

Inspection reference: 2523

Confidential Inspection Report
2178 Montecito Drive
San Jose CA 95135

December 10, 2024



Prepared for:
Joaquin Barreto

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney."

Saturday, December 14, 2024

Joaquin Barreto

Inspection Site



2178 Montecito Drive
San Jose CA 95135

Dear Joaquin Barreto :

At your request, a visual inspection of the above referenced property was conducted on Tuesday, December 10, 2024. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

GROUNDS

Patio / Porch:

Structure:

Wood decay and deterioration noted at various areas of the exterior patio.



Fences & Gates:

Condition:

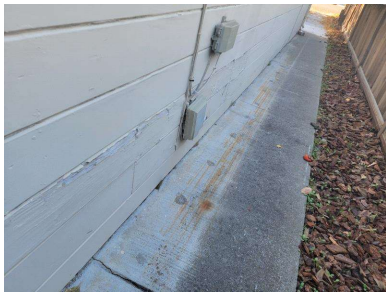
Type: Wood, leaning and damaged fencing noted, repairs needed.



Grading:

Site:

Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.



EXTERIOR - FOUNDATION

Exterior Walls:

Materials & Condition:

Generally serviceable, Weathering and decay noted in areas



BASEMENT - CRAWLSPACE

Crawlspace:

Beams/Underfloor:

Water damage found at areas of the sub floor, damage may extend.

ROOF SYSTEM

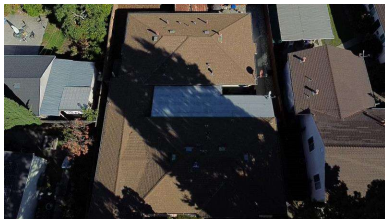
Roof:

Roof Covering Condition:

General condition appears serviceable with signs of weathering/curling and aging. Regular maintenance and inspections are advised. Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

NOTE>> Signs that there may be leaks at the rear bedroom ceiling and walls may need to be addressed, A licensed roofing contractor should be called in to make further evaluation and to repair or replace as needed.



ELECTRICAL SYSTEM

Electrical Distribution Panels:

Panel Observations:

Generally serviceable, Missing dead set inner panel, this is a safety hazard.



Subpanels:

Zinsco electrical Panel and these panels have been known to have problems such as breakers not properly tripping and over heating.. Recommend the panel be further inspected or upgraded as needed. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.



Electrical Outlets:

General:

A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition. Some grounded type outlets did not appear to be properly grounded. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets if not already installed.



PLUMBING SYSTEM

Supply Lines:

Condition:

No leakage is noted, but monitor in the future, New supply lines and shut off valves recommended at all sinks, toilets, and fixtures as a precaution. Due to the age and or types of water lines its highly recommended upgrading to copper and or pex. We recommended a licensed plumber for further evaluation of the home plumbing system, We recommended a licensed plumber for further evaluation of the system.

Waste Lines:

Condition:

Cast iron and galvanized sewer lines. Due to the age and type of drain lines upgrading is highly recommended. We recommended a licensed plumbing contractor for further evaluation. We recommended the main sewer line to street be inspected prior to the close of escrow. There could be damage to the line.

NOTE. Underground tree roots and compromised hidden water and sewer lines. We recommended a licensed plumber for further evaluation of the system.

Water Heater:

Condition:

Missing firewall at the ceiling.

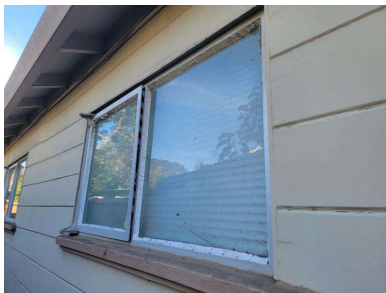


INTERIOR ROOMS

Windows:

General Type & Condition:

Single pane non tempered glass noted, A representative sampling was taken. Windows as a grouping are generally operational. We recommended upgrading the homes windows. We recommended a licensed window contractor for further evaluation of the home windows. Damaged and or missing window screens.



Ceilings:

General Type & Condition:

Drywall, Typical cracks noted, General condition appears serviceable

Bubbled areas with signs of water intrusion and damage found in the main unit back bedroom, damage could extend into the wall areas.



Water stains and intrusion found at the interior laundry room of unit 1.



Floors:

General:

Separation found at the flooring in the unit #b.



Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Brandy Monasmith
Monasmith Home & Termite

GENERAL INFORMATION

Client & Site Information:

WE recommend a branch two pest control company for further evaluation for insects and rodents. This inspection does not cover such findings. NOTE>This is not a code inspection, codes have changed quite a bit over the years. If an item has been upgraded such as electrical, roofing, plumbing and or structural they should have been permitted and would be on file with the city or county the work was performed in. There are times we recommended an item be brought up to today's standards due to safety concerns. We do not check for permits on the property. See the owners disclosures and the city report for further information.

Inspection Date:

12/10/2024 11:00 AM.

Client:

Joaquin Barreto

Inspection Site:2178 Montecito Drive
San Jose CA, 95135.

Building Characteristics:

Estimated Age:

1949.

Building Style & Type:

Multi family.

Stories:

1

Space Below Grade:

Crawl space.

Water Source:

Public.

Sewage Disposal:

Public.

Utilities Status:

All utilities on.

Climatic Conditions:

Weather:

Clear.

Soil Conditions:

Damp.

Outside Temperature (f):

60-70.

About Rated Items:

SAF. Items marked safety should have further evaluation and repairs limitedly due to the risk of injury and or death. Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

Driveway: OK MM RR SAF NI



Serviceable.

Patio / Porch:

Structure:



Wood decay and deterioration noted at various areas of the exterior patio.



Fences & Gates:

Condition:

-



Type: Wood, leaning and damaged fencing noted, repairs needed.



Grading:

- OK MM RR SAF NI

Site:

-



Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.



Landscaping:

Condition:

- OK MM RR SAF NI



Large tree on the property, we recommended a tree arborist for further evaluation.

EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls:

Materials & Condition: OK MM RR SAF NI



Generally serviceable, Weathering and decay noted in areas







Cracks found at areas of the lower wall/foundation wall.



Flashing & Trim:

OK MM RR SAF NI



Weathering and decay noted in areas.

Chimney:

Please Note:

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to

industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.

BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Crawlspace:

Access:



Not all areas were accessible, only the front unit.







	OK	MM	RR	SAF	NI	
<i>Walls:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concrete.
<i>Beams/Underfloor:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water damage found at areas of the sub floor, damage may extend.
<i>Floor:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequate.
<i>Posts / Piers:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satisfactory - There is at least one post supporting an overhead beam in the crawl space. It appears to be adequately installed.

ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roof:

<i>Style:</i>	Pitched areas.
<i>Roof Access:</i>	Viewed.
	OK MM RR SAF NI
<i>Roof Covering:</i>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<i>Roof Covering Condition:</i>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

30 year Composition shingles and flat roofing.



General condition appears serviceable with signs of weathering/curling and aging. Regular maintenance and inspections are advised. Although not required to, we

generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

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Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

NOTE>> Signs that there may be leaks at the rear bedroom ceiling and walls may need to be addressed, A licensed roofing contractor should be called in to make further evaluation and to repair or replace as needed.





Gutters & Downspouts:

Type & Condition:

Gutters are installed, clean and seal as needed.



In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic & Insulation:

Access:

The attic was inspected from the crawl space access ONLY due to insulation, unsure footing which could lead to stepping through the ceiling, construction and or a Fire system. Only visual inspections of the attics are made. There could be un foreseen or concealed damaged to the attic and or ductwork that's not visible.

Structure:

OK MM RR SAF NI



The rafters or truss system appears to be in satisfactory condition.



Unhooked vent noted above the main unit near the kitchen.





ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

	OK	MM	RR	SAF	NI	
<i>Type & Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	110/220 Volt, Appears serviceable.
<i>Grounding Equipment:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grounded.

Electrical Distribution Panels:

<i>Main Panel Location:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior of house.
<i>Panel Observations:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Generally serviceable, Missing dead set inner panel, this is a safety hazard.



Main Panel Observations:



Subpanels:

- | | | | | |
|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| OK | MM | RR | SAF | NI |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



Zinsco electrical Panel and these panels have been known to have problems such as breakers not properly tripping and over heating.. Recommend the panel be further inspected or

upgraded as needed. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.

Electrical Outlets:

General:

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|



A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition. Some grounded type outlets did not appear to be properly grounded. Ground

Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets if not already installed.

HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Equipment:

Type & Location:

Gas wall heaters, units are shut down.

General Operation & Cabinet:

OK	MM	RR	SAF	NI
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Supply Lines:

Material: Galvanized.
 OK MM RR SAF NI
Condition:

No leakage is noted, but monitor in the future, New supply lines and shut off valves recommended at all sinks, toilets, and fixtures as a precaution. Due to the age and or types of water lines its highly recommended upgrading to copper and or pex. We recommended a licensed plumber for further evaluation of the home plumbing system, We recommended a licensed plumber for further evaluation of the system.

