Property Inspection Report

Sample Home Inspection Report , CA 95014

Inspection Date:
Sample

Prepared for:
Martin Morgan

Report Number:
I0903450

Inspector:
Martin Morgan

All Bay
Home Inspection Inc.
408.873.2600

ASHI
AMERICAN SOCIETY OF HOME INSPECTORS
MEMBER

Sample

Martin Morgan

Inspection Address: Sample

Report Number: I0903450

Dear Sample:

At your request, an inspection of the above property was performed on ???. All Bay Home Inspection, Inc. is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the accessible components of the property. This report is not an exhaustive technical evaluation.

Please understand that there are limitations to this inspection. Many components of the property are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a property, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

Your attention is directed to your copy of the Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection.

The information provided in this report is solely for your use.

Thank you for selecting our company.

Sincerely,

Martin Morgan

Martin Morgan

All Bay Home Inspection, Inc.

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Overview

THE PROPERTY IN PERSPECTIVE

This is a well built and maintained twenty-three year old two-story home with an attached garage.

As with all properties, ongoing maintenance is required and improvements to the systems of every home will be needed over time.

The improvements recommended in this report are not considered unusual for a home of this age.

Please also take into consideration that there is no such thing as a perfect property.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: denotes a system or component that is considered significantly deficient. Significant deficiencies need to be corrected and are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component that needs corrective action to assure proper and reliable function.

Improve: denotes improvements or upgrading that are recommended but not required.

Monitor: denotes a system or component that will require further investigation and/or monitoring in order to determine if repairs are necessary.

THE SCOPE OF INSPECTION

This report has been prepared based upon the Standards of Practice established by The State of California and The American Society of Home Inspectors - ASHI®.

All components designated for inspection in the ASHI® Standards of Practice, adopted January 1, 2000, are inspected, except as may be noted within this report.

Representative samples of building components are viewed in areas that are readily accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. This inspection is visual only.

The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection. Detached structures or buildings are not included.

This inspection is not intended to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected. The inspection and report should not be relied on as such.

The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. All Bay Home Inspection, Inc. is neither a guarantor nor insurer. Not all improvements will be identified during this inspection.

The inspection and related report do not address and are not intended to address code and/or regulation compliance, mold, mildew, indoor air quality, asbestos, radon gas, lead paint, urea formaldehyde, soils contamination and any other indoor or outdoor substances. The client is urged to contact a competent specialist if information, identification or testing of the above is desired.

The acceptance of this report by the client acknowledges the client's agreement to all of the terms and conditions of the inspection contract. Please refer to the inspection contract for a full explanation of the scope of the inspection.

This inspection report shall not be transferred or relied upon by any other person or company without the written consent of All Bay Home Inspection, Inc.

Corporate Office: 1020 Harlan Court, Suite A - San Jose, CA 95129

COST OF REPAIRS AND MAINTENANCE GUIDE

Home inspectors in the State of California are not allowed to perform repairs. We do not include price estimates in our property inspection reports, as it is considered a conflict of interest.

All Bay Home Inspection, Inc. has developed a list to serve as a guideline and to provide estimates for some common repair items. The list is available at http://allbay.com/cost.htm .

A guide to residential maintenance can be downloaded at http://www.allbay.com/newbuyer.htm .

Foundation / Structural

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	•Concrete Perimeter w/Piers •Crawlspace Configuration
Floor Structure:	•Wood Framing: Columns, Floor Joists, Beams & Plywood Subflooring
Bottom Plates:	•Bolted to the Foundation
Crawlspace Access:	•Exterior •Method of Inspection: Entered •Moisture Barrier: None
Wall Structure:	•Wood Framing
Roof, Ceiling:	•Wood Framing & Solid & Spaced Plank Sheeting
Attic Access:	•Closet •Method of Inspection: Viewed from Access

STRUCTURAL COMPONENT OBSERVATIONS

The construction of the home is good quality.

The structure exhibits no evidence of substantial movement.

No major defects were observed in the accessible structural components of the home.

RECOMMENDATIONS / OBSERVATIONS

Crawlspace

- **Repair:** All debris should be removed from the crawlspace. Organic debris in the crawlspace is attractive to wood boring insects.

Foundation Movement

- **Monitor:** One foundation pier shows evidence of movement. Given the history of this area, it is suspected that this condition is the result of expansive soil conditions. This can be a very serious structural problem. The rate of future movement cannot be predicted during a one-time inspection. A structural engineer should be consulted to further evaluate this condition and the remedies available for correction.

Foundation Cracks

- **Monitor:** Common minor hairline cracks were observed in the foundation walls of the home. No displacement was noted. This type of cracking implies that some minor structural movement of the home has occurred, as is typical of most homes.

Floors

- **Repair:** The wood framing floor structure shows evidence of rot at the master bathroom location. Rot weakens the structure and causes distress to the building. All damaged wood should be replaced. Recommendation: Review the section one items on the termite inspector's report.

- **Monitor:** Minor unevenness was observed in the floor structure at the master bathroom. Although this condition is common, this implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A structural engineer should be consulted to further evaluate this condition and the remedies available for correction.

Roof

- **Repair:** Evidence of roof leakage was observed (water staining in attic). Please refer to the Roofing section of the report for recommendations.

Dry Rot

- **Repair:** Evidence of wood dry rot was observed in the garage, crawlspace and exterior of the home. Any damaged wood should be replaced. Recommendation: Please refer to the termite inspector's report.

Wood Boring Insects

- **Repair:** Evidence of wood boring insect activity was observed in the crawlspace of the home. There is risk of additional hidden damage since wood-boring insects can do a substantial amount of damage. A licensed pest control specialist should be engaged to eliminate further insect activity within the property.

