



HOME INSPECTION REPORT
1234 HILLSIDE LANE
YOUR CITY, CALIFORNIA

ACME BUILDING CONSULTANTS
1619 KING STREET
SANTA CRUZ ,CALIFORNIA 95060
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CALIFORNIA STATE CONTRACTOR LICENSE NO.846250

SINGLE FAMILY RESIDENCE
INSPECTION REPORT
1234 HILLSIDE LANE
YOUR CITY, CALIFORNIA

INSPECTION DATE:
JANUARY 21ST2020

PREPARED FOR:
MS. & MR. DAVID JONES

AGENT:
A-1 PROPERTY SALES
B. SMITH

PREPARED BY:
ACME BUILDING CONSULTANTS
REPORT#2020 - 3 - 2 - 014

INSPECTOR:
MICHAEL FREINBERG

THE PROPERTY AT 1234 HILLSIDE LANE IN YOUR CITY, CALIFORNIA WAS INSPECTED ON THE 10TH OF JANUARY, 2020 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 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 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 BUILDING INSPECTED WAS ORIGINALLY BUILT IN 1959 BASED ON THE ONLINE INFORMATION. THIS IS A TWO STORY, THREE BEDROOM, TWO BATHROOM HOME WHICH HAS BEEN REMODELED OVER TIME. THERE IS A DETACHED SINGLE VEHICLE GARAGE ON THE UPPER RIGHT SIDE OF THE PROPERTY. THE HOUSE HAS BEEN WELL MAINTAINED BY THE CURRENT OWNERS.

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 PROPERTY OWNER OR BUYER 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 SIGNED COPY OF THE PRE INSPECTION AGREEMENT IS ON FILE AT OUR OFFICE. THE PRE INSPECTION AGREEMENT WAS SIGNED BY AGENT AT THE TIME OF THE INSPECTION.

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, SERVICE OR FURTHER EVALUATION. ROOFING CONTRACTOR FOR ROOFING REPAIRS AND REPLACEMENT, HVAC CONTRACTOR FOR HEATING, PLUMBER CONTRACTOR FOR PLUMBING AND A CARPENTER/CONTRACTOR FOR GENERAL REPAIRS.

WEATHER CONDITIONS

OVERCAST SKIES PREVAILED AT THE TIME OF INSPECTION. THE ESTIMATED OUTSIDE TEMPERATURE WAS 48 DEGREES. TYPICAL DAMP AND RAINY CONDITIONS HAD BEEN EXPERIENCED IN THE DAYS LEADING UP TO THE INSPECTION. PLEASE NOTE, THE STATE OF CALIFORNIA HAD EXPERIENCED A DRY AND WARM SUMMER FOLLOWED BY A START TO A WET WINTER. THESE WEATHER FACTORS MAY HAVE EFFECTED THIS STRUCTURE AND THE GROUNDS SURROUNDING THE PROPERTY OVER TIME.

SUMMARY

THE BUILDING INSPECTED WAS ORIGINALLY BUILT IN 1959 BASED ON THE ONLINE INFORMATION. THIS IS A TWO STORY, THREE BEDROOM, TWO BATHROOM HOME WHICH HAS BEEN REMODELED OVER TIME. THERE IS A DETACHED SINGLE VEHICLE GARAGE ON THE UPPER RIGHT SIDE OF THE PROPERTY. THE HOUSE HAS BEEN WELL MAINTAINED BY THE CURRENT OWNERS

THE STRUCTURE HAS REPAIRS AND MAINTENANCE NEEDS, SOME OF WHICH ARE TYPICAL OF A STRUCTURE OF THIS AGE. IT IS RECOMMENDED THAT THE BUYER REVIEW THE COUNTY OF SANTA CRUZ BUILDING RECORDS TO LEARN WHAT HAS BEEN DONE TO THIS STRUCTURE OVER TIME.

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

THERE WAS NO WOOD-BORING INSECT AND PEST REPORT PRESENT AT THE TIME OF THE INSPECTION. RODENT TRACKS AND DROPPINGS WERE NOTED IN THE GARAGE AND RODENT TRACKS AND DROPPINGS WERE NOTED UNDER THE HOUSE. IT IS RECOMMENDED THAT A WOOD-BORING INSECT AND PEST INSPECTION BE CONDUCTED FOR THIS STRUCTURE

GROUNDS & GRADE

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

DRIVEWAY:	CONCRETE
PERIMETER WALKWAYS:	CONCRETE, BRICK, TILE, LOOSELY SET STONE AND EARTH
PUBLIC SIDEWALK:	NONE
RETAINING WALLS:	UPPER RIGHT SIDE CONCRETE BLOCKS, INSIDE THE UPPER YARD TWO SETS OF VARYING AGE TREATED WOOD, IN THE BACK TREATED WOOD AND ON THE LOWER SECTION RUBBLE WITH MORTAR
FENCES:	UNTREATED REDWOOD OF VARYING AGES AND WOOD WITH WIRE MESH
GATES:	WOOD GATES ON SIDES OF THE STRUCTURE
DECK:	FRONT DECKS ARE PAINTED WOOD AND HANDRAILS
BACK WALKWAY:	STONES AND EARTH
FRONT LANDING:	PAINTED WOOD DECKING
LOT GRADE TOPOGRAPHY:	SLOPE FROM THE RIGHT BACK TOWARD THE FRONT LEFT STREET
SLOPE WITHIN 10" OF STRUCTURE:	SLOPE AWAY FROM STRUCTURE FOR THE MOST PART, RIGHT BACK DRAINS TOWARD THE STRUCTURE
LANDSCAPING:	MATURE LANDSCAPING
IRRIGATION SYSTEM:	NONE, NOT PART OF THIS INSPECTION
EXTERIOR GROUND LIGHTING:	NONE, NOT PART OF THIS INSPECTION
PATIO:	TILE, BRICK AND CONCRETE , ALONG WITH SOME WOOD ARBORS
POOL/HOT TUB:	HOT TUB, NOT PART OF THIS INSPECTION
OUTBUILDING:	SEE GARAGE

SIDE WALKWAYS, PATIOS AND DRIVEWAY

COMMENTS: THE LOWER LEFT SIDE DRIVEWAY IS CONCRETE WITH A SET OF OLDER WOOD GATES AT ITS ENTRANCE. THE RIGHT SIDE UPPER DRIVEWAY/PARKING AREA HAS A BLACKTOP AND CONCRETE AREA. AT THE TIME OF THE INSPECTION THIS UPPER DRIVEWAY WAS BLOCKED BY WORKERS' TRUCKS.

THE PERIMETER WALKWAYS AND PATIOS ARE MADE UP OF CONCRETE, BRICK, TILE ON CONCRETE, DECKING AND STONES SET IN GROUND GRAVEL FINES. OVER TIME SOME OF THE LOOSELY SET WALKWAYS HAVE SETTLED WHICH IS COMMON. THE FRONT LOWER BRICK PATIO HAS SETTLED SOME. IN THE UPPER BRICK WALKWAY BEHIND THE GARAGE IS A BUILT IN RAIN WATER DRAIN WHICH SHOULD BE FLUSHED AT LEAST ONCE A YEAR.

FROM THE LOWER DRIVEWAY UP TO THE FRONT OF THE STRUCTURE IS A SET OF CONCRETE STEPS. THE STEPS DO NOT HAVE A HANDRAIL WHICH MAY BE PART OF THE DESIGN. THERE ARE SLIGHTLY UNEVEN FOR THE RISE TO RUN RATIO. SOME AREAS OF THE WALKWAYS AND PATIO HAVE WOOD ARBORS. ON THE RIGHT SIDE OF THE STRUCTURE IS AN OUTDOOR SHOWER.

FENCES AND GATES

COMMENTS: THE PERIMETER FENCING IS MADE UP OF UNTREATED REDWOOD OF VARYING AGES AND HEIGHTS. THE BACK FENCE IS WOOD FRAMEWORK WITH WIRE DEER MESH. SECTIONS OF THE PERIMETER FENCING ARE OVERGROWN WITH IVY. IT IS BEST TO REMOVE IVY AS IT CAN CAUSE MOISTURE DAMAGE TO THE WOOD AND IS A NESTING HABITAT FOR RODENTS.

THE FRONT FENCING AND WOOD GATES SHOW SIGNS OF AGE RELATED DAMAGES. THIS MAY BE PART OF THE STYLE OF THE PROPERTY. THERE ARE SEVERAL WOOD GATES AROUND THE PROPERTY WHICH WHEN DRY SHOULD BE SERVICED AND ALL MOVING PARTS LUBRICATED. IF THE GATES NEED TO BE ADJUSTED DO THIS WHEN THE WOOD IS DRY.

DECKING

COMMENTS: ON THE FRONT LEFT ARE TWO DECKING SYSTEMS. THE UPPER DECK APPEARS TO BE CANTILEVERED FROM THE LONG FLOOR BEAMS OF THE STRUCTURE. THE DECK AND HANDRAILS HAVE BEEN PAINTED. SEVERAL OF THE RIGHT SIDE DECK PLANKS HAVE BEEN REPLACED.

THE LOWER FRONT DECK IS SECURED TO THE STRUCTURE WITH A BOLT ON LEDGER BOARD. IN THE FIELD OF THE SUB SUPPORT SYSTEM ARE TWO WOOD POSTS SET ON CONCRETE PEDESTALS IN THE MIDDLE AND THE OUTER POSTS ARE SECURED TO A CONCRETE BEAM ON GRADE.

THE DECK PLANKING HAS BEEN PAINTED AND THERE IS A STEP UP TO THE FRONT DOOR AND THE SLIDING GLASS DOOR OF THE LIVING ROOM. THERE ARE SEVERAL REPAIRED PLANKS IN THIS DECK AS NOTED BY THE SHORT LENGTHS. THE HANDRAIL IS PAINTED WOOD.

IT APPEARS THAT BOTH OF THE DECK HANDRAILS MAY BE OLDER INSTALLATIONS AND DO NOT COMPLY TO CURRENT BUILDING CODES. CURRENT BUILDING CODES WOULD BE THAT A 4" MEASURE CANNOT PASS THROUGH THE BALUSTERS OR UNDER THEM. IF POSSIBLE FIND OUT WHEN THIS DECK WAS BUILT TO SEE IF IT NEEDS TO BE UPGRADED.

RETAINING WALL

COMMENTS: THERE ARE SEVERAL RETAINING WALL SYSTEMS AROUND THIS PROPERTY. THE FRONT UPPER RIGHT IS A CONCRETE BLOCK RETAINING WALL WHICH IS TALLER THAN 4'. INSIDE THE RIGHT SIDE YARD ARE TWO SETS OF WOOD RETAINING WALL SYSTEMS. THE FRONT LOWER ONE IS AN OLDER INSTALLATION AND THE BACK 4" X 6" VERTICAL POST HAS BURN MARKS.

THE UPPER IS A NEWER WOOD RETAINING WALL SYSTEM AS IS THE ONE BEHIND AND AROUND THE HOT TUB AREA. ON THE MID BACK YARD IS A WOOD RETAINING WALL WHICH OVER TIME HAS STARTED TO BOW OUTWARD DUE TO SOIL AND WATER PRESSURE.

ON THE HILL SIDE OF THE LOWER DRIVEWAY IS A RUBBLE AND MORTAR RETAINING WALL WITH BUILT IN DRAINS. THESE DRAINS ARE EITHER FOR THE HOUSE'S DOWNSPOUT SYSTEM OR A FRENCH DRAIN BEHIND THIS WALL. THE BUYER SHOULD ASK THE CURRENT OWNER ABOUT THIS.

AT THE TIME OF THE INSPECTION THERE WAS NO INFORMATION ABOUT THE AGE AND CONSTRUCTION METHODS USED IN BUILDING THE RETAINING WALL SYSTEM AT THIS PROPERTY. FOR MORE INFORMATION IT IS RECOMMENDED THAT THE BUYER SPEAK WITH THE CURRENT OWNER OF THE PROPERTY.

IT IS RECOMMENDED THAT THE OWNERS SUPPLY ANY INFORMATION ABOUT THIS RETAINING WALL SYSTEM AND THE DRAINAGE SYSTEM INSTALLED BEHIND THE WALLS. IF THE DRAINAGE SYSTEM IS INSTALLED BEHIND THE RETAINING WALL HAS A FLUSH FITTING THIS DRAINAGE SYSTEM SHOULD BE FLUSHED EVERY SEVERAL YEARS. THIS SYSTEM SHOULD BE SET TO DRAIN AWAY FROM THE BASE OF THE STRUCTURE AS FAR AWAY AS POSSIBLE.

GENERAL INFORMATION

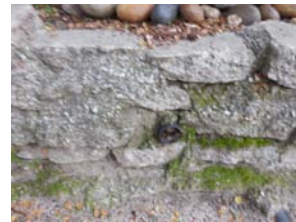
COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- THE UNEVEN BRICK PATIO AND WALKWAYS SHOULD BE RESET AS NEEDED TO HELP PREVENT A TRIPPING HAZARD.
- THERE IS A FILM OF MOSS AND DIRT ON SECTIONS OF THE CONCRETE, BRICK AND TILE WALKWAY/PATIOS. IT IS RECOMMENDED THAT THESE SURFACES BE CLEANED WITH TSP AND BLEACH THEN BE RINSED WITH A PRESSURE WASHER TO PREVENT A SLIPPING HAZARD.
- THE UPPER FRONT RIGHT CONCRETE BLOCK RETAINING WALL SHOULD BE CLEANED OF WEEDS.
- THE WOOD RETAINING WALL SYSTEMS SHOULD BE MONITORED DURING A HEAVY AND LONG RAIN TO MAKE SURE RAIN WATER DRAINS OUT BETWEEN THE WOOD PLANKING. IT IS RECOMMENDED THAT THE BUYER FIND OUT FROM THE CURRENT OWNER IF THERE IS A FRENCH DRAINAGE SYSTEM BEHIND THE RETAINING WALLS. IF NOT ONE SHOULD BE INSTALLED.
- FOR SAFETY IT IS RECOMMENDED THAT A HANDRAIL BE INSTALLED FOR THE CONCRETE STEPS DOWN TO THE LOWER PARKING AREA. ALSO IT WOULD BE GOOD TO HAVE SAFETY GROUND LIGHTS SET UP PLACE.
- THE BACK RETAINING WALL WHICH HAS STARTED TO BOW SHOULD BE REPAIRED AS NEEDED.
- THE UPPER IN YARD LOWER WOOD RETAINING WALL SHOULD BE WASHED WITH BLEACH TO REMOVE THE MILDEW STAINS. ONCE CLEANED IT IS RECOMMENDED THAT THE WOOD RETAINING WALLS BE OILED TO HELP EXTEND THE LIFE OF THE WOOD.



