



HOME INSPECTION REPORT
SINGLE FAMILY RESIDENCE
CONDOMINIUM
123456 EAST SIDE COMPLEX
YOUR CITY, CALIFORNIA

ACME BUILDING CONSULTANTS
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HOME INSPECTION REPORT
SINGLE FAMILY RESIDENCE
CONDOMINIUM
123456 EAST SIDE COMPLEX
YOUR CITY, CALIFORNIA

INSPECTION DATE:
NOVEMBER 30TH 2019

PREPARED FOR:
CARL WOODS

AGENT:
MR. SAM SMITH
SMITH REAL ESTATE

PREPARED BY:
ACME BUILDING CONSULTANTS
REPORT# 2019 - 1 - 1.5- C 222

INSPECTOR:
MICHAEL FREINBERG

THE CONDOMINIUM AT 123456 EAST SIDE COMPLEX IN YOUR CITY, CALIFORNIA WAS INSPECTED ON NOVEMBER 30TH 2019 BY MICHAEL FREINBERG OF ACME BUILDING CONSULTANTS AS YOU REQUESTED.

OUR REPORT AND RECOMMENDATIONS AS A RESULT OF THAT INSPECTION ARE ENCLOSED. THIS REPORT IS A PROFESSIONAL OPINION BASED ON A VISUAL INSPECTION OF THE ACCESSIBLE COMPONENTS OF THE PROPERTY. THIS REPORT IS VISUAL IN NATURE AND NOT AN EXHAUSTIVE TECHNICAL EVALUATION.

PLEASE UNDERSTAND THAT THERE 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 THE RISK OF PURCHASING A PROPERTY, WE CANNOT ELIMINATE IT. EVEN THE MOST COMPREHENSIVE INSPECTION CANNOT REVEAL EVERY CONDITION YOU MAY CONSIDER SIGNIFICANT TO OWNERSHIP.

PLEASE REFER 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 STANDARDS OF PRACTICE AND CODE OF ETHICS OF THE AMERICAN SOCIETY OF HOME INSPECTORS (ASHI) PROHIBIT US FROM MAKING ANY REPAIRS OR REFERRING ANY CONTRACTORS. WE ARE NOT ASSOCIATED WITH ANY PARTY TO THE TRANSACTION OF THIS PROPERTY, EXCEPT AS MAY BE DISCLOSED TO YOU.

THE INFORMATION PROVIDED IN THIS REPORT IS SOLELY FOR YOUR USE. THANK YOU FOR SELECTING OUR COMPANY. FEEL FREE TO CONTACT ME WITH ANY QUESTIONS WITH THIS REPORT. MY OFFICE CELL PHONE NUMBER IS 831.420.7606.
SINCERELY,

MICHAEL P. FREINBERG
ACME BUILDING CONSULTANTS

REPORT OVERVIEW

THE SCOPE OF THE INSPECTION

THE CONDOMINIUM AT 123456 EAST SIDE COMPLEX IN YOUR CITY, CALIFORNIA WAS BUILT IN 1983 BASED ON THE ON-LINE INFORMATION. THIS IS A TWO STORY, ONE BEDROOM, ONE AND A HALF BATHROOM END UNIT IN THIS COMPLEX. THERE IS A SINGLE AUTO GARAGE ON THE FRONT RIGHT SIDE OF THE STRUCTURE. THE BACK YARD FACES THE SOUTH WEST.

THIS REPORT IS BASED UPON A VISUAL INSPECTION OF THE STRUCTURE. IT IS PERFORMED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" OF THE ASHI AND CREIA. ONLY A REPRESENTATIVE SAMPLE OF BUILDING COMPONENTS WERE VIEWED IN THOSE AREAS THAT WERE READILY ACCESSIBLE DURING THE TIME OF INSPECTION. IT IS NOT TECHNICALLY EXHAUSTIVE OR ALL ENCOMPASSING. NO DESTRUCTIVE TESTING OR DISMANTLING OF BUILDING COMPONENTS WAS PERFORMED.

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. ACME BUILDING CONSULTANTS 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.

IT IS OUR GOAL TO PUT A HOME OWNER IN A KNOWLEDGEABLE POSITION BY BECOMING FAMILIAR WITH THE BUILDING'S SYSTEMS AND CONDITION THROUGH THE USE OF THIS REPORT. NOT ALL IMPROVEMENTS WILL BE IDENTIFIED DURING THIS INSPECTION; UNEXPECTED REPAIRS SHOULD STILL BE ANTICIPATED. THE ACCEPTANCE OF THIS REPORT BY THE CLIENT ACKNOWLEDGES THE CLIENT'S AGREEMENT TO ALL OF THE TERMS AND CONDITIONS OF THE INSPECTION CONTRACT. THIS INSPECTION SHOULD NOT BE CONSIDERED A GUARANTEE OR WARRANTY OF ANY KIND.

PLEASE REFER TO THE PRE-INSPECTION CONTRACT FOR A FULL EXPLANATION OF THE SCOPE OF INSPECTION. A COPY OF THE PRE INSPECTION AGREEMENT IS ON FILE AT OUR OFFICE.

THE BUILDING IN PERSPECTIVE

AS WITH ALL BUILDINGS, ONGOING MAINTENANCE IS REQUIRED AND IMPROVEMENTS TO THE SYSTEMS OF THE HOME WILL BE NEEDED OVER TIME. THE IMPROVEMENTS THAT ARE RECOMMENDED IN THIS REPORT ARE NOT CONSIDERED UNUSUAL FOR A HOME OF THIS AGE AND LOCATION. PLEASE REMEMBER THAT THERE IS NO SUCH THING AS A PERFECT HOME.

IMPROVEMENT RECOMMENDATIONS

FOLLOWING EACH SECTION OF THIS REPORT IS A SYNOPSIS OF THE RECOMMENDATIONS THAT SHOULD BE CONSIDERED FOR THE BUILDING'S BENEFIT. OTHER SIGNIFICANT IMPROVEMENTS, OUTSIDE THE SCOPE OF THIS INSPECTION, MAY ALSO BE NECESSARY. PLEASE REFER TO THE BODY OF THIS REPORT FOR FURTHER DETAILS AND OTHER RECOMMENDATIONS. IT IS ALWAYS ADVISED TO HIRE A PERSON WHO IS SPECIFIC TO THE TRADE WHICH WILL REQUIRE A REPAIR , UPGRADE OR SERVICE. HVAC CONTRACTOR FOR HEATING, PLUMBER CONTRACTOR FOR PLUMBING AND A CARPENTER/CONTRACTOR FOR GENERAL REPAIRS.

WEATHER CONDITIONS

CLOUDY SKIES PREVAILED AT THE TIME OF INSPECTION. THE ESTIMATED OUTSIDE TEMPERATURE WAS 56 DEGREES. TYPICAL DRY CONDITIONS HAD BEEN EXPERIENCED IN THE DAYS LEADING UP TO THE INSPECTION. PLEASE NOTE, THE STATE OF CALIFORNIA HAD EXPERIENCED A HEAVY WET SEASON AND WE HAVE HAD A DRY AND WARM SUMMER. THESE WEATHER FACTORS MAY HAVE EFFECTED THIS STRUCTURE AND THE GROUNDS SURROUNDING THE PROPERTY OVER TIME.

SUMMARY

THE CONDOMINIUM AT 123456 EAST SIDE COMPLEX IN YOUR CITY, CALIFORNIA WAS BUILT IN 1983 BASED ON THE ON-LINE INFORMATION. THIS IS A TWO STORY, ONE BEDROOM, ONE AND A HALF BATHROOM END UNIT IN THIS COMPLEX. THERE IS A SINGLE AUTO GARAGE ON THE FRONT RIGHT SIDE OF THE STRUCTURE. THE BACK YARD FACES THE SOUTH WEST.

THERE ARE ITEMS RELATED TO THE STRUCTURE AND YARD WHICH WILL NEED SERVICING AND REPAIRS WHICH ARE IN LINE WITH STRUCTURES OF THIS AGE AND THE DEFERRED MAINTENANCE.

IT IS RECOMMENDED THAT THE BUYERS REVIEW ALL INFORMATION ABOUT WHAT THE HOA DOES FOR THE MAINTENANCE OF THIS PROPERTY AND THEIR PROJECTED MAINTENANCE SCHEDULE, WHICH MAY INCLUDE ROOF AND GUTTER CLEANING.

IN ADDITION, IT IS RECOMMENDED THAT THE NEW HOMEOWNER MEET WITH THE MANAGEMENT OF THE HOMEOWNER'S ASSOCIATION TO LEARN ABOUT MEETINGS, SCHEDULED MAINTENANCE AND UPCOMING REPAIRS.

WHEN DESCRIBING THE ITEMS AROUND THE STRUCTURE ALL DIRECTIONS ARE BASED FROM LOOKING AT THE FRONT DOOR.

AT THE TIME OF THE INSPECTION THERE WAS NO WOOD-BORING INSECT AND PEST REPORT PRESENT. YELLOW JACKET MUD NESTS WERE NOTED ON THE INTERIOR RIGHT SIDE WALL OF THE ATTIC SPACE. THESE AREAS SHOULD BE FURTHER INSPECTED AND REMOVED BY A WOOD - BORING INSECT AND PEST CONTRACTOR.

GROUNDS & GRADE

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

DRIVEWAY:	BLACKTOP
PERIMETER WALKWAYS:	CONCRETE LEADING UP TO THE FRONT DOOR
PUBLIC SIDEWALK:	NONE
RETAINING WALLS:	NONE
FENCES:	OLDER UNTREATED REDWOOD ALONG THE RIGHT AND BACK SIDES
GATES:	OLDER UNTREATED REDWOOD ALONG THE RIGHT
DECK:	YES, UNTREATED REDWOOD, OLDER AND UN SAFE
BACK WALKWAY:	NONE (PLYWOOD ON THE RIGHT SIDE FOR TEMPORARY ACCESS ONLY)
FRONT LANDING:	CONCRETE
LOT GRADE TOPOGRAPHY:	SLOPE, RIGHT TO LEFT FRONT AND BACK
SLOPE WITHIN 10" OF STRUCTURE:	MINOR SLOPE TOWARD THE STRUCTURE
LANDSCAPING:	IVY, TREES AND SHRUBBERY THROUGHOUT THE COMPLEX
IRRIGATION SYSTEM:	NONE - NOT PART OF THIS INSPECTION
EXTERIOR GROUND LIGHTING:	NONE
PATIO:	FRONT UPSTAIRS
GARAGE:	SINGLE VEHICLE, ON THE RIGHT SIDE OF THE STRUCTURE
OUTBUILDING:	NONE

WALKWAYS

COMMENTS: THE ACCESS AROUND THE COMPLEX IS THE RE SURFACED BLACKTOP DRIVEWAY AND PARKING AREA. THERE ARE THREE VISITOR PARKING SPACES ACROSS AND UP AT THE HEAD OF THE DRIVEWAY WHICH ARE FOR THE COMPLEX.

THE WALKWAY LEADING UP TO THE FRONT DOOR APPEARS TO BE IN GOOD AND SERVICEABLE CONDITION AND FREE OF MAJOR CRACKS. HOWEVER, SOME MINOR CRACKS EXIST THAT ARE USUAL AND NORMAL FOR CONCRETE INSTALLATIONS OF THIS TYPE AND AGE.

THE RIGHT SIDE OF THE UNIT INSIDE THE FENCE IS OVERGROWN BLACKBERRY BRAMBLES. AS A TEMPORARY MEANS OF ACCESS TO THE BACK OF THE UNIT ARE PIECES OF PLYWOOD ON THE GROUND.

DRIVEWAY

COMMENTS: THE BLACK-TOP DRIVEWAY SURFACES APPEAR TO BE IN GOOD CONDITION. SOME MINOR CRACKS AND BREAKS EXIST WHICH IS NORMAL. IN THE FRONT OF THE CONCRETE SLAB OF THE GARAGE ARE TWO SET IN PORTS. ONE IS FOR THE WATER SUPPLY AND THE OTHER IS THE WASTE WATER CLEAN OUT. BOTH SHOULD BE CLEANED OF BLACKTOP BY THE HOA SO THESE PORTS CAN BE ACCESSED.

THE BLACK TOP LIP AT THE EDGE OF THE CONCRETE GARAGE SLAB IS HIGH WHICH DURING A DRIVING RAIN FROM THE NORTH COULD ALLOW RAIN WATER TO ACCESS THE INSIDE OF THE GARAGE SLAB. TYPICALLY THERE SHOULD BE A 3/4" LIP UP FROM THE TOP EDGE OF THE BLACKTOP TO THE GARAGE SLAB. AT THIS TIME KEEPING THE DOOR RUBBER SKIRT CLEAN AND IN GOOD CONDITION IS A SAFE GUARD AGAINST RAIN WATER INTRUSION INTO THE GARAGE.

PATIO

COMMENTS: OFF OF THE FRONT UPSTAIRS LIVING ROOM IS A COMPOSITE PATIO. THIS APPEARS TO BE A THREE PART COMPOSITE SYSTEM WITH THE FIRST TWO COATS OVER THE SEALED ROOFING MEMBRANE OF FIBERGLASS. THE TOP COAT IS A TEXTURED LATEX SYSTEM. THIS WAS WELL DONE AS IT WAS WRAPPED UP THE OUT BOARD WOOD POSTS OF THE HANDRAIL SYSTEM. AT THE TIME OF THE INSPECTION THE PATIO SURFACE NEEDED TO BE CLEANED.

IT IS RECOMMENDED THAT THE BUYER FIND OUT FROM THE HOA WHAT TYPE OF ROOFING MEMBRANE IS UNDER THE PATIO SURFACE AND IF THIS IS PART OF THE ROOFING SYSTEMS CARE AND MAINTENANCE PROGRAM .

DECK

COMMENTS: ON THE BACK IS AN OLDER WOOD DECK WHICH WAS BUILT LOW SET ABOVE THE EARTH. THIS DECK WILL NEED TO BE REMOVED AS IT IS A SAFETY HAZARD.

FENCING

COMMENTS: THE FENCING ON THE RIGHT SIDE AND IN THE BACK OF THE UNIT ARE OLDER UNTREATED REDWOOD. THE FENCING AND THE GATE WILL NEED TO BE REPLACED DUE TO MOISTURE DAMAGE TO THE WOOD.

GARAGE

COMMENTS: THERE IS A SINGLE VEHICLE GARAGE WHICH IS PART OF STRUCTURE ON ITS RIGHT SIDE. THE FRONT DOOR IS THE ORIGINAL EXTERIOR PAINTED PLYWOOD. THE INTERIOR OF THE DOOR IS UNFINISHED. THIS IS A TWO POINT HINGED DOOR WITH THE ORIGINAL HOLMES HINGES. THE ELECTRIC MOTOR IS A CHAMBERLAIN UNIT WITH AUTO SAFETY RETURN SENSORS SET WITH IN 6" OF THE CONCRETE SLAB FOUNDATION. THE ELECTRICAL POWER IS FROM AN ORANGE CORD. THIS SHOULD BE A HARD WIRE ELECTRICAL POWER SUPPLY VIA CONDUIT.

THE FOUNDATION OF THE GARAGE HAS A CONCRETE SLAB FOR THE FLOORING AND A LOW SET CONCRETE PERIMETER. ON THE LEFT SIDE PROUD OF THE PERIMETER SECTION ARE TWO OF THE STEEL RE BAR STAKES USED FOR THE GROUND WIRE CLAMP. THE INTERIOR WALLS AND CEILING ARE PAINTED SHEETROCK. ALONG THE RIGHT SIDE WALL IS A ROW OF WALL MOUNTED CABINETS.