Concrete Garage Floor

- **Monitor:** The garage floor slab has typical cracking. This type of cracking is usually the result of shrinkage and/or settling of the concrete slab. This type of concrete floor slab is not a structural

member. Cracks of more than ¼ inch in height could present a trip hazard. No improvements are considered necessary at this time.

Crawlspace Water Intrusion

- **Monitor:** The crawlspace shows evidence of seasonal moisture penetration (water stains and efflorescence). *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.* Virtually all crawlspaces exhibit signs of moisture penetration and most will have water intrusion at some point in time. The visible evidence is not considered unusual for a home of this age, construction and location. Further monitoring of the foundations will be needed to determine what improvements, if any, will be required. Water intrusion in the crawlspace rarely affects the structural integrity of a home.

  The vast majority of crawlspace leakage problems are the result of insufficient control of storm water at the surface. The ground around the home should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of crawlspace leakage. Please refer to the Roofing and Exterior sections of the report for more information.

Recommended Seismic Improvements

- **Improve:** Connectors should be installed between the floor beams and the support posts. This will add an extra measure of stability to the structure should movement occur.
- **Improve:** In an effort to reduce the potential for structural damage during earthquake conditions, it would be wise to consider “shear wall” reinforcement of the cripple walls. A qualified licensed contractor or structural engineer should be consulted in this regard.
- **Improve:** The garage has a living area above it. In an effort to reduce the potential for structural damage during earthquake conditions the garage door opening should be strengthened. A qualified licensed contractor or structural engineer should be consulted in this regard.

LIMITATIONS OF FOUNDATION & STRUCTURAL COMPONENT INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sampling of visible structural components was inspected. Concealed or inaccessible structural components are not inspected (including items that are within the crawlspace, underground or contained inside walls, concrete slabs, or other closed portions of the building, or otherwise concealed by fixtures, appliances, furnishings, personal property, and/or vegetation).
- Termites, wood boring insects, dry rot, fungus, rodents, or other pests are outside the scope of this inspection (only a state licensed pest control inspector can legally inspect for these conditions).
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Roof System

DESCRIPTION OF ROOFING SYSTEM

Roof Covering: •Wood Shake

Roof Drainage System: •Metal Gutters •Downspouts discharge above grade

Skylights: •Curbless

Method of Inspection: •Viewed from the ground

ROOFING OBSERVATIONS

The wood shake roof coverings are older and are at or near the end of their useful life.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Major Concern:** The roofing is near the end of its useful life. Expect to replace the roof soon. All flashings should be replaced during re-roofing. Further guidance should be obtained by a licensed roofing contractor.

Gutters & Downspouts

- **Repair:** Leaks in the gutters should be repaired.
- **Repair:** The downspouts should discharge water at least five feet from the foundation or drain into a functioning subsurface drainage system. Storm water should be encouraged to flow away from the building at the point of discharge (a potential source of water entry into the crawlspace).

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.
- Leakage can develop at any time and may depend on rain intensity and/or wind direction.
- Roof inspection may be limited by the type of roof coverings, access, roof condition, weather, etc.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Chimneys / Fireplaces

DESCRIPTION OF CHIMNEYS & FIREPLACES

Fireplaces (2): •Metal Firebox •Gas Starter

Chimney, Flues (2): •Metal below Siding •Rain Cap & Spark Arrestor installed

CHIMNEY & FIREPLACE OBSERVATIONS

The metal fireboxes and metal flues do not show any signs of significant deterioration.

RECOMMENDATIONS / OBSERVATIONS

No improvements to the chimney or fireplace are considered necessary at this time.

LIMITATIONS OF FIREPLACE & FUEL BURNING APPLIANCE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The inspection is visual in nature. It does not involve igniting or extinguishing fires.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Exterior Components

DESCRIPTION OF EXTERIOR

Wall Coverings:	•Plywood Siding
Soffit, Fascia:	•Wood •Open Rafters
Exterior Doors:	•Metal Sliding Glass •Wood •Metal
Window, Door Frames, Trim:	•Wood •Metal
Window Glazing:	•Single & Double Glazed
Driveway, Walkways:	•Asphalt •Concrete
Patio, Steps, Decking:	•Wood
Overhead Garage Door:	•Wood Sectional •Automatic Opener
Fencing:	•Wood

EXTERIOR OBSERVATIONS

The lot drainage appeared to be conducting the surface water away from the building.

The driveway and walkways are in good condition.

The exterior of the home shows evidence of normal wear.

Window frames are low maintenance materials.

There is no significant wood/soil contact around the perimeter of the structure, thereby reducing the risk of insect infestation or rot.

The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that does not reverse could injure someone. Please refer to the owner's manual or contact the manufacturer for more information.

RECOMMENDATIONS / OBSERVATIONS

Concrete Flatwork – Walkways

- **Monitor:** The soil below the walkways has settled and/or heaved. Differences of more than one-quarter of an inch in height may present a trip hazard. Persisting movement may result in the need for replacement.
- **Repair:** The wood borders between the slab sections of the concrete walkways have deteriorated. These should be replaced with treated wood. Rotted wood is attractive to wood destroying insects and also could present a trip hazard.

Front Entry Steps/Stoop

- **Safety Issue:** As the stoop is over eighteen inches in height and the stairs have more than three risers a railing and handrail system should be provided.

Exterior Steps/Stoop

- **Repair:** The front entry steps and support structure show evidence of fungus and dry rot. Recommendation: Consult the termite inspectors report.

Overhead Garage Door Trim

- **Repair:** The bottoms of the overhead wood garage door and the garage service door jambs are in contact with the asphalt driveway. This type of installation is prone to rot and/or insect activity. Recommendation: Replace the damaged trim.
- **Repair:** The top trim at the garage door shows evidence of water intrusion.

