



Property Inspection Service

PROFESSIONAL BUILDING INSPECTION

Single Family Home



10234 Anywhere Avenue, Great City, CA

Inspection Date:

October 22, 2010

Inspected For:

Reddy Buyer

C/o Ace Realtor

Ace Realty Pros

P.O. Box 8888

Great City, California 98888

Inspected by:

Dan Pantoja

Dear Client,

At your request, this confidential report has been prepared for your exclusive use. The purpose of this inspection is to identify and disclose **visually observable** conditions and deficiencies of the inspected systems and items at the **time of the inspection only**. The scope of this inspection is intended to be an overview, rather than an exhaustive evaluation of a particular system or component. Although this is NOT a code compliance report, many of the items included in our inspection will be judged for code compliance based on national code standards. We will do our best to apply this policy using the **date of original construction** as the basis for our comments. Please be advised, some code violations can be a threat to health and safety. Some items included in our report will require the inspector's **subjective opinion** of their condition, in such cases; it is our intent to remain **neutral and unbiased**. Additionally, this inspection is not intended to provide a warranty for the continued use of any system or component, nor does it dictate what should or should not be included in the property.

All **Property Inspection Service** inspection methods and reports meet or exceed the standards as set forth by the American Society of Home Inspectors (ASHI), adopted January 1, 2000, a copy of which can be obtained by contacting our office.

Given the fact that we typically have very little historical information in advance of the inspection and a number of the components are not visible or accessible during the inspection, we urge you to be diligent in your review of the sellers disclosure statement (TDS form) and encourage you to ask any questions that will help provide you peace of mind before you buy.

Please be advised regarding any disputed item, any and all possible financial responsibility by our company will be null and void in the event our office is not contacted prior to any corrective work performed. Property Inspection Service is neither a guarantor nor insurer.

Thank you for selecting **Property Inspection Service** for your inspection; please feel free to call our office if you have any questions concerning this report.

Sincerely,

PROPERTY INSPECTION SERVICE

408.261.7000 Office – 1.800.RED.FLAG Toll Free

DESCRIPTIONS

A system or component is **SERVICEABLE** when it serves its intended purpose and shows no unusual signs of deterioration.

A **MINOR** condition exists at a system or component when, in the inspectors opinion, the deterioration has advanced to a point of service that is considered routine homeowner maintenance. In some cases minor conditions will simply be noted for you to monitor, in other cases we will **SUGGEST** minor items be corrected.

When we find an **UNSERVICEABLE** or **SEVERE** condition at a system or component, we will **RECOMMEND** that it be corrected. In these cases we will advise you to contact a **licensed contractor** or **qualified professional** for further consultation and possible recommendations for corrective work. It is not our intention to underline and number every item of possible repair.

DISCLOSURES (WHAT WE DO NOT INSPECT)

This is a visual inspection. Our inspection **DOES NOT** include the examination of CONCEALED ITEMS WITHIN THE WALLS, UNDER CONCRETE SLABS OR OF CONCEALED VAPOR BARRIERS, BEHIND STUCCO, BELOW SHOWER FLOORS OR BELOW BALCONIES AND DECKS.

Our inspection **DOES NOT** include the examination or disclosure of TERMITES, PEST INFESTATION, DRY ROT and FUNGUS or MOLD. We do NOT perform WATER QUALITY and or WATER ANALYSIS TESTING. Please contact a **qualified professional** for inspection or analysis of these items.

Our inspection **DOES NOT** include the examination or disclosure of the presence of any environmentally hazardous materials or the presence of, but not limited to, UREA FORMALDEHYDE, ASBESTOS, RADON or LEAD PAINT. **The identification of these items requires specialized skills that we do not have**, therefore, if you wish to have any of these materials identified, please call our office for a list of firms providing these types of inspections.

This inspection report shall not be transferred or relied upon by any other person or company without the written consent of **Property Inspection Service**.