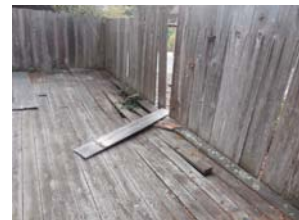
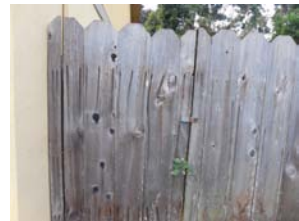
ALONG THE BACK WALL IS THE LAUNDRY MACHINE HOOK UPS AND THE ELECTRICAL SUB PANEL. ALONG THE LEFT SIDE WALL IS THE DOOR WHICH ACCESSES THE DOWNSTAIRS HALLWAY. THIS IS A SOLID CORE DOOR (OLDER STYLE FIRE RATED TYPE) . IT HAS A SELF CLOSING HINGE WHICH WAS IN WORKING ORDER AT THE TIME OF THE INSPECTION.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- THERE IS SOME DIRT AROUND THE PERIMETER RIGHT SIDE OF FOUNDATION ON THIS BUILDING. IT IS RECOMMENDED THAT THE HOA CLEAN THE DIRT AWAY FROM THE BASE OF THE STRUCTURE TO HELP PREVENT MOISTURE AND INSECT INTRUSION.
- IT IS RECOMMENDED THAT ONCE THE RIGHT SIDE YARD IS CLEARED OF THE OVERGROWN BRUSH IT BE RE INSPECTED DURING THE RAINY SEASON TO MAKE SURE THE RAIN WATER RUN OFF FROM THE HILLSIDE TO THE RIGHT OF THE PROPERTY DOES NOT POND AT THE BASE OF THE SIDE WALL OF THE UNIT. IF SO A CHANNEL DRAIN WHICH EXITS ONTO THE FRONT BLACKTOP SHOULD BE INSTALLED. THE BUYER SHOULD CHECK TO SEE IF THIS IS COVERED BY THE HOA.
- THE FENCING AROUND THIS UNIT HAS REACHED THE END OF ITS SERVICEABLE LIFE AND SHOULD BE REPLACED. THIS WOULD INCLUDE THE RIGHT SIDE YARD GATE. THE BUYER SHOULD CHECK TO SEE IF THIS IS COVERED BY THE HOA.
- IN THE BACK RIGHT YARD THERE IS AN OLD TREE STUMP WHICH SHOULD BE REMOVED.
- THE BACK DECK WILL NEED TO BE REPLACED ASAP AS IT IS UN SAFE. IF IT IS TO BE REPLACED AIR GAPS SHOULD BE BUILT AROUND THE TWO SUB VENTS TO ALLOW IMPROVED AIR FLOW TO THE SUB AREA.
- THE FRONT CONCRETE WALKWAY AND THE UPSTAIRS FRONT PATIO SHOULD BE CLEANED WITH



BLEACH AND TSP TO REMOVE THE FILM OF DIRT AND MILDEW. THIS WILL PREVENT A SLIPPING HAZARD.



- THERE ARE SOME OLD WATER STAINS INSIDE THE GARAGE BACK LEFT CEILING. THIS AREA SHOULD BE CLEANED AND THEN MONITORED. IF THE STAINS RETURN THERE IS AN ACTIVE WATER LEAK AT THE UPSTAIRS BATHROOM OR AT THE UPSTAIRS WATER HEATER. AT THE TIME OF THE INSPECTION THERE WERE NOT SIGNS OF WATER AT EITHER OF THESE AREAS.



- THERE ARE SOME OLD WATER STAINS AT THE BASE OF THE INTERIOR FRONT GARAGE DOOR. IT IS RECOMMENDED THAT THIS AREA BE MONITORED. IF THE PLYWOOD DOOR IS TO BE KEPT IT IS RECOMMENDED THAT THE INTERIOR WOOD BE PRIMED AND PAINTED ALONG WITH THE TOP AND BOTTOM EDGES OF THE DOOR.

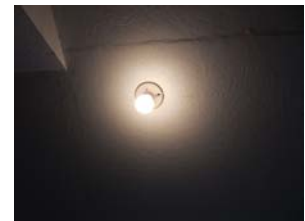


- THE SIDE MOUNTED GARAGE HINGES SHOULD BE LUBRICATED AND THE TWO BOLTS ON EACH SIDE OF THE GARAGE HINGES SHOULD BE TIGHTEN UP AS THEY WERE LOOSE.

- THERE IS A SLIGHT FILM OF DIRT ON THE GARAGE SLAB. IT IS RECOMMENDED THAT ONCE THE GARAGE IS CLEARED OF THE OWNERS BELONGINGS THE SLAB BE WASHED.



- THE LIGHT FIXTURE IN THE GARAGE SHOULD HAVE A LENS COVER INSTALLED TO COMPLY TO CURRENT SAFETY CODE. A GOOD IMPROVEMENT WOULD BE TO ADD ANOTHER LIGHT FIXTURE OR TWO. ONE ABOVE THE LAUNDRY AREA AND ANOTHER IN THE FIELD OF THE GARAGE CEILING.



- THE ELECTRICAL POWER SUPPLY TO THE GARAGE DOOR MOTOR SHOULD BE REDONE AND THE WIRE FEED SHOULD BE SECURED IN ELECTRICAL CONDUIT SECURED TO THE CEILING.



EXTERIOR COMPONENTS

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

WALL SIDING:	LOWER SECTIONS ARE PAINTED STUCCO, UPPER ARE PAINTED T1-11 PLYWOOD
SOFFIT AND FASCIA:	PLYWOOD AND PLANKING
EXTERIOR ENTRY STAIRS:	CONCRETE STEP
FRONT EXTERIOR LANDING	CONCRETE
FRONT EXTERIOR RAILINGS:	NONE
FRONT EXTERIOR ENTRY DOOR & TRIM:	PAINTED WOOD WITH DEADBOLT AND PAINTED WOOD TRIM
EXTERIOR ENTRY LIGHTING:	WALL MOUNTED LIGHT FIXTURES, FRONT AND BACK
DOORS TO REAR ELEVATION:	DUAL PANED SLIDING GLASS DOOR ONTO BACK DECK, SINGLE PANED SLIDING GLASS DOOR ONTO THE FRONT UPSTAIRS PATIO, BOTH IN WORKING ORDER
INTERIOR STAIRS:	WOOD FRAMED COVERED WITH CARPET
INTERIOR LANDING:	TILE
BACK STAIRWAY:	NONE
EXTERIOR WINDOWS AND FRAMES:	ALUMINUM SINGLE PANED BACK UPSTAIRS WINDOW, FIXED AND SLIDER

EXTERIOR WALL SURFACES & WALL SIDING

COMMENTS: THE EXTERIOR SIDING IS MADE UP OF THE LOWER WALLS OF PAINTED STUCCO. THE UPPER WALLS ARE PAINTED T 1-11 PLYWOOD. THE EXTERIOR PAINT JOB APPEARS TO BE FAIRLY RECENT.

THERE IS A SLIGHT WAVE IN THE EXTERIOR WOOD WHICH IS TYPICAL OF THIS TYPE OF SIDING. WITH THIS TYPE OF WOOD SIDING ALL OF THE VERTICAL SEAMS SHOULD BE KEPT SEALED WITH A HIGH QUALITY CAULK AS THEY WILL EXPAND AND CONTRACT OVER TIME. ALL LOCATIONS WHERE PIPES AND WIRES ENTER OR EXIT THE EXTERIOR SIDING SHOULD BE SEALED WITH CAULK. THE EXTERIOR SIDING IS IN OVERALL GOOD CONDITION WITH SOME AREAS IN NEED OF REPAIR, CLEANING AND TOUCH UP PAINT.

THE STUCCO SIDING ALONG THE FRONT HAS BEEN TERMINATED ON ITS BOTTOM EDGE BELOW THE BLACKTOP AND CONCRETE . THESE AREAS SHOULD BE KEPT WELL SEALED WITH CAULK. AREAS BELOW GRADE CAN WICK MOISTURE FROM ANY GAPS BETWEEN THE FLAT SURFACES AND THE SIDE OF THE STUCCO.

SOFFIT & FASCIA

COMMENTS: THE SOFFIT AND FASCIA IS TYPICAL FOR THIS TYPE OF CONSTRUCTION. ALL SURFACES ARE IN SERVICEABLE TO GOOD CONDITION.

FRONT ELEVATION EXTERIOR ENTRY DOOR & TRIM (EXTERIOR VIEW) DOORS TO REAR EXTERIOR

COMMENTS: THE FRONT DOOR IS A PAINTED WOOD DOOR ON BOTH SIDES WITH PAINTED WOOD TRIM AND A DEADBOLT KEY LOCK. AT THE TIME OF THE INSPECTION THE DOOR WAS IN WORKING ORDER. THE DOOR HAS WEATHER STRIPPING WHICH IS SERVICEABLE CONDITION. IT IS IMPORTANT TO KEEP THE WEATHER STRIPPING IN GOOD ORDER TO HELP ISOLATE THE INTERIOR FROM THE EXTERIOR WEATHER. THE THRESHOLD IS IN GOOD CONDITION AS WELL.

THE LOCKING SYSTEM IS MADE UP OF A DOOR HANDLE AND DEADBOLT BOTH HAVE KEY FITTINGS AND ARE IN WORKING ORDER. DOOR HARDWARE SHOULD BE SERVICED ONCE A YEAR AND THE WEATHER STRIPPING KEPT CLEANED AND REPLACED IF DAMAGED. AT THE TIME OF TRANSACTION THE NEW OWNERS MAY WANT TO HAVE THE DOOR LOCKS RE KEYED FOR SAFETY.

EXTERIOR WINDOWS, FRAMES & TRIM (EXTERIOR VIEW)

COMMENTS: THE BACK UPSTAIRS WINDOW IS THE ORIGINAL ALUMINUM SINGLE PANED SLIDING GLASS. THE WINDOW WAS TESTED AND WAS FOUND TO BE IN WORKING ORDER. THE OPERATING WINDOW SHOULD BE CLEANED ALONG THE BOTTOM TRACK AND ALL MOVING AND LOCKING HARDWARE SHOULD BE LUBRICATED . THE SCREEN WAS ILL FIT AND SHOULD BE ADJUSTED.

EXTERIOR ENTRY LIGHTING (FRONT ELEVATION)

COMMENTS: AN INCANDESCENT LIGHT FIXTURE OPERATES FROM A SWITCH INSIDE THE ENTRY DOOR WITH THE SAME SYSTEM LIGHTING THE BACKSIDE OF THE HOUSE.

DOORS TO REAR EXTERIOR

COMMENTS: THERE ARE TWO SLIDING GLASS DOORS ON THIS STRUCTURE. THE DOWNSTAIRS BACK SLIDER IS AN ALUMINUM DUAL PANED SLIDING TYPE WITH A FLOOR LOCK. THE UPSTAIRS LIVING ROOM SLIDER IS THE ORIGINAL SINGLE PANED ALUMINUM SLIDING UNIT. BOTH HAVE SCREEN DOORS. THE DOORS ARE IN WORKING ORDER BUT SHOULD HAVE THE BOTTOM TRACKS CLEANED AND ALL OF THE MOVING AND LOCKING HARDWARE SERVICED AND LUBRICATED.

LOT GRADING/TOPOGRAPHY

COMMENTS: THIS INSPECTION DOES NOT INCLUDE GEOLOGICAL CONDITIONS OR SITE STABILITY INFORMATION.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- THE WINDOW WAS TESTED AND NEEDS TO BE LUBRICATED AND CLEANED IN THE CORNERS WHERE MILDEW IS STARTING TO GROW. ONCE CLEANED ALL OF THE MOVING AND LOCKING HARDWARE SHOULD BE SERVICED AND LUBRICATED. THE BACK SCREEN SHOULD BE PROPERLY SET INTO THE WINDOW FRAME.
- THE SLIDING GLASS DOORS WERE TESTED AND NEED TO BE LUBRICATED AND CLEANED IN THE CORNERS WHERE MILDEW IS STARTING TO GROW. ONCE CLEANED ALL OF THE MOVING AND LOCKING HARDWARE SHOULD BE SERVICED AND LUBRICATED. EACH OF THE SCREEN SLIDING DOORS SHOULD BE CLEANED OF OXIDATION AND SERVICED AS WELL.
- THE TWO RIGHT SIDE UPPER VENTS FOR THE BATHROOM FANS SHOULD HAVE THE FLAPPER VALVES CLEANED OF DIRT AND LINT THEN LUBRICATED.
- THERE IS SOIL-TO-CONCRETE/SIDING CONTACT AROUND THE PERIMETER OF THE HOUSE. IT IS RECOMMENDED THAT THE SOIL LEVEL AROUND THE PERIMETER OF THE HOUSE BE CLEARED TO HELP PREVENT MOISTURE INTRUSION INTO THE EXTERIOR SUB STRUCTURE WHICH CAN DAMAGE THE EXTERIOR SIDING. THIS CAN BE NOTED ALONG THE LEFT EXTERIOR SIDE WALL.
- IT IS RECOMMENDED THAT ANY PLANTS WHICH ARE RUBBING AGAINST THE EXTERIOR RIGHT SIDING BE TRIMMED BACK. THIS WILL HELP KEEP MOISTURE AWAY FROM THE SIDING.
- ANY GAPS AND HOLES IN THE EXTERIOR SIDING WHERE PIPES OR WIRES ENTER THE STRUCTURE SHOULD BE SEALED TO HELP PREVENT SMALL ANIMALS FROM ACCESSING THE INTERIOR. THIS CAN BE NOTED WHERE THE GAS PIPE ENTERS THE EXTERIOR SIDING ON THE LEFT SIDE.
- THERE IS A SLIGHT FILM OF DIRT AND MILDEW STAINS ON SOME OF THE EXTERIOR SIDING AND TRIM. THESE AREAS INCLUDE ALONG THE RIGHT EXTERIOR SIDE BY THE PLUMBING AND ELECTRICAL MAINS AND THE HANDRAILS ON THE BACK DECK. IT IS RECOMMENDED



THAT THESE AREAS BE WASHED TO HELP PREVENT MOISTURE INTRUSION INTO THE WOOD.

- IT IS RECOMMENDED THAT THE HOA SUPPLY THE BUYERS WITH ALL OF THE EXTERIOR AND INTERIOR PAINTS FOR FUTURE TOUCH UPS.
- A GOOD MAINTENANCE PROGRAM IS TO WASH THE EXTERIOR OF THE HOUSE ONCE EVERY SEVERAL YEARS TO CLEAN DIRT, FUNGUS AND MILDEW STAINS. THIS WILL HELP EXTEND THE LIFE OF THE EXTERIOR PAINT. PAINT NOT ONLY ADDS TO THE QUALITY OF THE EXTERIOR BUT ALSO PROTECTS THE STRUCTURE FROM INSECTS AND MOISTURE DAMAGE



FOUNDATION & STRUCTURAL COMPONENTS

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

FOUNDATION:	PERIMETER CONCRETE FOUNDATION AND SLAB SECTION IN THE GARAGE
COLUMNS:	CONCRETE PEDESTALS SET IN CONCRETE
FLOOR JOISTS:	2" X 8" ESTIMATED COVERED WITH BATTEN TYPE INSULATION
CEILING JOISTS:	2" X 8" ESTIMATED COVERED BY BLOWN IN TYPE INSULATION
WALL STUDS	ESTIMATED 2" X 4" AND 2" X 6"
SWAY BRACES:	NOT VISIBLE
BEAMS:	SUB BEAM FORE TO AFT IS A 4" X 6"
SUBFLOOR STRUCTURE:	PLYWOOD, ESTIMATED
SILLS VISIBLY BOLTED TO FOUNDATION:	NOT VISIBLE DUE TO LIMITED ACCESS
SUBAREA INSULATION:	BATTEN TYPE
ACCESS TO CRAWLSPACE:	DOWNSTAIRS BEDROOM FLOOR PORT IN THE CLOSET
ACCESS TO ATTIC:	UPSTAIRS HALLWAY CLOSET CEILING PORT
ATTIC VENTILATION:	GABLE AND ROOFING EYEBROW VENTS
ATTIC INSULATION:	BATTEN AND BLOWN IN TYPE ESTIMATED

FOUNDATION

COMMENTS: THIS STRUCTURE IS BUILT ON A CONCRETE PERIMETER FOUNDATION. IN THE FIELD OF THE SUB AREA ARE CONCRETE PEDESTALS WHICH ARE SET IN A POURED CONCRETE SLURRY WITH WOOD POSTS SUPPORTING THE FIELD OF THE SUB STRUCTURE. TYPICALLY THE CONCRETE SLURRY IS COVERED WITH SUB AREA SOIL.

