test the toilets that are not low flow to see for themselves how much water is used. Basically, you read the cubic foot dial on the water meter before and then after the toilet is flushed. (Obviously all other water use has to be off.) 3.5 gallons equals .47 cubic feet. It the toilet uses more than .47 cubic feet, it uses more than 3.5 gallons.
FYI The stamp on the inside of the toilet listed the date of manufacture as 1959.

13.41 SINK:

OK.

13.42 FAUCET:

OK.

13.43 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.

13.44 COUNTER TOP

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

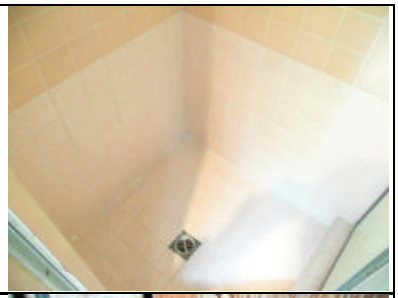
13.45 CABINETS:

The cabinets appeared serviceable. There were common signs of aging and wear.

13.46 SHOWER:

[CR] [CR] The shower pan leaks and it needs to be replaced. The shower pan is a waterproof lining under the tile floor and up the base of the shower walls. Replacing the lining is a substantial task because the tile needs to be removed and replaced. Sometimes contractors will replace only the floor and bottom rows of wall tiles to save money. I too often see leaks at the cold joint where the new and old tile meet when this is done, consequently I feel it is more prudent to replace all the tile up the shower walls at the same time.

The shower pan was replaced once already but I can tell the new one leaks because there are water stains on the new plywood that was installed at the same time as the shower pan. The leaking appears to be small but unfortunately replacing the shower pan is the only solution that I am aware of. The leaking is visible from the crawl space below the shower.



13.47 SHOWER DOOR:

[CR] The shower door frame is very corroded and coming apart at the bottom and will need to be replaced.

MASTER BATH on pool side.

13.48 OVERVIEW

13.49 ELECTRIC OUTLETS:

The electrical outlets were GFCI protected as recommended.

13.50 VENTILATION:

The exhaust vent fan functioned.

13.51 HEAT:

Heat was provided by an electric resistance ceiling heater.

13.52 TOILETS:

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

13.53 SINK:

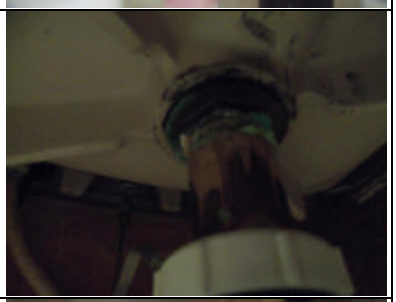
OK.
[CR] The stopper mechanism in bottom of sink was not operating properly and needs service or repair.

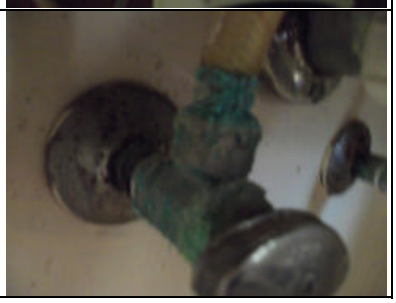
13.54 FAUCET:

[CR] The faucet was dripping.

13.55 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.





13.56 COUNTER TOP

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

13.57 CABINETS:

The cabinets appeared serviceable.

13.58 SHOWER:

[CR] [CR] The shower pan leaks and it needs to be replaced. The shower pan is a waterproof lining under the tile floor and up the base of the shower walls. Replacing the lining is a substantial task because the tile needs to be removed and replaced. Sometimes contractors will replace only the floor and bottom rows of wall tiles to save money. I too often see leaks at the cold joint where the new and old tile meet when this is done, consequently I feel it is more prudent to replace all the tile up the shower walls at the same time.

These pictures are under the shower. It looks like the shower was installed without a shower pan or any waterproof lining at all. Make sure the contractor confirms these pictures are for this bath before busting it out. This is a huge crawl space and it very unlikely but not impossible that this could be for a different shower.

13.59 SHOWER DOOR:

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

13.60 MIRRORS:

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

MASTER BATH. on far side.

13.61 OVERVIEW

13.62 ELECTRIC OUTLETS:

See note in the electric section of report.