PLEASE BE SURE TO READ THE ENTIRE REPORT!

Client hereby acknowledges they have received and read the ENTIRE report.

Initial _____ **Date** _____

PROPERTY SITE

1. Curbs & Gutters

The concrete curb and gutter adjacent to the street is in serviceable condition. There are minor cracks in the curb and gutter, however, they do not appear to compromise its serviceability, therefore, repair is not suggested at this time.

2. Sidewalk

The concrete sidewalk **SHOULD BE SERVICED** because there are cracks which present a safety hazard to foot traffic. It is suggested that the condition be corrected to provide a trouble-free sidewalk.

3. Driveway

The concrete driveway **SHOULD BE SERVICED** because there are cracks which present a safety hazard to foot traffic. It is suggested that repair work be performed to correct the driveway surface.

4. Fence

The wood fence is in serviceable condition with no evidence of excessive or unusual deterioration.

There are several missing boards at the west fence. This condition appears to be the result of deferred maintenance and could be corrected during routine maintenance of the fence.

5. Site Drainage

The surface water drainage adjacent to the foundation of the building appears to be generally adequate. There appears to be a minor low point of surface water collection due to an improper soil grade at the rear of the detached garage. This condition could result in surface water being retained at this location for extended periods resulting in building settlement. Routine homeowner maintenance would require that the soil adjacent to the foundation be maintained with a slope of one-half inch per foot away from the foundation for a distance of five feet. It is suggested that this condition be corrected as a part of routine maintenance.

BUILDING EXTERIOR

6. Siding

The stucco exterior coverings of the house and detached garage are in serviceable condition.

7. Patio

The concrete patio at the rear of the building **SHOULD BE SERVICED** because there is evidence of cracks and lifting which present a hazard to foot traffic. It is suggested that the patio conditions be corrected.

8. Walks

The concrete walk at the front of the property **SHOULD BE SERVICED** because there is differential separation which may present a hazard to foot traffic. It is suggested that the condition be corrected.

9. Windows

A representative number of exterior windows were inspected and appear to be in serviceable condition for proper operation and weather sealing. However, our inspection does not include the confirmation of the condition of weatherproofing flashing. This flashing is concealed behind the exterior siding and is not visible, therefore, inspection of this item will require special arrangements and additional costs.

The exterior windows that are wood sash type require that the jambs be kept paint free and have periodic adjustment for smooth operation.

10. Exterior Doors

The exterior doors appear to be in serviceable condition.

ROOF

The inspection of the roof coverings was performed by walking on the roofs.

11. Roof Material

The wood shake roof coverings for the house and detached garage have evidence that suggests **CORRECTIVE WORK SHOULD BE PERFORMED** at this time because there is exposed underlayment at the south sides of the detached garage and house. It is recommended that a competent roofing contractor be consulted for recommendations and corrective work. SEE PHOTO SUMMARY

12. Flashing

The roof of the house is equipped with metal flashing. The metal flashing serve to provide a watertight seal for all penetrations through the roof, i.e., plumbing vents, flues, and chimneys. The flashing at this roof appear to be in serviceable condition and do not show any unusual signs of excessive deterioration.

13. Rain Gutters

Rain gutters are installed for the purpose of helping to control surface water drainage. This property is partially equipped with gutters at the detached garage. Rain gutters are not required by building code, therefore, the installation of additional gutters would be an added feature for the property.

The rain gutters at the house and detached garage appear to be in serviceable condition with no signs of unusual or excessive deterioration.

14. Downspouts

The downspouts at the house and detached garage appear to be in serviceable condition with no signs of unusual or excessive deterioration.

15. Chimney Spark Arrestor

The fireplace chimney is not equipped with a spark arrestor.

16. Chimney

The chimney **SHOULD BE SERVICED** because:

A. There is evidence of large cracks at the top of the chimney. SEE PHOTO SUMMARY
It is recommended that a competent masonry contractor be consulted for recommendations and corrective work.