THE TOP SIDE OF THE CONCRETE PERIMETER FOUNDATION HAS BOLTS WHICH SECURE THE WOOD SILL PLATE TO THE TOP OF THE FOUNDATION, BASED ON THE DATE OF BUILD. THERE WAS LIMITED ACCESS TO NOTE THEM AT THE TIME OF THE INSPECTION.

THE SOIL INSIDE THE PERIMETER FOUNDATION IS LOWER THAN THE EXTERIOR SOIL GRADE. FOR THE MOST PART THE SUB SOIL HEIGHT IS HIGH WHICH LIMITS ACCESS TO CRAWL THE ENTIRE SUB AREA. THE SUB AREA SHOULD HAVE MORE SOIL REMOVED TO IMPROVE ACCESS.

THE SUB AREA VENTILATION IS FROM THE SCREENED SUB VENTS, ONE ON THE FRONT AND THE TWO ON THE BACK THE STRUCTURE. THE SUB VENTILATION IS LIMITED DUE TO THE TYPE OF

CONSTRUCTION METHODS USED WHEN THE STRUCTURE WAS BUILT. THE RIGHT SIDE IS NOT VENTED AND THE LEFT SIDE IS THE CONCRETE BEMA ON GRADE BETWEEN THIS AND THE UNIT TO THE LEFT. GOOD AIR CIRCULATION IN THE SUB AREA WILL HELP KEEP THE SUB SPACE DRY.

THERE ARE SOME CRACKS AND CHIPS IN THE CONCRETE PERIMETER FOUNDATION WHICH IS TYPICAL OF CONCRETE OF THIS AGE. THE STRUCTURE HAS SETTLED SOME WHICH IS TYPICAL OF A STRUCTURE OF THIS AGE. ON SOME SECTIONS OF THE CONCRETE PERIMETER AND AT THE BASE OF SEVERAL CONCRETE PIER BLOCKS HAVE A SLIGHT FILM OF EFFLORESCENCE. THE SUB FLOORING IS MADE UP OF PLYWOOD MOST OF WHICH IS COVERED BY BATTEN TYPE INSULATION. SECTIONS OF THE BATTEN TYPE INSULATION HAVE FALLEN DOWN AND SHOULD BE RESET.

IN THE SUB AREA THE WATER SUPPLY AND WASTE WATER SYSTEM IS EXPOSED. THE GAS LINES ARE BLACK IRON PIPING, THE WATER SUPPLY PIPES ARE COPPER. THE WASTE WATER PIPES ARE ABS.

THE HEATING DUCT WORK IS IN THE SUB AREA WHICH ALSO LIMITS ACCESS AROUND THE SUB AREA. ALL OF THE SUB AREA DUCT WORK SHOULD NOT BE IN CONTACT WITH THE EARTH. ANY GAPS IN THE DUCT INSULATION SHOULD BE RE SEALED. THIS IS THE ORIGINAL HARD DUCT METAL DUCT SYSTEM WRAPPED WITH BATTEN TYPE INSULATION.

ACCESS TO THE SUB AREA IS LOCATED IN THE BACK MASTER BEDROOM CLOSET FLOOR. THE SLAB SECTION OF THE FOUNDATION IN THE GARAGE IS EXPOSED WHICH IS LIMITED BY THE STORED ITEMS.

FLOOR & CEILING JOISTS

COMMENTS: CEILING JOISTS IN THE ATTIC ARE COVERED WITH BATTEN AND BLOWN IN TYPE INSULATION. BOTH THE CEILING AND FLOOR JOISTS HAVE LIMITED VIEWING ACCESS.

WALL STUDS

COMMENTS: ALL OF THE EXPOSED FRAMING APPEARS TO BE IN GOOD CONDITION.

FLOOR STRUCTURE

COMMENTS: THE MATERIAL IS IN GOOD CONDITION AND IS THE USUAL TYPE OF MATERIAL USED FOR STRUCTURES OF THIS PERIOD.

SURFACE DRAINAGE

COMMENTS: DRAINAGE AT DOWN SPOUTS IS DIRECTED AWAY FROM THE STRUCTURE.

ATTIC

COMMENTS: THERE IS AN ATTIC ACCESS PORT IN THE UPSTAIRS HALLWAY CLOSET. THE ATTIC FOR THE MOST PART IS FULL OF BLOWN IN AND BATTEN TYPE INSULATION COVERING THE CEILING JOISTS. THE LEFT SIDE ATTIC WALL BETWEEN THE NEIGHBORING UNIT IS FIRE TAPED SHEETROCK. THE RIGHT SIDE ATTIC WALL IS EXPOSED WOOD FRAMEWORK AND THE BACK SIDE OF THE EXTERIOR SIDING. THE UNDERSIDE OF THE ROOFING FRAMEWORK IS EXPOSED ALONG WITH VENT AND FLUE PIPES. SOME OF THE BLOWN IN INSULATION WILL NEED TO BE RESET BETWEEN CEILING JOISTS.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED

CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- IT IS RECOMMENDED THAT ALL OF THE DISPLACED INSULATION IN THE ATTIC BE RESET.
- ON THE UPPER RIGHT ATTIC WALL ARE TWO OLD YELLOW JACKET NESTS. THESE MUD NESTS SHOULD BE REMOVED AND THE ACCESS POINT FOR THE INSECTS SHOULD BE SEALED.
- THE FRONT SUB VENT HAS RUST DAMAGE AND SHOULD BE REPLACED.
- THE TWO BACK SUB VENTS ARE BLOCKED BY THE BACK DECK. AIR GAPS SHOULD BE BUILT INTO THE REPLACEMENT DECK.
- THE SUB AREA SHOULD BE REINSPECTED DURING THE RAINY SEASON TO SEE IF THE SOIL IS DRY OR DAMP. IF IT IS DAMP IT IS RECOMMENDED THAT SUB AREA FANS BE INSTALLED TO HELP AIR CIRCULATE IN THE SUB AREA.
- THERE ARE SOME OLD STORED ITEMS IN THE SUB AREA WHICH SHOULD BE REMOVED.
- AT THE TIME OF THE INSPECTION WHEN THE FURNACE WAS ON THERE WAS WARM AIR IN THE SUB AREA. IT IS RECOMMENDED THAT AN HVAC CONTRACTOR BE CALLED IN TO CHECK AND MAKE SURE THERE ARE NO GAPS IN THE WARM AIR SUPPLY DUCT WORK.



- THE FALLEN INSULATION IN THE SUB AREA SHOULD BE RESET OR REPLACED AS NEEDED.
- PERIODIC INSPECTION OF THE ATTIC SPACE AND THE SUB AREA ARE RECOMMENDED DURING THE WET TIME OF YEAR. IN THE ATTIC SPACE YOU WOULD BE CHECK AROUND PIPE FITTINGS THROUGH THE ROOF LINE TO MAKE SURE THERE ARE NO LEAKS. IN THE SUB AREA A CHECK FOR STANDING WATER OR SMALL ANIMALS NESTING.



ROOFING AND ROOF FLASHINGS

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

MEMBRANE:	40 YEAR GRADE ASPHALT COMPOSITION SHINGLES, ESTIMATED
LAYERS OF MEMBRANE:	SINGLE
SIGNS OF FELT PAPER:	YES
ROOF LINE SAGGING:	SLIGHT HUMP BETWEEN THE TWO UNITS
SHINGLES MISSING OR DAMAGED:	NONE
SKYLIGHTS:	NONE
PERIMETER FLASHING:	YES, PART OF RAIN GUTTER AND THE CHIMNEY BOX BASE CRICKET
ROOF STACKS & CAPS:	GALVANIZED SHEET METAL
RAINWATER COLLECTION SYSTEM:	GALVANIZED DOWN SPOUTS AND RAIN GUTTERS
DRAINAGE OUTFLOW:	AWAY FROM THE STRUCTURE
ROOFING PENETRATIONS:	GALVANIZED SHEET METAL
EVIDENCE OF WALL LEAKING:	NONE

MEMBRANE

COMMENTS: THIS BUILDING HAS WHAT APPEARS TO BE A 40 YEAR ASPHALT COMPOSITION SHINGLE ROOFING MEMBRANE. THIS IS A SHARED SYSTEM WITH THE OTHER UNITS IN THIS STRUCTURE. THE ROOFING MEMBRANE IS IN GOOD CONDITION AND APPEARS TO BE 4 TO 6 YEARS OLD.

THE UNDER STRUCTURE OF THE ROOF IS THE FRAMEWORK OF THE ATTIC ALONG WITH PLYWOOD DECKING.

ASPHALT SHINGLES COME IN TWO STANDARD DESIGN OPTIONS:

ARCHITECTURAL (ALSO KNOWN AS DIMENSIONAL) SHINGLES, AND 3-TAB SHINGLES.

3-TAB ARE ESSENTIALLY FLAT SIMPLE SHINGLES WITH A UNIFORM SHAPE AND SIZE. THEY USE LESS MATERIAL AND ARE THINNER THAN ARCHITECTURAL SHINGLES, AND ARE THEREFORE LIGHTER AND LOWER COST FOR BOTH THE MATERIAL AND THE INSTALLATION.

THIS IS A DIMENSIONAL SHINGLE WHICH ARE THICKER AND STRONGER, VARY IN SHAPE AND SIZE, AND OFFER MORE AESTHETIC APPEAL; CASTING MORE DISTINCT, RANDOM SHADOW LINES BETTER MIMICS THE APPEARANCE OF TRADITIONAL ROOFING MATERIALS SUCH AS WOOD SHAKE SHINGLES. THE RESULT IS A MORE NATURAL, TRADITIONAL LOOK. WHILE MORE EXPENSIVE TO INSTALL, THEY COME WITH LONGER MANUFACTURER'S WARRANTIES, SOMETIMES UP TO 50 YEARS - TYPICALLY PRORATED, AS VIRTUALLY ALL ASPHALT SHINGLE ROOFS ARE REPLACED BEFORE SUCH AN EXPIRATION COULD BE REACHED.

3-TAB SHINGLES TYPICALLY NEED TO BE REPLACED AFTER 15-18 YEARS, DIMENSIONAL TYPICALLY LAST 30 TO 35 YEARS.

THE STEP FLASHING IS MADE UP OF SHEET METAL. THE INSPECTION WAS CONDUCTED BY WALKING THE ROOFING MEMBRANE AND LADDER SETS.

PERIMETER FLASHING

COMMENTS: IN GOOD CONDITION.

ROOF STACKS & CAPS

COMMENTS: THE GALVANIZED SHEET METAL STACKS AND CAPS APPEAR TO BE ORIGINAL TO THIS INSTALLATION. NO EVIDENCE OF SIGNIFICANT DETERIORATION OR INDICATION OF FAILURE WAS NOTED - THEY ARE IN GOOD CONDITION.

RAINWATER COLLECTION SYSTEM

COMMENTS: THE SHEET METAL GUTTERS AND DOWNSPOUTS APPEAR TO BE IN POOR TO SERVICEABLE CONDITION. CARE SHOULD BE TAKEN TO MAKE CERTAIN THAT THE GUTTERS REMAIN OPEN AND FREE OF STOPPAGES. BOTH THE FRONT AND BACK RAIN GUTTERS HAVE SLIGHT LEAF BUILD UP.

DRAINAGE OUTFLOW

COMMENTS: THE DRAINAGE OUTFLOW HAS BEEN SET TO RUN AWAY FROM THE BASE OF THE STRUCTURE.

ROOF PENETRATIONS

COMMENTS: GALVANIZED ROOF JACKS ARE INSTALLED AT AREAS OF ROOF PENETRATIONS FOR PLUMBING VENTS. THEY APPEAR TO BE PROPERLY CONNECTED TO THE ROOF SUB-STRUCTURE AND SEALED BY THE ROOFING MEMBRANE.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

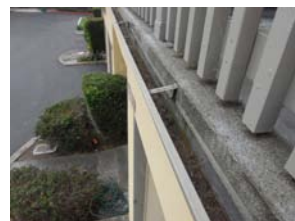
- IT IS RECOMMENDED THAT THE ROOF SURFACE BE INSPECTED AND CLEANED ONCE A YEAR REMOVE DETRITUS ACCUMULATION - THIS SHOULD BE HANDLED BY THE HOME OWNER'S ASSOCIATION. RAIN GUTTERS SHOULD BE CLEANED AT THE SAME TIME.



- IT IS RECOMMENDED THAT THE HOA BE CONTACTED TO RE SEAL THE BACK CAULKED VENT SEAM TO THE ROOF JACK.



- ALL OF THE RAIN GUTTERS SHOULD BE CLEANED BY THE HOA PRIOR TO THE NEXT RAINY SEASON.



- THE FIREPLACE CHIMNEY SHOULD BE CLEANED BY A LICENSED CHIMNEY SWEEP. AT THE TIME OF THE INSPECTION WHEN THE DAMPER WAS OPENED SOOT FELL INTO THE FIRE BOX. ALSO THE CHIMNEY CAP HAS SOOT STAINS.



- IT IS RECOMMENDED THAT THE BUYER FIND OUT HOW OFTEN THE HOA WILL CLEAN THE GUTTERS AND MOSS GROWTH ON THE NORTH SIDE OF THE ROOF. KEEPING THE ROOF CLEAN WILL HELP EXTEND THE LIFE OF THIS MEMBRANE.

ELECTRICAL SYSTEM

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

SERVICE ON:	YES
POWER ENTRY:	BELOW GROUND MAIN FEED TO MAIN EXTERIOR BREAKER BOX
MAIN LOCATION:	LEFT SIDE OF EXTERIOR WALL OF THE GARAGE
MAIN SERVICE AMPERAGE:	90 AMPS (METER SAFETY PINS ARE OPEN)
SERVICE GROUNDED AT MAIN BOX:	YES, AS NOTED BY THE GROUND WIRE IN THE ELECTRICAL BOXES AND THE GROUND ROD IN THE GARAGE
MAIN SERVICE BOX WEATHER PROOFED:	YES
220 VOLT CAPACITY:	YES
LOCATION OF SUB PANEL:	BACK WALL OF THE GARAGE
AMP TYPE OF CIRCUIT BREAKERS:	3 X 15 AMP BREAKERS, 4 X 20 AMP BREAKERS, 2 X 30 AMP BREAKERS AND 2 X 50 AMP CIRCUIT BREAKERS
GFCI CIRCUIT BREAKERS:	NONE
PANEL NOTES:	INCOMPLETE

BELOW GROUND SERVICE

COMMENTS: THE FEED FROM THE PG& E POLE IS BELOW GROUND. PG& E TYPICALLY HAVE A GROUND BOX LOCATED IN THE PUBLIC SIDEWALK WHICH SUPPLIES POWER AROUND THE AREA. THE WIRES TO THE STRUCTURE ARE 24" UNDER GROUND AND COME UP TO THE MAIN ELECTRICAL SHUT OFF BOX VIA ELECTRICAL CONDUIT. WIRES FROM THE MAIN ELECTRICAL BOX BACK TO THE PG& E SUB BOX SHOULD ONLY BE SERVICED AND INSPECTED BY A PG& E PERSON.