- THE WALKWAY DRAIN AND THE LOWER RUBBLE RETAINING WALL DRAINS SHOULD BE FLUSHED. THE UPPER PATIO DRAINS' EXIT POINT SHOULD BE LOCATED AS WELL.



- THE FENCING AROUND THE PROPERTY SHOULD BE CLEARED OF IVY AND VINE GROWTH. ONCE CLEARED THE NEW OWNERS SHOULD PRICE OUT REPAIRING THE DAMAGED FENCING.



- IT IS RECOMMENDED THAT THE PROPERTY GATES BE ADJUSTED AS NEEDED ONCE THE WET SEASON IS OVER. THIS WAY IF THE GATES NEED TO BE TRIMMED THE HARDWARE CAN BE ADJUSTED AT THE SAME TIME WHEN THE WOOD IS DRY.

- IT IS RECOMMENDED THAT THE OUTDOOR SHOWER FLOORING BE REMOVED AND THE AREA CLEANED SEVERAL TIMES A YEAR TO HELP PREVENT MOSS AND MILDEW FROM GROWING.



- ON THE LOWER LEFT SIDE OF THE UPPER DECK IS AN AREA WHICH NEEDS TO BE CLEANED OF A MOSS BUILD UP.



- THE AREA UNDER THE FRONT LOWER DECK SHOULD HAVE THE SOIL REPACKED AT THE BASE OF THE CONCRETE PIERS IN THE FIELD OF THE SUB AREA. THIS WILL HELP PREVENT THE CONCRETE BASES FROM ROLLING OUT DOWN HILL. ALONG THE OUTBOARD BASE OF THIS DECK SUPPORT THE SOIL LEVEL WOULD BE GOOD TO LOWER SO IT DOES NOT ALLOW WATER TO DRAIN ON TOP OF THE CONCRETE BASE AND WICK INTO THE BOTTOM EDGES OF THE WOOD POSTS.



- ALL OF THE DRAIN PIPES UNDER THE LOWER FRONT DECK SHOULD BE SET UNDERGROUND AND THEIR EXIT POINTS BE LOCATED SO THIS SYSTEM CAN BE FLUSHED PRIOR TO EACH RAINY SEASON.
- A GOOD IMPROVEMENT UNDER THE FRONT DECK WOULD BE TO REMOVE MORE OF THE UPPER SOIL AND POSSIBLY ADD A LOW SET RETAINING WALL ON THE OUTSIDE OF THE MID POSTS TO HELP PREVENT THE UPPER SOIL FROM DRIFTING DOWN HILL OVER TIME.



GARAGE

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

GARAGE LOCATION:	DETACHED IS A SINGLE CAR GARAGE USED FOR PERSONAL STORAGE
SIZE:	SINGLE VEHICLE SIZE
GARAGE FLOORING AND FRONT RISE:	CONCRETE SLAB WITH 4" HIGH BATTERED PERIMETER FOUNDATION AS NOTED ALONG THE RIGHT INTERIOR
GARAGE EXTERIOR SIDING:	SAME AS THE MAIN STRUCTURE
EXTERIOR SIDING CONTACT WITH SOIL:	YES, ALONG THE LEFT SIDE OF THE GARAGE
GARAGE VENTILATION:	NONE
ROOFING SYSTEM:	20 YEAR COMPOSITION SHINGLE MEMBRANE, SHED STYLE ROOF LINE, NO RAIN GUTTER SYSTEM ALONG THE RIGHT SIDE
RAIN WATER DRAINAGE SYSTEM:	YES, RAIN GUTTERS AND DOWNSPOUT ALONG THE LEFT SIDE OF THE GARAGE
FRONT GARAGE DOOR(S):	PAINTED WOOD ROLL UP DOOR WITH AREAS OF MOISTURE DAMAGE AT THE BASE
EXTERIOR EGRESS:	BACK CASEMENT PAINTED WOOD DOOR
INTERIOR DOOR:	NONE
INTERIOR CEILING FINISH:	OPEN WOOD FRAMEWORK
INTERIOR WALL FINISH:	OPEN WOOD FRAMEWORK
ELECTRICAL UTILITIES:	YES, PART OF THE MAIN ELECTRICAL SYSTEM, ONE OF THE SUB ELECTRICAL BOXES IS ON THE LEFT INTERIOR WALL OF THE GARAGE
GFIC OUTLETS:	NONE
LENS COVERS OVER THE LIGHT FIXTURES:	NONE
PLUMBING UTILITIES:	GAS, WATER SUPPLY AND WASTE WATER FOR THE LAUNDRY MACHINES LOCATED ON THE INTERIOR LEFT WALL OF THE GARAGE
WASTE WATER CLEAN OUT FITTING:	OUTSIDE THE LEFT GARAGE WALL (NO RISER PIPE FOR VENTING)
VIEWING ACCESS AT THE TIME OF THE INSPECTION:	THE GARAGE HAS LIMITED ACCESS FOR VIEWING DUE TO THE WORKING CABINETS IN PLACE

GARAGE

COMMENTS: THE GARAGE IS A SINGLE CAR SIZE. THE EXTERIOR IS THE SAME TYPE AND GRADE OF SHINGLES USED ON THE MAIN STRUCTURE. THE WINDOWS ARE SINGLE PANED GLASS AND WOOD FRAMES. THE ROOF IS A 20 YEAR GRADE COMPOSITION SHINGLE ROOF SET IN A SHED STYLE WITH A RAIN GUTTER AND DOWNSPOUT ON THE LEFT SIDE.

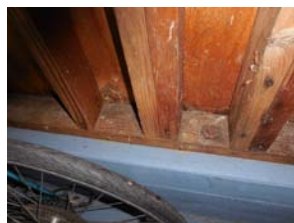
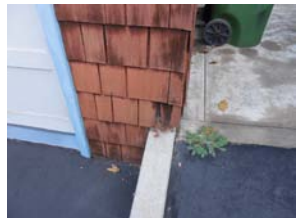
THE FRONT GARAGE DOOR IS AN OLDER PAINTED WOOD ROLL UP TYPE WITH AN M LINE ELECTRIC MOTOR AND A BELT DRIVE. AT THE TIME OF THE INSPECTION THE FRONT DOOR WAS DISCONNECTED AND THE BOTTOM LEFT AUTO SENSOR RETURN LIGHT WAS NOT SET IN PLACE. ON THE BACK WALL IS THE PAINTED WOOD DOOR WHICH IS A SECOND MEANS OF EGRESS INTO AND OUT OF THE GARAGE.

THE GARAGE IS BUILT ON A CONCRETE SLAB WITH A 3" TO 4" RAISED CONCRETE PERIMETER FOUNDATION ALONG THE RIGHT SIDE BASE. THERE ARE STEEL BOLTS SECURING THE WOOD GARAGE FRAMEWORK TO THE FOUNDATION.

THE GARAGE INTERIOR IS OPEN WOOD FRAMEWORK WITH A BUILT UP PLYWOOD AND WOOD BEAM UPPER STORAGE AREA. THIS STORAGE AREA SHOULD ONLY BE USED FOR LIGHT STORAGE. ALONG THE LEFT INTERIOR ARE THE LAUNDRY MACHINES AND THE SECOND SUB ELECTRICAL PANEL. THERE ARE BUILT IN WOOD CABINETS IN THE GARAGE AS WELL. THERE WAS LIMITED ACCESS FOR VIEWING IN THE GARAGE DUE TO THE OWNER'S STORED ITEMS.

RECOMMENDATIONS:

- IT IS RECOMMENDED THAT FRONT ROLL UP GARAGE DOOR BE REPAIRED WHERE IT IS DAMAGED AT THE BOTTOM MIDDLE PLANK. ONCE THE DOOR IS REPAIRED THE DOOR RUBBER SKIRT SHOULD BE REPLACED IF DAMAGED. THE AUTO SENSOR ON THE INTERIOR LEFT SIDE SHOULD BE RESET AND ALL OF THE DOOR'S MOVING HARDWARE SHOULD BE SERVICED AND LUBRICATED.
- THERE ARE SOME SHINGLES ON THE FRONT RIGHT CORNER OF THE GARAGE WHICH WILL NEED TO BE REPLACED AND/OR RESET.
- THE RIGHT SIDE EXTERIOR SINGLE PANED WOOD WINDOWS SHOULD HAVE ANY OF THE DAMAGED WINDOW PUTTY REPLACED AND THEN ALL OF THE WINDOWS AND THE TRIM SHOULD BE REPAINTED.
- THE SOIL TO THE BOTTOM EDGE OF THE SHINGLES ALONG THE LEFT SIDE OF THE GARAGE SHOULD BE SET LOWER SO THERE IS NO WOOD TO SOIL CONTACT.
- THE DRAIN PIPE ON THE EXTERIOR OF THE LEFT WALL OF THE GARAGE SHOULD HAVE A VENT PIPE WHICH EXITS 2' ABOVE THE ROOF LINE.
- THE RODENT AND INSECT DROPPINGS INSIDE OF THE GARAGE SHOULD BE CLEANED UP ONCE THE CURRENT OWNERS HAVE REMOVED THEIR BELONGINGS. ALSO THE GARAGE SHOULD BE SEALED AT ANY GAPS OR SPACES UNDER THE DOORS TO HELP PREVENT RODENTS FROM GAINING ACCESS INTO THE GARAGE.
- THE CEILING LIGHT FIXTURE IN THE GARAGE SHOULD HAVE THE WIRE JUNCTION SET IN AN ELECTRICAL BOX WITH A COVER PLATE.



- THE BACK LIGHT FIXTURE IN THE GARAGE SHOULD BE UPGRADED TO ONE WITH A LENS COVER OVER THE LIGHT BULB FOR SAFETY.



EXTERIOR COMPONENTS

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

WALL SIDING:	STAINED CEDAR SHINGLES
SOFFIT AND FASCIA:	PAINTED WOOD FASCIA AND SOFFITS
EXTERIOR ENTRY STAIRS:	PAINTED WOOD DECKING
FRONT EXTERIOR LANDING	PAINTED WOOD DECKING
FRONT EXTERIOR RAILINGS:	PAINTED WOOD DECKING RAILS
FRONT EXTERIOR ENTRY DOOR & TRIM:	PAINTED WOOD DOOR WITH A DEADBOLT AND PAINTED WOOD TRIM, INTERIOR OF THE FRONT DOOR IS CLEAR WOOD FINISH
EXTERIOR ENTRY LIGHTING:	INCANDESCENT SEVERAL EXTERIOR WALL MOUNTED LIGHT FIXTURES
DOORS TO REAR ELEVATION:	SECOND PAINTED WOOD CASEMENT DOOR FROM THE KITCHEN AND TWO SLIDING DUAL PANED GLASS DOORS ONTO THE FRONT UPPER AND LOWER DECKS, ALL IN WORKING ORDER
EXTERIOR WINDOWS AND TRIM:	DUAL PANED ALUMINUM WINDOWS WITH PAINTED WOOD TRIM, THE UPPER RIGHT SIDE WINDOWS ARE OLDER WOOD FRAMED SINGLE PANED DECORATIVE WINDOWS
INTERIOR LANDING:	TILE
BACK/SECOND STAIRWAY:	DECK STEPS
CHIMNEY:	NONE, THERE IS AN OLD NO- IN-USE METAL FLUE PIPE EXITING THE BACK LEFT SIDE OF THE ROOF AND THE GAS INSERT FIREPLACE HAS A WALL MOUNTED B TYPE VENT ON THE BACK OF THE STRUCTURE

EXTERIOR WALL SURFACES & WALL SIDING

COMMENTS: THE EXTERIOR SIDING IS MADE UP OF STAINED CEDAR SHINGLES. THE SIDING IS IN GOOD CONDITION FOR ITS AGE AND IS WELL TIED INTO BOTH THE OLDER AND REMODELED PART OF THE STRUCTURE.

THERE IS A SLIGHT WAVE IN THE EXTERIOR SIDING WHICH IS TYPICAL OF THIS MATERIAL. KEEPING THE EXTERIOR PAINT IN CLEAN AND GOOD CONDITION NOT ONLY ADDS VALUE TO THE PROPERTY BUT ALSO PROTECTS THE STRUCTURE FROM WEATHER AND INSECTS. KEEPING THE EXTERIOR CLEAN BY WASHING IT EVERY FOUR YEARS OR SO CAN EXTEND THE LIFE OF THE EXTERIOR FINISH BY SEVERAL YEARS. IN AREAS WHICH HAVE EFFECTS OF THE OCEAN CLIMATE

WASHING THE EXTERIOR WILL HELP SLOW DOWN SALT AIR DAMAGE TO METAL FIXTURES AROUND THE STRUCTURE.

INTERIOR AND EXTERIOR PAINT FINISHES

COMMENTS: AS OF APRIL 22, 2010, ANYONE DOING REPAIR OR CONTRACT WORK TO A HOME THAT WAS BUILT PRE-1978 IS REQUIRED TO BE AN EPA-RRP (RENOVATION, REPAIR AND PAINTING) CERTIFIED PROFESSIONAL. THAT MEANS GENERAL CONTRACTORS, RENOVATION SPECIALISTS, ELECTRICIANS, PLUMBERS, PROPERTY MANAGERS AND EVEN PAINTERS FALL UNDER THE REQUIREMENTS OF THIS LAW. THIS LAW WAS ENACTED TO KEEP HOMEOWNERS AND RESIDENTS SAFE (AND ESPECIALLY YOUNG CHILDREN), IT CARRIES VERY STIFF FINES AND PENALTIES FOR THOSE COMPANIES AND CONTRACTORS WHO AREN'T COMPLIANT.