BUILDING INTERIOR

The building interior is inspected for evidence of structural failure only, therefore, there are no comments made concerning the cosmetic condition of the paint, wall covering, carpeting, drapes, etc. Conditions concealed by personal items such as storage or furniture are not included in this inspection.

17. Rooms

The condition of the walls and the ceilings within the building do not reflect any signs of unusual or excessive settlement or structural failure. There are several minor hairline cracks at the plaster surfaces. This condition does not appear to be the result of structural failure but may be due to normal building movement or material shrinkage. It is suggested that these minor cracks be repaired during routine redecorating.

The floors at several locations have evidence of minor crowning and minor sloping. These conditions appear to be the result of settlement and do not appear to be unusual considering the age of the building. However, we cannot confirm if the conditions have stabilized. Since there is no standard or measurement to determine when corrective measures should be taken, it becomes a personal decision. Please be sure to make your own evaluation to determine if the present level of floor crowning and sloping is acceptable.

THE FOLLOWING CONDITIONS WOULD SUGGEST CORRECTION:

- A. The master bathroom door to the laundry room does not latch.
- B. The master bedroom closet door and the hallway door to the front entry hall rub on the jambs.

It is suggested that the conditions be corrected.

18. Fireplace

The fireplace **SHOULD BE SERVICED** because there is a hole in the floor of the firebox. It is recommended that a competent masonry contractor be consulted for recommendations and corrective work.

19. Tub/Shower

The stall shower does not appear to be provided with a tempered glass enclosure. Since the installation appears to predate the code, replacement is not required at this time. However, it is suggested that caution be exercised to avoid accidental breakage.

The stall shower enclosure door does not latch. It is suggested that the condition be corrected.

20. Wall Insulation

Our inspection of several wall cavities did not disclose any evidence of the walls being insulated. This condition is not unusual as most houses in this climate area have un-insulated walls.

21. Smoke Detector

The house is equipped with a smoke detector located in the hallway adjacent to the bedroom area. This unit should be checked monthly for proper operation.

KITCHEN APPLIANCES

Our inspection of the appliances does not include confirmation of thermostat calibration or operation of clocks or timers. Our inspection of the dishwasher is limited to the testing of the response of the washing command and does not include a full cycle inspection. Please note that we do not provide a warranty for continued use of the appliances. This type of insurance is usually available through a "home warranty protection plan". It is suggested that all of the appliances be re-checked for adequate operation during the final walkthrough prior to the close of escrow.

22. Kitchen Appliances

The following kitchen appliances responded to our operational test:

- The automatic dishwasher.
- The garbage disposal.
- The stovetop burners.
- The oven.
- The range hood.

The dishwasher drain line is not equipped with a code required air gap fitting. This condition could result in the back up of drain water upon the accidental stoppage of the sink drain.

GARAGE

23. Garage Structure

Inspection at the detached garage reveals that the garage is in serviceable condition with no signs of unusual deterioration or structural failure. There is evidence of minor floor cracks, however, this condition does not appear to compromise the serviceability of the garage.

24. Garage Door Opener

The automatic garage door opener responded properly when tested.

ELECTRICAL

Inspection of the electrical system does not include electrical components concealed behind finished surfaces, low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, or timers. Conditions concealed by personal items such as storage or furniture are not included in the inspection. Our inspection of the electrical system includes a representative number of switches and outlets.

25. Main Panel

The primary electrical supply for this property is 240 volts at 100 amps, all of which appears to be code complying and in serviceable condition. The main electrical panel is located at the rear of the house.

The electrical system is provided with a main disconnect switch at the exterior of the building. This switch should always be kept accessible for use in emergencies.

26. Sub Panel

This property is also equipped with sub panels below the main panel and in the house hallway.

27. Dryer

The house is equipped with a 240 volt outlet at the detached garage to accommodate the installation of an electric clothes dryer. This inspection does not confirm the serviceability of the outlet, therefore, it is suggested that the serviceability of the outlet be confirmed with the seller.