13.63 HEAT:

The bathroom heat is provided by heat lamp(s).

13.64 TOILETS:

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

13.65 SINK:

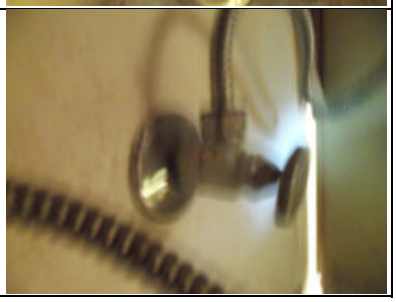
[CR] There is a substantial crack noted in the porcelain sink. This will weaken the sink and make failure likely and I recommend replacing it at this time. There is a line of calcification noted along the underside of the crack which indicates that at least a little moisture has migrated through the crack.

13.66 FAUCET:

OK.

13.67 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.



13.68 COUNTER TOP

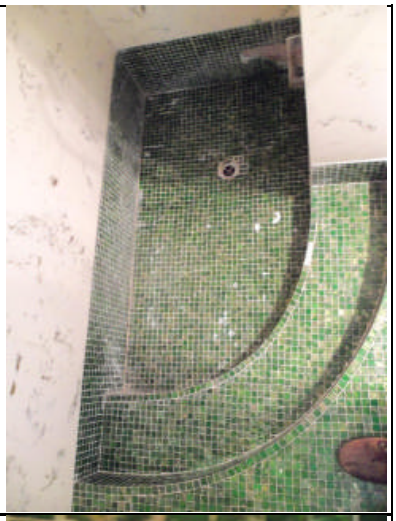
The counter tops are made of tile. They generally appeared serviceable.

13.69 CABINETS:

The cabinets appeared serviceable.

13.70 SHOWER:

The shower has a tile floor and walls. 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. There is no crawl space under this shower.
[CR] The drain grate was missing and needs to be repaired or replaced. There used to be a tub stopper for this drain so that this shower could be filled to be tub.
[CR] A few of the tiles have come loose.



13.71 SHOWER WALLS:

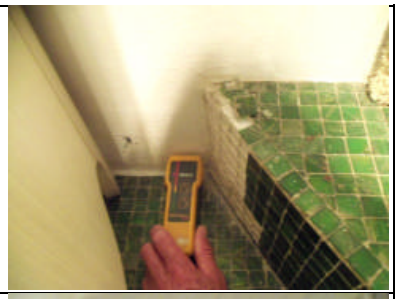
The shower walls are made of cultured marble or similar synthetic. This is generally a good system as long as the edges are sealed properly. Maintaining the seal between the panels and at the top edge of the tub or shower pan is an important part of home maintenance. Use a top quality bathroom caulk. The panels generally appeared serviceable.

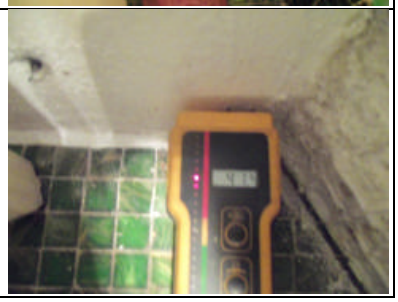
13.72 SHOWER DOOR:

There was no shower curtain or glass doors present.

13.73 WALLS/CEILING:

[FE] [CR] Moisture is migrating up through the wall at the end of the tile step. This has caused a section of tiles to come off. The moisture meter shows a moderate rise in moisture in the wall panel at this time. I strongly suspect that moisture is migrating up through the porous concrete block foundation and then onto the wall material. This is another good reason to keep the crawl space dry and control the water around the house.





13.74 BIDET:

I did not test the bidet.

13.75 SAUNA:

These units are outside the scope of the inspection and were not inspected.
[FE] The top of the steam unit is not sitting square and needs further evaluation and repair as needed. The switch outside the sauna has tape over it and a note not to use. Ask sellers if they are aware of problems with the sauna. I did not test it. Also, the door is out of square and binds.

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 [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 rears old, and estimates there is a 30% probability of failure in older alarms.

Smoke alarms save thousands of lives each year, be sure to test your alarms annually.

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 lets see how many lives we can same.

14.3 LOCATION:

HALLWAY on left side of entry court.