Exterior Walls

- **Repair:** The top of the trim at every window, door and at the band boards are not sealed. This could allow water intrusion into the structure and or cause rot.
- **Repair:** All pipe and wire penetrations through the exterior walls should be sealed. Water leaking though non-sealed areas can cause structural damage.
- **Repair:** The windows require caulking at the exterior. Water leaking through unsealed areas can cause structural damage. The unsealed areas can also allow air intrusion into the structure.
- **Repair:** Vegetation growing on or within six inches of exterior walls should be kept trimmed away from the siding, window/door trim, and the eaves.
- **Repair:** The loose siding at the front entry wall, family room chimney and above the kitchen sink window should be repaired.
- **Repair:** The missing outside corner trim at the kitchen should be replaced. The roof to wall flashings are also incorrectly installed at this location. The flashings should be under the siding.

- **Repair:** To help preserve the structure the wood exterior components should be painted.
- **Repair:** Water staining was observed on the eaves at the master bathroom and kitchen roof windows of the home. The roof is leaking in these areas.
- **Repair:** The rotted wood trim at the master bathroom roof window location should be repaired or replaced.
- **Repair:** The rotted band boards at the front wall and above the garage should be replaced.

Exterior Doors

- **Monitor:** The kitchen metal sliding patio door shows evidence of condensation/water intrusion. This type of metal door is notorious for leaking at the area where the side jambs meet the threshold. Maintaining a good silicone caulking seal at this vulnerable area is recommended.
- **Repair:** The damaged wood trim at the kitchen sliding glass door should be replaced.

Double Keyed Deadbolts

- **Safety Issue:** The laundry room and kitchen exterior doors have double-keyed deadbolt locks. Because the locks require a key to open from the interior when locked, they are considered a fire safety egress issue. Replacement of the locks is recommended.

Garage Overhead Door

- **Repair:** The wood overhead garage door is damaged. Installing a new overhead garage door would improve the function and appearance of the door, while reducing maintenance.
- **Improve:** Although the installation of the current garage door opener predates the current code, it is recommended that the opener have electronic eye auto-reverse protection installed. This installation is required on any automatic door openers installed, 1991 to the present. Information on garage door openers is available from the Consumer Product Safety Commission at 1-800-638-2772.

Garage Door to Home

- **Safety Issue:** The closer on the door between the garage and the interior of the home should be adjusted to close automatically. This will reduce the potential of toxic automobile gases and fire from entering the home.

Garage Ceiling

- **Monitor:** Water staining was noted at the ceiling of the garage.

Wood Deck

- **Safety Issue:** Handrails should be provided for all of the exterior stair locations.
- **Safety Issue:** The handrail and steps at the left side are rotted. Replacement is recommended.
- **Monitor:** The decks and support posts were not evaluated for structural soundness. A structural engineer should be consulted to further evaluate these areas.
- **Repair:** The wood deck shows evidence of dry rot. Replacement may eventually be desired. In the interim, localized repairs could be undertaken.

Wood Fencing

- **Repair:** Replacement of the deteriorated sections of the wood fencing should be anticipated.
- **Improve:** The wood fencing has been installed without the proper termite flashing where the wood fence abuts the structure. Installation of the metal flashing is recommended.

Retaining Wall

- **Safety Issue:** As there is a danger of falling at the retaining wall at the left side, a railing system is required. This is a safety concern that should be addressed promptly.
- **Repair:** The masonry retaining wall at the left side of the driveway was installed without the benefit of weep holes. The weep holes allow for relief of water pressure. Installation is recommended.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The inspection does not include an assessment of geological, geotechnical, hydrological conditions, or environmental hazards.
- Recreational facilities, outbuildings, erosion control, planters, and retaining walls and/or other earth stabilization measures are not inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL SYSTEM

Service:	•Underground •Conductors Not Visible
Service Conductor Rating:	•125Amp - 120/240Volt
Service Grounding:	•Copper •Aluminum •Not Visible
Service Disconnect:	•125Amp Breaker •Location: Exterior (front wall)
Main Distribution Panel:	•Breakers •Location: Garage Exterior (common to service)
Sub-Panels:	•Breakers •Location: Garage Interior •Fuses •Location: AC Condenser
Distribution Wiring:	•Romex •Copper •Aluminum (240Volt Feeds)
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathrooms, Garage & Exterior (1 circuit)
ARC Fault Circuit Interrupters:	•None Present

ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs.

All outlets and light fixtures that were tested operated satisfactorily.

All 3-prong outlets that were tested were appropriately grounded.

Ground fault circuit interrupter (GFCI) devices have been provided in some areas. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly.

The inspection of the electrical system revealed the need for repairs. These repairs should be considered a high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard***. A licensed electrician should be consulted to undertake the recommended repairs.

RECOMMENDATIONS / OBSERVATIONS

Exterior Electrical Panel Access

- **Repair:** Access to the electrical panel is restricted. A thirty-inch clearance is required at the front and to the sides of the panel. Recommendation: Trim the vegetation away from the panel.

Bonding Wires - Water Heater Location

- **Repair:** The water lines at the water heater do not have the electrical bonding wires attached (bonding connection between the cold water feed, the hot water line and the gas supply line). Installation is recommended.