28. Circuit Wiring

The design of the electrical system employs the use of two-wire circuits without ground. While this system was considered to be code-compliant at the date of original construction, it does not provide grounded protection that is required for many of today's various appliances and computers.

The branch circuit wiring uses copper conductors (wire). The branch circuit wiring method uses nonmetallic sheathed cable wiring. The electrical system **SHOULD BE SERVICED** to correct the following non-code complying conditions:

- A. The wires intersecting the main panel are not provided with a strain relief bushing.
- B. The 30-amp breaker handles are not linked together for continuous shut-off at the sub panel below the main panel.
- C. The duplex outlets above the master bathroom sink, at the master bedroom east wall, at the kitchen breakfast nook and at the front exterior of the house are not grounded, therefore, do not provide adequate user protection for appliances using a three-prong plug.

- D. There is electrical circuit wiring that is not considered adequately protected in the detached garage at the west wall and in the workshop. The code requires all wiring less than seven feet above the floor, or in an area where it could be damaged, be mechanically protected. This is typically done by using metal conduit or by installing the wire behind a sheetrock wall surface. SEE PHOTO SUMMARY
- E. There are multiple circuits wired to single breakers at the sub panel.
- F. There is an improper connection of circuit wires to the main lugs in the main panel. SEE PHOTO SUMMARY
- G. The exterior duplex outlet at the rear of the house is not provided with a weatherproof cover.

It is recommended that a competent electrical contractor be consulted for recommendations and corrective work. Please be advised that many non-code complying electrical conditions may be considered a potential fire hazard and/or threat to health and safety.

29. Ground Fault Protection

The electrical system appears to be equipped with ground fault circuit interrupters in the cabinet below the master bathroom sink. These circuits should be tested monthly to insure proper operation for maximum safety protection.

PLUMBING

Inspection of the plumbing system is limited to a visual inspection of the accessible portions of the plumbing. This inspection does not include sprinkler systems, portions of the plumbing concealed by finishes and/or storage (below sinks, etc.).

30. Water Piping

The domestic water piping is galvanized iron, all of which appears to be in serviceable condition with no signs of unusual or excessive deterioration. Our visual inspection and operation of several faucets suggests that volume and pressure are reasonable, however, you may wish to make your own determination if the volume and pressure will satisfy your needs.

The main shut-off valve is located at the front of the house.

It is characteristic for galvanized iron piping, which is used to supply hot and cold water to the various plumbing fixtures, to indicate some deterioration. This is usually evidenced by the appearance of rusty water when a faucet is operated. Since there is no standard or measurement to determine when corrective measures should be taken, it becomes a personal decision. Please be sure to make your own evaluation to determine if the present level of discoloration of the water that appears at the faucet is acceptable.

31. Pipe Insulation

The hot water piping is not insulated with energy saving insulation. This condition is normal in this climate area, however, wrapping the hot water piping would help to reduce energy consumption and speed up the time it would take for the hot water to reach distant faucets or showers.

32. Drainage Piping

The drainage piping within the property is cast iron.

The drainage piping **SHOULD BE SERVICED** to correct the following conditions:

- A. The hallway bathroom tub drains slowly indicating it may require drain trap cleaning.
- B. A drain stopper is not provided to serve the hallway bathroom tub.
- C. There is evidence of present leakage in the crawl space below the master bathroom shower.
- D. The drainage piping in the crawl space below the master bathroom is an improper slope.
- E. The drainage piping in the cabinet below the kitchen sink is an improper design. SEE PHOTO SUMMARY

It is recommended that a competent plumbing contractor be consulted for recommendations and corrective work.