SOFFIT & FASCIA

COMMENTS: THE SOFFIT AND FASCIA ARE TYPICAL FOR THIS TYPE OF CONSTRUCTION. ALL SURFACES ARE IN SERVICEABLE CONDITION. THE EXTERIOR IS IN NEED OF A WASHING AS SECTIONS OF THE LIGHT COLOR PAINTED SOFFITS SHOW SIGNS OF MILDEW.

FRONT ELEVATION EXTERIOR ENTRY DOOR & TRIM (EXTERIOR VIEW)

COMMENTS: THE FRONT DOOR FITS SECURELY IN THE EXISTING JAMB. THE DOOR IS FITTED WITH A KEYED PASSAGE ALONG WITH A DEAD BOLT LOCK. THE TRIM IS PAINTED WOOD ON BOTH THE EXTERIOR AND INTERIOR. THE INTERIOR OF THE FRONT DOOR IS CLEAR FINISHED.

IT IS IMPORTANT TO KEEP THE WEATHER STRIPPING IN GOOD ORDER TO HELP ISOLATE THE INTERIOR FROM THE EXTERIOR WEATHER. PERIODIC CLEANING AND REPLACEMENT IF DAMAGED IS RECOMMENDED.

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 WINDOWS ARE A COMBINATION OF DUAL PANED ALUMINUM SLIDERS AND FIXED UNITS ALONG WITH SOME OLDER SINGLE PANED WOOD FRAMED GLASS WINDOWS.

A SAMPLING OF THE DUAL PANED WINDOWS WERE TESTED AND THOSE TESTED WERE FOUND TO BE IN WORKING ORDER. WITH DUAL PANED WINDOWS THEY SHOULD BE CLEANED AND INSPECTED PERIODICALLY FOR FOGGING BETWEEN THE TWO PANES OF GLASS. ALL OF THE OPERATING WINDOWS SHOULD BE CLEANED ALONG THE BOTTOM TRACK AND IN THE CASEMENTS. ONCE CLEANED ALL OF THE MOVING HARDWARE SHOULD BE LUBRICATED ONCE A YEAR.

EXTERIOR ENTRY LIGHTING (FRONT ELEVATION)

COMMENTS: AN INCANDESCENT LIGHT FIXTURE OPERATES FROM A SWITCH INSIDE THE ENTRY DOOR WITH THE SAME SYSTEM LIGHTING THE BACK OF THE HOUSE. A GOOD SAFETY IMPROVEMENT WOULD BE TO HAVE A FRONT LIGHT TO ILLUMINATE THE STREET ADDRESS ON THE FRONT OF THE PROPERTY IN CASE OF AN EMERGENCY.

DOORS TO REAR EXTERIOR

COMMENTS: THE SECOND PAINTED WOOD CASEMENT DOOR EXITING THE KITCHEN AREA IS IN WORKING ORDER. THIS IS AN OLDER DOOR WHICH SHOULD ALWAYS BE KEPT IN TIP TOP CONDITION BY PAINTING THE EXTERIOR SIDES, TOP AND BOTTOM. THE UPPER AND LOWER FRONT DECKS ARE ACCESSED VIA DUAL PANED ALUMINUM SLIDING GLASS DOORS WITH SCREEN DOORS. BOTH OF THESE DOORS WERE IN GOOD 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. THE TRIM IS PAINTED WOOD ON BOTH THE EXTERIOR AND INTERIOR.

IT IS IMPORTANT TO KEEP THE WEATHER STRIPPING IN GOOD ORDER TO HELP ISOLATE THE INTERIOR FROM THE EXTERIOR WEATHER. PERIODIC CLEANING AND REPLACEMENT IF DAMAGED IS RECOMMENDED.

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:

- 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 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.
- ANY OF THE DAMAGED EXTERIOR SHINGLES SHOULD BE REPLACED BY A CARPENTER WHO HAS WORKED ON SHINGLED STRUCTURES.
- IT IS RECOMMENDED THAT THE PAINTED WOOD EXTERIOR DOORS BE CLEANED AND REPAINTED WITH A HIGH GLOSS ENAMEL PAINT. THE HIGHER THE GLOSS THE BETTER PROTECTION TO THE WOOD. MAKE SURE THE SIDES, TOP AND BOTTOM OF THE DOORS ARE SEALED WITH PAINT AS WELL.
- SOME OF THE WINDOW TRIM ABOVE THE RIGHT SIDE ROOF LINE IS IN NEED OF REPAINTING. IT IS RECOMMENDED THAT A PAINTING CONTRACTOR PRICE THIS REPAINTING OUT.
- ALL OF THE DUAL PANED ALUMINUM WINDOW FRAMES SHOULD BE CLEANED INSIDE THE BOTTOM TRACK. ONCE CLEANED THE SLIDING PANELS SHOULD BE REMOVED AND THE LOCKING AND SLIDING HARDWARE SHOULD SERVICED AND LUBRICATED.



- THE BACK UPPER BATHROOM WINDOW SHOULD BE CLEANED OF MINERAL STAINS ON THE INSIDE AND OUTSIDE OF THE ALUMINUM FRAME.
- BOTH OF THE DUAL PANED ALUMINUM SLIDING DOOR FRAMES SHOULD BE CLEANED INSIDE THE BOTTOM TRACK. ONCE CLEANED THE SLIDING PANELS SHOULD BE REMOVED AND THE LOCKING AND SLIDING HARDWARE SHOULD SERVICED AND LUBRICATED.
- SECTIONS OF THE FRONT LEFT SIDE SHINGLES HAVE BEEN SET UNDER THE CONCRETE WALKWAY. IT IS RECOMMENDED THAT THE SHINGLES BE TRIMMED UP SEVERAL INCHES SO THE BOTTOM EDGE OF THE SHINGLES DO NOT WICK WATER AND ROT OUT ALONG THE BOTTOM EDGE.
- ALL OF THE EXTERIOR ELECTRICAL OUTLETS SHOULD BE REPLACED WITH GFCI TYPE ALONG WITH RAIN PROOF COVER BOXES SO THEY CAN BE USED WHEN IT IS WET OUTSIDE. THE RIGHT SIDE OUTLET MAY NEED TO HAVE THE BOX REPLACED AS IT IS DAMAGED.
- ONCE ALL OF THE EXTERIOR REPAIRS HAVE BEEN COMPLETED IT IS RECOMMENDED THAT THE BUYER PRICE OUT REOILING THE EXTERIOR OF THE SHINGLES AND REPAINTING THE EXTERIOR DOORS AND TRIM. MAKE SURE THAT THEY INCLUDE PAINTING THE TOP EDGE OF THE 4" X 24" RAFTER ENDS.
- IT IS RECOMMENDED THAT THE OWNER 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:	RIGHT SIDE IS A CONCRETE SLAB AND THE LEFT SIDE IS A CONCRETE PERIMETER FOUNDATION WITH A LATERAL CONCRETE BEAM ON GRADE
COLUMNS:	4" X 4" WOOD POSTS SET ON CONCRETE BEAM ON GRADE, CONCRETE BEAM ON GRADE IS NOT STEPPED
FLOOR JOISTS:	2" X 8" WOOD BEAMS, ESTIMATED
CEILING JOISTS:	2" X 4" AND 2" X 6", ESTIMATED
WALL STUDS	2" X 4" AND 2" X 6", ESTIMATED
SWAY BRACES:	NONE
BEAMS:	4" X 6" WOOD BEAMS, ESTIMATED
SUBFLOOR STRUCTURE:	PLYWOOD, ESTIMATED AND CONCRETE SLAB
SILLS VISIBLY BOLTED TO FOUNDATION:	YES, AS NOTED IN THE SUB AREA
SUBAREA INSULATION:	YES, BATTEN TYPE
ACCESS TO CRAWLSPACE:	AFT LEFT HINGED DOOR, OUTWARD SWING
SOIL CONDITION:	MOIST, DUE TO THE SEASON, ESTIMATED
SUMP PUMP:	NONE
SUB AREA VENTILATION:	SUB VENTS ALONG THE FRONT, LEFT AND PART OF THE BACK OF THE PERIMETER FOUNDATION
ACCESS TO ATTIC:	NONE, VAULTED UPSTAIRS CEILINGS
ATTIC VENTILATION:	ROOF RIDGE ROW VENTING
ATTIC INSULATION:	BATTEN TYPE, ESTIMATED

FOUNDATION

COMMENTS: THIS STRUCTURE HAS A TWO TYPES OF FOUNDATIONS, A PERIMETER FOUNDATION ON THE LEFT SIDE AND A SLAB FOUNDATION ON THE RIGHT SIDE. THE CONCRETE PERIMETER UNDER THE LEFT SIDE MAY BE THE REMODELED PART OF THE STRUCTURE. THE FIELD OF THE SUB AREA IS DIVIDED INTO TWO SECTIONS BY THE LATERAL CONCRETE BEAMS ON GRADE. THIS CONCRETE BEAM ON GRADE FOLLOWS THE SLOPE OF THE SOIL AND IS NOT A STEPPED CONCRETE BEAM LIKE THE PERIMETER SECTIONS OF THE CONCRETE. WHERE THE CONCRETE FOUNDATION IS STEPPED THERE ARE CRIPPLE WALLS SUPPORTING THE FLOORING FRAMEWORK. ON THE

CONCRETE MID BEAM ON GRADE ARE WOOD POSTS SUPPORTING THE MID SPAN OF THE WOOD SUB FRAMEWORK. FOUNDATION BOLTS WERE NOTED.

THERE ARE SOME CRACKS AND CHIPS IN THE CONCRETE FOUNDATION AND SOME AREAS WHERE THE STRUCTURE HAS SETTLED. THIS IS COMMON FOR A STRUCTURE OF THIS AGE.

THE SUB FLOORING IS COVERED BY BATTEN TYPE INSULATION WHICH LIMITED ACCESS FOR VIEWING THE SUB WOOD FRAMEWORK. SOME OF THE INSULATION HAS FALLEN DOWN AND SHOULD BE RESET OR REPLACED

THE SOIL LEVEL IS LOWER THAN THE EXTERIOR GRADE. THE SOIL IN THE SUB AREA WAS DRY TO MOIST AT THE TIME OF THE INSPECTION. RODENT AND SMALL ANIMAL TRACKS WERE NOTED IN THE SUB SOIL. SOME OF THE SUB VENTS ARE OPEN WHICH ALLOWS ACCESS INTO THE SUB AREA. ALL OF THE DAMAGED SUB SCREENS SHOULD BE REPLACED AND THE SUB AREA PROPERLY SEALED. ONCE SEALED THE SUB AREA SHOULD BE CLEANED OF THE RODENT DROPPINGS. ON THE INSIDE OF THE BACK WALL OF THE SUB AREA ARE THE COPPER WATER SUPPLY PIPES ALONG WITH A SECOND WATER PRESSURE ADJUSTMENT VALVE.

THE RIGHT SIDE HAS A CONCRETE SLAB FOUNDATION. THE ONLY EXPOSED SECTION OF THE SLAB FOUNDATION IS WHAT CAN BE SEEN AROUND THE BASE OF THE WATER HEATER UNDER THE STAIRS AND AROUND THE PERIMETER OF THE BASE OF THE STRUCTURE. THERE IS NO ACCESS TO SEE IF INSIDE THE WALLS IF THE PERIMETER OF THE CONCRETE SLAB HAS A SHORT CONCRETE FOOTING OR IF THE SLAB FOUNDATION IS FLAT ALL OF THE WAY TO ITS OUTBOARD EDGE. THIS EXPOSED SECTION HAS A SLIGHT FILM OF EFFLORESCENCE. THE STRUCTURE HAS SETTLED SOME . THIS IS TYPICAL FOR A HOUSE OF THIS AGE AND CONSTRUCTION.

THE PLUMBING WASTE WATER SYSTEM IS COMMONLY BUILT INTO THE CONCRETE SLAB FOUNDATION. DEPENDING UPON THE CONSTRUCTION PLANS, THE WATER SUPPLY PIPING IS EITHER BUILT INTO THE CONCRETE SLAB OR THE WALL FRAMEWORK.

FOR MORE INFORMATION ABOUT THESE FOUNDATION THE BUYER SHOULD LOOK INTO FINDING A SET OF THE CONSTRUCTION PLANS. THE COUNTY OF SANTA CRUZ BUILDING DEPARTMENT MAY HAVE A COPY ON FILE.

CEILING JOISTS

COMMENTS: THE CEILING JOISTS ARE THE USUAL TYPE OF MATERIAL AND METHOD OF INSTALLATION THAT WAS USED AT THE TIME THE BUILDING WAS BUILT. ALL OF THE CEILING AREAS ARE COVERED BY WOOD PLANKING BOTH PAINTED AND CLEAR FINISHED AS THE CEILING ARE VAULTED.

WALL STUDS

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

BEAMS

COMMENTS: THE BEAMS APPEAR ADEQUATE TO SUPPORT THE ROOF AND FRAMING ABOVE.

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 INTO A SUB DRAINAGE SYSTEM. ALL OF THE SUB DRAINS SHOULD BE FLUSHED AND THEIR EXIT POINTS SHOULD BE LOCATED. ALL OF THE DOWNSPOUTS WHICH DRAIN ONTO THE CONCRETE WALKWAYS SHOULD BE DIRECTED AWAY FROM THE BASE OF THE STRUCTURE. IF RAIN WATER DRAINS TO THE BASE OF THE STRUCTURE THIS CAN CAUSE SETTLING OVER TIME. A SUB DRAINAGE SYSTEM WATER FLOW IS NOT PART OF THIS INSPECTION.

ATTIC

COMMENTS: NONE AS THIS STRUCTURE HAS VAULTED WOOD CEILINGS.

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 ACCESS DOOR INTO THE SUB AREA BE REPLACED AS THE TOP SKIN IS DELAMINATING FROM THE CORE OF THE DOOR.
- ALL OF THE DAMAGED SUB SCREEN VENTS SHOULD BE REPLACED. SOME OF THE SCREENS HAVE BEEN REPLACED ON THE INSIDE OF THE WALL FRAME. THIS LEAVES THE OPEN WOOD WALLS ACCESSIBLE TO RODENTS TO CHEW INTO THE WOOD. IT WOULD BE A BETTER REPAIR TO INSTALL SCREENS ON THE EXTERIOR UNDER THE SHINGLES.
- ALL OF THE DAMAGED INSULATION SHOULD BE REPLACED AND RESET BETWEEN THE FLOOR JOISTS IN THE SUB AREA.
- ONCE THE SUB AREA IS SEALED IT IS RECOMMENDED THAT ALL OF THE RODENT DROPPINGS BE CLEANED UP AND THE WOOD SILL PLATE WASHED WITH BLEACH.