Garage Electrical Panel

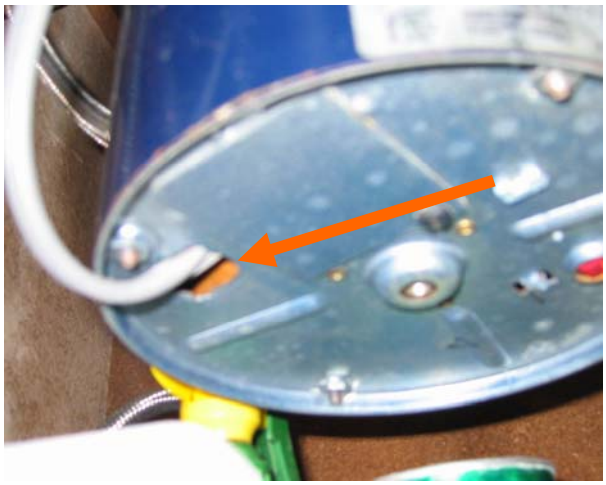
- **Repair:** Some of the circuits in the garage electrical panel are mislabeled. Some of the circuits appear to be improperly bridged.
- **Repair:** All of the circuits in the electrical distribution panel are required to be labeled.
- **Repair:** The dead front cover of the garage electrical panel has improper fasteners holding it in place (2 of 4). The pointed sheet metal screws should be replaced with machine screws (blunt-ended) as are normally supplied with the panel.

Exterior Lighting

- **Repair:** The exterior light fixtures are not sealed where they abut the exterior finishes of the home. Typically, exterior light fixtures are installed with a weatherproof gasket or caulked where they abut the exterior finishes.

Kitchen

- **Repair:** The wiring at the kitchen waste disposal is incomplete. The cable clamp is missing at the disposal location. Installation is recommended.



ARC Fault Circuit Interrupters

- **Improve:** The installation of ARC fault circuit interrupter protected circuits is recommended at all bedroom locations. For an additional level of protection all branch circuits that supply 125Volt, single-phase power installed in bedrooms should be protected by ARC-fault circuit interrupter(s). This requirement became effective November 1, 2002 for all new and remodeled construction.

Ground Fault Circuit Interrupters

- **Improve:** The installation of ground fault circuit interrupter (GFCI) devices is advisable on any outlet within six feet of a water source, all kitchen countertop outlets and all exterior and garage outlets. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. A GFCI constantly monitors the flow of electricity out of the "hot" wire and flowing back through the "neutral" wire to sense any loss of power to the fixture. It will also switch off the power when the current is escaping out of the circuit and not returning to the neutral wire, thus protecting against what could be a lethal dose of electricity.

Incandescent Light Bulbs

- **Repair:** The exposed incandescent light bulbs used in the attic and 1st floor bedroom storage closet locations are not approved for this use. Exposed incandescent light bulbs are considered a fire hazard. Replacement of the light fixture and bulb with an approved covered lens and bulb is recommended.

Garage

- **Safety Issue:** Ground fault circuit interrupters (GFCI) are required at all garage outlets since 1978 (except dedicated appliance circuits).
- **Repair:** Improper electrical wiring in the garage to the exterior garage light fixture should be repaired. Lamp cord wiring is not rated for use through walls. All connections are required to be made in a junction box. Exposed electrical wiring on the interior of the garage should be relocated, covered by protective sheetrock/paneling, or protected by conduit or flexible armored cable. This applies to all 110/240Volt wiring under eight feet in height.
- **Repair:** Missing outlet/switch cover plates should be replaced to avoid a shock hazard.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sampling of outlets and light fixtures were tested. Concealed electrical components could not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring systems, antennae, computer wiring, satellite or cable TV systems and/or other components that are not part of the primary electrical power distribution system.
- Fire sprinklers, smoke alarms/detectors and carbon monoxide detectors are not inspected or tested.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING SYSTEM

Furnace Location:	•Interior Closet
Heating System Type:	•Gas •Forced Air Furnace •Brand: Day & Night •Age: 23 Years
Exhaust Flue:	•Metal, Single Wall to Double Wall
Heat Distribution Method:	•Ductwork

HEATING OBSERVATIONS

The furnace is estimated to be twenty-three years old. The typical life cycle is 20-25 years. Some units will last longer, others can fail prematurely.

The heating system is in good condition.

The heating system is controlled by a “set back” thermostat. This type of thermostat helps reduce heating costs, if set up correctly.

The system does not require a pilot light, thereby increasing its efficiency.

No major defects were observed in the visible portions of the heating system.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Monitor:** Given the age of the furnace, it may be nearing the end of its useful life.

Plenum Leakage

- **Repair:** The air leaks at the furnace should be improved. Conditioned air was leaking from the furnace at several locations of the plenum.

Furnace Exhaust Flue

- **Safety Issue:** The “B-Vent” metal flue piping from the furnace is not sufficiently clear from combustible materials (sheetrock). A one-inch clearance from any combustible material is required. The clearance should be improved (fire safety).

- **Safety Issue:** The rooftop furnace flue cap has collapsed. This could block the proper flow of combustion gasses. Recommendation: Replace the vent cap.

Furnace Clearance

- **Safety Issue:** The clearance of the forced-air furnace from combustibles is unsafe. The furnace manufacturer requires a minimum of a six inch clearance from combustible material at the front of the furnace. This situation can pose a safety threat and a fire hazard.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection only. The scope of the furnace inspection does not include a detailed evaluation of the heat exchanger. The furnace inspection was limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance was not inspected.
- The furnace heat exchanger and the interior of the flue were not inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Air Conditioning

DESCRIPTION OF COOLING SYSTEM

System Type: •240Volt •Central Air Conditioning •Brand: Carrier

Other Components: •Condensate Pump

SYSTEM OBSERVATIONS

This relatively new system should have many years of useful life remaining. Regular maintenance will, of course, be necessary.

The capacity and configuration of the system should be sufficient for the home.

The condenser employed in the system is estimated to be four years old.

The system shows no visible evidence of major defects.

The system responded properly to operating controls.

RECOMMENDATIONS / OBSERVATIONS

No improvements to the air conditioning system are considered necessary at this time.