33. Water Heater

The domestic hot water is furnished by a gas water heater with a capacity of forty gallons. The unit is equipped with the following items:

- A temperature/pressure relief valve to protect the system from failure because of excessive temperature or pressure.
- An approved type gas valve to provide convenient gas shut-off.
- An adequate flue to handle flue gases.
- Sufficient combustion air ventilation to serve the burners of the water heater.
- Seismic straps to protect it from tipping over in the event of an earthquake that appear to be in compliance with the methods suggested by the Division of the State Architect.

The water heater **SHOULD BE SERVICED** because:

- A. The discharge piping for the temperature/pressure relief valve terminates in the basement. The code requires that this safety valve have a rigid piped system to deliver the discharged water to a safe location to avoid accidental personal injury. SEE PHOTO SUMMARY

It is recommended that a competent plumbing contractor be consulted for recommendations and corrective work.

34. Gas Piping

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

HEATING SYSTEM

Inspection of the heating system is limited to a visual inspection of the accessible components of the heating system.

35. System

The building heating is furnished with a gas, forced air heating unit. The unit is equipped with the following items:

- A gas valve for the servicing of the unit.
- Sufficient combustion air ventilation to serve the burners of the heating unit.
- An electrical disconnect switch for convenient disconnection of electrical service for unit servicing.
- An electronic ignition system for the pilot burner. This device offers the most current energy conservation feature for the furnace.

The heat exchanger of the heating unit is not accessible for inspection, therefore, a complete inspection of the unit could not be performed. If further confirmation of its condition is needed, it will require a disassembly of the unit. We do not perform this level of inspection. If further inspection is desired, it is suggested that a competent heating contractor be consulted.

The heating unit **SHOULD BE SERVICED** because:

- A. The flue serving the heating unit is improperly sloped in the basement. SEE PHOTO SUMMARY

It is recommended that a competent heating contractor be consulted for recommendations and corrective work.

36. Filters

The air filters for this unit should be checked periodically for cleanliness. The filters should be kept clean for efficient and economical system operation.

37. Thermostat Setback

The thermostat controlling the heating system does not have an energy saving night setback feature. This is not a code requirement, however, you may wish to consider the upgrading of this thermostat for the benefit of reducing energy costs.

38. Ductwork

The air distribution ductwork appears to be in serviceable condition. The ductwork is wrapped with insulation for energy conservation.

ATTIC

A limited inspection of the attic space was performed because it was inspected from the access opening due to insulation covering the ceiling joists.

39. Insulation

The attic space is insulated with cellulose type insulation to an estimated resistance value which varies between R-11 (three and one-half inches) which is considered a minimal amount of insulation and below the recommended level necessary to provide energy efficiency and R-19 (six inches) which is considered an adequate amount for the control of heat loss during the heating season.

40. Structural Members

The structural framing in the attic appears to be adequately installed and properly supported. There is no evidence of modification or structural failure.

41. Ventilation

The ventilation in the attic space appears to be adequate to meet building code and satisfy the free air requirements.

There is evidence of a damaged ventilation screen serving the east attic area. This condition could result in large insects or birds obtaining access to the attic space. It is suggested that affected ventilation screens be repaired or replaced during routine maintenance of the exterior.

FOUNDATION, PARTIAL BASEMENT & CRAWL SPACE

Our foundation inspection does not include soil testing or visual evaluation since this work requires skills beyond our level of knowledge. Soil type and condition will determine the amount of future settlement; therefore, a soils engineer should be consulted if an estimate of future settlement is desired.

The foundation, partial basement and crawl space were inspected by entering the crawl space and basement.

42. Insulation

The under floor area of the building is not insulated. This condition is normal for this climate area as the heat loss through the floor is considered minimal.

43. Structural Members

The structural members and structural supports located in this area appear to be adequate and properly installed.

44. Below Sub Floor

There is evidence of water staining below the master bathroom that appears to be the result of a previous leak. It is suggested that repair of the previous leak be confirmed with the property owner and a competent pest control contractor be consulted for recommendations and corrective work.