ROOFING AND ROOF FLASHINGS

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

MEMBRANE:	30 YEAR COMPOSITION ASPHALT SHINGLE ROOFING MATERIAL
LAYERS OF MEMBRANE:	SINGLE, ESTIMATED
SIGNS OF FELT PAPER:	NOT VISIBLE
ROOF LINE SAGGING:	SLIGHT WAVE ON THE BACK LEFT SIDE
SHINGLES MISSING OR DAMAGED:	YES, SOME UV EDGES EXPOSED
SKYLIGHTS:	SEVERAL FIXED UNITS BOTH CLEAR AND OPAQUE
PERIMETER FLASHING:	YES, SOME METAL L IN SECTIONS
ROOF STACKS & CAPS:	GALVANIZED SHEET METAL
RAINWATER COLLECTION SYSTEM:	METAL GUTTERS AND DOWNSPOUTS
DRAINAGE OUTFLOW:	INTO A SUB DRAINAGE SYSTEM
ROOFING PENETRATIONS:	GALVANIZED SHEET METAL
EVIDENCE OF WALL LEAKING:	OLD WATER STAIN ON THE FORE TO AFT BEAM ABOVE THE STAIRS

MEMBRANE

COMMENTS: THE MAIN STRUCTURE HAS A DIMENSIONAL 30 YEAR GRADE ASPHALT SHINGLE ROOF MEMBRANE. THE UNDER STRUCTURE OF THE ROOF IS THE FRAMEWORK SEALED BY THE WOOD PLANKED CEILING.

THE ROOF IS IN OVERALL GOOD CONDITION WITH SOME SLIGHT UV DAMAGE ON THE FRONT SIDE OF THE HOUSE WHERE THERE ARE AREAS OF EXPOSED FIBERGLASS MAT. THE LARGE TREES IN LEFT BACK CAUSE THE RAIN GUTTER TO FILL UP WITH LEAVES. IT IS RECOMMENDED THAT AN ARBORIST TRIM THESE TREES BACK FROM THE STRUCTURE.

ASPHALT SHINGLES COME IN TWO STANDARD DESIGN OPTIONS:

ARCHITECTURAL (ALSO KNOWN AS DIMENSIONAL) SHINGLES, AND 3-TAB SHINGLES. THE 3-TAB IS THE TYPE USED ON THE GARAGE. 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 24-30 YEARS. THE MAIN ROOF WAS INSPECTED BY WALKING ON IT ACCESSED FROM THE UPSTAIRS FRONT DECK.

PERIMETER FLASHING

COMMENTS: SHEET METAL PERIMETER FLASHING WHICH IS SET UNDERNEATH THE ROOFING MEMBRANE IS IN SERVICEABLE CONDITION ALONG WITH THE UPPER LIP OF THE RAIN GUTTERS.

ROOF STACKS & CAPS

COMMENTS: THE SHEET METAL AND COMPOSITE STACKS AND CAPS APPEAR TO BE ORIGINAL TO THIS ROOFING MEMBRANE. PERIODIC INSPECTION TO MAKE SURE THE ROOF JACK FLASHING IS IN GOOD CONDITION IS RECOMMENDED. THIS WOULD INCLUDE MAKING SURE THE RUBBER VENT PIPE SEALS, THE CAULKED SEALS OR THE ROOF TAPED SEALS ARE IN GOOD CONDITION.

RAINWATER COLLECTION SYSTEM

COMMENTS: THE RAIN GUTTERS AND DOWNSPOUTS APPEAR TO BE IN SERVICEABLE TO GOOD CONDITION. CARE SHOULD BE TAKEN TO MAKE CERTAIN THAT THE GUTTERS REMAIN OPEN AND FREE OF STOPPAGES. ONCE THE RAIN GUTTERS HAVE BEEN CLEANED THE SLOPE OF THE RAIN GUTTERS SHOULD BE CHECKED TO MAKE SURE THE SYSTEM HAS PROPER SLOPE FROM THE HIGH END TOWARD THE DOWNSPOUT.

MINOR PROPERTY SLOPE SUB DRAINAGE

COMMENTS: THIS PROPERTY HAS A SUB DRAINAGE SYSTEM IN PLACE. IT IS IMPORTANT THAT THE JUNCTION WHERE THE RAIN GUTTER CONNECTS TO THE DOWN SPOUT IS CLEANED OF DETRITUS AND THAT RAIN WATER RUN OFF FLOWS UNOBSTRUCTED. THE SUB DRAINAGE SYSTEM SHOULD BE FLUSHED WITH A HOSE ONCE A YEAR PRIOR TO THE RAINY SEASON AND ITS EXITS POINTS BE LOCATED AND MARKED TO MAKE SURE THAT THE SUB SYSTEM IS FREE OF OBSTRUCTIONS. A SUB DRAINAGE SYSTEM WATER FLOW IS NOT PART OF THIS INSPECTION.

ROOF PENETRATIONS

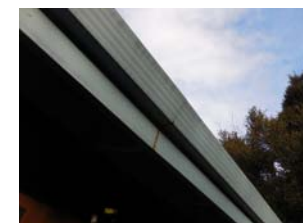
COMMENTS: SHEET METAL ROOF JACKS ARE INSTALLED AT AREAS OF ROOF PENETRATIONS FOR PLUMBING VENTS. THEY APPEAR TO BE PROPERLY CONNECTED TO THE ROOF SUB-STRUCTURE AND SEALED BY THE ROOFING MEMBRANE.

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:

- ALL OF THE RAIN GUTTERS SHOULD BE CLEANED AT LEAST ONCE A YEAR AND THE DOWN SPOUT DRAINAGE SYSTEM BE FLUSHED AND THE EXIT POINTS BE LOCATED.
- IT IS RECOMMENDED THAT DOWNSPOUT SUB DRAINAGE SYSTEM BE FULLY INSTALLED TO EACH OF THE DOWNSPOUTS. THE SYSTEM SHOULD BE SET UNDERGROUND SO IT IS NOT A TRIPPING HAZARD. THIS WAY RAIN WATER RUN OFF WILL BE DIRECTED AWAY FROM THE BASE OF THE STRUCTURE.
- THE FILM OF MOSS SHOULD BE WASHED OFF OF ALL OF THE ROOFING MEMBRANES.
- THE LARGE BACK LEFT TREE SHOULD BE TRIMMED BACK FROM OVERHANGING THE ROOF LINE. AT THE TIME OF THE INSPECTION THE BACK UPPER RAIN GUTTER WAS FULL OF LEAVES .
- THE RIGHT SIDE RAIN GUTTER HAS A WEEPING LEAK AT THE MID SEAM. THIS SHOULD BE REPAIRED AS NEEDED.
- SEVERAL OF THE VENT PIPES AND THE ELECTRICAL MAST BASE WILL NEED TO BE RE SEALED AT THE PIPE TO ROOF JACK SEAM.
- THE METAL ROOFING CAPS AND RUSTED FLASHING SHOULD BE CLEANED AND REPAINTED WITH A RUST INHIBITING ENAMEL.
- THE OLD CHIMNEY FLUE IS STILL IN PLACE. IT WOULD BE A GOOD IDEA TO PRICE OUT REMOVING THE FLUE PIPE AND THEN PATCHING THE ROOF. IN THE SHORT TERM THE GAP IN THE CHIMNEY CAP SHOULD BE SEALED TO HELP PREVENT SMALL ANIMALS FROM ACCESSING THE INTERIOR OF THE STRUCTURE.



- ALL OF THE SKYLIGHTS SHOULD BE CLEANED INSIDE AND OUT ALONG WITH THE UPPER EDGES OF THE ROOF FRAMEWORK.



- ON THE ROOF OF THE GARAGE THERE ARE SEVERAL DIMPLES IN THE LOWER EDGE OF THE ROOF JUST ABOVE THE LEFT SIDE RAIN GUTTER WHICH SHOULD BE REPAIRED BY A ROOFING CONTRACTOR.
- PERIODIC INSPECTION OF THE ROOF MEMBRANE IS RECOMMENDED TO MAKE SURE THERE IS NO BUILD UP OF DETRITUS IN THE RAIN GUTTERS AND ON OTHER SECTIONS OF THE ROOF.
- IT IS RECOMMENDED THAT THE OWNER SUPPLY A COPY OF THE ROOFING WARRANTY.



ELECTRICAL SYSTEM

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

SERVICE ON:	YES
POWER ENTRY:	ABOVE GROUND AT THE RIGHT SIDE OF THE STRUCTURE
MAST HEAD DRIP LOOP IN PLACE:	YES
MAIN LOCATION:	MAIN ELECTRICAL BOX IS LOCATED ON THE FRONT RIGHT SIDE OF THE STRUCTURE
MAIN SERVICE AMPERAGE:	125 AMP MAIN CIRCUIT BREAKER
SERVICE GROUNDED AT MAIN BOX:	YES, AS NOTED INSIDE THE MAIN ELECTRICAL BOX
MAIN SERVICE BOX WEATHER PROOFED:	YES
220 VOLT CAPACITY:	YES
LOCATION OF SUB PANEL(S):	A IS PART OF THE MAIN EXTERIOR ELECTRICAL BOX, B IS THE SUB BOX IN THE GARAGE AND C IS THE EXTERIOR ELECTRICAL BOX ON THE RIGHT SIDE OF THE STRUCTURE
AMP TYPE OF CIRCUIT BREAKERS:	MISCELLANEOUS 15 , 20, 30 AND 50 AMP CIRCUIT BREAKERS
GFCI CIRCUIT BREAKERS:	YES, ONE FOR THE KITCHEN OUTLETS IN THE MAIN EXTERIOR BOX
PANEL NOTES:	OLDER NOTES
SYSTEM UPGRADED:	YES
ELECTRICAL AUXILIARY SYSTEM:	NONE

SERVICE

COMMENTS: THE FEED FROM THE PG& E POLE IS ABOVE GROUND TO THE ROOF ELECTRICAL MAST ON THE FRONT RIGHT SIDE OF THE STRUCTURE. ANY TREE BRANCHES WHICH ARE IN CONTACT WITH THE MAIN SERVICE WIRES TO THE STRUCTURE SHOULD BE CUT BACK. ALL IS IN GOOD WORKING ORDER.

OVERHEAD WIRES SHOULD BE OUT OF REACH OF PEOPLE. WIRES SHOULD BE 10 FEET ABOVE A WALKWAY, 12 FEET ABOVE A DRIVEWAY, 18 FEET ABOVE ROADWAY AND 18 FEET ABOVE AND 10 FEET AWAY FROM A SWIMMING POOL. WIRES ON A FLAT ROOF WHICH IS WALKED ON BY SERVICE PERSONS SHOULD BE 10 FEET ABOVE THIS SERVICE. PERIODIC INSPECTION OF THE WIRE FEED FROM THE PG& E POWER POLE IS RECOMMENDED TO MAKE SURE THERE ARE NO TREES IN CONTACT WITH THE WIRES.

OVER HEAD SERVICE HOOK UP

COMMENTS: THE OVER HEAD SERVICE HOOK UP TO THE STRUCTURE SHOULD BE SECURED TO THE STRUCTURE WITH AN INSULATOR. THE MAST HEAD SHOULD HAVE A WEATHER PROOF COVER PLATE AND THE WIRES SHOULD NOT BE IN CONTACT WITH THE STRUCTURE. WHERE THE ELECTRICAL MAST GOES THROUGH THE ROOFING MEMBRANE THERE SHOULD BE A METAL ROOF JACK FLASHING MEMBRANE WHICH IS WEATHER TIGHT. PERIODIC INSPECTION OF THE WIRES AT THE MAST HEAD IS RECOMMENDED TO MAKE SURE THEY ARE SECURED TO THE MAST HEAD, THERE IS NO RUST DAMAGE TO THE ELECTRICAL MAST AND THE WIRES HAVE A PROPER AMOUNT OF A DRIP LOOP SET IN THE WIRE JUNCTION.

CONDUCTORS

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

MAIN PANEL

COMMENTS: THE MAIN SERVICE IS 125 AMP. THE BOX DEAD PLATE WAS REMOVED AND ALL OF THE WIRES LOOKED TO BE IN PLACE. MAIN EXTERIOR BOXES SHOULD BE SEALED AT ALL OF THE UN USED WIRE INPUT POP OUTS AND SHOULD BE FREE OF RUST AND DETRITUS INSIDE AND AROUND THE MAIN BOX.

SUB-PANEL

COMMENTS: THERE ARE SEVERAL SUB PANELS FOR THIS STRUCTURE. THE MAIN SUB PANEL IS PART OF THE FRONT RIGHT EXTERIOR MAIN BOX. THE SECOND SUB ELECTRICAL BOX IS LOCATED ON THE INSIDE LEFT WALL OF THE STRUCTURE. THE THIRD SUB ELECTRICAL BOX IS LOCATED ON THE RIGHT SIDE OF THE HOUSE. THE FRONT MAIN/SUB BOX IS NOT LABELED BUT THE SUB CIRCUIT BREAKERS LOOK LIKE ZINCO UNITS.

ZINCO OR ZINCO-SYLVANIA IS THE NAME GIVEN TO A BRAND OF ELECTRICAL PANEL THAT WAS COMMONLY INSTALLED UP TO THE MID-1970'S. IT WAS A VERY POPULAR PRODUCT AND INSTALLED THROUGHOUT NORTH AMERICA. PRODUCTION WAS HALTED WHEN DESIGN FLAWS WERE DISCOVERED. HOWEVER, PREVIOUSLY PURCHASED PANELS WERE STILL BEING INSTALLED FOR A TIME AFTER THAT.

THE DEFICIENCIES THAT BECAME EVIDENT WERE SERIOUS ENOUGH TO BE CONSIDERED BOTH A FIRE AND ELECTRICAL SHOCK RISK. PANELS WERE KNOWN TO FAIL, WHILE STILL CONDUCTING POWER.