LIMITATIONS OF COOLING SYSTEM INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Pressure testing of the coolant system is beyond the scope of this inspection.
- The amount cooling supply adequacy or distribution balance was not inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Crawlspace Ventilation:	•Exterior Wall Vents
Floor Insulation:	•R19 Fiberglass (partial only)
Exterior Wall Insulation:	•R11 Fiberglass
Attic Insulation:	•R25 Fiberglass
Roof Ventilation:	•Gable Vents •Whole House Ventilator
Exhaust Fan/Vent Locations:	•Kitchen •2nd floor Bathrooms •Laundry

INSULATION / VENTILATION OBSERVATIONS

This is a well insulated home.

RECOMMENDATIONS / OBSERVATIONS

Crawlspace Ventilation

- **Repair:** Due to the ledger board of the rear deck the **v**entilation of the crawlspace is insufficient. One square foot of free vent area should be provided for every five hundred square feet of crawlspace. Proper ventilation will help to control humidity and reduce the potential for rot.

Crawlspace Insulation

- **Repair:** Damaged, loose or missing floor insulation should be replaced.

Whole House Fan

- **Repair:** The house is equipped with a whole house fan located in the 2nd floor hallway. The current attic has a minimal amount of ventilation. When using the whole house fan the attic will become pressurized. The current vent screens could be blown out. Recommendation: When using a whole house fan twice the amount of the required ventilation should be provided (1 square foot for every 75 square feet of roof).

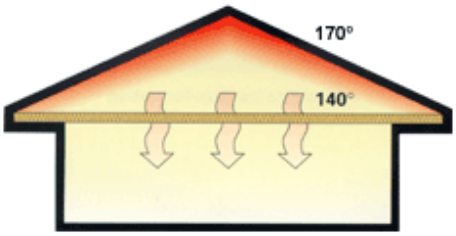
Attic Ventilation

- **Repair:** The level of ventilation throughout the attic should be improved. It is generally required that one square foot of free vent area be provided for every one hundred and fifty square feet of ceiling area. Proper ventilation will help to keep the home and garage cooler during warm weather and extend the life of the roofing materials. Proper ventilation will also help reduce the potential for heat build-up and condensation within the attic.

One of the critical aspects of a roof system's durability is the *ventilation* of the attic or space below the roof. Attic ventilation means exchanging the existing air in an attic for fresh air and allowing the fresh air to circulate

throughout the attic. The two basic benefits of this air exchange are a cooler attic in the summer and a dryer attic in the winter.

These combined benefits provide greater occupant comfort; savings in the energy used for cooling, and help in maintaining the structural integrity of the roof system. Without adequate venting of the under roof or attic area, heat and moisture can build up and possibly lead to premature roof aging and/or structural concerns. Two natural forces help provide ventilation, convection and wind. Convection is the natural tendency for warm air to rise. As the warm air rises in an attic, cooler air is pulled in to replace it. Wind flow over a roof system also creates air movement in the attic as areas of positive and negative pressure are created. The positive wind pressure on the upwind side of a home forces in fresh air, while negative pressures on the downwind side draw out warm moist air. However, for any movement of air to take place, there must be adequate *intake* and *outlet* vents. For the airflow to be effective, the vents must be sized properly and positioned at the correct locations in the roof.



The principal source of attic heat is solar heat gain from direct sunlight on the roof. Even on a cloudy day there is an appreciable amount of heat transmitted to the roof. This solar heat is transmitted through the roof material and, in turn, is radiated to the attic floor -- or to the top surface of the ceiling insulation. This surface becomes heated, and the attic air in contact with the underside of the roof and the top of the insulating material also becomes heated.

Gradually, the temperature increases until the entire attic, including the roof framing, sheathing, floor, insulation, and air are extremely hot. On a hot summer day with outside temperatures around 95° F the roof sheathing in a poorly vented attic may reach a temperature in excess of 170° F. The attic floor or insulation surfaces may reach 140° F or more.

As the sun lowers in the sky and eventually sets, the roof begins to radiate the heat from the attic to the outside air thus allowing the attic to cool. Sometimes the heat absorbed by the structural materials, however, is not entirely removed during the overnight period. Consequently, in certain situations the heat can build up sooner and stay longer the next day, exacerbating heat related effects on the roof system. High attic temperatures can promote deterioration of roof sheathings and cause wood framing members to split and deform.

1st Floor Bathroom

- **Improve:** The installation of a bathroom exhaust fan that discharges to the building exterior is recommended.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed. No destructive tests are performed.
- The attic was viewed from the access hatch (we do not want to risk damage to the ceiling finishes).
- No access was gained to the wall or sloped ceiling cavities of the home.
- Any estimates of insulation R-values or depths are rough average values.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Plumbing Systems

DESCRIPTION OF PLUMBING SYSTEMS

Water Service Entrance: •Copper •Valve Location: Garage Exterior (front wall)

Water Supply Piping: •Copper

Anti-siphon Valves: •Sprinkler System

Waste, Drain & Vent Piping: •ABS Plastic •Exterior & Crawlspace Cleanouts

Water Heater: •Forty Gallon, Gas •Location: Exterior Closet
•Exhaust Flue: Metal, Single Wall to Double Wall

Main Gas Shut-Off Valve: •Gas Valve at Exterior (garage, left side)

Earthquake Actuated Gas Shut Off Valve: •None Present

PLUMBING OBSERVATIONS

The piping systems within the home, for both water supply and waste, are good quality systems. The plumbing systems are in good condition.

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

The plumbing fixtures appear to have been well maintained.

The water heater is an older unit that may be approaching the end of its useful life. As the typical life expectancy of water heaters is 9 to 15 years, one cannot predict with certainty when replacement will become necessary.