14.4 EXT DOORS:

[CR] The lock set wouldn't operate and needs to be repaired or replaced on the exterior entry door on the left side of the entry courtyard.

14.5 WINDOWS:

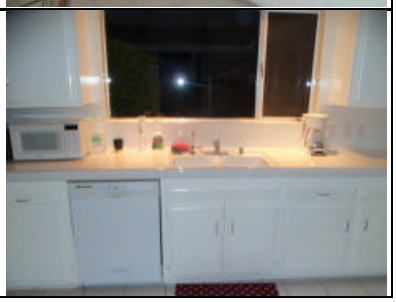
[CR] Two panes of glass are cracked. One in the master and one at the entry.

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 [CR] Correction Recommended

15.1 OVERVIEW



15.2 STOVE:

Type: Gas with pilot lights.
[CR] One or more of the burners had a problem that needs maintenance, service, or repair. Front right burner would not come on.

15.3 OVEN:

Type: Electric
[FE] Due to my general observation of the oven, and any items specifically listed here, an appliance repair contractor needs to inspect the unit more thoroughly and perform general service and make any repairs that they feel are needed. The right oven would not come on at all and the door springs that keep the door closed are weak. The bake element in the left oven operated but not the broil. The gaskets around both oven windows has warped and the glass has fogged up between the two panes of glass.

15.4 EXHAUST VENT:

The exhaust fan functioned.
[CR] The filter was damaged, missing or dirty and needs to be replaced.

15.5 MICROWAVE:

There was no built in microwave oven installed .

15.6 DISHWASHER:

The dishwasher functioned.

15.7 GARBAGE DISPOSAL:

[CR] The garbage disposal needs to be replaced. It leaks.

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. See note on garbage disposal above.

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.

15.14 REFRIGERATOR:

The refrigerator functioned. It is older and should be considered in the later part of its life.
[CR] The coil under the bottom of the unit is very dirty with lint and needs to be cleaned to improve energy efficiency.

FIREPLACE

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 there skin if they touch it. Children can think that the glass will protect them from the fire.

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

FAMILY ROOM.

16.1 LOCATION:

16.2 TYPE:

Masonry fireplace Masonry fireplace with a clay tile flue lining.

16.3 FIREPLACE:

Based on industry standards and the limited inspection required by these standards, the fireplace appeared serviceable, and in operable condition with any exceptions listed below.

[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] The flue has a moderate 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. It is difficult to provide you with an appropriate schedule for this service since it will depend on how often you use the fireplace and what type of wood you use. (Oak will produce less build-up than pine. And, if you burn only gas with fake logs than you may never need to have it cleaned again.)

16.5 FIREBOX:

[FE] There are small cracks or gaps 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. (You should ask the contractor about the advantages of installing a heat shield to minimize risk of further damage.)

16.6 SCREEN/DOOR:

The screen or door set set is not attached and the sellers may take it with them as personal property. Ask the sellers if they will leave the screen, and buy a new one if necessary before having your first fire.

16.7 DAMPER:

[CR] The flue damper was stuck or would not operate smoothly, and needs to be cleaned and serviced, or replaced as needed. Most problems can be corrected by a chimney sweep.

If you ever install a fake log setup in the fireplace. I recommend installing a bolt on the damper that will keep the flue damper from closing completely. There are inexpensive bolts designed specifically for this task and available at any hardware store. They are required on any new fireplace, that burns only gas with fake logs, to ensure that the combustion gas can escape and not come into the house. This simple safety feature can save hundreds of lives

and is highly recommended on any fireplace with a fake log setup. They are not required on wood burning fireplaces because they produce more smoke which would come into the room and let you know that the damper was closed. However, if only gas is burnt, you may not realize that the flue is closed and the oxygen in the room will be consumed and replaced with combustion gas and carbon monoxide which is a deadly gas. In this situation the flue should remain open at all times because safety is more important than energy conservation.

16.8 GAS LINE:

There is gas provided to the fireplace.

16.9 CHIMNEY / CAP:

[SC] There is a chimney cap and spark arrester laying on the roof next to the fireplace. This needs to be installed.