CONDUCTORS

COMMENTS: THE CONDUCTORS ARE APPROPRIATE FOR DELIVERY 240V/120V OF POWER TO THE BUILDING.

MAIN PANEL

COMMENTS: EASILY ACCESSIBLE, ON LEFT EXTERIOR SIDE OF THE BUILDING. THERE ARE NO LABELS ON THE MAIN PANEL.

SUB-PANEL

COMMENTS: THE SUB-PANEL IS EASILY ACCESSIBLE IN THE BACK WALL OF THE GARAGE AND HAS POOR PANEL NOTES.

WIRING NOTES

COMMENTS: GFCI PLUGS ARE REQUIRED AT ALL OUTLETS WITHIN SIX FEET OF A SOURCE OF WATER. THE GFCI CIRCUITRY WITHIN THE OUTLET CHECKS CONSTANTLY FOR A DIFFERENCE BETWEEN THE INCOMING AND OUTGOING CURRENTS. IF THERE IS A DIFFERENCE AS LITTLE AS 5 MILLIAMPS INDICATING A CURRENT LEAK (POSSIBLY THROUGH ONE'S BODY CAUSING A SHOCK) THE GFCI SHUTS DOWN THE RECIPROCAL OUTLETS DOWNSTREAM. ALL IMPROPERLY WIRED PLUG AND LIGHT OUTLETS MUST BE CORRECTED. ALL MISSING AND BURNED-OUT LIGHT BULBS SHOULD BE REPLACED. A SAMPLING OF LIGHTS AND ELECTRICAL OUTLETS WERE TESTED. THOSE TESTED WERE FOUND TO BE IN GOOD WORKING ORDER

ELECTRICAL SWITCHES, OUTLETS AND COVER PLATES

COMMENTS: IT IS RECOMMENDED THAT ALL OF THE EXTERIOR ELECTRICAL COVER PLATES ON SWITCHES AND OUTLETS BE EXTERIOR GRADE WEATHER PROOF UNITS. OUTLETS SHOULD HAVE GFCI TYPE OUTLETS AND COVER PLATES WHICH CAN PROTECT THE OUTLETS WHEN IN USE. ALL OF THE INTERIOR SWITCH PLATES AND OUTLET COVERS SHOULD BE PROPERLY SECURED WITH THE UTILITIES AND BE SET FLUSH.

ANY DAMAGED AND MISSING COVER PLATE, OUTLET AND OR SWITCH SHOULD BE REPLACED BY AN ELECTRICAL CONTRACTOR. ALWAYS MONITOR DIMMER SWITCHES, OLDER UNITS AS THEY AGE CAN DEVELOP FLAT SPOTS AND WILL NOT WORK. ALL MISSING AND BURNED-OUT LIGHT BULBS SHOULD BE REPLACED. ALL ABANDONED WIRES AND ELECTRICAL BOXES SHOULD BE REMOVED. ALL ELECTRICAL JUNCTION BOXES SHOULD BE SEALED WITH COVER PLATES.

A SAMPLING OF OUTLETS AND LIGHT SWITCHES WERE TESTED AND THOSE THAT WERE TESTED WERE FOUND TO BE IN GOOD WORKING ORDER.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- IT IS RECOMMENDED THAT THE EXTERIOR MAIN ELECTRICAL BOX AND DEAD PLATE BE CLEANED OF RUST AND DIRT. ONCE CLEANED THE INTERIOR, DEAD PLATE AND THE COVER BE RE PAINTED WITH AN OIL BASED RUST INHIBITING ENAMEL.
- THE GROUND WIRE CLAMPS LOCATED AT THE BASE OF THE LEFT INTERIOR WALL OF THE GARAGE SHOULD BE REMOVED, CLEANED OF OXIDATION THEN RE SET TO THE STEEL RE BAR.
- ALL LIGHT FIXTURES WHICH DO NOT HAVE LENS COVERS OVER THE BULBS SHOULD BE UPGRADED TO ONES WITH LENS COVERS FOR SAFETY.
- IT IS RECOMMENDED THAT THE MAIN EXTERIOR SERVICE BOX AND THE SUB BREAKERS BE LABELED.
- IT IS RECOMMENDED THAT THE NEW OWNER MAKE UP A LIST OF THE BREAKERS IN CASE OF AN EMERGENCY AND THE SYSTEM NEEDS TO BE REPAIRED.



PLUMBING SYSTEM

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

MAIN LINE:	3/4" COPPER PIPING FEED
WATER MAIN SUPPLY VALVE:	MAIN WATER VALVE IS A BALL TYPE LOCATED ON THE LEFT EXTERIOR SIDE WALL OF THE GARAGE
SUPPLY LINES:	COPPER, 3/4" AND 1/2"
WATER PRESSURE	60 PSI, AS TESTED AT THE FRONT HOSE BIB
WATER FILTRATION SYSTEM:	NONE
LOCAL SHUT OFF VALVES:	AT EACH UTILITY
WASTE & DISPOSAL LINES:	ABS
SEWER CLEANOUTS:	FRONT DRIVEWAY LABELED LID
FUEL SYSTEM:	NATURAL GAS, GAS METER LOCATED ON THE EXTERIOR LEFT SIDE WALL OF THE GARAGE
WATER HEATER LOCATION:	UPSTAIRS HALLWAY CLOSET
WATER HEATER:	NATURAL GAS, AMERICAN STANDARD, TANK TYPE 30 GALLON UNIT WITH A BALL VALLEY SHUT OFF LEVER
EARTHQUAKE STRAPPING:	PROPERLY STRAPPED, LACKS BACK BLOCKING
ESTIMATED AGE:	DATE ON UNIT IS 02.2014
TEMPERATURE PRESSURE RELIEF VALVE:	YES, SIDE MOUNT
TAILPIPE:	YES, 3/4" COPPER ACROSS THE FRONT OF THE UNIT INTO THE WALL AND TO THE EXTERIOR
WATER TEMPERATURE SETTING:	VERY HOT
WATER HEATER IN PAN:	YES IN PAN SET TO DRAIN AT THE BASE OF THE PAN
FLEXIBLE GAS LINE WITH LOCAL VALVE:	YES, 1/2" YELLOW FLEX TUBING
VENTED:	YES, SINGLE UPPER VENT, LOWER VENT IS NEEDED
DRAFT HOOD PROPERLY INSTALLED:	YES
ADEQUATE COMBUSTION AIR:	NO, SECOND LOWER VENT IS NEEDED

WATER AND GAS PIPES BONDED: NO

FLUE PIPE SHARED: NO

MAIN LINE PUBLIC WATER SUPPLY SYSTEM

COMMENTS: THE MAIN WATER SERVICE DELIVERS ADEQUATE WATER PRESSURE THROUGHOUT THE SYSTEM. THIS IS A PUBLIC UTILITY WATER SUPPLY SYSTEM. THE WATER SUPPLY PIPE FROM THE PUBLIC METER IS NOT PART OF THIS INSPECTION AS IT CANNOT BE FULLY VIEWED. A REVIEW OF THE WATER CONSUMPTION REPORT FROM THE UTILITY INVOICE WOULD BE GOOD TO REVIEW. AT THE CURRENT TIME THERE ARE COMPANIES WHICH MANUFACTURE INLINE WATER EMERGENCY SHUT OFF AND WATER CONSUMPTION VALVES WHICH CAN BE LINKED TO CELL PHONE. THIS WOULD BE AN UPGRADE WORTH LOOKING INTO AS THE PRICE OF WATER IS GOING UP.

SUPPLY LINES

COMMENTS: ALL OF THE SUPPLY LINES DELIVER NORMAL WATER PRESSURE AT THE FIXTURES TESTED. UNDERGROUND PIPES OR PIPES INSIDE WALL CANNOT BE JUDGED FOR SIZING, LEAKS OR CORROSION. WATER QUALITY TESTING OR TESTING FOR HAZARDS SUCH AS LEAD ARE NOT PART OF THIS INSPECTION.

WATER MONITORING SYSTEMS

COMMENTS: EXCESSIVE WATER CONSUMPTION IS OF CONCERN TO PROPERTY OWNERS. AT THE PUBLIC MUNICIPALITY LEVEL THE FUTURE OF WATER MONITORING IS A ADVANCED METERING INFRASTRUCTURE.

ADVANCED METERING INFRASTRUCTURE, OR AMI, HAS BECOME SOMEWHAT OF A BUZZ WORD IN THE WATER INDUSTRY OVER THE LAST FEW YEARS AND IT'S BEING ADOPTED MORE AND MORE BY WATER UTILITIES UNDER PRESSURE TO INCREASE EFFICIENCY.

AMI ENABLES TWO-WAY COMMUNICATION OVER A FIXED NETWORK BETWEEN THE UTILITY SYSTEM AND THE METERING ENDPOINTS. IT'S A MUCH MORE POWERFUL AND ROBUST SYSTEM THAT'S PROVING ITS VALUE IN SOME CHALLENGING ENVIRONMENTS, FROM THE RURAL PLAINS TO BUSTLING URBAN CENTERS.

AMI SYSTEMS CAN BE CONTINUOUSLY MONITORED BY HOURLY INTERVAL READS BY A MUNICIPALITY WHEN INSTALLED. RECENT ADVANCEMENTS IN METER DATA MANAGEMENT HAVE TRANSFORMED THE VAST SPREADSHEETS AND TEDIOUS DATA-MINING ACTIVITIES OF JUST A FEW YEARS AGO INTO PUSH-BUTTON REPORTS, ALLOWING A WATER UTILITY TO FIND EVIDENCE OF LEAKS BEFORE THEY HIT THE SURFACE SOMETIMES YEARS BEFORE. IT CAN PREVENT A SMALL LEAK FROM BECOMING A BIG LEAK, OR WORSE, A WATER MAIN BREAK.

THIS TYPE OF SYSTEM IN BEING INTRODUCED TO SEVERAL LOCAL MUNICIPALITIES AROUND THE STATE. THERE ARE SEVERAL OTHER LOCAL COMPANIES WHICH MAKE AN INLINE WATER MONITORING DEVICE/SYSTEM WHICH CAN BE INCORPORATED INTO ONES MOBILE DEVICE TO SHUT THE WATER SUPPLY SYSTEM OFF IN CASE OF AN EMERGENCY LEAK ALONG WITH IT BEING SET UP TO MONITOR WATER USE TO EACH OF THE IN HOUSE WATER UTILITIES. TYPICALLY THIS DEVICE IS PLACED INLINE BETWEEN THE HOUSE SHUT OFF VALVE AND WHERE THE WATER FEED PIPES ENTERS THE STRUCTURE, TYPICALLY INSTALLED BY A PLUMBING CONTRACTOR.

WASTE & DISPOSAL PUBLIC UTILITY SYSTEM

COMMENTS: ALL LINES DRAIN FREELY INDICATING NO MAJOR CLOGS EXISTING IN THE SYSTEM. CITY SEWER SERVICE, SEPTIC SYSTEMS AND ALL UNDERGROUND PIPES ARE NOT A PART OF THIS INSPECTION. FUTURE DRAINAGE PERFORMANCE IS ALSO NOT DETERMINED. IF THIS IS A PUBLIC WASTE WATER SYSTEM IT IS RECOMMENDED THAT THE BUYERS AND OWNERS HAVE THE MAIN TRUNK WASTE WATER PIPE CABLED AND VIDEOED TO CHECK THE TYPE OF WASTE WATER TRUNK LINE PIPE IT IS AND ITS CONDITION.

FUEL SYSTEM NATURAL GAS

COMMENTS: THE FUEL SYSTEM IS NATURAL GAS FROM THE PG & E METER WHICH IS LOCATED ON THE LEFT SIDE OF THE EXTERIOR OF THE GARAGE. GAS IS DELIVERED TO THE WATER HEATER, FURNACE AND TO THE CAPPED OFF GAS PIPE IN THE LIVING ROOM FIREPLACE. IT IS RECOMMENDED THAT AN EMERGENCY SHUT OFF HANDLE WHICH IS SET ON THE GAS METER BE CLEANED AND PAINTED A BRIGHT COLOR IN THE EVENT OF FIRE OR EARTH QUAKE IT CAN BE EASILY SEEN. ANY GAS SUPPLY PIPES WHICH SHOW SIGNS OF RUST SHOULD BE LEAK TESTED AND OR PAINTED WITH A RUST INHIBITING ENAMEL.

WATER HEATER (LOCATED IN THE UPSTAIRS HALLWAY CLOSET)

COMMENTS: THIS IS A TANK TYPE AMERICAN STANDARD BUILT GAS WATER HEATER. THE UNIT WAS IN WORKING ORDER AT THE TIME OF THE INSPECTION. IT IS INTERNALLY INSULATED, IT IS PROPERLY STRAPPED BUT LACKS BACK BLOCKING, THE WATER HEATER CONTAINS A 150-DEGREE PRESSURE RELIEF VALVE AND A FLEX PIPE CONNECTOR. THERE IS NO SIGN OF MOISTURE AT THE FOOTINGS OF THE HEATER.

PROPER STRAPPING OF WATER HEATER INCLUDES THE INSTALLATION OF 1½ INCH BOLTED GALVANIZED STRAPS THAT COMPLETELY SURROUND THE UNIT AT ITS UPPER AND LOWER THIRD. THE ENDS OF THE STRAPS MUST BE THROUGH OR LAG BOLTED TO A STRUCTURAL MEMBER. FURTHER, IT MUST BE PROPERLY BRACED SO THAT THE STRAPS MAY BE TIGHTENED AGAINST IT.

THE MOST COMMON WAY TO HEAT WATER IN THE UNITED STATES IS WITH A TANK-STYLE WATER HEATER. TANK WATER HEATER UNITS HEAT WATER EVEN WHEN NOT IN USE, TO COMPENSATE FOR STANDBY HEAT LOSS. INSULATION BETWEEN THE STORAGE TANK AND THE OUTER JACKET SLOWS THIS HEAT LOSS, BUT CANNOT ELIMINATE IT ENTIRELY. TO MAINTAIN A PRESET WATER TEMPERATURE, THE WATER HEATER MUST CYCLE ON PERIODICALLY, EVEN WHEN THERE IS NO DEMAND FOR HOT WATER.

TANK WATER HEATERS GENERALLY HAVE ABOUT 70% USABLE CAPACITY, MEANING A TYPICAL 50-GALLON TANK HAS ABOUT 30-35 GALLONS OF TRULY HOT WATER IN RESERVE FOR USAGE. IF THERE IS HIGH DEMAND OVER A SHORT PERIOD – A FAMILY TAKING BACK-TO-BACK SHOWERS IN THE MORNING OR A VACATION HOME PACKED WITH GUESTS – THE HOT WATER CAN RUN OUT. WHEN IT DOES, HOMEOWNERS HAVE TO WAIT FOR THE WATER TO GET HOT AGAIN.