The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

RECOMMENDATIONS / OBSERVATIONS

Gas Meter Access

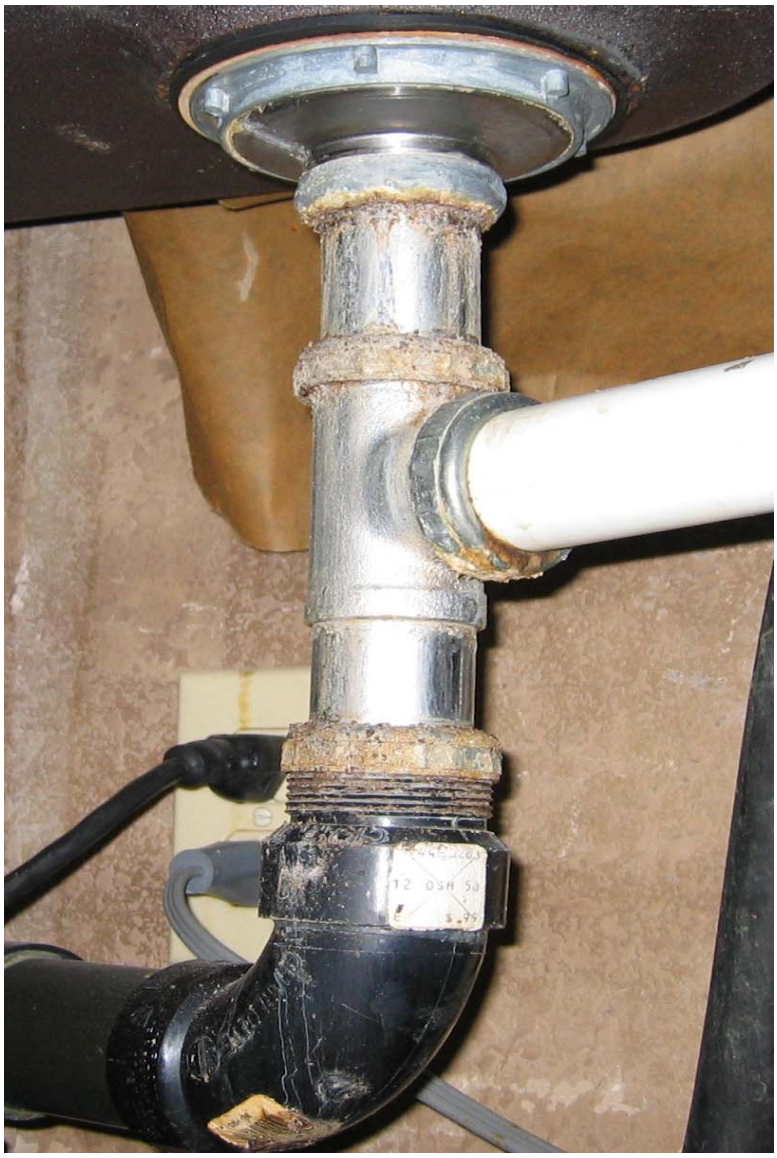
- **Repair:** Access to the main gas shut-off valve at the right side of the garage is restricted. Recommendation: Trim the vegetation away from the front of the meter and shut-off valve.

Water Supply Piping

- **Repair:** The main copper water service piping is not protected where it passes through the asphalt driveway at the front of the garage location.
- **Repair:** To reduce the risk of contamination of supply water, the installation of backflow preventors on exterior hose bibs would be wise.
- **Repair:** The hot and cold water lines are touching within the structure under the master bathroom in several locations. The lines should have a minimum of four inches of clearance.

Waste Piping

- **Repair:** The commode is loose in the master bathroom.
- **Repair:** The waste connection is leaking in the kitchen.



Jacuzzi Tub

- **Repair:** Access to the Jacuzzi tub in the master bathroom should be provided. The electrical connection of the Jacuzzi motor is required to be GFCI protected. This could not be verified at the time of inspection.

Water Heater - Noisy

- **Major Concern:** The water heater is excessively noisy when heating hot water (popping sound). This is typically due to a build-up of sediment at the bottom of the water heater. Recommendation: Replace the water heater.

Water Heater Strapping

- **Safety Issue:** The water heater strapping should be improved. Water heaters in seismic zones should be strapped to resist movement during earthquake conditions. The strapping for water heaters up to fifty-two gallons should be complete with lag bolts and washers at two points, one within the upper one-third and one within the lower one-third of its vertical dimensions. The water heater straps are required to be installed under the energy blanket. The strapping is also required to wrap completely around the water heater and then return to the walls. At the lower strap location, a minimum distance of four inches shall be maintained above the controls with the strapping. Please refer to the California Health & Safety Code Sections: #19210 - 19217. The instructions provided by the Office of the State Architect are available at: http://allbay.com/pdf/infocenter/water_heater_bracing.pdf.

Water Heater Exhaust Flue

- **Safety Issue:** The "B-Vent" metal double-wall flue piping from the water heater is not sufficiently clear from combustible materials (sheetrock). A one-inch clearance from any combustible material is required. The clearance should be improved (fire safety).

Water Heater Drip Pan

- **Repair:** The water heater is installed on a wood frame structure. To help reduce the potential for water damage to the flooring/structure, the manufacturers' installation guidelines require water heaters to have a drip pan installed beneath the water heater. Installation is recommended.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following condition:

- Concealed portions of the plumbing system could not be inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall & Ceilings:	•Sheetrock
Interior Doors:	•Wood Raised Panel •By-Pass Closet •Pocket •Bi-Fold
Floor Finishes:	•Carpet •Vinyl/Resilient •Tile

INTERIOR OBSERVATIONS

Overall, the interior finishes of the home are considered to be in average condition. Typical flaws were observed in some areas.

The windows are modest quality units. While there is no rush to substantially improve these windows, replacement windows would be a logical long-term improvement.