[CR] The mortar cap on top of the chimney was cracked or deteriorated and minor repair or maintenance is needed. Any cracks need to be sealed including any gap between the mortar cap and the stone face, and the mortar repaired or replaced to slope to the outside edge to prevent water intrusion into the brick structure below. Moisture leaking in through from the top can wet the steel reinforcing, causing the steel to rust and expand which is the leading cause of cracks around the top of the chimney. After the cracks are sealed and mortar repaired, you should consider sealing the entire top surface. There are products designed specifically for this such as Crown Seal. Ask your fireplace contractor or chimney sweep. The earlier repairs are done, the less chance of serious and more costly repairs later on. The third picture shows a crack on the sidewall above the roof.

16.10 ASH DUMP

[CR] The ash dump door was open in the crawl space and the dump was full and needs to be cleaned out. I could not see the ash dump in the fireplace because of a pile of ashes.

LIVING ROOM.

16.11 TYPE:

Masonry fireplace.

16.12 FIREPLACE:

Based on industry standards and the limited inspection required by these standards, the fireplace appeared serviceable, and in operable condition with any exceptions listed below.

[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.

16.13 FIREBOX:

[FE] There were moisture stains, or efflorescence (white mineral salts) noted inside the fireplace. This is an indication of moisture intrusion which should be avoided. Any substantial damage can takes several decades, but prevention is advised. Installing a rain cap, and checking for cracks in the mortar chimney cap, or shoulders is advised. Moisture intrusion can range from inconsequential to a problem that eventually causes critical damage.

16.14 SCREEN/DOOR:

The fireplace screen appears serviceable.

16.15 DAMPER:

[CR] The flue damper was stuck or would not operate smoothly, and needs to be cleaned and serviced, or replaced as needed. Most problems can be corrected by a chimney sweep.

See the note in this section on the previous fireplace.

16.16 GAS LINE:

There is gas provided to the fireplace.

16.17 CHIMNEY / CAP:

[CR] The mortar cap on top of the chimney should also be sealed and serviced on this fireplace.

[SC] There was no spark arrester installed on the chimney. I recommend installing a rain cap type spark arrester to help minimize moisture entry into the flue as well as prevent the escape of any large hot embers.

MASTER BEDROOM.

16.18 TYPE:

[FE] This is a wood burning stove. I do not see these often enough to have much experience with all the many models that are available. Each model has specific installation requirements. You should consider having further evaluation by a specialist with wood stoves. Cleaning the flue regularly is critical because a build up of creosote can cause a chimney fire that can warp the flue and cause a failure in the flue. It is usually not possible for me to inspect the flue, so I always feel that it should be cleaned by a certified chimney sweep who is very experienced with wood stoves and can evaluate the stove for any other problems.
[FE] I don't know what the clearance requirements are between this fireplace and any wall that is not protected by tile or other non-flammable surface but suspect that the side walls could need to be protected.
[SC] I am sure that having curtains in direct contact with the side of the stove is a bad idea and needs to be corrected before this fireplace is used.
CAUTION Please warn children that any wood stove can get very hot when it is used and can burn the skin if it is touched. My young nephew can tell you a very sad story.

16.19 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. A carbon monoxide detector is particularly recommended if a fireplace is going to be used in a bedroom and a detector should be inside the bedroom even if there is another CO detector in the house.

16.20 FLUE:

I am reasonably comfortable that the leaking that caused the rust in the picture is from the previous roof.

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 [CR] Correction Recommended

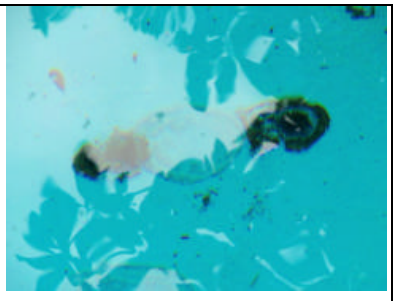
SWIMMING POOL

17.1 TYPE:

An in-ground installation with gunite concrete walls and a plaster coating.

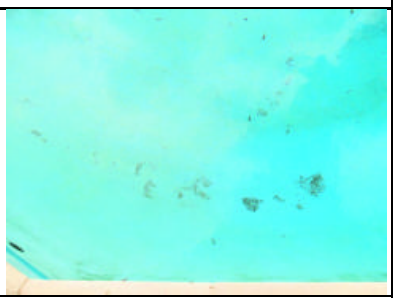
17.2 POOL LINING:

Pool plaster will generally last from 10 to 30 years before needing to be replaced. How long it will last depends on how well the chemical balance is maintained in the pool, the quality of the original plaster installation, and some judgment about when to replace. Replacing the plaster can cost anywhere from $2,500 to well over $5,000 depending on the size of the pool.