45. Ventilation

The ventilation provided for the foundation, partial basement and crawl space area appears to be adequate.

There is evidence of broken screened vents serving the rear and west crawl space area. This condition could permit rodents to enter the crawl space. It is suggested that the screened vents be kept in good repair as a part of routine maintenance.

46. Foundation

The perimeter concrete foundation appears to be in serviceable condition. There is evidence of minor cracks and minor settlement at the foundation. These conditions do not appear to be unusual considering the age of the building, however, we cannot confirm if the conditions have stabilized. It is very important that surface water drainage and soil moisture content be properly maintained to help control building settlement.

47. Foundation Bolts

Because of the style of construction, actual verification of the use of anchors or bolts could not be confirmed.

48. Moisture Infiltration

There is evidence in the crawl space of minor infiltration of moisture. This condition is noted by the residue at the stem wall of the foundation. It is important that surface water drainage be properly maintained to help reduce the infiltration of surface water and avoid the possibility of foundation settlement.

GENERAL COMMENTS

There appears to be additional construction to the original building at the master bedroom. This construction would usually require the issuance of a building permit. Please verify with the property owner if a permit was issued for this work. The work performed at the additional construction appears to satisfy the uniform building codes for health and safety.

The air conditioning unit was not checked due to the fact that Property Inspection Service does not check these units when the outside air temperature is less than 65 degrees.

SEISMIC DISCLOSURE

As a benefit for homeowners purchasing homes that were built prior to 1960, The California Seismic Safety Commission requires that a disclosure be made concerning earthquake safety. This disclosure requires that the seller provide to the buyer a booklet titled, "The Homeowner's Guide to Earthquake Safety". The disclosure addresses seven issues that we have attempted to answer, however, it is very important that you understand that the law does not require a seller of a home to incorporate any modification as a part of this disclosure. Therefore, this disclosure is made for informational purposes only.

Should you wish to have a professional analysis made of the earthquake preparedness of your home, you should consult a qualified engineer.

1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?

This water heater is strapped by the most popular method, however, it is not in compliance with the local code requirements.

2. Is the home anchored or bolted to the foundation?

Because of the style of construction, actual verification of the use of anchors or bolts could not be confirmed.

3. If the house has cripple walls:

- a) Are the exterior cripple walls braced?
- b) If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?

These conditions do not apply to this property.

4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?

This condition does not apply to this property.

5. If the house is built on a hillside, answer the following:

- a) Are the exterior tall foundation walls braced?
- b) Were the tall posts or columns built to resist earthquakes or have they been strengthened?

These conditions do not exist at this property.

6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?

This condition does not exist at this property.

7. If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?

This condition does not exist at this property.

REPORT PHOTO SUMMARY PAGE



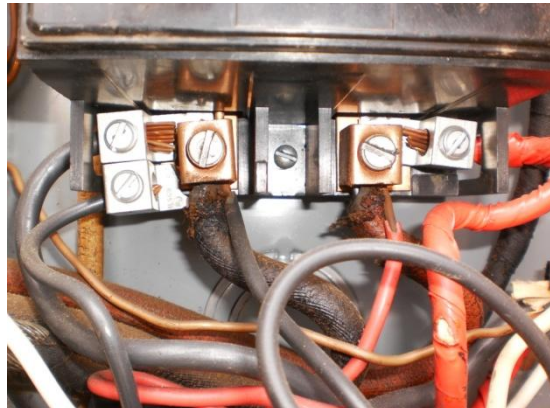
There is exposed underlayment at the south side of the house.



There is evidence of large cracks at the top of the chimney.



There is electrical circuit wiring that is not considered adequately protected in the detached garage at the west wall.



There is an improper connection of circuit wires to the main lugs in the main panel.



The drainage piping in the cabinet below the kitchen sink is an improper design.



The discharge piping for the temperature/pressure relief valve terminates in the basement.



The flue serving the heating unit is improperly sloped in the basement.