FROM THE COLD WATER SUPPLY TO THE WATER HEATER UNIT THERE SHOULD BE A SHUT OFF VALVE. THE VALVE SHOULD BE IN SERVICEABLE CONDITION WITHOUT SIGNS OF LEAK STAINS. IF THE VALVE IS AN OLDER GATE TYPE IT IS RECOMMENDED IT BE UPGRADED TO A BALL TYPE 1/4 TURN VALVE. THE HOSES FROM THE SHUT OFF VALVE TO THE UNIT AND FROM THE HOT WATER OUTPUT FITTING SHOULD BE STAINLESS STEEL BRAIDED HOSE UNITS.

THE GAS UNIT SHOULD HAVE A BRASS SHUT OFF VALVE INLINE FROM THE HARD GAS SUPPLY PIPE. THE GAS SUPPLY PIPE FROM THE BRASS VALVE SHOULD BE A FLEX STAINLESS STEEL TUBING TYPE TO THE UNIT. THE INTAKE AND EXHAUST SYSTEM FOR THIS TYPE OF UNIT SHOULD BE INSPECTED AND CLEANED ONCE A YEAR. DO NOT STORE ITEMS CLOSE TO THE TOP OF THE TANK TYPE WATER HEATER OR CLOSE TO THE LOWER COMBUSTIBLE AIR INTAKE VENT AT THE LOWER SIDE OF THE UNIT.

THE WATER HEATER CONTAINS A 150-DEGREE PRESSURE RELIEF VALVE, (TPRV)WHICH WILL OPEN AND EXIT WATER IN THE TANK WHICH IS EITHER TOO HOT OR HAS TOO MUCH WATER PRESSURE. THE TPRV SHOULD EXIT THE STRUCTURE TO PREVENT WATER DAMAGE IF IT OPENS TO THE STRUCTURE.

A TANK TYPE WATER HEATER SHOULD BE DRAINED ONCE A YEAR. THE CONDITION OF THE INTERIOR OF A TANK UNIT IS UNKNOWN. THE LIFE EXPECTANCY OF A TANK TYPE WATER HEATER CAN ONLY BE CHECKED BY THE AGE OF THE UNIT, TYPICALLY THEY AGE OUT AFTER 12 TO 15 YEARS AND IF THE UNIT KNOCKS WHEN IT IS RUNNING. THE KNOCKING SOUND IS PRODUCED BY A MINERAL BUILD UP INSIDE OF THE WATER HEATER TANK. THIS CAN BE DETECTED ONLY WHEN THE TANK HAS BEEN IN USE OVER TIME. IT CAN NOT BE DETECTED DURING THE TIME OF AN INSPECTION.

ESTIMATE OF REMAINING LIFE IS NOT PART OF THIS INSPECTION.
THERE IS NO SIGN OF MOISTURE AT THE FOOTINGS OF THE HEATER.

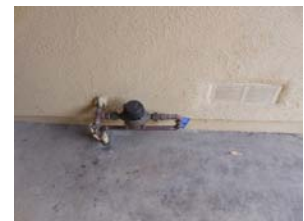
SOLAR SYSTEMS ARE NOT PART OF THIS INSPECTION. HOT WATER RE-CIRCULATING PUMPS/SYSTEMS ARE NOT PART OF THIS INSPECTION.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- THE HOT WATER WILL NEED TO BE BACK BLOCKED PRIOR TO THE SALE OF THE UNIT.
- ONCE THE WATER HEATER BACK BLOCKING IS INSTALLED THE STRAPS SHOULD BE TIGHTENED UP.
- THE WATER HEATER CLOSET WILL NEED TO HAVE A SECOND AIR VENT INSTALLED. CHECK TO SEE IF THERE IS ONE COVERED BY THE WATER HEATER IN THE CLOSET FLOOR. OTHER OPTIONS ARE TO ADD A DOWN DRAFT FLUE PIPE FROM THE ATTIC SPACE TO WITHIN 6" OF THE CLOSET FLOOR. THE OTHER OPTION IS TO CUT A HOLE IN THE DOOR THEN ADD A SCREEN.
- THE WATER HEATER ALUMINUM PAN HAS A DRAIN FITTING ON THE AFT LEFT SIDE. THIS PAN IS SET TO DRAIN ONTO THE FLOOR OF THE WATER HEATER CLOSET. THE PAN DRAIN SHOULD BE SET TO EXIT TO THE EXTERIOR OF THE BUILDING . IF THE WATER HEATER WERE TO LEAK IT WOULD SPREAD WATER ON THE UPSTAIRS FLOOR AND THROUGH THE DOWNSTAIRS CEILING.
- A GOOD IMPROVEMENT WOULD BE TO MAKE A WOOD BOX TO COVER THE MAIN WATER VALVE AND METER WHICH IS LOCATED ON THE LEFT EXTERIOR SIDE WALL OF THE GARAGE. THIS WILL HELP PROTECT THE PIPE, VALVE AND METER FROM IT BEING DAMAGED.
- THE GAS METER AND PIPING SHOULD BE CLEANED OF THE RUST STAINS AND THEN RE PAINTED WITH AN OIL BASED RUST INHIBITING ENAMEL.



HEATING SYSTEM

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

DESCRIPTION:	REPLACEMENT BRYANT FORCED AIR SYSTEM
FUEL SYSTEM:	NATURAL GAS
ESTIMATED AGE:	DATE OF INSTALLATION 2007
FLEXIBLE GAS LINE WITH LOCAL SHUTOFF:	YES, ½" YELLOW FLEX TUBING TO THE SIDE OF THE UNIT, HARD GAS PIPE ENTERS THE UNIT ON ITS SIDE
VENTING:	YES
COMBUSTION AIR:	YES
DUCTING INSULATED:	YES, AS NOTED IN THE ATTIC AND IN THE SUB AREA
FLUE PIPE SHARED WITH WATER HEATER:	NO
BURNERS:	TWO BURNER UPPER SECTION OF THE FURNACE
DISTRIBUTION:	FORCED AIR
NORMAL CONTROLS:	CONTROL ON THE DOWNSTAIRS HALLWAY WALL
AIR FILTRATION:	IN UNIT
FIREPLACE:	YES, IN LIVING ROOM, NOT IN USE CAPPED OFF GAS PIPE INSIDE LFT OF THE FIREBOX
WORKING DAMPER:	YES
SPARK ARRESTER/RAINCAP:	YES

DESCRIPTION

COMMENTS: THIS STRUCTURE HAS A FORCED AIR FURNACE SYSTEM LOCATED IN THE DOWNSTAIRS HALLWAY CLOSET THE UNIT WAS MANUFACTURED BY BRYANT AND APPEARS TO BE 12 YEARS OLD. THIS TYPE OF FURNACE SHOULD BE CLEANED AND SERVICED ONCE EVERY OTHER YEAR BY AN HVAC CONTRACTOR. THE FILTERS SHOULD BE CLEANED AND OR REPLACED ONCE EVERY SIX MONTHS.

DISTRIBUTION

COMMENTS: FORCED AIR FROM THE FURNACE OUTPUT CHAMBER IS TROUGH THE DUCT WORK TO EACH OF THE REGISTERS. THE EXPOSED DUCT WORK IS HARD METAL WHICH ARE SEALED WITH ROLLED ON BATTEN TYPE INSULATION.

IT IS ADVISED THAT IF RODENTS ARE LOCATED IN THE SUB AREA OR IN THE ATTIC WHERE THIS TYPE OF DUCT WORK IS LOCATED, ONCE THE STRUCTURE IS CLEARED OF THE RODENTS THE DUCT WORK SHOULD BE INSPECTED FOR GAPS WHICH SHOULD BE CLEANED AND SEALED UP.

DISTRIBUTION

COMMENTS: FORCED AIR

NORMAL CONTROLS

COMMENTS: LOCATED ON THE DOWNSTAIRS HALLWAY WALL.

FIREPLACE

COMMENTS: IN THE LIVING ROOM IS A WOOD BURNING FIREPLACE. THE FIRE BOX IS A COMPOSITE UNIT WITH A CAPPED OFF GAS PIPE AND THE GAS VALVE TO THE LEFT OF THE FIRE BOX. THERE IS A CRACK ON THE BOTTOM OF THE FIRE BOX. THE EXTERIOR OF THE FIREPLACE IS TILE WITH A SET OF METAL SCREENS. WHEN THE DAMPER WAS TESTED SOOT FELL FROM THE INSIDE OF THE CHIMNEY.

AIR CONDITIONING UNIT

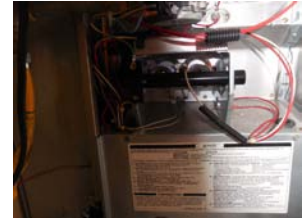
COMMENTS: NONE

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- IT IS RECOMMENDED THAT THE FURNACE BE PROFESSIONALLY SERVICED. THERE IS AN AMOUNT OF DUST BUILD-UP IN THE COMBUSTION AREA. THIS TYPE OF FURNACE SYSTEM SHOULD BE SERVICED ONCE EVERY TWO YEARS.
- THE DUCT WORK INSIDE OF THE FURNACE CLOSET SHOULD HAVE THE OLD CLOTH DUCT TAPE REMOVED AND NEW ALUMINUM TAPE INSTALLED. A GOOD IMPROVEMENT WOULD BE TO WRAP THE DUCTS IN THE CLOSET WITH BUBBLE ALUMINUM WRAP INSULATION.
- THE FLOOR AND CEILING VENTS IN THE FURNACE CLOSET SHOULD BE CLEANED OF DUST AND LINT.
- IT IS RECOMMENDED THAT THE STAIRWELL AIR RETURN FOR THE FURNACE BE CLEANED OF COB WEBS.
- ALL OF THE FLOOR REGISTERS SHOULD BE CLEANED OUT OF DUST AND LINT.
- THE CEILING REGISTERS ARE PAINTED TO THE CEILING. THEY SHOULD BE REMOVED, THE DIRT STAINS TO THE SIDES OF THE REGISTERS SHOULD BE CLEANED AND THEN REPAINTED. THE BAFFLES OF THE CEILING REGISTERS SHOULD BE MADE TO OPERATE WITH EASE.
- THE FIREPLACE AND CHIMNEY SHOULD BE INSPECTED AND CLEANED BY A LICENSED CHIMNEY SWEEP.



INTERIOR FINISHES

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

ENTRY DOOR & TRIM:	PAINTED WOOD DOOR AND TRIM WITH DEADBOLT
WINDOWS, FRAMES & TRIM:	TRIM IS PAINTED SHEETROCK AND WOOD
INTERIOR DOORS, FRAMES & TRIM	PAINTED WOOD AND COMPOSITE DOORS WITH PAINTED WOOD TRIM
INTERIOR WALL FINISHES:	PAINT ON SHEETROCK
INTERIOR CEILING FINISHES:	PAINT ON SHEETROCK, SOME VAULTED
INTERIOR FLOORS & FINISHES	COMBINATION OF LINOLEUM , TILE, CARPET AND PRE FINISHED WOOD PLANKING
FIREPLACE/WOOD STOVE:	IN LIVING ROOM

ENTRY DOOR & TRIM

COMMENTS: THE PAINTED WOOD DOOR FITS SECURELY IN ITS EXISTING JAMB. IT IS FITTED WITH A KEYED PASSAGE AND DEAD BOLT LOCK. IN ORDER TO MEET THE CURRENT ENERGY ORDINANCE ALL DOORS THAT SEPARATE HEATED FROM UN-HEATED AREAS MUST BE PROPERLY WEATHERSTRIPPED. ALL DOOR LOCKING HARDWARE SHOULD BE LUBRICATED AS NEEDED. THE FRONT DOOR STOP WILL NEED TO BE REPLACED

INTERIOR WINDOWS, FRAMES & TRIM

COMMENTS: THE WINDOW IS TRIMMED OUT WITH PAINTED WOOD. THE WINDOW WILL NEED TO BE SERVICED TO IMPROVE ITS MOVEMENT.

INTERIOR DOORS, FRAMES & TRIM

COMMENTS: ALL OF THE INTERIOR DOORS FIT SECURELY IN THEIR EXISTING JAMBS. THEIR HARDWARE OPERATED WITH LIMITATIONS THAT ARE USUAL AND NORMAL FOR HARDWARE OF THIS TYPE AND AGE. SOME OF THE INTERIOR DOORS NEED TO BE ADJUSTED. EACH DOOR SHOULD HAVE DOOR STOP WHICH WILL HELP PREVENT THE DOOR HANDLE FROM DAMAGING THE WALL WHEN OPENED.

INTERIOR WALLS FINISHES

COMMENTS: ALL OF THE WALLS WERE PAINTED SHEETROCK WITH SHEENS APPROPRIATE TO THE ROOMS - GLOSS IN KITCHEN AND BATHROOM, FLAT OTHERWISE.

CEILING FINISHES

COMMENTS: ALL OF THE CEILINGS WERE PAINTED SHEETROCK ALL APPEAR TO BE IN SERVICEABLE CONDITION.

FLOORS & FLOORING FINISHES

COMMENTS: THE FLOOR TREATMENTS IN THE HOUSE INCLUDE PRE FINISHED WOOD PLANKING, LINOLEUM, ALONG WITH TILE AND CARPET - THE FLOORING APPEARS TO BE IN POOR TO

SERVICEABLE CONDITION.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- IT IS RECOMMENDED THAT THE INTERIOR BE PRICED OUT FOR A RE PAINTING OF THE WALLS AND CEILINGS, THERE ARE HOLES IN THE CLOSET WALLS SOME TYPICAL CRACKS AND CHIPS IN THE WALLS.
- THE CARPET FLOORING IS STAINED AND THERE IS BEACH DAMAGE IN THE UPSTAIRS HALLWAY CLOSET. THIS FLOORING SHOULD BE REPLACED.
- WHEN THE CARPET IS REMOVED THE SUB FLOOR AT THE FIRST STEP UP FROM THE LANDING SHOULD BE INSPECTED AS IT HAS A SLIGHT HUMP.
- THE DOWNSTAIRS HALLWAY LIGHT FIXTURE LENS IS MISSING AND SHOULD BE REPLACED.
- THE FRONT DOOR RUBS WHEN FULLY OPEN. THE DOOR SKIRT SHOULD BE ADJUSTED OR THE BOTTOM EDGE OF THE DOOR SHOULD BE TRIMMED THEN SEALED BEFORE THE DOOR SKIRT IS RESET.
- SEVERAL OF THE INTERIOR WALL ELECTRICAL OUTLET COVER PLATES ARE DAMAGED AND SHOULD BE REPLACED.
- THE UPSTAIRS PRE FINISHED WOOD FLOORING HAS STAINS BY THE KITCHEN CABINETS. IF THESE STAINS CAN NOT BE REMOVED THE FLOORING SHOULD BE UPGRADED.



KITCHEN

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

COUNTER TOP:	ORIGINAL TILE
FLOORING:	PRE FINISHED WOOD
CABINETS:	PAINTED COMPOSITE/ WOOD
SINK:	SINGLE COMPARTMENT PORCELAIN
DISPOSAL:	YES, IN GOOD WORKING ORDER
VENTILATION/EXHAUST VENTING:	TWO-SPEED FAN WITH LIGHT ABOVE RANGE, PART OF THE MICROWAVE UNIT ABOVE THE ELECTRIC GLASS TOP RANGE
KITCHEN RANGE:	ELECTRIC, FRIGIDAIRE, IN WORKING ORDER
OVEN:	PART OF RANGE
REFRIGERATOR:	MAGIC CHEF, IN GOOD WORKING ORDER
DISHWASHER:	YES, HOT POINT, OLDER UNIT WITH BROKEN PARTS INSIDE THE UNIT, DOES WORK
DRINKING WATER AUGMENTATION:	NONE
GFCI OUTLETS:	NONE

COUNTER TOP

COMMENTS: THE COUNTERTOPS AND BACK SPLASH ARE IN GOOD CONDITION. THE SUB STRUCTURE SHOWS SIGNS OF OLD WATER STAINS. OLD WATER STAINS ON P TRAP UNDER THE KITCHEN SINK WERE NOTED, THIS IS NOT UNCOMMON. IT IS RECOMMENDED THAT PERIODIC INSPECTION AND CLEANING OF THE WASTE WATER PIPES UNDER A SINK BE DONE. THE BOTTOM SHELF IS COMPOSITE WITH SOME OLD WATER DAMAGE, NOT BAD, CAN BE SANDED AND PAINTED.