[FE] The plaster appears to be really old and past its expected or useful life. I recommend that you have a pool plastering contractor give you a cost estimate to re-plaster the pool at this time. The plaster is very rough and soft and there are places where the plaster has deteriorated all the way through to the concrete. The concrete is fairly porous and the purpose of the plaster is to

waterproof the pool. When water migrates though the concrete it can cause rust to the reinforcing steel. It looks like there could be a couple of rust spots on the bottom of the pool.

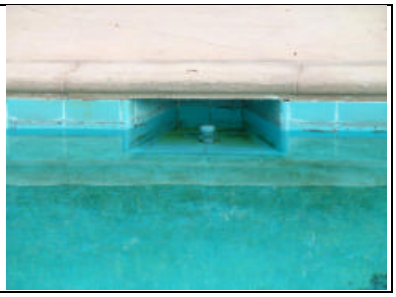


17.3 WATERLINE TILES:

These old 6 inch tiles were usually made only for pools and it is usually impossible to find matching replacement tiles. You should anticipate that the tiles will need to be replaced at the same time the pool is re-plastered.

17.4 SKIMMER:

[FE] The skimmer was an old style we don't use any more and currently isn't being used and will need to be replaced. Replacing the skimmer housing could add about $1,500.00.

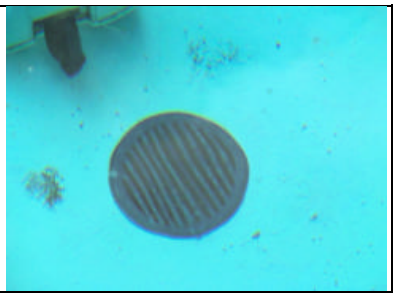


17.5 POOL LIGHT:

[SC] The wiring connections for this pool light are in a junction box where the top is flush with the pool deck and is located under the diving board location close to the pool. This type on installation was outlawed in 1971 because the junction boxes tend to get wet and I would consider it potentially very dangerous. I very strongly recommend that it be abandoned, and the entire light installation have further evaluation, and be replaced to the higher standard of today. I do not open the junction box, but they are often very corroded and the contacts dangerously weak or loose.

17.6 POOL DRAIN:

[SC] The drain cover(s) were the old type of design that present a safety hazard because the suction could trap a person against the drain . I recommend the cover(s) be replaced with the current design to improve safety. Also, today, a pool requires at least two drains.



17.7 POOL DECK:

[SC] There is evidence that water can pond or not completely drain on the pool deck. It is hard to say how much of a problem this could be and some judgment is needed. These areas can become slick and present a risk of someone slipping and falling.

17.8 COPING:

[FE] Ask the pool plastering contractor if the coping will need to be replaced when the rest of the work is done. One problem is that it is usually impossible to find new coping to match these old coping blocks and if some sections need to be replaced, then it may all need to be replaced to match. This would raise the cost. The section of coping in the picture has popped up about half an inch. There is no expansion joint between the coping or cap material around the edge of the pool and the deck. The purpose of this expansion joint is to allow for differential movement between the pool and the deck and minimize the risk of cracking to the pool.

17.9 FENCES & GATES:

[SC] [SC] Child access to the pool does not meet the current child barrier requirements that were implemented in California in 1996. These requirements require some type of a separation barrier or door alarms between the house and the pool to prevent a child from accessing the pool from the house. Pools built before that time are not required to meet these standards, but I strongly encourage you to read the Consumer Product Safety Commission publication 'Preventing Child Drowning' that is available at http://www.cpsc.gov/cpscpub/pubs/359.pdf Also available is a more technically complete guide for pool barriers entitled "Safety Barrier Guidelines for Home Pools" http://www.cpsc.gov/cpscpub/pubs/pool.pdf 300 children under 5 drown in residential swimming pools and more then 2000 are treated in hospital emergency rooms every year. 65% of these children live in the house and 33% are guests. 77% of victims had been missing for five minutes or less when they were found in the pool drowned or submerged. This is a serious issue and it is your responsibility to make sure proper precautions are taken.
[SC] This pool is seriously and substantially below the child barrier requirements and I feel it is much more valuable for you to read one of the listed publications than for me to list the individual deficiencies.