HERE'S THE SHORT VERSION:

THE OVERALL DESIGN OF THE PANEL INCLUDES ALUMINUM BUS BARS, WHICH ARE SUBJECT TO CORROSION AND OVERHEATING AS ENERGY DEMANDS INCREASE. ONCE A BREAKER BECOMES TAXED, SUBSEQUENTLY MELTING TO THE BUS BAR, THERE IS AN INABILITY OF THE BREAKER TO ADEQUATELY TRIP, AND POWER CONTINUES TO SURGE INTO THE PANEL AND ASSOCIATED DOWNLINE CIRCUITS.

AT THIS POINT, THE PANEL IS NOT ABLE TO BE SHUT OFF MANUALLY AND POWER IS CONTINUING TO BE SUPPLIED TO THE PANEL UNTIL THE SERVICE CAN BE TERMINATED OR WIRES MELTED. IT'S IMPORTANT TO NOTE OTHER BRANDED ELECTRICAL PANELS MANUFACTURED AT APPROXIMATELY THE SAME TIME AS THE ZINSCO PANELS HAVE NOT HAD THE SAME FAILURE RATE TO DATE. IT HAS ALSO BEEN SUGGESTED THAT A LISTING BY UNDERWRITERS LABORATORIES (UL) WOULD NEVER HAVE BEEN ALLOWED HAD THEY BEEN GIVEN CORRECT DATA IN TESTING.

IT IS RECOMMENDED THAT THIS SUB ELECTRICAL PANEL BE FURTHER INSPECTED BY AN ELECTRICAL CONTRACTOR WHO HAS EXPERIENCE SERVING AND REPAIRING THIS BRAND.

SUB PANELS SHOULD BE SEALED AT ALL OF THE UN USED WIRE INPUT POP OUTS AND SHOULD BE FREE OF RUST AND DETRITUS INSIDE AND AROUND THE PANEL. ALL OF THE FASTENER WHICH SECURE THE COVER PLATE TO THE SUB ELECTRICAL BOX SHOULD HAVE LARGE HEADS AND THE END OF THE FASTENER SHOULD HAVE BLUNT END IN CASE IT COMES IN CONTACT WITH A WIRE SO IT WILL NOT BREAK THE WIRE HOUSING AND SHORT OUT.

AUXILIARY ELECTRICAL SYSTEM

COMMENTS: NONE

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.

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 MAIN EXTERIOR ELECTRICAL BOX BE CLEANED AND REPAINTED WITH A RUST INHIBITING ENAMEL. ALWAYS KEEP THE EXTERIOR MAIN ELECTRICAL BOX CLEAN.
- THE FRONT ELECTRICAL BOX COVER PLATE IS MISSING THE TWO TOP HINGES WHICH SHOULD BE REINSTALLED.
- IT IS RECOMMENDED THAT THE MAIN/SUB PANEL BE LABELED TO IMPROVE THE NOTATIONS FOR EACH CIRCUIT BREAKER.
- THE SUB BOX IN THE GARAGE AND ON THE RIGHT SIDE OF THE STRUCTURE SHOULD BE CLEANED, REPAINTED AND THEN RELABELED. THE RIGHT EXTERIOR BOX COVER PLATE IS LOOSE AND SHOULD BE RESECURED.
- ALL OF THE MISSING LIGHT FIXTURE LENSES SHOULD BE REPLACED ALONG WITH MISSING AND BURNT OUT LIGHT BULBS.
- ALL EXTERIOR LIGHT BULBS SHOULD BE EXTERIOR GRADE
- IT IS RECOMMENDED THAT A MASTER LIST BE MADE UP OF THE LOCATION OF THE MAIN AND SUB PANELS ALONG WITH A SCHEMATIC OF THE SUB CIRCUIT BREAKERS.
- THE REPAIRS TO THE MAIN ELECTRICAL BOX AND THE RIGHT SIDE EXTERIOR BOX SHOULD BE DONE BY AN ELECTRICAL CONTRACTOR WHO HAS WORKED WITH THIS TYPE OF SYSTEM.



PLUMBING SYSTEM

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

MAIN LINE:	PVC FROM THE STREET METER TO COPPER
WATER MAIN SUPPLY VALVE:	LEFT SIDE OF THE HOUSE, BALL TYPE SHUT OFF VALVE ALONG WITH A WATER PRESSURE ADJUSTABLE VALVE IN LINE AND INSIDE THE SUB AREA (2)
SUPPLY LINES:	COPPER WHERE EXPOSED
WATER PRESSURE	60 PSI TESTED AT THE RIGHT SIDE HOSE BIB
LOCAL SHUT OFF VALVES:	AT EACH UTILITY
WASTE & DISPOSAL LINES:	PVS WHERE EXPOSED UNDER THE SINK
SEWER CLEANOUTS:	NOT LOCATED, SEPTIC TANK IS LOCATED UNDER THE LFT SIDE YARD
FUEL SYSTEM:	PG& E GAS METER IS LOCATED ON THE LEFT SIDE OF THE GARAGE
WATER HEATER:	ELECTRIC 40 GALLON TANK TYPE WATER HEATER MANUFACTURED BY BRADFORD AND WHITE WITH A BALL VALVE SHUT OFF , UNIT IS LOCATED UNDER THE STAIRS
EARTHQUAKE STRAPPING:	IMPROPERLY STRAPPED, MISSING THE LOWER STRAP
ESTIMATED AGE:	LESS THAN ONE YEAR, ESTIMATED
TEMPERATURE PRESSURE RELIEF VALVE:	YES ,SIDE MOUNT
TAILPIPE:	YES, 3/4" COPPER PIPE TO PLASTIC CUP ON THE RIGHT SIDE OF THE UNIT
WATER TEMPERATURE SETTING:	SEALED UNIT
WATER HEATER IN PAN:	NO
FLEXIBLE GAS LINE WITH LOCAL VALVE:	NOT APPLICABLE, ELECTRIC UNIT
VENTED:	NOT APPLICABLE, ELECTRIC UNIT
DRAFT HOOD PROPERLY INSTALLED:	NOT APPLICABLE, ELECTRIC UNIT
ADEQUATE COMBUSTION AIR:	NOT APPLICABLE, ELECTRIC UNIT
WATER AND GAS PIPES BONDED:	NOT APPLICABLE, ELECTRIC UNIT
FLUE PIPE SHARED:	NOT APPLICABLE, ELECTRIC UNIT

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. 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 ADEQUATE WATER PRESSURE AT THE FIXTURES TESTED. UNDERGROUND PIPES OR PIPES INSIDE WALLS 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 LINES

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.

THE WASTE WATER SYSTEM UNDER THE HOUSE HAS BEEN UPDATED WITH ABS PIPING IN SOME LOCATIONS. SOME OF THE ORIGINAL WASTE WATER PIPES SHOW SIGNS OF RUST STAINS.

FUEL SYSTEM

COMMENTS: THE FUEL SYSTEM IS NATURAL GAS FROM THE PG&E METER WHICH IS LOCATED ON THE LEFT SIDE OF THE GARAGE. GAS IS DELIVERED TO THE DRYER IN THE GARAGE AND THE GAS INSERT 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. A GOOD SERVICE ITEM IS TO OIL THE LOCAL GAS SHUT OFF VALVE HANDLES EVERY SEVERAL YEARS. THIS WAY INCASE THEY NEED TO BE OPERATED THEY WILL NOT BE FROZEN IN THE OPEN POSITION.

WATER HEATER (LOCATED UNDER THE WOOD STEPS)

COMMENTS: THIS IS AN ELECTRIC TANK TYPE WATER HEATER MANUFACTURED BY BRADFORD AND WHITE, THE INSPECTOR WAS NOT ABLE TO SEE THE DATE ON THE UNIT AND IT APPEARS TO BE NO MORE THAN A YEAR OLD. THE WATER SUPPLY SHUT OFF VALVE IS A BALL TYPE. THE UNIT WAS IN WORKING ORDER AT THE TIME OF THE INSPECTION.

IT IS INTERNALLY INSULATED, IT IS NOT PROPERLY STRAPPED MISSING THE LOWER OF THE TWO STRAPS NEEDED TO MEET CURRENT SAFETY CODE. 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 BRADDED 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:

- IT IS RECOMMENDED THAT THE GAS METER/PIPE LOCATED ON THE LEFT SIDE OF THE GARAGE BE CLEANED AND PAINTED WITH A RUST INHIBITING ENAMEL
- THE WATER HEATER WILL NEED TO HAVE A LOWER SAFETY STRAP INSTALLED AROUND THE TANK
- IT IS RECOMMENDED THAT THE WATER HEATER TPRV TAIL PIPE BE SET TO EXIT THE INSIDE OF THE CLOSET UNDER THE STAIRS TO THE EXTERIOR. IF THE TPRV WERE TO OPEN WATER WOULD SPILL ONTO THE CONCRETE SLAB AND DAMAGE THE FLOORING INSIDE THE STRUCTURE.
- THERE IS A CUT PIPE ABOVE THE WATER HEATER WHICH IF NOT IN USE SHOULD BE REMOVED. THIS PIPE MAY BE THE EXIT PIPE FOR THE TPRV . HAVE A PLUMBING CONTRACTOR FURTHER INSPECT THIS.
- ALL OF THE EXTERIOR WATER VALVES AROUND THE STRUCTURE SHOULD BE LABELED AS TO THEIR USE.



HEATING SYSTEM

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

DESCRIPTION:	GAS FIREPLACE INSERT IN THE LIVING ROOM AND THE TWO WALL ELECTRIC HEATERS IN THE BATHROOMS
FUEL SYSTEM:	GAS AND ELECTRIC
DRIP LEG AT UNIT:	NOT VISIBLE
ESTIMATED AGE:	FIREPLACE, 3 TO 5 YEARS OLD, WALL HEATERS, 40 +/-
GAS FURNACES:	FIREPLACE IS A SINGLE BURNER UNIT
FLEXIBLE GAS LINE WITH LOCAL SHUTOFF:	YES, 1/2 " FEED FLEX PIPE FOR EACH UNIT
VENTING:	YES
COMBUSTION AIR:	YES
DUCTING INSULATED:	NOT APPLICABLE
FLUE PIPE SHARED WITH WATER HEATER:	NO
DISTRIBUTION:	FORCED AIR, FAN AT EACH UNIT
NORMAL CONTROLS:	WALL MOUNTED THERMOSTAT FOR THE FIREPLACE, KNOB ON EACH OF THE ELECTRIC UNITS
AIR FILTRATION:	NONE
ELECTRIC HEATERS:	BATHROOM WALL UNITS(2)

DESCRIPTION

COMMENTS: THIS HOUSE HAS A LIMITED HEATING SOURCE. THE PRIMARY HEATING SOURCE IS THE GAS INSERT FIREPLACE IN THE LIVING ROOM AND THE TWO ELECTRIC WALL HEATERS - ONE IN EACH BATHROOM. ALL OF THE UNITS WERE IN WORKING ORDER AT THE TIME OF THE INSPECTION.

DISTRIBUTION

COMMENTS: FORCED AIR FROM FANS IN EACH UNIT

NORMAL CONTROLS

COMMENTS: LOCATED ON THE WALL OF THE LIVING ROOM AND ON THE FACE OF THE BATHROOM WALL UNITS.

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 WALL HEATERS IN EACH BATHROOM BE CLEANED . WHEN TURNED ON EACH UNIT HAD A BURNT LINT ODOR.
- THE LIVING ROOM GAS INSERT FIREPLACE SHOULD BE CLEANED AND SERVICED EVERY TWO YEARS.
- IT IS RECOMMENDED THAT THE NEW BUYERS THINK ABOUT ADDING A FORCED AIR HEATING SYSTEM FOR THIS STRUCTURE. IT IS RECOMMENDED THAT THEY TALK WITH AN HVAC CONTRACTOR TO SEE WHAT THE OPTIONS ARE FOR THE TYPE OF UNIT AND ITS PLACEMENT AND DUCT WORK.
- THE CEILING FANS SHOULD BE CLEANED ONCE A YEAR.

INTERIOR FINISHES

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

ENTRY DOOR & TRIM:	CLEAR FINISHED WOOD DOOR AND WOOD TRIM
INTERIOR WINDOW FRAMES & TRIM:	WINDOW TRIM IS CLEAR FINISHED WOOD AND SHEETROCK
INTERIOR DOORS, FRAMES & TRIM:	CLEAR FINISHED WOOD
INTERIOR WALL FINISHES:	PAINT ON SHEETROCK AND WOOD PANELS
INTERIOR CEILING FINISHES:	PAINT ON WOOD PLANKING AS NOTED IN THE LIVING ROOM AND CLEAR FINISHED PINE ON THE VAULTED WOOD CEILINGS
INTERIOR FLOORS & FINISHES:	COMBINATION OF TILE, CARPET AND FINISHED HARDWOOD
INTERIOR STAIRS:	WOOD FRAMED STAIRS WITH CARPET AND CLEAR FINISHED WOOD BALUSTERS AND HANDRAILS

ENTRY DOOR & TRIM

COMMENTS: THE FRONT 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. IT IS RECOMMENDED THAT THE ENTRY DOOR JAMB HAVE THE WEATHER STRIPPING BE CLEANED ONCE A YEAR AND REPLACED IF DAMAGED. ALL DOOR LOCKING HARDWARE SHOULD BE LUBRICATED AS NEEDED.

INTERIOR WINDOWS, FRAMES & TRIM

COMMENTS: THE WINDOWS ARE TRIMMED OUT WITH WOOD AND SHEETROCK. ALL OF THE WINDOWS TESTED APPEAR TO BE IN WORKING CONDITION. IT IS ADVISED THAT ANY CASEMENT OR SLIDING OPERATIONAL WINDOW HAVE THE FRAMES CLEANED OF DUST, DIRT AND MILDEW STAINS. ALL OF THE MOVING AND LOCKING HARDWARE SHOULD BE SERVICED AT THIS TIME AS WELL. THIS IS AN ANNUAL SERVICE NEED.