The doors are good quality.

The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Smoke Alarms

- **Safety Issue:** Properly functioning smoke alarms are required inside and outside of all sleeping areas and all levels within the home.

Wall / Ceiling Finishes

- **Monitor:** Minor flaws and cracks were noted in various locations of the interior. The cracking does not appear to be the result of a structural failure. Repairs will be necessary in some areas before painting.

Interior Doors

- **Repair:** Interior doors in various locations should be adjusted to fit/function properly.
- **Repair:** Interior doors were dragging the carpeting in various locations. They should be trimmed.

Windows

- **Monitor:** The single pane windows show evidence of condensation. Controlling indoor humidity levels and/or improving window efficiency would help to control this condition.
- **Improve:** The single pane windows are in disrepair. The windows are not energy efficient. Replacement window installation would be the best long-term solution. The most important factor is that the existing windows remain operable and the exteriors are well maintained to avoid rot or water infiltration.

Kitchen

- **Repair:** The open wall at the kitchen sink base location should be sealed/re-sheetrocked.

- **Repair:** There is evidence of a prior leak below the dishwasher (garage ceiling stains). Some water damage has occurred. Recommendation: Review the termite inspectors report.
- **Repair:** The waste connection is leaking in the kitchen.

Bathrooms

Basins

- **Improve:** The acrylic basin shows evidence of heavy wear. It may be desirable to replace it.

Master Bathroom

- **Repair:** The toilet is loose.
- **Repair:** Cracked, deteriorated and/or missing shower stall enclosure caulking should be replaced. Water leaking through non-sealed areas can cause structural damage. Damage caused by water seepage cannot be determined by this visual inspection.
- **Repair:** The master bathroom tub/shower door is leaking and should be repaired or replaced as necessary.

Stairway Railing Openings

- **Improve:** Although the construction of the home predates the current code, the openings in the stairway railing(s) are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Furniture, storage and/or wall hangings are not moved to permit inspection and may conceal defects.
- Carpeting, window treatments, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Interior Laundry: •240Volt Circuit for Dryer •Dryer Vented to Building Exterior
•120Volt Circuit for Washer •Hot and Cold Water & Waste Standpipe for Washer

Kitchen: •Refrigerator •Built-in Electric Oven & Microwave •Dishwasher w/Airgap
•Trash Compactor •Electric Cooktop w/Exhaust Fan •Disposal

APPLIANCE OBSERVATIONS

The appliances are considered to be in good condition.

The compactor, refrigerator, disposal and dishwasher are newer. Many years of serviceable life should remain.

The microwave and oven are older. As such, they will become more prone to breakdowns.

RECOMMENDATIONS / OBSERVATIONS

Clothes Dryer

- **Safety Issue:** The foil clothes dryer exhaust vent pipe should be replaced. Vinyl and/or foil ducting will burn.

The Consumer Product Safety Commission estimates there are 24,000 clothes dryer fires each year in the United States. It is believed many of these incidents could be eliminated by using more durable and efficient venting systems. Metal venting resists crushing better than vinyl or foil, allowing the air and lint to be carried out of the system. Furthermore, reduced airflow from build-up or crushing can cause overheating and wear out the clothes and the appliance faster. Lint accumulation and reduced exhaust airflow feed on each other to provide conditions ripe for a fire. Lint is highly combustible. Decreased airflow causes overheating of the exhaust environment, demanding excessive cycling of the high temperature limit switch and eventual failure. If clothes are taking a long time to dry or come out hotter than normal, or if the vent hood flapper doesn't open, maintenance is needed.

Here are actions available to minimize the potential for dryer fires, even before the warning signs show up: Avoid kinking or crushing the exhaust vent piping to make up for installation in close quarters. This only restricts airflow further. Minimize the length of exhaust duct; it should never exceed 25 feet.

Washing Machine Drip Pan

- **Improve:** To reduce the potential for water damage to the flooring/structure in the event of a spill/overflow, it is recommended that an auxiliary drain pan be installed below the washing machine.

LIMITATIONS OF APPLIANCE INSPECTION

As prescribed in the inspection contract, this is a visual inspection only. The appliances are inspected only to determine the presence of connected fuel supplies, water and drainage piping, where applicable.

Appliances are not moved and may conceal defects. All Bay Home Inspection, Inc. makes no representation as to the effectiveness of appliances or guarantee of their continued operation.

It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, an appliance could malfunction at any time (including the day after taking possession of the home). The inspection of the appliances was limited by (but not restricted to) the following conditions:

- The inspection of appliances does not include confirmation of thermostat calibration or the operation/function of clocks, timers, or indicator lights.
- The inspection of the dishwasher is limited to testing of the unit's response to the washing control command. It is not run a full cycle.
- Washing machines and clothes dryers are considered personal property and are not inspected.
- Central vacuum systems are not inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Recommended Action Items

RECOMMENDATIONS / OBSERVATIONS

The following is a synopsis of the concerns that should be addressed over the short term. Other potentially significant repairs and improvements may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

Electrical

1. **Safety Issue:** The inspection of the electrical system revealed the need for improvement. These repairs should be considered a high priority for safety reasons. ***Every unsafe electrical condition represents a shock hazard***. A licensed electrician should be consulted to undertake the improvements recommended within the electrical section of this report.

Sloped Roofing

2. **Major Concern:** The roofing is near the end of its useful life. Expect to replace the roof soon. All flashings should be replaced during re-roofing. Further guidance should be obtained by a licensed roofing contractor.

Double Keyed Deadbolts

3. **Safety Issue:** The laundry room and kitchen exterior doors have double-keyed deadbolt locks. Because the locks require a key to open from the interior when locked, they are considered a fire safety egress issue. Replacement of the locks is recommended.