17.10 DIVING BOARD:

[SC] The diving board has been removed, but the stand or mounting brackets still remain and this can be a trip and fall hazard that needs to be removed. There should be nothing sticking up above the deck surface that someone could trip on. Remember this is a play area where people and the deck surface are wet. Under the old diving board location is the pool fill pipe and this will also need to be removed and a new one installed. See arrow in picture. Also, note the old board is leaning up against the retaining wall in the right of the picture.

17.11 SLIDE:

[SC] Slide accidents are common. I recommend inquiring with your insurance company regarding available coverage. Some insurance companies require that slides be removed.
[FE] The slide was loose or not properly mounted and the surface is deteriorated and would need further evaluation and repair if it was to be used.

POOL EQUIPMENT

17.12

17.13 HEATING UNIT:

No heating system is provided.

17.14 FILTER:

The filter medium is diatomaceous earth . This has been the most popular filter design. They require more maintenance than other filters and require a little caution to make sure that none of the fine dust is inhaled when they are maintained.
[FE] This filter is not a standard installation and needs further evaluation. It does not have a standard back flush mechanism to clean the filter and I don't know how the filter medium is being cleaned. I am concerned that the white dust around the filter on the soil is spilled diatomaceous earth. This is a hazardous crystalline structure that can cause health problems if it gets into the lungs and needs to be properly cleaned up. Consult a pool contractor.

17.15 GAUGE:

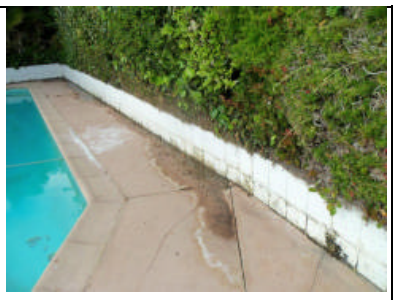
[CR] The pressure gauge failed to function and needs to be replaced .

17.16 FILTER PUMP:

The pump/motor functioned.

17.17 VISIBLE PIPING:

[FE] The return water line into the pool is the original pipe. I seldom see them this old and it may need to be replaced. This line runs along the right side of the pool under the deck. This deck has standing water on that appears to be leaking through the planter area to the right of the pool. I can't rule out that all this excess water could be from a leak on this return line. There are other potential causes for this water and further evaluation is needed to determine where it is coming from and correct it.



It is worth noting that the water doesn't appear to come through the top portion of the wall or over the top of the wall. It seems to seep up thorough the bottom. Also, note

the whitish area on the deck starting at the gap between the coping and the deck. This indicates that water has seeped up through this gap in the past leaving the mineral deposits behind when the water evaporates.

17.18 BONDING:

[SC] [FE] The heater is not bonded and I suspect there may not be any bonds at all.

17.19 ELECTRICAL:

[SC] The electrical conduit is all rusted out at the soil level and needs to be replaced.

17.20 .CONTROLS:

17.21 COMMENTS:

[FE] [CR] Air is getting into the system and air bubbles are comes out of the return into the pool. This continues even after the equipment has been running for a long time. Further evaluation is needed to find the source of the air intake and repair the condition. This could be easy to fix or very difficult depending on the source of the air leaking into the system.

SPA or HOT TUB

17.22 TYPE:

The spa is an above ground unit with a fiberglass lining. The equipment is separate from the spa.

17.23 GENERAL CONDITION:

The spa generally appears older. As the spa ages, you should expect higher maintenance costs and reduced remaining value.

17.24 LINING:

The spa lining is in decent condition for an older spa.

17.25 COVER:

[CR] The cover generally looked old, damaged, or torn and you should consider replacing it at this time or budget for a new one.

17.26 PUMP:

The filter pump/motor functioned but there wasn't much force to the jets and someone accustomed to a more modern spa will be disappointed.
[CR] The pump leaked. It may just need a new seal.

17.27 HEATER

[SC] [FE] The heater is covered with plants and this is a fire hazard and the plants need to be removed. The heater is older and did not come on and needs further evaluation.

17.28 ELECTRICAL:

[SC] The bond clamp is loose on the water line.