THE INSIDE TRIM AROUND THE WINDOWS CAN SOMETIMES COLLECT CONDENSATION DURING THE WINTER MONTHS. THESE AREAS SHOULD BE INSPECTED PERIODICALLY AND CLEANED.

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.

IF THE INTERIOR DOORS WHICH HAVE PRIVACY LOCKS THE KEY AND THE PINS BE SET IN A SAFE PLACE.

INTERIOR WALLS FINISHES

COMMENTS: THE INTERIOR WALLS ARE A COMBINATION OF PAINTED SHEETROCK, SOME OF THE UPSTAIRS MAY BE PAINT OVER WALL PAPER. THE OTHER WALL FINISHES ARE LOWER SECTIONS OF CLEAR FINISHED WOOD PANELS.

MOST OF THE WALL SURFACES ARE IN SERVICEABLE TO GOOD CONDITION. THE WALLS MAY NEED TO BE TOUCHED UP OR REPAINTED. SOMETIMES AREAS BEHIND CABINETS WILL HAVE A FILM OF LINT DUST AND MILDEW. THESE AREAS SHOULD BE CLEANED WITH A SOLUTION OF WARM WATER AND DILUTED BLEACH AS NEEDED.

CEILING FINISHES

COMMENTS: THE CEILING IS FINISHED OFF WITH A COMBINATION OF PAINTED AND CLEAR FINISHED WOOD. ALL SURFACES APPEAR TO BE IN SERVICEABLE TO GOOD CONDITION.

FLOORS & FLOORING FINISHES

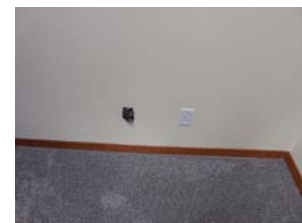
COMMENTS: THE FLOOR TREATMENTS IN THE HOUSE INCLUDE FINISHED HARDWOOD IN THE LIVING ROOM, TILE IN THE KITCHEN AREA AND CARPET - THE FLOORING APPEARS TO BE IN SERVICEABLE TO GOOD CONDITION.

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:

- THE LIVING ROOM HARDWOOD FLOORING HAS SOME UV DAMAGE BY THE SLIDING GLASS DOOR. THE FLOORING MAY NEED TO BE REFINISHED AS DESIRED BY THE BUYER.
- THE CEILING LIGHT FIXTURE IN THE LIVING ROOM BY THE LEFT SIDE WINDOW IS SET TOO CLOSE TO THE UNDERSIDE OF THE PAINTED CEILING PLANKING. THERE ARE BLACK STAIN MARKS ABOVE THE TRACK LIGHTING FIXTURES. IT IS RECOMMENDED THAT THIS TRACK LIGHTING BE REMOVED OR SET LOWER ON THE WOOD BEAM.
- THE INTERIOR STAIR BALUSTERS ARE NOT SET ON 4" CENTERS. THIS MAY BE PRE EXISTING TO CURRENT CODE. THE BUYER SHOULD FIND OUT THE DATE THESE STAIRS WERE INSTALLED.
- THE LADDER TO THE LOFT SPACE IN THE BACK RIGHT BEDROOM IS NOT TO CURRENT SAFETY CODE. ALSO THIS IS A LIGHTLY BUILT SET OF STEPS. IT IS RECOMMENDED THAT IF THIS AREA IS TO BE USED A PROPER SET OF LADDER STEPS BE MADE.
- THE UPSTAIRS BEDROOM LIGHT WIRE RUN HAS EXPOSED WIRE NUTS. THIS WIRE JUNCTION SHOULD BE SET INTO AN ELECTRICAL BOX WITH A COVER PLATE.
- THE UPSTAIRS MASTER BEDROOM LOWER WALL APPEARS TO HAVE PAINT ON WALL PAPER. THE WALL PAPER HAS OPENED UP AT ONE OF THE SEAMS AND SHOULD BE RE GLUED.
- THERE IS A MISSING ELECTRICAL COVER PLATE IN ONE OF THE SECOND BEDROOMS WHICH SHOULD BE INSTALLED.



- THE STAIN ON THE MAIN BEAM SHOULD BE CLEANED OFF BY A PAINTING CONTRACTOR WHO HAS WORKED WITH WOOD BLEACH.
- THERE ARE SOME AREAS IN THE INTERIOR SHEET ROCK WALLS AND CEILING WHICH WILL NEED TO BE CAULKED AND TOUCHED UP. THIS IS COMMON IN AN INTERIOR OF THIS AGE. THE OVERALL CONDITION OF THE INTERIOR FINISHES IS GOOD AND HAS BEEN WELL APPLIED. ALWAYS FIND A GOOD PAINTER TO KEEP THE QUALITY OF THE WORK TO THIS STANDARD.
- IT IS RECOMMENDED THAT THE OWNER LABEL AND LEAVE BEHIND ALL OF THE INTERIOR AND EXTERIOR PAINTS FOR THIS PROPERTY FOR FUTURE TOUCH UPS.



KITCHEN

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

COUNTER TOP:	TILE
FLOORING:	TILE
CABINETS:	CLEAR FINISHED OAK
SINK:	TWO COMPARTMENT PORCELAIN
DISPOSAL:	NONE, SEPTIC SYSTEM
WATER FILTRATION SYSTEM:	NONE
VENTILATION/EXHAUST VENTING:	WINDOW
KITCHEN RANGE:	GLASS TOP UNIT IN WORKING ORDER
OVEN:	PART OF THE FREE STANDING KITCHEN RANGE IN WORKING ORDER AT THE TIME OF THE INSPECTION
REFRIGERATOR:	KENMORE, IN WORKING ORDER
DISHWASHER:	KENMORE, IN USE AT THE TIME OF THE INSPECTION
GFCI OUTLETS:	NONE, GFCI CIRCUIT BREAKER IN THE MAIN ELECTRICAL BOX LABELED KITCHEN
TRASH COMPACTOR:	NONE

COUNTER TOP

COMMENTS: THE COUNTERTOPS AND BACK SPLASH ARE IN GOOD CONDITION. THE SUB STRUCTURE SHOWS NO SIGNS OF 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.

FLOORING

COMMENTS: THE FLOORING IN THE KITCHEN APPEARS TO BE IN GOOD CONDITION.

CABINETS

COMMENTS: THE CLEAR FINISHED 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. THERE IS LIMITED ACCESS UNDER THE KITCHEN SINK DUE TO STORED ITEMS

SINK

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

VENTILATION/EXHAUST VENTING

COMMENTS: NONE ABOVE THE ELECTRIC RANGE UNIT.

APPLIANCES

COMMENTS: APPLIANCES ARE NOT MOVED. IT IS ALWAYS A GOOD MAINTIANCE PROGRAM TO CLEAN THE AREA UNDER THE REFRIGERATOR OF LINT AND DUST SO THE COOLING RADIATOR WILL COOL PROPERLY. CLEAN THE AREA UNDER THE DISHWASHER AND INSPECT FOR LEAKS. KEEP THE AREA UNDER THE COOKING SURFACES CLEAN OF FALLEN FOOD AND CHECK THE WATER SUPPLY AND WASTE PIPING FOR LEAK STAINS. 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 INTERIOR OF THE DISHWASHER SHOULD BE CLEANED OF THE MINERAL DEPOSITS.
- A GOOD IMPROVEMENT WOULD BE TO ADD A FAN ABOVE THE KITCHEN RANGE WHICH EXHAUSTS THROUGH THE ROOF. OR IF POSSIBLE A DOWN DRAFT FAN RANGE WHICH COULD BE DIRECTED TO VENT THROUGH THE CABINETS AND OUT THROUGH AN EXTERIOR WALL.
- THE P TRAP UNDER THE KITCHEN SINK SHOULD BE REMOVED AND CLEANED AS NEEDED.
- THE KITCHEN WILL NEED TO HAVE GFCI OUTLETS INSTALLED.
- SEVERAL OF THE UNDER CABINET KITCHEN HINGES WERE LOOSE AND SHOULD BE ADJUSTED AS NEEDED.
- THE CLEAR FINISHED WOOD KITCHEN CABINETS AND DOOR FACES FINISH APPEAR TO HAVE UV DAMAGE AND AGE RELATED WEAR AND TEAR. IT IS RECOMMENDED THAT A PAINTING CONTRACTOR BE CALLED IN TO PRICE OUT RE FINISHING THESE CABINETS.



BATHROOMS

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

TOILET(S):	THE TOILETS ARE BOTH LOW FLOW UNITS IN WORKING ORDER
SINK(S):	PEDESTAL SINK IN THE DOWNSTAIRS BATHROOM AND A PORCELAIN SINK SET ON A TILE VANITY TOP IN THE UPSTAIRS BATHROOM
VANITY(S):	UPSTAIRS BATHROOM HAS A PAINTED WOOD VANITY
BATHTUB(S):	DOWNSTAIRS TUB IS A 5' ENAMELED UNIT WITH TILE WALLS AND SHOWER HEAD, IN WORKING ORDER
SHOWER(S):	UPSTAIRS BATHROOM HAS A CUSTOM TILE SHOWER STALL WITH METAL FRAMED GLASS SLIDING DOORS IN WORKING ORDER. SHOWER REGULATOR VALVE WILL NEED TO BE SERVICED
FLOORING:	TILE AND CARPET
VENTILATION:	WINDOWS ONLY IN EACH
GFCI OUTLETS:	NONE
SAFETY FEATURES:	NONE
HEATERS:	EACH BATHROOM HAS ALUMINUM FACED ELECTRIC WALL HEATERS, BOTH WERE WORKING AT THE TIME OF THE INSPECTION

TOILETS

COMMENTS: EACH OF THE TOILETS IS IN WORKING ORDER. ALL OF THE TOILETS ARE LOW-FLOW WHICH COMPLIES TO CURRENT COUNTY OF SANTA CRUZ WATER CONSERVATION CODE

SINKS

COMMENTS: THE BATHROOM SINKS TURNED AT THE TIME OF THE INSPECTION. IT IS RECOMMENDED THAT PERIODIC INSPECTION AND CLEANING OF THE WASTE WATER PIPES UNDER A SINK BE DONE.

VANITY

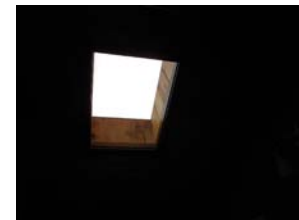
COMMENTS: THE UPSTAIRS VANITY APPEARS TO BE IN GOOD CONDITION WITH DOORS AND DRAWERS OPERATING NORMALLY. AT THE TIME OF THE INSPECTION THE AREAS UNDER THE SINKS WAS DRY.

BATHTUBS & SHOWERS

COMMENTS: THE SHOWERS WORKED AT THE TIME OF THE INSPECTION.

RECOMMENDATIONS:

- THE TOILET IS LOOSE TO THE FLOOR FLANGE IN THE UPSTAIRS BATHROOM AND SHOULD BE RESET.
- THE SHOWER REGULATOR VALVE IN THE UPSTAIRS BATHROOM SHOWER STALL IS DAMAGED AND WILL NEED TO BE REPAIRED OR THE CARTRIDGE REPLACED BY A PLUMBING CONTRACTOR.
- THE UPSTAIRS BATHROOM WINDOW FRAME HAS MINERAL STAINS WHICH SHOULD BE CLEANED OFF. ONCE CLEANED ALL OF THE MOVING AND LOCKING HARDWARE SHOULD BE LUBRICATED.
- THE TUB STOP IN THE DOWNSTAIRS BATHROOM WILL NEED TO BE SERVICED.
- THE SINK STOP IN THE DOWNSTAIRS BATHROOM WILL NEED TO BE CLEANED AND SERVICED.
- A GOOD IMPROVEMENT FOR EACH OF THE BATHROOMS WOULD BE IS TO ADD CEILING FANS WHICH HAVE A HEAT SOURCE. AT THE TIME OF THE INSPECTION MILDEW STAINS WERE NOTED IN EACH OF THE BATHROOM SKYLIGHT WELLS ON THE WOOD. THIS IS BECAUSE AS WARM, DAMP AIR RISES IT CANNOT ESCAPE TO THE OUTSIDE. BATHROOMS WITHOUT A GOOD HEAT SOURCE HAVE THIS TYPE OF A PROBLEM. THE ELECTRIC WALL HEATERS JUST CANNOT DO A PROPER JOB OF SUPPLYING WARM DRY AIR INTO A BATHROOM THIS SIZE.
- THE WALL ELECTRIC HEATERS SHOULD HAVE THE COVER PLATE REMOVED AND THE INSIDES OF THE UNITS CLEANED OF LINT AND DUST.



LAUNDRY AREA

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

LOCATION:	LAUNDRY MACHINES ARE LOCATED IN THE GARAGE
WASHING MACHINE:	SPEED QUEEN TOP LOAD, IN WORKING ORDER
WASHING MACHINE IN PAN:	NONE
DRYER:	SPEED QUEEN FRONT LOAD, IN WORKING ORDER
LAUNDRY CABINETS:	NONE
PIPING (WASTE & WATER):	IN WALL BRASS VALVES AND ABS WASTE WATER PIPE
FLEXIBLE GAS LINE WITH LOCAL SHUT OFF:	YES, ½" STAINLESS STEEL FLEX TUBING TO THE UNIT
WIRING:	120 VOLT FOR THE WASHER AND DRYER MOTOR
WASH BASIN:	NONE
AREA VENTILATION:	OPEN ROOM
EXHAUST VENTILATION	4" DRYER DUCT TO THE LEFT EXTERIOR WALL OF THE GARAGE
IN LINE VACUUM SYSTEM:	NONE

LAUNDRY APPLIANCES

COMMENTS: BOTH UNITS ARE IN GOOD WORKING ORDER BUT SHOULD BE CLEANED AND SERVICED. IT IS IMPORTANT TO PERIODICALLY INSPECTION 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.