Garage Door to Home

4. **Safety Issue:** The closer on the door between the garage and the interior of the home should be adjusted to close automatically. This will reduce the potential of toxic automobile gases and fire from entering the home.

Retaining Wall

5. **Safety Issue:** As there is a danger of falling at the retaining wall at the left side, a railing system is required. This is a safety concern that should be addressed promptly.

Wood Deck

6. **Safety Issue:** Handrails should be provided for all of the exterior stair locations.
7. **Monitor:** The decks and support posts were not evaluated for structural soundness. A structural engineer should be consulted to further evaluate these areas.
8. **Safety Issue:** The handrail and steps at the left side are rotted. Replacement is recommended.

Furnace Exhaust Flue

9. **Safety Issue:** The “B-Vent” metal flue piping from the furnace is not sufficiently clear from combustible materials (sheetrock). A one-inch clearance from any combustible material is required. The clearance should be improved (fire safety).

10. **Safety Issue:** The rooftop furnace flue cap has collapsed. This could block the proper flow of combustion gasses. Recommendation: Replace the vent cap.

Water Heater - Noisy

11. **Major Concern:** The water heater is excessively noisy when heating hot water (popping sound). This is typically due to a build-up of sediment at the bottom of the water heater. Recommendation: Replace the water heater.

Water Heater Strapping

12. **Safety Issue:** The water heater strapping should be improved. Water heaters in seismic zones should be strapped to resist movement during earthquake conditions. The strapping for water heaters up to fifty-two gallons should be complete with lag bolts and washers at two points, one within the upper one-third and one within the lower one-third of its vertical dimensions. The water heater straps are required to be installed under the energy blanket. The strapping is also required to wrap completely around the water heater and then return to the walls. At the lower strap location, a minimum distance of four inches shall be maintained above the controls with the strapping. Please refer to the California Health & Safety Code Sections: #19210 - 19217. The instructions provided by the Office of the State Architect are available at: http://allbay.com/pdf/infocenter/water_heater_bracing.pdf.

Water Heater Exhaust Flue

13. **Safety Issue:** The “B-Vent” metal double-wall flue piping from the water heater is not sufficiently clear from combustible materials (sheetrock). A one-inch clearance from any combustible material is required. The clearance should be improved (fire safety).

Smoke Alarms

14. **Safety Issue:** Properly functioning smoke alarms are required inside and outside of all sleeping areas and all levels within the home.

Clothes Dryer

15. **Safety Issue:** The foil clothes dryer exhaust vent pipe should be replaced. Vinyl and/or foil ducting will burn.

Energy & Environmental Concerns

Reduce Your Energy Bills

When colder temperatures approach, so does the increase in electricity and natural gas usage. Energy efficiency is the smartest approach to hold down costs while still remaining comfortable. Here are some ways to cut your energy bills:

- To see what energy upgrades would have the greatest payoff, log on to the interactive Home Energy Checkup on the Alliance to Save Energy's http://ase.org/checkup/home.
- Heating typically accounts for the largest amount of winter energy bills. Your furnace should be professionally "tuned-up" each year. Air filters should be cleaned or replaced at regular intervals.
- You can cut related annual energy expenditures by 30 percent. As heating and cooling equipment, appliances, computers and office equipment, windows, lighting fixtures, and consumer electronics break down or no longer meet your needs, replace them with products bearing the Energy Star label http://www.energystar.com
- Plug other energy "leaks." Seal leaks between moving parts (between a door and its frame) with weather-stripping. Fill leaks between nonmoving parts (between window frames and walls) with caulking, and install low-e or spectrally selective windows, glass doors, and skylights.

Mold

The Toxic Mold Protection Act of 2001, signed by Gov. Gray Davis in October of 2001, requires the State Department of Health Services to create a task force to develop permissible exposure limits to mold. The greatest concern is currently centered on strachybotrys chartarum mold, which is thought to cause lung disease. The new standards would not take effect for several years. An update of The Toxic Mold Protection Act of 2001 is available at: http://www.cal-iaq.org/SB732update.htm.

For more information on mold, visit the Centers for Disease Control Web site at: http://www.cdc.gov/nceh/asthma_old/factsheets/molds/default.htm or

The State of California http://allbay.com/pdf/Mold-California_Department_of_Health_Services.pdf

Carbon Monoxide

Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to consider the installation of carbon monoxide detectors within the home.

Smoke Alarms/Detectors

Operational smoke alarms are required inside and outside all sleeping areas within the home. Smoke detectors are also required on every level of a home. The installation of these alarms is tied to any building permit issued after 1991 within the State of California. The National Fire Protection Agency (NFPA) recommends that existing smoke detectors be replaced every ten years.

California Seismic Disclosure

As a benefit for purchasers of homes, The California Seismic Safety Commission requires that certain disclosures be made concerning earthquake safety.

This disclosure requires that the seller provide the buyer a booklet entitled "The Homeowners Guide to Earthquake Safety".

This disclosure is provided by All Bay Home Inspection, Inc. and is intended for informational purposes only. Should you wish to have a professional analysis made of the earthquake preparedness of the home, a structural engineer should be consulted.

The disclosure addresses seven issues that we have attempted to answer, however, it is important to note that the law does not require the seller of the home to incorporate any modification as a part of this disclosure.

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

The water heater is not properly strapped.

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

The mud sills/bottom plates are bolted to the concrete foundation.

3. If the home has cripple walls; are the exterior walls braced? If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?

The cripple walls are not braced.

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

These conditions do not apply to this property.

5. If the home is built on a hillside, answer the following: are the exterior tall walls braced? Were the tall posts or columns built to resist earthquakes or have they been strengthened?

These conditions do not apply to this property.

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

This condition does not apply to this property.

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

The garage door opening has not been strengthened.