FLOORING

COMMENTS: THE FLOORING IN THE KITCHEN SHOWS SOME SIGNS OF WEAR AND TEAR.

CABINETS

COMMENTS: THE PAINTED WOOD/COMPOSITE CABINETS ARE PART OF THE KITCHEN INSTALLATION. THEY APPEAR TO BE GOOD QUALITY UNITS AND ARE PROPERLY CONNECTED TO THE WALL SUPPORT SYSTEMS. ALL OF THE DOORS AND DRAWERS THAT WERE TESTED OPERATED WELL.

SINK

COMMENTS: THE KITCHEN SINK FILLS, HOLDS WATER AND DRAINS NORMALLY.

VENTILATION/EXHAUST VENTING

COMMENTS: THE VENTILATION ABOVE THE KITCHEN RANGE IS A FAN AND LIGHT WHICH IS PART

OF A MICROWAVE UNIT. THE UNIT IS LESS THEN 24" ABOVE THE COOKING SURFACE. CURRENT BUILDING CODE CALLS FOR THIS TYPE OF UNIT TO BE SET AT A MINIMUM OF 24" ABOVE THE COOKING SURFACE. IT IS RECOMMENDED THAT THE OWNER/BUYER REVIEW THE INSTALLATION INSTRUCTIONS FOR THIS UNIT. THE MANUFACTURES HEIGHT REQUIREMENT TYPICALLY SUPERCEDES BUILDING CODE.

IT IS RECOMMENDED THAT THE FAN FILTERS AND THE FAN WORKS BE CLEANED ONCE A YEAR OF COOKING GREASE.

APPLIANCES

COMMENTS: APPLIANCES ARE NOT MOVED. REFRIGERATORS, FREEZERS AND BUILT-IN ICE MAKERS ARE NOT PART OF THIS INSPECTION.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- THE KITCHEN CABINETS HAVE CHIPS IN THE PAINT AND SHOULD BE RE PAINTED.
- THE ELECTRICAL OUTLET BOX UNDER THE KITCHEN SINK SHOULD BE SECURED TO THE BACK WALL UNDER THE SINK OFF OF THE CABINET DECK.
- THE ELECTRICAL BOX IN THE FLUE BOX ABOVE IN THE CABINET ABOVE THE MICROWAVE IS LOOSE AND SHOULD BE SECURED TO THE BACK WALL INSIDE THE BOX.
- THE DISHWASHER HAS A CHIP INSIDE OF THE UNIT , THE PIECE IS ON THE BOTTOM OF THE UNIT. FAN BLADE CAP WILL NEED TO BE RESET. IT MAY BE TIME TO UPGRADE THIS UNIT.
- THE KITCHEN WILL NEED GFCI OUTLETS INSTALLED.
- INSTALL FIRE EXTINGUISHERS IN THE KITCHEN.



BATHROOMS

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

TOILET:	BOTH TOILETS ARE KOHLER 1.6 GPF UNITS, IN WORKING ORDER
SINK:	BOTH BATHROOMS HAVE COMPOSITE SINK/COUNTER TOPS IN GOOD WORKING ORDER
VANITY:	CLEAR FINISHED WOOD IN THE HALF BATHROOM AND PAINTED WOOD IN THE DOWNSTAIRS BATHROOM
BATHTUB:	FIBERGLASS BATHTUB WITH TILE WALLS AND SHOWER CURTAIN AND WORKING SHOWER HEAD
SHOWER:	PART OF THE TUB UNIT, IN WORKING ORDER
FLOORING:	LINOLEUM IN BOTH
VENTILATION:	FAN IN EACH BATHROOM, BOTH FANS WERE NOT WORKING AT THE TIME OF THE INSPECTION
GFCI OUTLETS:	NONE IN EITHER BATHROOM
SAFETY FEATURES:	NONE

TOILET

COMMENTS: THESE TOILETS COMPLY TO THE CURRENT WATER CONSERVATION CODE. EACH TOILET WAS IN WORKING ORDER. THE UPSTAIRS TOILET IS LOOSE ON ITS FLOOR FLANGE.

SINK

COMMENTS: THE BATHROOM SINKS FILL AND DRAIN NORMALLY. THIS TYPE OF SINK SHOULD NOT HAVE A STOP AS THERE IS NO SAFETY OVERFLOW DRAIN IN THE TWO GLASS BOWLS.

VANITY

COMMENTS: THE VANITIES APPEAR SERVICEABLE WITH DOORS AND DRAWERS NEEDING ADJUSTMENT.

SHOWER

COMMENTS: SHOWER OPERATES NORMALLY IN THE DOWNSTAIRS BATHROOM.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS

- THE FANS IN EACH BATHROOM WILL NEED TO BE SERVICED AS THEY BOTH WERE NOT WORKING AT THE TIME OF THE INSPECTION.
- BOTH BATHROOMS WILL NEED TO HAVE GFCI OUTLETS INSTALLED.
- THE TOILET IN THE UPSTAIRS BATHROOM IS LOOSE ON ITS FLOOR FLANGE AND SHOULD BE RESET.
- THE LINOLEUM FLOORING IN THE UPSTAIRS BATHROOM HAS STAINS UNDER THE TOP COAT. THIS FLOORING SHOULD BE REPLACED.

LAUNDRY AREA

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

LOCATION:	BACK WALL OF THE GARAGE
WASHING MACHINE:	NONE IN PLACE
PAN WITH DRAIN UNDER WASHER:	NONE IN PLACE
DRYER:	NONE IN PLACE
FLEXIBLE GASLINE WITH SHUT OFF:	NONE
PIPING (WASTE & WATER):	BRASS GATE WATER SUPPLY VALVES AND AN ABS IN WALL DRAIN PIPE
WIRING:	120 AND 240 VOLT ACCESS
WASH BASIN:	NONE
VENTILATION:	NONE

LAUNDRY APPLIANCES

COMMENTS: NO UNITS WERE IN PLACE AT THE TIME OF THE INSPECTION. IT IS IMPORTANT TO PERIODICALLY INSPECT AND CLEAN THE LINT FILTER FROM THE WASHER WHICH DRAINS INTO THE WASTE WATER SYSTEM. THE DRYER LINT VENT SHOULD BE DUCT SHOULD BE HARD PIPED OR FLEXIBLE 4" DUCT PIPING WHICH EXITS THE STRUCTURE THROUGH A ONE WAY FLAPPER VENT. THIS FLAPPER VENT WILL HELP PREVENT SMALL ANIMALS FROM GAINING ACCESS INTO THE DRYER VENTING SYSTEM. THE AREA BEHIND THE UNITS SHOULD BE KEPT CLEAN OF LINT AND DUST.

PIPING

COMMENTS: THE PLUMBING SYSTEM FOR THE WASHER APPEARS ADEQUATE FOR NORMAL SUPPLY AND DRAINAGE. WATER FEED LINES WERE OFF AND VALVES ARE WALL-MOUNTED TYPE. THERE IS A CAPPED OFF GAS LINE FOR A GAS DRYER.

WIRING

COMMENTS: THERE IS 120V GROUNDED DUPLEX PLUG OUTLET THAT WOULD PROVIDE POWER THE WASHER. THE POWER SOURCE FOR THE DRYER IS 220 VOLTS FOR THE DRYER

GAS SUPPLY

COMMENTS: NONE IN PLACE.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- IT IS RECOMMENDED THAT THE SUPPLY LINES FROM THE WALL VALVES TO THE MACHINE BE STAINLESS STEEL REINFORCED TYPE. THE TYPICAL BLACK RUBBER ONES CAN BURST IF WATER PRESSURE IS LEFT ON CONTINUALLY. THE STAINLESS STEEL HOSES HELP PREVENT THE RUBBER HOSES FROM BUBBLING UNDER CONSTANT PRESSURE.
- A GOOD IMPROVEMENT WOULD BE TO UPGRADE THE WATER SUPPLY VALVES TO 1/4 TURN SHUT OFF VALVES REPLACING THE OLD STYLE GATE TYPE VALVE.
- THE WASTE WATER DRAIN PIPE SHOULD BE FLUSHED BEFORE THE WASHER AND DRYER ARE INSTALLED.
- THE 4" DRYER DUCT PIPE CLOSE TO THE FLOOR IN THE BACK WALL OF THE GARAGE SHOULD BE CLEANED OUT OF LINT.



SECURITY AND FIRE SAFETY CODE COMPLIANCE

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

WINDOW BARS:	NONE
SECURITY GATE	NONE
WINDOW LOCKS:	PART OF WINDOWS
DOORBELL:	NONE
INTERCOM SYSTEM:	NONE, NOT PART OF THIS INSPECTION
GATE RELEASE "BUZZER":	NONE
EXTERIOR SAFETY LIGHTING:	YES
BURGLAR ALARM:	NONE
FIRE EXTINGUISHER:	NONE
SMOKE DETECTORS:	YES, IN THE HALLWAY , DAMAGED
CARBON MONOXIDE DETECTOR:	NONE
FIRE SPRINKLERS:	NONE
FIRE ESCAPE:	NONE

SMOKE DETECTORS

COMMENTS: SMOKE DETECTORS ARE REQUIRED IN EACH SLEEPING AREA AND THE AREAS COMMON TO THEM. IN NEW RESIDENCES, THE SMOKE ALARMS MUST BE HARDWIRED INTO THE HOME'S ELECTRICAL SYSTEM PLUS INCORPORATE A BATTERY BACKUP IN THE EVENT OF POWER FAILURE. SMOKE ALARMS RETROFITTED INTO EXISTING RESIDENCES MAY BE SOLELY BATTERY POWERED. THE LAW REQUIRES THAT ALL SMOKE DETECTORS BE ONES THAT ARE SOLELY BATTERY POWERED WHICH CONTAIN A NON REPLACEABLE, NON REMOVABLE BATTERY THAT IS CAPABLE OF POWERING THE SMOKE DETECTOR FOR AT LEAST TEN YEARS. ALL SMOKE DETECTORS WILL HAVE TO BE UPGRADED FROM 08.01.2015

CARBON MONOXIDE DETECTORS

COMMENTS: CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH LEVEL OF THE HOME IN THE COMMON HALLWAYS. A NEW LAW REQUIRES THAT ALL CARBON MONOXIDE DETECTORS BE ONES THAT ARE SOLELY BATTERY POWERED WHICH CONTAIN A NON REPLACEABLE, NON REMOVABLE BATTERY THAT IS CAPABLE OF POWERING THE CARBON MONOXIDE DETECTOR FOR AT LEAST TEN YEARS. ALL CARBON MONOXIDE WILL HAVE TO BE UPGRADED FROM 08.01.2015

THE CARBON MONOXIDE POISONING PREVENTION ACT OF 2010 REQUIRES OWNERS OF ALL SINGLE-FAMILY HOMES WITH AN ATTACHED GARAGE OR A FOSSIL FUEL SOURCE (A FURNACE, HAVC UNIT, FIREPLACE, GAS STOVE, ETC.) TO INSTALL CARBON MONOXIDE DETECTORS WITHIN THE HOME. OWNERS OF MULTI-FAMILY LEASED OR RENTAL DWELLINGS, SUCH AS APARTMENT

BUILDINGS, RENTED SINGLE FAMILY HOMES AND DUPLEXES ARE ALSO OBLIGATED TO INSTALL CO DETECTORS.

CO DETECTORS ARE NOT THE SAME AS SMOKE DETECTORS, BUT THERE ARE DEVICES THAT FUNCTION AS BOTH, EMITTING DIFFERENT SOUNDS DEPENDING UPON WHETHER IT DETECTS SMOKE OR CARBON MONOXIDE.

AT HIGH LEVELS, THIS INVISIBLE AND ODORLESS GAS CAN HAVE DEADLY EFFECTS WITHIN MINUTES. CARBON MONOXIDE (CO) IS MANUFACTURED WHEN A FUEL SUCH AS GAS, OIL, KEROSENE, WOOD OR CHARCOAL IS BURNED. IF YOUR APPLIANCES THAT USE FUEL ARE PROPERLY USED AND MAINTAINED, THE AMOUNT OF CO THEY GENERATE IS MINIMAL. BUT, WHEN AN APPLIANCE ISN'T OPERATING CORRECTLY OR THEY ARE USED IMPROPERLY, DANGEROUS LEVELS OF CO CAN RESULT.

FIRE SPRINKLER SYSTEM

COMMENTS: NONE

FIRE EXTINGUISHERS

COMMENTS: IT IS SUGGESTED TO THE BUYERS THAT SEVERAL HAND-HELD FIRE EXTINGUISHERS BE PURCHASED AND KEPT ABOUT THE PROPERTY. IT IS ADVISED TO HAVE A FIRE EXTINGUISHER MOUNTED IN THE GARAGE, ONE IN THE KITCHEN AND ONE IN EACH BEDROOM.

FLASH LIGHTS

COMMENTS: IT IS ADVISED TO HAVE A FLASH LIGHT IN EACH BEDROOM IN CASE THE HOUSE NEEDS TO BE EVACUATED WHEN IT IS DARK INSIDE.

FIRE ESCAPE

COMMENTS: MECHANICAL FIRE ESCAPES ARE NOT REQUIRED FOR SINGLE-FAMILY RESIDENTIAL PROPERTY. HOWEVER, THE BUYERS SHOULD BE AWARE THAT THE HABITABLE AREAS HAVE TWO MEANS OF EGRESS, WHICH MEETS THE CURRENT STANDARD.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- FIRE EXTINGUISHERS SHOULD BE LOCATED IN KITCHEN AND BEDROOMS.
- IT IS RECOMMENDED THAT A SMOKE DETECTOR BE INSTALLED IN THE DOWNSTAIRS BEDROOM ABOVE THE DOOR.
- IT IS RECOMMENDED THAT CARBON/SMOKE DETECTORS BE INSTALLED IN THE UPSTAIRS AND DOWNSTAIRS HALLWAYS.
- IT IS RECOMMENDED THAT THE OWNER/ BUYER SET UP A SAFETY EXIT PLAN IN CASE OF AN EMERGENCY. ALONG WITH A SAFE LOCATION TO MEET UP AND CELL PHONE NUMBER WHICH CAN BE USED AS A HOME BASE CONTACT POINT.
- IF THE BUYER HAS PETS IT IS RECOMMENDED THAT A PET NOTIFICATION STICKER BE PLACED AT THE FRONT DOOR OF THE HOUSE IN CASE OF AN EMERGENCY.
- IF THE OWNERS GO AWAY AND HAVE A HOUSE SITTER, IT IS RECOMMENDED THAT THEY LEAVE A MAP OF THE UTILITY SHUT OFF VALVES AND SWITCHES ALONG WITH NAMES AND NUMBERS OF THE PERSONS THE OWNERS USE FOR EMERGENCY REPAIRS.
- IT IS RECOMMENDED THAT THE HOME OWNER/BUYER PUT TOGETHER AN EMERGENCY SAFETY KIT WITH FOOD, DRY CLOTHING, WATER AND IF YOU HAVE PETS SUPPLIES FOR THEM. THE STATE OF CALIFORNIA HAS A WEB SITE WHICH CAN HELP PERSONS PUT TOGETHER A SAFETY KIT.
- IT WOULD BE A GOOD IDEA FOR THE OWNER/BUYER TO DRAW A MAP OF THE HOUSE AND THE LOCATIONS OF THE ELECTRICAL, GAS AND PLUMBING MAIN VALVES ARE SO THEY CAN EASILY BE LOCATED IN CASE OF AN EMERGENCY.
- IT IS RECOMMENDED THAT THE PROPERTY AND HOUSE NUMBERS BE LOCATED IN A PLACE WHICH CAN EASILY BE READ BY SERVICE PERSONS.