WIRING

COMMENTS: THERE IS 120V GROUNDED DUPLEX PLUG OUTLET THAT WOULD PROVIDE POWER THE WASHER AND THE DRYER MOTOR

GAS SUPPLY

COMMENTS: THE DRYER HAS A GAS HEATING ELEMENT. THE GAS SHUT OFF VALVE IS LOCATED BEHIND THE UNIT AND THE GAS TUBING FROM THE VALVE TO THE UNIT IS ½" STAINLESS STEEL

TUBING

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.
- IT IS RECOMMENDED THAT THE DRYER EXHAUST DUCT SYSTEM AND EXTERIOR COVER BE CLEANED ONCE A YEAR OF LINT. THE EXTERIOR VENT COVER HAS A FLAPPER VALVE WHICH HAS FALLEN OFF AND SHOULD BE CLEANED AND RESET. THIS FLAPPER VALVE SHOULD BE LUBRICATED ONCE CLEANED.
- A GOOD UPGRADE IS TO REPLACE THE WATER SUPPLY VALVE WITH 1/4 TURN VALVES WHICH CAN BE EASILY SHUT OFF WHEN THE OWNERS ARE AWAY FOR AN EXTENDED TRIP.
- A GOOD SERVICE IS TO FLUSH THE WASHER WASTE WATER PIPE ONCE A YEAR TO FLUSH OUT THE OLD LINT FROM THE WASHER.
- AT THE TIME OF THE INSPECTION THE DRYER SOUNDED LIKE IT WAS OUT OF BALANCE AND SHOULD BE SERVICED
- IT IS RECOMMENDED THAT THE WASHER AND DRYER BE CLEANED ONCE A YEAR. THE WASHER RUBBER SEALS SHOULD BE CLEANED AND INSPECTED FOR LINT AND MILDEW STAINS. THE DRYER SHOULD BE CLEANED OF LINT BUILD UP.



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 AND BEDROOMS, UPSTAIRS HAS OLDER UNITS
CARBON MONOXIDE DETECTOR:	YES, IN THE HALLWAY
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 WHEN THE NEW OWNERS MOVE IN ALL OF THE SMOKE DETECTORS BE REPLACED WITH NEW TEN YEAR BATTERY LIFE UNITS. THE UNITS SHOULD BE INSTALLED ABOVE THE DOORS TO EACH OF THE BEDROOM SO THEY CAN BE TESTED ONCE A YEAR. ALWAYS KEEP THESE UNITS AND THE CARBON DETECTORS CLEAN OF DUST AND LINT OR THEY COULD GO OFF.
- 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 MONTEREY BAY AREA MAY INTERPRET THEM DIFFERENTLY AS WELL. OUR INTENTION IN MENTIONING "CODE" IS TO POINT OUT SITUATIONS, WHICH WE BELIEVE TO BE LIKELY.

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. THE UNEVEN BRICK PATIO AND WALKWAYS SHOULD BE RESET AS NEEDED TO HELP PREVENT A TRIPPING HAZARD.
2. THERE IS A FILM OF MOSS AND DIRT ON SECTIONS OF THE CONCRETE, BRICK AND TILE WALKWAY/PATIOS. IT IS RECOMMENDED THAT THESE SURFACES BE CLEANED WITH TSP AND BLEACH THEN BE RINSED WITH A PRESSURE WASHER TO PREVENT A SLIPPING HAZARD.
3. THE UPPER FRONT RIGHT CONCRETE BLOCK RETAINING WALL SHOULD BE CLEANED OF WEEDS.
4. THE WOOD RETAINING WALL SYSTEMS SHOULD BE MONITORED DURING A HEAVY AND LONG RAIN TO MAKE SURE RAIN WATER DRAINS OUT BETWEEN THE WOOD PLANKING. IT IS RECOMMENDED THAT THE BUYER FIND OUT FROM THE CURRENT OWNER IF THERE IS A FRENCH DRAINAGE SYSTEM BEHIND THE RETAINING WALLS. IF NOT ONE SHOULD BE INSTALLED.
5. FOR SAFETY IT IS RECOMMENDED THAT A HANDRAIL BE INSTALLED FOR THE CONCRETE STEPS DOWN TO THE LOWER PARKING AREA. ALSO IT WOULD BE GOOD TO HAVE SAFETY GROUND LIGHTS SET UP PLACE.
6. THE BACK RETAINING WALL WHICH HAS STARTED TO BOW SHOULD BE REPAIRED AS NEEDED.
7. THE UPPER IN YARD LOWER WOOD RETAINING WALL SHOULD BE WASHED WITH BLEACH TO REMOVE THE MILDEW STAINS. ONCE CLEANED IT IS RECOMMENDED THAT THE WOOD RETAINING WALLS BE OILED TO HELP EXTEND THE LIFE OF THE WOOD.
8. THE WALKWAY DRAIN AND THE LOWER RUBBLE RETAINING WALL DRAINS SHOULD BE FLUSHED. THE UPPER PATIO DRAINS' EXIT POINT SHOULD BE LOCATED AS WELL.
9. THE FENCING AROUND THE PROPERTY SHOULD BE CLEARED OF IVY AND VINE GROWTH. ONCE CLEARED THE NEW OWNERS SHOULD PRICE OUT REPAIRING THE DAMAGED FENCING.
10. IT IS RECOMMENDED THAT THE PROPERTY GATES BE ADJUSTED AS NEEDED ONCE THE WET SEASON IS OVER. THIS WAY IF THE GATES NEED TO BE TRIMMED THE HARDWARE CAN BE ADJUSTED AT THE SAME TIME WHEN THE WOOD IS DRY.
11. IT IS RECOMMENDED THAT THE OUTDOOR SHOWER FLOORING BE REMOVED AND THE AREA CLEANED SEVERAL TIMES A YEAR TO HELP PREVENT MOSS AND MILDEW FROM

GROWING.

12. ON THE LOWER LEFT SIDE OF THE UPPER DECK IS AN AREA WHICH NEEDS TO BE CLEANED OF A MOSS BUILD UP.
13. THE AREA UNDER THE FRONT LOWER DECK SHOULD HAVE THE SOIL REPACKED AT THE BASE OF THE CONCRETE PIERS IN THE FIELD OF THE SUB AREA. THIS WILL HELP PREVENT THE CONCRETE BASES FROM ROLLING OUT DOWN HILL. ALONG THE OUTBOARD BASE OF THIS DECK SUPPORT THE SOIL LEVEL WOULD BE GOOD TO LOWER SO IT DOES NOT ALLOW WATER TO DRAIN ON TOP OF THE CONCRETE BASE AND WICK INTO THE BOTTOM EDGES OF THE WOOD POSTS.
14. ALL OF THE DRAIN PIPES UNDER THE LOWER FRONT DECK SHOULD BE SET UNDERGROUND AND THEIR EXIT POINTS BE LOCATED SO THIS SYSTEM CAN BE FLUSHED PRIOR TO EACH RAINY SEASON.
15. A GOOD IMPROVEMENT UNDER THE FRONT DECK WOULD BE TO REMOVE MORE OF THE UPPER SOIL AND POSSIBLY ADD A LOW SET RETAINING WALL ON THE OUTSIDE OF THE MID POSTS TO HELP PREVENT THE UPPER SOIL FROM DRIFTING DOWN HILL OVER TIME.
16. IT IS RECOMMENDED THAT FRONT ROLL UP GARAGE DOOR BE REPAIRED WHERE IT IS DAMAGED AT THE BOTTOM MIDDLE PLANK. ONCE THE DOOR IS REPAIRED THE DOOR RUBBER SKIRT SHOULD BE REPLACED IF DAMAGED. THE AUTO SENSOR ON THE INTERIOR LEFT SIDE SHOULD BE RESET AND ALL OF THE DOOR'S MOVING HARDWARE SHOULD BE SERVICED AND LUBRICATED.
17. THERE ARE SOME SHINGLES ON THE FRONT RIGHT CORNER OF THE GARAGE WHICH WILL NEED TO BE REPLACED AND/OR RESET.
18. THE RIGHT SIDE EXTERIOR SINGLE PANED WOOD WINDOWS SHOULD HAVE ANY OF THE DAMAGED WINDOW PUTTY REPLACED AND THEN ALL OF THE WINDOWS AND THE TRIM SHOULD BE REPAINTED.
19. THE SOIL TO THE BOTTOM EDGE OF THE SHINGLES ALONG THE LEFT SIDE OF THE GARAGE SHOULD BE SET LOWER SO THERE IS NO WOOD TO SOIL CONTACT.
20. THE DRAIN PIPE ON THE EXTERIOR OF THE LEFT WALL OF THE GARAGE SHOULD HAVE A VENT PIPE WHICH EXITS 2' ABOVE THE ROOF LINE.
21. THE RODENT AND INSECT DROPPINGS INSIDE OF THE GARAGE SHOULD BE CLEANED UP ONCE THE CURRENT OWNERS HAVE REMOVED THEIR BELONGINGS. ALSO THE GARAGE SHOULD BE SEALED AT ANY GAPS OR SPACES UNDER THE DOORS TO HELP PREVENT RODENTS FROM GAINING ACCESS INTO THE GARAGE.
22. THE CEILING LIGHT FIXTURE IN THE GARAGE SHOULD HAVE THE WIRE JUNCTION SET IN AN ELECTRICAL BOX WITH A COVER PLATE.
23. THE BACK LIGHT FIXTURE IN THE GARAGE SHOULD BE UPGRADED TO ONE WITH A LENS COVER OVER THE LIGHT BULB FOR SAFETY.

24. 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.
25. IT IS RECOMMENDED THAT ANY PLANTS WHICH ARE RUBBING AGAINST THE EXTERIOR SIDING BE TRIMMED BACK. THIS WILL HELP KEEP MOISTURE AWAY FROM THE SIDING.
26. 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.
27. ANY OF THE DAMAGED EXTERIOR SHINGLES SHOULD BE REPLACED BY A CARPENTER WHO HAS WORKED ON SHINGLED STRUCTURES.
28. IT IS RECOMMENDED THAT THE PAINTED WOOD EXTERIOR DOORS BE CLEANED AND REPAINTED WITH A HIGH GLOSS ENAMEL PAINT. THE HIGHER THE GLOSS THE BETTER PROTECTION TO THE WOOD. MAKE SURE THE SIDES, TOP AND BOTTOM OF THE DOORS ARE SEALED WITH PAINT AS WELL.
29. SOME OF THE WINDOW TRIM ABOVE THE RIGHT SIDE ROOF LINE IS IN NEED OF REPAINTING. IT IS RECOMMENDED THAT A PAINTING CONTRACTOR PRICE THIS REPAINTING OUT.
30. ALL OF THE DUAL PANED ALUMINUM WINDOW FRAMES SHOULD BE CLEANED INSIDE THE BOTTOM TRACK. ONCE CLEANED THE SLIDING PANELS SHOULD BE REMOVED AND THE LOCKING AND SLIDING HARDWARE SHOULD SERVICED AND LUBRICATED.
31. THE BACK UPPER BATHROOM WINDOW SHOULD BE CLEANED OF MINERAL STAINS ON THE INSIDE AND OUTSIDE OF THE ALUMINUM FRAME.
32. BOTH OF THE DUAL PANED ALUMINUM SLIDING DOOR FRAMES SHOULD BE CLEANED INSIDE THE BOTTOM TRACK. ONCE CLEANED THE SLIDING PANELS SHOULD BE REMOVED AND THE LOCKING AND SLIDING HARDWARE SHOULD SERVICED AND LUBRICATED.
33. SECTIONS OF THE FRONT LEFT SIDE SHINGLES HAVE BEEN SET UNDER THE CONCRETE WALKWAY. IT IS RECOMMENDED THAT THE SHINGLES BE TRIMMED UP SEVERAL INCHES SO THE BOTTOM EDGE OF THE SHINGLES DO NOT WICK WATER AND ROT OUT ALONG THE BOTTOM EDGE.
34. ALL OF THE EXTERIOR ELECTRICAL OUTLETS SHOULD BE REPLACED WITH GFCI TYPE ALONG WITH RAIN PROOF COVER BOXES SO THEY CAN BE USED WHEN IT IS WET OUTSIDE. THE RIGHT SIDE OUTLET MAY NEED TO HAVE THE BOX REPLACED AS IT IS DAMAGED.
35. ONCE ALL OF THE EXTERIOR REPAIRS HAVE BEEN COMPLETED IT IS RECOMMENDED THAT THE BUYER PRICE OUT REOILING THE EXTERIOR OF THE SHINGLES AND REPAINTING THE EXTERIOR DOORS AND TRIM. MAKE SURE THAT THEY INCLUDE PAINTING THE TOP EDGE OF THE 4" X 24" RAFTER ENDS.

36. IT IS RECOMMENDED THAT THE OWNER SUPPLY THE BUYERS WITH ALL OF THE EXTERIOR AND INTERIOR PAINTS FOR FUTURE TOUCH UPS.
37. 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.
38. IT IS RECOMMENDED THAT THE ACCESS DOOR INTO THE SUB AREA BE REPLACED AS THE TOP SKIN IS DELAMINATING FROM THE CORE OF THE DOOR.
39. ALL OF THE DAMAGED SUB SCREEN VENTS SHOULD BE REPLACED. SOME OF THE SCREENS HAVE BEEN REPLACED ON THE INSIDE OF THE WALL FRAME. THIS LEAVES THE OPEN WOOD WALLS ACCESSIBLE TO RODENTS TO CHEW INTO THE WOOD. IT WOULD BE A BETTER REPAIR TO INSTALL SCREENS ON THE EXTERIOR UNDER THE SHINGLES.
40. ALL OF THE DAMAGED INSULATION SHOULD BE REPLACED AND RESET BETWEEN THE FLOOR JOISTS IN THE SUB AREA.
41. ONCE THE SUB AREA IS SEALED IT IS RECOMMENDED THAT ALL OF THE RODENT DROPPINGS BE CLEANED UP AND THE WOOD SILL PLATE WASHED WITH BLEACH.
42. ALL OF THE RAIN GUTTERS SHOULD BE CLEANED AT LEAST ONCE A YEAR AND THE DOWN SPOUT DRAINAGE SYSTEM BE FLUSHED AND THE EXIT POINTS BE LOCATED.
43. IT IS RECOMMENDED THAT DOWNSPOUT SUB DRAINAGE SYSTEM BE FULLY INSTALLED TO EACH OF THE DOWNSPOUTS. THE SYSTEM SHOULD BE SET UNDERGROUND SO IT IS NOT A TRIPPING HAZARD. THIS WAY RAIN WATER RUN OFF WILL BE DIRECTED AWAY FROM THE BASE OF THE STRUCTURE.
44. THE FILM OF MOSS SHOULD BE WASHED OFF OF ALL OF THE ROOFING MEMBRANES.
45. THE LARGE BACK LEFT TREE SHOULD BE TRIMMED BACK FROM OVERHANGING THE ROOF LINE. AT THE TIME OF THE INSPECTION THE BACK UPPER RAIN GUTTER WAS FULL OF LEAVES .
46. THE RIGHT SIDE RAIN GUTTER HAS A WEEPING LEAK AT THE MID SEAM. THIS SHOULD BE REPAIRED AS NEEDED.
47. SEVERAL OF THE VENT PIPES AND THE ELECTRICAL MAST BASE WILL NEED TO BE RE SEALED AT THE PIPE TO ROOF JACK SEAM.
48. THE METAL ROOFING CAPS AND RUSTED FLASHING SHOULD BE CLEANED AND REPAINTED WITH A RUST INHIBITING ENAMEL.
49. THE OLD CHIMNEY FLUE IS STILL IN PLACE. IT WOULD BE A GOOD IDEA TO PRICE OUT REMOVING THE FLUE PIPE AND THEN PATCHING THE ROOF. IN THE SHORT TERM THE GAP IN THE CHIMNEY CAP SHOULD BE SEALED TO HELP PREVENT SMALL ANIMALS FROM ACCESSING THE INTERIOR OF THE STRUCTURE.