- DUE TO THE CHANGE IN CALIFORNIA'S CLIMATE IT IS RECOMMENDED THAT ANY DEAD PLANTS AND TREES SHOULD BE REMOVED FROM THE PROPERTY AND ALL BRUSH SHOULD BE CUT BACK FROM THE STRUCTURE FOR FIRE SAFETY.
- IT IS RECOMMENDED THAT ALL INSTRUCTION MANUALS FOR EACH UTILITY IN THIS HOUSE BE REVIEWED AND THE PRODUCT ID AND REGISTRATION BE RECORDED IN THE BUYERS NAME FOR FUTURE SERVICES.

CODE COMPLIANCE

FROM TIME TO TIME IN THIS REPORT THERE HAS BEEN SOME MENTION TO BUILDING CODES. THIS INSPECTION DOES NOT DIRECTLY QUOTE CURRENT BUILDING CODES. BECAUSE OF OUR EXPERIENCE, WE HAVE BECOME FAMILIAR WITH SOME OF THE STANDARD PRACTICES, WHICH ARE ENFORCED BY VARIOUS LOCAL BUILDING DEPARTMENTS. WHEN WE SEE THESE ITEMS WE MAY POINT THEM OUT. THE COMMENTS IN RELATIONS TO THESE ITEMS SHOULD BE TAKEN WITH THE UNDERSTANDING THAT THEY MAY BE INTERPRETED DIFFERENTLY BY THE BUILDING INSPECTOR AND THAT DIFFERENT CITIES AND COUNTIES THROUGHOUT THE BAY AREA MAY INTERPRET THEM DIFFERENTLY AS WELL. OUR INTENTION IN MENTIONING "CODE" IS TO POINT OUT POSSIBLE SITUATIONS THAT REQUIRE ATTENTION.

FOR MORE INFORMATION REGARDING CODE COMPLIANCE IN YOUR AREA, PLEASE CONTACT THE LOCAL BUILDING DEPARTMENT.

FINDINGS

LISTED BELOW ARE THE RECOMMENDATIONS
OUTLINED IN THE BODY OF THIS REPORT.
ATTENTION TO THESE SUGGESTIONS WILL
IMPROVE NOT ONLY THE SAFETY OF YOUR
HOME BUT ITS BEAUTY AS WELL

1. THERE IS SOME DIRT AROUND THE PERIMETER RIGHT SIDE OF FOUNDATION ON THIS BUILDING. IT IS RECOMMENDED THAT THE HOA CLEAN THE DIRT AWAY FROM THE BASE OF THE STRUCTURE TO HELP PREVENT MOISTURE AND INSECT INTRUSION.
2. IT IS RECOMMENDED THAT ONCE THE RIGHT SIDE YARD IS CLEARED OF THE OVERGROWN BRUSH IT BE RE INSPECTED DURING THE RAINY SEASON TO MAKE SURE THE RAIN WATER RUN OFF FROM THE HILLSIDE TO THE RIGHT OF THE PROPERTY DOES NOT POND AT THE BASE OF THE SIDE WALL OF THE UNIT. IF SO A CHANNEL DRAIN WHICH EXITS ONTO THE FRONT BLACKTOP SHOULD BE INSTALLED. THE BUYER SHOULD CHECK TO SEE IF THIS IS COVERED BY THE HOA.
3. THE FENCING AROUND THIS UNIT HAS REACHED THE END OF ITS SERVICEABLE LIFE AND SHOULD BE REPLACED. THIS WOULD INCLUDE THE RIGHT SIDE YARD GATE. THE BUYER SHOULD CHECK TO SEE IF THIS IS COVERED BY THE HOA.
4. IN THE BACK RIGHT YARD THERE IS AN OLD TREE STUMP WHICH SHOULD BE REMOVED.
5. THE BACK DECK WILL NEED TO BE REPLACED ASAP AS IT IS UN SAFE. IF IT IS TO BE REPLACED AIR GAPS SHOULD BE BUILT AROUND THE TWO SUB VENTS TO ALLOW IMPROVED AIR FLOW TO THE SUB AREA.
6. THE FRONT CONCRETE WALKWAY AND THE UPSTAIRS FRONT PATIO SHOULD BE CLEANED WITH BLEACH AND TSP TO REMOVE THE FILM OF DIRT AND MILDEW. THIS WILL PREVENT A SLIPPING HAZARD.
7. THERE ARE SOME OLD WATER STAINS INSIDE THE GARAGE BACK LEFT CEILING. THIS AREA SHOULD BE CLEANED AND THEN MONITORED. IF THE STAINS RETURN THERE IS AN ACTIVE WATER LEAK AT THE UPSTAIRS BATHROOM OR AT THE UPSTAIRS WATER HEATER. AT THE TIME OF THE INSPECTION THERE WERE NOT SIGNS OF WATER AT EITHER OF THESE AREAS.
8. THERE ARE SOME OLD WATER STAINS AT THE BASE OF THE INTERIOR FRONT GARAGE DOOR. IT IS RECOMMENDED THAT THIS AREA BE MONITORED. IF THE PLYWOOD DOOR IS TO BE KEPT IT IS RECOMMENDED THAT THE INTERIOR WOOD BE PRIMED AND PAINTED ALONG WITH THE TOP AND BOTTOM EDGES OF THE DOOR.
9. THE SIDE MOUNTED GARAGE HINGES SHOULD BE LUBRICATED AND THE TWO BOLTS ON EACH SIDE OF THE GARAGE HINGES SHOULD BE TIGHTEN UP AS THEY WERE LOOSE.

10. THERE IS A SLIGHT FILM OF DIRT ON THE GARAGE SLAB. IT IS RECOMMENDED THAT ONCE THE GARAGE IS CLEARED OF THE OWNERS BELONGINGS THE SLAB BE WASHED.
11. THE LIGHT FIXTURE IN THE GARAGE SHOULD HAVE A LENS COVER INSTALLED TO COMPLY TO CURRENT SAFETY CODE. A GOOD IMPROVEMENT WOULD BE TO ADD ANOTHER LIGHT FIXTURE OR TWO. ONE ABOVE THE LAUNDRY AREA AND ANOTHER IN THE FIELD OF THE GARAGE CEILING.
12. THE ELECTRICAL POWER SUPPLY TO THE GARAGE DOOR MOTOR SHOULD BE REDONE AND THE WIRE FEED SHOULD BE SECURED IN ELECTRICAL CONDUIT SECURED TO THE CEILING.
13. THE WINDOW WAS TESTED AND NEEDS TO BE LUBRICATED AND CLEANED IN THE CORNERS WHERE MILDEW IS STARTING TO GROW. ONCE CLEANED ALL OF THE MOVING AND LOCKING HARDWARE SHOULD BE SERVICED AND LUBRICATED. THE BACK SCREEN SHOULD BE PROPERLY SET INTO THE WINDOW FRAME.
14. THE SLIDING GLASS DOORS WERE TESTED AND NEED TO BE LUBRICATED AND CLEANED IN THE CORNERS WHERE MILDEW IS STARTING TO GROW. ONCE CLEANED ALL OF THE MOVING AND LOCKING HARDWARE SHOULD BE SERVICED AND LUBRICATED. EACH OF THE SCREEN SLIDING DOORS SHOULD BE CLEANED OF OXIDATION AND SERVICED AS WELL.
15. THE TWO RIGHT SIDE UPPER VENTS FOR THE BATHROOM FANS SHOULD HAVE THE FLAPPER VALVES CLEANED OF DIRT AND LINT THEN LUBRICATED.
16. THERE IS SOIL-TO-CONCRETE/SIDING CONTACT AROUND THE PERIMETER OF THE HOUSE. IT IS RECOMMENDED THAT THE SOIL LEVEL AROUND THE PERIMETER OF THE HOUSE BE CLEARED TO HELP PREVENT MOISTURE INTRUSION INTO THE EXTERIOR SUB STRUCTURE WHICH CAN DAMAGE THE EXTERIOR SIDING. THIS CAN BE NOTED ALONG THE LEFT EXTERIOR SIDE WALL.
17. IT IS RECOMMENDED THAT ANY PLANTS WHICH ARE RUBBING AGAINST THE EXTERIOR RIGHT SIDING BE TRIMMED BACK. THIS WILL HELP KEEP MOISTURE AWAY FROM THE SIDING.
18. ANY GAPS AND HOLES IN THE EXTERIOR SIDING WHERE PIPES OR WIRES ENTER THE STRUCTURE SHOULD BE SEALED TO HELP PREVENT SMALL ANIMALS FROM ACCESSING THE INTERIOR. THIS CAN BE NOTED WHERE THE GAS PIPE ENTERS THE EXTERIOR SIDING ON THE LEFT SIDE.
19. THERE IS A SLIGHT FILM OF DIRT AND MILDEW STAINS ON SOME OF THE EXTERIOR SIDING AND TRIM. THESE AREAS INCLUDE ALONG THE RIGHT EXTERIOR SIDE BY THE PLUMBING AND ELECTRICAL MAINS AND THE HANDRAILS ON THE BACK DECK. IT IS RECOMMENDED THAT THESE AREAS BE WASHED TO HELP PREVENT MOISTURE INTRUSION INTO THE WOOD.
20. IT IS RECOMMENDED THAT THE HOA SUPPLY THE BUYERS WITH ALL OF THE EXTERIOR AND INTERIOR PAINTS FOR FUTURE TOUCH UPS.

21. A GOOD MAINTENANCE PROGRAM IS TO WASH THE EXTERIOR OF THE HOUSE ONCE EVERY SEVERAL YEARS TO CLEAN DIRT, FUNGUS AND MILDEW STAINS. THIS WILL HELP EXTEND THE LIFE OF THE EXTERIOR PAINT. PAINT NOT ONLY ADDS TO THE QUALITY OF THE EXTERIOR BUT ALSO PROTECTS THE STRUCTURE FROM INSECTS AND MOISTURE DAMAGE.
22. IT IS RECOMMENDED THAT ALL OF THE DISPLACED INSULATION IN THE ATTIC BE RESET.
23. ON THE UPPER RIGHT ATTIC WALL ARE TWO OLD YELLOW JACKET NESTS. THESE MUD NESTS SHOULD BE REMOVED AND THE ACCESS POINT FOR THE INSECTS SHOULD BE SEALED.
24. THE FRONT SUB VENT HAS RUST DAMAGE AND SHOULD BE REPLACED.
25. THE TWO BACK SUB VENTS ARE BLOCKED BY THE BACK DECK. AIR GAPS SHOULD BE BUILT INTO THE REPLACEMENT DECK.
26. THE SUB AREA SHOULD BE REINSPECTED DURING THE RAINY SEASON TO SEE IF THE SOIL IS DRY OR DAMP. IF IT IS DAMP IT IS RECOMMENDED THAT SUB AREA FANS BE INSTALLED TO HELP AIR CIRCULATE IN THE SUB AREA.
27. THERE ARE SOME OLD STORED ITEMS IN THE SUB AREA WHICH SHOULD BE REMOVED.
28. AT THE TIME OF THE INSPECTION WHEN THE FURNACE WAS ON THERE WAS WARM AIR IN THE SUB AREA. IT IS RECOMMENDED THAT AN HVAC CONTRACTOR BE CALLED IN TO CHECK AND MAKE SURE THERE ARE NO GAPS IN THE WARM AIR SUPPLY DUCT WORK.
29. THE FALLEN INSULATION IN THE SUB AREA SHOULD BE RESET OR REPLACED AS NEEDED.
30. PERIODIC INSPECTION OF THE ATTIC SPACE AND THE SUB AREA ARE RECOMMENDED DURING THE WET TIME OF YEAR. IN THE ATTIC SPACE YOU WOULD BE CHECK AROUND PIPE FITTINGS THROUGH THE ROOF LINE TO MAKE SURE THERE ARE NO LEAKS. IN THE SUB AREA A CHECK FOR STANDING WATER OR SMALL ANIMALS NESTING.
31. IT IS RECOMMENDED THAT THE ROOF SURFACE BE INSPECTED AND CLEANED ONCE A YEAR REMOVE DETRITUS ACCUMULATION - THIS SHOULD BE HANDLED BY THE HOME OWNER'S ASSOCIATION. RAIN GUTTERS SHOULD BE CLEANED AT THE SAME TIME.
32. IT IS RECOMMENDED THAT THE HOA BE CONTACTED TO RE SEAL THE BACK CAULKED VENT SEAM TO THE ROOF JACK.
33. ALL OF THE RAIN GUTTERS SHOULD BE CLEANED BY THE HOA PRIOR TO THE NEXT RAINY SEASON.
34. THE FIREPLACE CHIMNEY SHOULD BE CLEANED BY A LICENSED CHIMNEY SWEEP. AT THE TIME OF THE INSPECTION WHEN THE DAMPER WAS OPENED SOOT FELL INTO THE FIRE BOX. ALSO THE CHIMNEY CAP HAS SOOT STAINS.