50. ALL OF THE SKYLIGHTS SHOULD BE CLEANED INSIDE AND OUT ALONG WITH THE UPPER EDGES OF THE ROOF FRAMEWORK.
51. ON THE ROOF OF THE GARAGE THERE ARE SEVERAL DIMPLES IN THE LOWER EDGE OF THE ROOF JUST ABOVE THE LEFT SIDE RAIN GUTTER WHICH SHOULD BE REPAIRED BY A ROOFING CONTRACTOR.
52. PERIODIC INSPECTION OF THE ROOF MEMBRANE IS RECOMMENDED TO MAKE SURE THERE IS NO BUILD UP OF DETRITUS IN THE RAIN GUTTERS AND ON OTHER SECTIONS OF THE ROOF.
53. IT IS RECOMMENDED THAT THE OWNER SUPPLY A COPY OF THE ROOFING WARRANTY.
54. IT IS RECOMMENDED THAT THE MAIN EXTERIOR ELECTRICAL BOX BE CLEANED AND REPAINTED WITH A RUST INHIBITING ENAMEL. ALWAYS KEEP THE EXTERIOR MAIN ELECTRICAL BOX CLEAN.
55. THE FRONT ELECTRICAL BOX COVER PLATE IS MISSING THE TWO TOP HINGES WHICH SHOULD BE REINSTALLED.
56. IT IS RECOMMENDED THAT THE MAIN/SUB PANEL BE LABELED TO IMPROVE THE NOTATIONS FOR EACH CIRCUIT BREAKER.
57. THE SUB BOX IN THE GARAGE AND ON THE RIGHT SIDE OF THE STRUCTURE SHOULD BE CLEANED, REPAINTED AND THEN RELABELED. THE RIGHT EXTERIOR BOX COVER PLATE IS LOOSE AND SHOULD BE RESECURED.
58. ALL OF THE MISSING LIGHT FIXTURE LENSES SHOULD BE REPLACED ALONG WITH MISSING AND BURNT OUT LIGHT BULBS.
59. ALL EXTERIOR LIGHT BULBS SHOULD BE EXTERIOR GRADE
60. IT IS RECOMMENDED THAT A MASTER LIST BE MADE UP OF THE LOCATION OF THE MAIN AND SUB PANELS ALONG WITH A SCHEMATIC OF THE SUB CIRCUIT BREAKERS.
61. THE REPAIRS TO THE MAIN ELECTRICAL BOX AND THE RIGHT SIDE EXTERIOR BOX SHOULD BE DONE BY AN ELECTRICAL CONTRACTOR WHO HAS WORKED WITH THIS TYPE OF SYSTEM.
62. IT IS RECOMMENDED THAT THE GAS METER/PIPE LOCATED ON THE LEFT SIDE OF THE GARAGE BE CLEANED AND PAINTED WITH A RUST INHIBITING ENAMEL
63. THE WATER HEATER WILL NEED TO HAVE A LOWER SAFETY STRAP INSTALLED AROUND THE TANK
64. IT IS RECOMMENDED THAT THE WATER HEATER TPRV TAIL PIPE BE SET TO EXIT THE INSIDE OF THE CLOSET UNDER THE STAIRS TO THE EXTERIOR. IF THE TPRV WERE TO OPEN WATER WOULD SPILL ONTO THE CONCRETE SLAB AND DAMAGE THE FLOORING INSIDE THE STRUCTURE.

65. THERE IS A CUT PIPE ABOVE THE WATER HEATER WHICH IF NOT IN USE SHOULD BE REMOVED. THIS PIPE MAY BE THE EXIT PIPE FOR THE TPRV . HAVE A PLUMBING CONTRACTOR FURTHER INSPECT THIS.
66. ALL OF THE EXTERIOR WATER VALVES AROUND THE STRUCTURE SHOULD BE LABELED AS TO THEIR USE.
67. IT IS RECOMMENDED THAT THE WALL HEATERS IN EACH BATHROOM BE CLEANED . WHEN TURNED ON EACH UNIT HAD A BURNT LINT ODOR.
68. THE LIVING ROOM GAS INSERT FIREPLACE SHOULD BE CLEANED AND SERVICED EVERY TWO YEARS.
69. IT IS RECOMMENDED THAT THE NEW BUYERS THINK ABOUT ADDING A FORCED AIR HEATING SYSTEM FOR THIS STRUCTURE. IT IS RECOMMENDED THAT THEY TALK WITH AN HVAC CONTRACTOR TO SEE WHAT THE OPTIONS ARE FOR THE TYPE OF UNIT AND ITS PLACEMENT AND DUCT WORK.
70. THE CEILING FANS SHOULD BE CLEANED ONCE A YEAR.
71. THE LIVING ROOM HARDWOOD FLOORING HAS SOME UV DAMAGE BY THE SLIDING GLASS DOOR. THE FLOORING MAY NEED TO BE REFINISHED AS DESIRED BY THE BUYER.
72. THE CEILING LIGHT FIXTURE IN THE LIVING ROOM BY THE LEFT SIDE WINDOW IS SET TOO CLOSE TO THE UNDERSIDE OF THE PAINTED CEILING PLANKING. THERE ARE BLACK STAIN MARKS ABOVE THE TRACK LIGHTING FIXTURES. IT IS RECOMMENDED THAT THIS TRACK LIGHTING BE REMOVED OR SET LOWER ON THE WOOD BEAM.
73. THE INTERIOR STAIR BALUSTERS ARE NOT SET ON 4" CENTERS. THIS MAY BE PRE EXISTING TO CURRENT CODE. THE BUYER SHOULD FIND OUT THE DATE THESE STAIRS WERE INSTALLED.
74. THE LADDER TO THE LOFT SPACE IN THE BACK RIGHT BEDROOM IS NOT TO CURRENT SAFETY CODE. ALSO THIS IS A LIGHTLY BUILT SET OF STEPS. IT IS RECOMMENDED THAT IF THIS AREA IS TO BE USED A PROPER SET OF LADDER STEPS BE MADE.
75. THE UPSTAIRS BEDROOM LIGHT WIRE RUN HAS EXPOSED WIRE NUTS. THIS WIRE JUNCTION SHOULD BE SET INTO AN ELECTRICAL BOX WITH A COVER PLATE.
76. THE UPSTAIRS MASTER BEDROOM LOWER WALL APPEARS TO HAVE PAINT ON WALL PAPER. THE WALL PAPER HAS OPENED UP AT ONE OF THE SEAMS AND SHOULD BE RE GLUED.
77. THERE IS A MISSING ELECTRICAL COVER PLATE IN ONE OF THE SECOND BEDROOMS WHICH SHOULD BE INSTALLED.
78. THERE ARE SOME AREAS IN THE INTERIOR SHEET ROCK WALLS AND CEILING WHICH WILL NEED TO BE CAULKED AND TOUCHED UP. THIS IS COMMON IN AN INTERIOR OF THIS AGE. THE OVERALL CONDITION OF THE INTERIOR FINISHES IS GOOD AND HAS BEEN WELL APPLIED. ALWAYS FIND A GOOD PAINTER TO KEEP THE QUALITY OF THE WORK TO THIS

STANDARD.

79. IT IS RECOMMENDED THAT THE OWNER LABEL AND LEAVE BEHIND ALL OF THE INTERIOR AND EXTERIOR PAINTS FOR THIS PROPERTY FOR FUTURE TOUCH UPS.
80. THE INTERIOR OF THE DISHWASHER SHOULD BE CLEANED OF THE MINERAL DEPOSITS.
81. A GOOD IMPROVEMENT WOULD BE TO ADD A FAN ABOVE THE KITCHEN RANGE WHICH EXHAUSTS THROUGH THE ROOF. OR IF POSSIBLE A DOWN DRAFT FAN RANGE WHICH COULD BE DIRECTED TO VENT THROUGH THE CABINETS AND OUT THROUGH AN EXTERIOR WALL.
82. THE P TRAP UNDER THE KITCHEN SINK SHOULD BE REMOVED AND CLEANED AS NEEDED.
83. THE KITCHEN WILL NEED TO HAVE GFCI OUTLETS INSTALLED.
84. SEVERAL OF THE UNDER CABINET KITCHEN HINGES WERE LOOSE AND SHOULD BE ADJUSTED AS NEEDED.
85. THE CLEAR FINISHED WOOD KITCHEN CABINETS AND DOOR FACES FINISH APPEAR TO HAVE UV DAMAGE AND AGE RELATED WEAR AND TEAR. IT IS RECOMMENDED THAT A PAINTING CONTRACTOR BE CALLED IN TO PRICE OUT RE FINISHING THESE CABINETS.
86. THE TOILET IS LOOSE TO THE FLOOR FLANGE IN THE UPSTAIRS BATHROOM AND SHOULD BE RESET.
87. THE SHOWER REGULATOR VALVE IN THE UPSTAIRS BATHROOM SHOWER STALL IS DAMAGED AND WILL NEED TO BE REPAIRED OR THE CARTRIDGE REPLACED BY A PLUMBING CONTRACTOR.
88. THE UPSTAIRS BATHROOM WINDOW FRAME HAS MINERAL STAINS WHICH SHOULD BE CLEANED OFF. ONCE CLEANED ALL OF THE MOVING AND LOCKING HARDWARE SHOULD BE LUBRICATED.
89. THE TUB STOP IN THE DOWNSTAIRS BATHROOM WILL NEED TO BE SERVICED.
90. THE SINK STOP IN THE DOWNSTAIRS BATHROOM WILL NEED TO BE CLEANED AND SERVICED.
91. A GOOD IMPROVEMENT FOR EACH OF THE BATHROOMS WOULD BE IS TO ADD CEILING FANS WHICH HAVE A HEAT SOURCE. AT THE TIME OF THE INSPECTION MILDEW STAINS WERE NOTED IN EACH OF THE BATHROOM SKYLIGHT WELLS ON THE WOOD. THIS IS BECAUSE AS WARM, DAMP AIR RISES IT CANNOT ESCAPE TO THE OUTSIDE. BATHROOMS WITHOUT A GOOD HEAT SOURCE HAVE THIS TYPE OF A PROBLEM. THE ELECTRIC WALL HEATERS JUST CANNOT DO A PROPER JOB OF SUPPLYING WARM DRY AIR INTO A BATHROOM THIS SIZE.
92. THE WALL ELECTRIC HEATERS SHOULD HAVE THE COVER PLATE REMOVED AND THE INSIDES OF THE UNITS CLEANED OF LINT AND DUST.

93. 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.
94. IT IS RECOMMENDED THAT THE DRYER EXHAUST DUCT SYSTEM AND EXTERIOR COVER BE CLEANED ONCE A YEAR OF LINT. THE EXTERIOR VENT COVER HAS A FLAPPER VALVE WHICH HAS FALLEN OFF AND SHOULD BE CLEANED AND RESET. THIS FLAPPER VALVE SHOULD BE LUBRICATED ONCE CLEANED.
95. A GOOD UPGRADE IS TO REPLACE THE WATER SUPPLY VALVE WITH 1/4 TURN VALVES WHICH CAN BE EASILY SHUT OFF WHEN THE OWNERS ARE AWAY FOR AN EXTENDED TRIP.
96. A GOOD SERVICE IS TO FLUSH THE WASHER WASTE WATER PIPE ONCE A YEAR TO FLUSH OUT THE OLD LINT FROM THE WASHER.
97. AT THE TIME OF THE INSPECTION THE DRYER SOUNDED LIKE IT WAS OUT OF BALANCE AND SHOULD BE SERVICED
98. IT IS RECOMMENDED THAT THE WASHER AND DRYER BE CLEANED ONCE A YEAR. THE WASHER RUBBER SEALS SHOULD BE CLEANED AND INSPECTED FOR LINT AND MILDEW STAINS. THE DRYER SHOULD BE CLEANED OF LINT BUILD UP.
99. FIRE EXTINGUISHERS SHOULD BE LOCATED IN KITCHEN AND BEDROOMS.
100. IT IS RECOMMENDED THAT WHEN THE NEW OWNERS MOVE IN ALL OF THE SMOKE DETECTORS BE REPLACED WITH NEW TEN YEAR BATTERY LIFE UNITS. THE UNITS SHOULD BE INSTALLED ABOVE THE DOORS TO EACH OF THE BEDROOM SO THEY CAN BE TESTED ONCE A YEAR. ALWAYS KEEP THESE UNITS AND THE CARBON DETECTORS CLEAN OF DUST AND LINT OR THEY COULD GO OFF.
101. 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.
102. 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.
103. 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.
104. 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.
105. 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.

106. IT IS RECOMMENDED THAT THE PROPERTY AND HOUSE NUMBERS BE LOCATED IN A PLACE WHICH CAN EASILY BE READ BY SERVICE PERSONS.
107. 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.
108. 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.