35. IT IS RECOMMENDED THAT THE BUYER FIND OUT HOW OFTEN THE HOA WILL CLEAN THE GUTTERS AND MOSS GROWTH ON THE NORTH SIDE OF THE ROOF. KEEPING THE ROOF CLEAN WILL HELP EXTEND THE LIFE OF THIS MEMBRANE.
36. IT IS RECOMMENDED THAT THE EXTERIOR MAIN ELECTRICAL BOX AND DEAD PLATE BE CLEANED OF RUST AND DIRT. ONCE CLEANED THE INTERIOR, DEAD PLATE AND THE COVER BE RE PAINTED WITH AN OIL BASED RUST INHIBITING ENAMEL.
37. THE GROUND WIRE CLAMPS LOCATED AT THE BASE OF THE LEFT INTERIOR WALL OF THE GARAGE SHOULD BE REMOVED, CLEANED OF OXIDATION THEN RE SET TO THE STEEL RE BAR.
38. ALL LIGHT FIXTURES WHICH DO NOT HAVE LENS COVERS OVER THE BULBS SHOULD BE UPGRADED TO ONES WITH LENS COVERS FOR SAFETY.
39. IT IS RECOMMENDED THAT THE MAIN EXTERIOR SERVICE BOX AND THE SUB BREAKERS BE LABELED.
40. IT IS RECOMMENDED THAT THE NEW OWNER MAKE UP A LIST OF THE BREAKERS IN CASE OF AN EMERGENCY AND THE SYSTEM NEEDS TO BE REPAIRED.
41. THE HOT WATER WILL NEED TO BE BACK BLOCKED PRIOR TO THE SALE OF THE UNIT.
42. ONCE THE WATER HEATER BACK BLOCKING IS INSTALLED THE STRAPS SHOULD BE TIGHTENED UP.
43. THE WATER HEATER CLOSET WILL NEED TO HAVE A SECOND AIR VENT INSTALLED. CHECK TO SEE IF THERE IS ONE COVERED BY THE WATER HEATER IN THE CLOSET FLOOR. OTHER OPTIONS ARE TO ADD A DOWN DRAFT FLUE PIPE FROM THE ATTIC SPACE TO WITHIN 6" OF THE CLOSET FLOOR. THE OTHER OPTION IS TO CUT A HOLE IN THE DOOR THEN ADD A SCREEN.
44. THE WATER HEATER ALUMINUM PAN HAS A DRAIN FITTING ON THE AFT LEFT SIDE. THIS PAN IS SET TO DRAIN ONTO THE FLOOR OF THE WATER HEATER CLOSET. THE PAN DRAIN SHOULD BE SET TO EXIT TO THE EXTERIOR OF THE BUILDING . IF THE WATER HEATER WERE TO LEAK IT WOULD SPREAD WATER ON THE UPSTAIRS FLOOR AND THROUGH THE DOWNSTAIRS CEILING.
45. A GOOD IMPROVEMENT WOULD BE TO MAKE A WOOD BOX TO COVER THE MAIN WATER VALVE AND METER WHICH IS LOCATED ON THE LEFT EXTERIOR SIDE WALL OF THE GARAGE. THIS WILL HELP PROTECT THE PIPE, VALVE AND METER FROM IT BEING DAMAGED.
46. THE GAS METER AND PIPING SHOULD BE CLEANED OF THE RUST STAINS AND THEN RE PAINTED WITH AN OIL BASED RUST INHIBITING ENAMEL.
47. IT IS RECOMMENDED THAT THE FURNACE BE PROFESSIONALLY SERVICED. THERE IS AN AMOUNT OF DUST BUILD-UP IN THE COMBUSTION AREA. THIS TYPE OF FURNACE SYSTEM SHOULD BE SERVICED ONCE EVERY TWO YEARS.

48. THE DUCT WORK INSIDE OF THE FURNACE CLOSET SHOULD HAVE THE OLD CLOTH DUCT TAPE REMOVED AND NEW ALUMINUM TAPE INSTALLED. A GOOD IMPROVEMENT WOULD BE TO WRAP THE DUCTS IN THE CLOSET WITH BUBBLE ALUMINUM WRAP INSULATION.
49. THE FLOOR AND CEILING VENTS IN THE FURNACE CLOSET SHOULD BE CLEANED OF DUST AND LINT.
50. IT IS RECOMMENDED THAT THE STAIRWELL AIR RETURN FOR THE FURNACE BE CLEANED OF COB WEBS.
51. ALL OF THE FLOOR REGISTERS SHOULD BE CLEANED OUT OF DUST AND LINT.
52. THE CEILING REGISTERS ARE PAINTED TO THE CEILING. THEY SHOULD BE REMOVED, THE DIRT STAINS TO THE SIDES OF THE REGISTERS SHOULD BE CLEANED AND THEN REPAINTED. THE BAFFLES OF THE CEILING REGISTERS SHOULD BE MADE TO OPERATE WITH EASE.
53. THE FIREPLACE AND CHIMNEY SHOULD BE INSPECTED AND CLEANED BY A LICENSED CHIMNEY SWEEP.
54. IT IS RECOMMENDED THAT THE INTERIOR BE PRICED OUT FOR A RE PAINTING OF THE WALLS AND CEILINGS, THERE ARE HOLES IN THE CLOSET WALLS SOME TYPICAL CRACKS AND CHIPS IN THE WALLS.
55. THE CARPET FLOORING IS STAINED AND THERE IS BEACH DAMAGE IN THE UPSTAIRS HALLWAY CLOSET. THIS FLOORING SHOULD BE REPLACED.
56. WHEN THE CARPET IS REMOVED THE SUB FLOOR AT THE FIRST STEP UP FROM THE LANDING SHOULD BE INSPECTED AS IT HAS A SLIGHT HUMP.
57. THE DOWNSTAIRS HALLWAY LIGHT FIXTURE LENS IS MISSING AND SHOULD BE REPLACED.
58. THE FRONT DOOR RUBS WHEN FULLY OPEN. THE DOOR SKIRT SHOULD BE ADJUSTED OR THE BOTTOM EDGE OF THE DOOR SHOULD BE TRIMMED THEN SEALED BEFORE THE DOOR SKIRT IS RESET.
59. SEVERAL OF THE INTERIOR WALL ELECTRICAL OUTLET COVER PLATES ARE DAMAGED AND SHOULD BE REPLACED.
60. THE UPSTAIRS PRE FINISHED WOOD FLOORING HAS STAINS BY THE KITCHEN CABINETS. IF THESE STAINS CAN NOT BE REMOVED THE FLOORING SHOULD BE UPGRADED.
61. THE KITCHEN CABINETS HAVE CHIPS IN THE PAINT AND SHOULD BE RE PAINTED.
62. THE ELECTRICAL OUTLET BOX UNDER THE KITCHEN SINK SHOULD BE SECURED TO THE BACK WALL UNDER THE SINK OFF OF THE CABINET DECK.

63. THE ELECTRICAL BOX IN THE FLUE BOX ABOVE IN THE CABINET ABOVE THE MICROWAVE IS LOOSE AND SHOULD BE SECURED TO THE BACK WALL INSIDE THE BOX.
64. THE DISHWASHER HAS A CHIP INSIDE OF THE UNIT , THE PIECE IS ON THE BOTTOM OF THE UNIT. FAN BLADE CAP WILL NEED TO BE RESET. IT MAY BE TIME TO UPGRADE THIS UNIT.
65. THE KITCHEN WILL NEED GFCI OUTLETS INSTALLED.
66. INSTALL FIRE EXTINGUISHERS IN THE KITCHEN.
67. THE FANS IN EACH BATHROOM WILL NEED TO BE SERVICED AS THEY BOTH WERE NOT WORKING AT THE TIME OF THE INSPECTION.
68. BOTH BATHROOMS WILL NEED TO HAVE GFCI OUTLETS INSTALLED.
69. THE TOILET IN THE UPSTAIRS BATHROOM IS LOOSE ON ITS FLOOR FLANGE AND SHOULD BE RESET.
70. THE LINOLEUM FLOORING IN THE UPSTAIRS BATHROOM HAS STAINS UNDER THE TOP COAT. THIS FLOORING SHOULD BE REPLACED.
71. IT IS RECOMMENDED THAT THE SUPPLY LINES FROM THE WALL VALVES TO THE MACHINE BE STAINLESS STEEL REINFORCED TYPE. THE TYPICAL BLACK RUBBER ONES CAN BURST IF WATER PRESSURE IS LEFT ON CONTINUALLY. THE STAINLESS STEEL HOSES HELP PREVENT THE RUBBER HOSES FROM BUBBLING UNDER CONSTANT PRESSURE.
72. A GOOD IMPROVEMENT WOULD BE TO UPGRADE THE WATER SUPPLY VALVES TO 1/4 TURN SHUT OFF VALVES REPLACING THE OLD STYLE GATE TYPE VALVE.
73. THE WASTE WATER DRAIN PIPE SHOULD BE FLUSHED BEFORE THE WASHER AND DRYER ARE INSTALLED.
74. THE 4" DRYER DUCT PIPE CLOSE TO THE FLOOR IN THE BACK WALL OF THE GARAGE SHOULD BE CLEANED OUT OF LINT.
75. FIRE EXTINGUISHERS SHOULD BE LOCATED IN KITCHEN AND BEDROOMS.
76. IT IS RECOMMENDED THAT A SMOKE DETECTOR BE INSTALLED IN THE DOWNSTAIRS BEDROOM ABOVE THE DOOR.
77. IT IS RECOMMENDED THAT CARBON/SMOKE DETECTORS BE INSTALLED IN THE UPSTAIRS AND DOWNSTAIRS HALLWAYS.
78. IT IS RECOMMENDED THAT THE OWNER/ BUYER SET UP A SAFETY EXIT PLAN IN CASE OF AN EMERGENCY. ALONG WITH A SAFE LOCATION TO MEET UP AND CELL PHONE NUMBER WHICH CAN BE USED AS A HOME BASE CONTACT POINT.
79. IF THE BUYER HAS PETS IT IS RECOMMENDED THAT A PET NOTIFICATION STICKER BE PLACED AT THE FRONT DOOR OF THE HOUSE IN CASE OF AN EMERGENCY.

80. IF THE OWNERS GO AWAY AND HAVE A HOUSE SITTER, IT IS RECOMMENDED THAT THEY LEAVE A MAP OF THE UTILITY SHUT OFF VALVES AND SWITCHES ALONG WITH NAMES AND NUMBERS OF THE PERSONS THE OWNERS USE FOR EMERGENCY REPAIRS.
81. IT IS RECOMMENDED THAT THE HOME OWNER/BUYER PUT TOGETHER AN EMERGENCY SAFETY KIT WITH FOOD, DRY CLOTHING, WATER AND IF YOU HAVE PETS SUPPLIES FOR THEM. THE STATE OF CALIFORNIA HAS A WEB SITE WHICH CAN HELP PERSONS PUT TOGETHER A SAFETY KIT.
82. IT WOULD BE A GOOD IDEA FOR THE OWNER/BUYER TO DRAW A MAP OF THE HOUSE AND THE LOCATIONS OF THE ELECTRICAL, GAS AND PLUMBING MAIN VALVES ARE SO THEY CAN EASILY BE LOCATED IN CASE OF AN EMERGENCY.
83. IT IS RECOMMENDED THAT THE PROPERTY AND HOUSE NUMBERS BE LOCATED IN A PLACE WHICH CAN EASILY BE READ BY SERVICE PERSONS.
84. DUE TO THE CHANGE IN CALIFORNIA'S CLIMATE IT IS RECOMMENDED THAT ANY DEAD PLANTS AND TREES SHOULD BE REMOVED FROM THE PROPERTY AND ALL BRUSH SHOULD BE CUT BACK FROM THE STRUCTURE FOR FIRE SAFETY.
85. IT IS RECOMMENDED THAT ALL INSTRUCTION MANUALS FOR EACH UTILITY IN THIS HOUSE BE REVIEWED AND THE PRODUCT ID AND REGISTRATION BE RECORDED IN THE BUYERS NAME FOR FUTURE SERVICES.

HOME OWNERSHIP ADVICE

WHEN A HOUSE IS PURCHASED THERE ARE SEVERAL ITEMS WHICH THE BUYER MAY WANT TO TAKE CARE OF. HERE IS A LIST OF SOME OF THE ITEMS:

1. CHANGE THE KEY LOCKS ON ALL OF THE DOORS, IF POSSIBLE CHANGE ALL OF THE LOCKS TO A MASTER KEY WHICH WILL FIT IN ALL OF THE LOCKS.
2. MAKE SURE THAT ALL OF THE WINDOWS HAVE OPERATIONAL LOCKING HARDWARE.
3. CREATE A SAFETY EXIT PLAN. MAKE SURE THAT AT LEAST ONE SOURCE OF EGRESS WILL EXIT THE HOUSE TO A SAFE LOCATION. AWAY FROM ELECTRICAL WIRES AND GAS LINES.
4. MAKE SURE THAT IN CASE OF AN EMERGENCY THAT THE ELECTRICAL POWER. THE WATER SUPPLY SYSTEM AND THE NATURAL GAS OR PROPANE SYSTEMS CAN BE SHUT OFF AS SOON AS POSSIBLE
5. IF YOU HAVE PETS MAKE SURE THEY ARE SAFE AND IF YOU ARE NOT AT HOME DURING AN EMERGENCY AND THE PET IS THAT THESE IS A NOTICE ON A DOOR WINDOW THAT STATES THERE IS A PET IN THE BUILDING. ALSO HAVE A POINT PERSON IN THE NEIGHBORHOOD WHO CAN HELP THE PET WHEN YOU ARE NOT AT HOME.
6. MAKE SURE THE WALKWAYS AROUND THE STRUCTURE ARE CLEAR AND CLEAN AND THERE ARE NO TRIPPING AND SLIPPING HAZARDS.
7. MAKE SURE THAT THE SUB AREA AND THE ATTIC ARE SCREENED AND SEALED FROM SMALL ANIMALS.

REGULAR MAINTENANCE

1. CHECK SMOKE AND CARBON MONOXIDE DETECTORS AT LEAST ONCE A YEAR.
2. CHECK THE FUEL LEVEL IN THE FIRE EXTINGUISHERS, MAKE SURE THEY HAVE A FULL CHARGE AND RE CHARGE IF NEEDED.
3. INSPECT THE AIR FILTER IN THE FURNACE, IT IS RECOMMENDED THAT THE FILTERS BE CHANGED EVERY SIX MONTHS.
4. CHECK THE WATER HEATER, LOOK FOR LEAKS AROUND THE BASE OF THE PAN, CHECK THE TAIL PIPE FROM THE TPRV AND MAKE SURE THE BOTTOM EDGE OF THE PIPE IS DRY.
5. WITH THE RISING COST OF WATER IT IS RECOMMENDED THAT THE BUYER LOOK INTO ONE OF THE WATER REMOTE SHUT OF AND MONITORING SYSTEM. THERE ARE SEVERAL ON THE MARKET. THIS WAY INCASE OF A LEAK YOUR WATER SHUT OF SYSTEM CAN

NOTIFY YOU VIA AN APP ON YOUR CELL PHONE THAT THE SYSTEM SHOULD BE SHUT OFF AND A PLUMBER SHOULD BE CONTACT TO CHECK FOR AND REPAIR A LEAK

6. MAKE SURE THE RAIN GUTTERS HAVE PROPER DRAINAGE SLOPE AND THE DOWN SPOUTS ARE CLEAR.
7. WHEN YOU CLEAN THE SHOWER STALL OR TUB MAKE SURE THE AREA AROUND THE OUTSIDE OF THESE UNITS DO NOT HAVE STANDING WATER AND KEEP THE CAULKING IN GOOD CONDITION AROUND THE TUB AND SHOWER BASE.
8. MAKES SURE THE TOILETS ARE NOT LOOSE ON THERE FLOOR FLANGE AND THAT THE TOILET SEAT IS SECURE.
9. LOOK UNDER THE KITCHEN AND BATHROOM SINKS FOR WATER STAINS AND REPAIR AS NEEDED.

BI ANNUAL MAINTENANCE

1. MAKE SURE THE ROOF IS CLEAN.
2. MAKE SURE THAT THE GRADE AROUND THE HOUSE ALLOWS RAIN WATER RUN OFF TO DRAIN AWAY FROM THE BASE OF THE STRUCTURE.
3. IF THERE IS A SUB DRAINAGE SYSTEM FOR THE DOWN SPOUT SYSTEM THAT IT IS CLEAR OF LEAF BLOCKAGE AND THAT THE EXIT POINTS DRAIN PROPERLY.
4. LOOK AT THE OVERHEAD ELECTRICAL WIRES TO MAKE SURE THEY ARE NOT RESTRICTED BY TREE BRANCHES. IF SO CONTACT PG & E.
5. WALK AROUND THE EXTERIOR OF THE STRUCTURE AND KEEP STORED ITEMS AWAY FROM THE EXTERIOR SIDING, REMOVE NESTS IF NEEDED
6. OPEN UP AND LOOK INTO THE ATTIC TO MAKE SURE IT IS DRY AND COOL.
7. TRIM ANY TREE BRANCHES WHICH OVER HANG THE ROOF.
8. OPEN UP AND LOOK INTO THE SUB AREA WHEN IT IS RAINING TO MAKE SURE THIS AREA IS DRY AND THERE IS NO STANDING WATER.