Waste Lines:

Material: Galvanized, Cast Iron, ABS/ Plastic.
Condition:

Cast iron and galvanized sewer lines. Due to the age and type of drain lines upgrading is highly recommended. We recommended a licensed plumbing contractor for further evaluation. We recommended the main sewer line to street be inspected prior to the close of escrow. There could be damage to the line.
 NOTE. Underground tree roots and compromised hidden water and sewer lines. We recommended a licensed plumber for further evaluation of the system.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater:

Power Source: Gas.
Location: Closet.

Condition:

-



Operational. Pressure relief valve noted, not tested, Flue vent intact, Water heater is seismically secured.

- OK MM RR SAF NI



Missing firewall at the ceiling.





Fuel System:

OK MM RR SAF NI

Meter / Tank:

-



System appears serviceable.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Fixtures & Drain

Kitchen Sink:

- OK MM RR SAF NI



Faucet is serviceable, signs of leakage and corrosion.

-



Operational.



Hose Bibs / Hookups/Sink Faucets:

Laundry:

-

New supply line and shut off valves recommended. The drain pipe was not flood tested. Areas behind and below the appliances are not fully accessible.

KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Range/ Cooktop / Oven:

Type & Condition:

OK MM RR SAF NI



Operational.



Ventilation:

Type & Condition:



Operational.



Dishwasher:

Condition:

OK MM RR SAF NI



Kitchen Interior:

Counters & Cabinets:



Cabinets/counters show normal wear and aging. Grout/caulking is missing in some areas.



BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Sink & Cabinetry:

Master Bath:

OK MM RR SAF NI



Operational, New supply lines and shut off valves recommended at all sinks, toilets and fixtures.



Normal wear.

#b Bathroom:



Operational, New supply lines and shut off valves recommended at all sinks, toilets and fixtures.

#c Bathroom



Operational, New supply lines and shut off valves recommended at all sinks, toilets and fixtures.

Toilet:

Master Bath:



It was not determined what the water capacity of the toilet is weather its a low flow type or not. We recommended a licensed plumber for further evaluation.



Operational. It was not determined what the water capacity of the toilet is weather its a low flow type or not. We recommended a licensed plumber for further evaluation.

#b Bathroom:

OK MM RR SAF NI



Operational, Low flow toilet installed. New shut off valves and supply lines recommended at the toilet and sinks.

#c Bathroom



Operational, It was not determined what the water capacity of the toilet is weather its a low flow type or not. We recommended a licensed plumber for further evaluation. New shut off valves and supply lines

recommended at the toilet and sinks.

Tub/Shower Fixtures:

Master Bath:

Operational, Operational. The shower head appears to be a low flow type. Sometimes the GPM are not visible on the head itself. Further evaluation may be needed.

#b Bathroom:

Operational. Caulking / sealant recommended around the tub spout and shower valve/head.

#c Bathroom

-



Tub was clogged during inspection, not tested.

Tub/Shower And Walls:

Master Bath:

- OK MM RR SAF NI



The tub was full of dirt, the cause was undetermined, Shower walls appear serviceable, Caulking and/or re-grouting is needed to prevent water intrusion.



Heavy wear noted at the 2nd bathroom.



#b Bathroom:



Shower walls appear serviceable, Caulking and/or re-grouting is needed to prevent water intrusion.

#c Bathroom

OK MM RR SAF NI



Shower walls appear serviceable, Caulking and/or re-grouting is needed to prevent water intrusion.

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Doors:

	OK	MM	RR	SAF	NI	
<i>Overall Interior Door Condition:</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Operational, worn doors and hardware.

Windows:

<i>General Type & Condition:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Single pane non tempered glass noted, A representative sampling was taken. Windows as a grouping are generally operational. We recommended upgrading the homes

windows. We recommended a licensed window contractor for further evaluation of the home windows. Damaged and or missing window screens.





The windows show wood decay and damage in various areas.

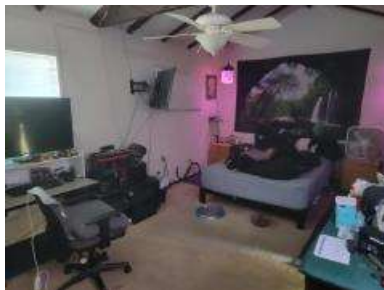
Walls:

General Material & Condition:

OK MM RR SAF NI



Drywall, cracks
 General condition appears serviceable.
 Typical noted, condition





Master Bath:



Ceilings:

OK MM RR SAF NI

General Type & Condition:



Drywall, Typical cracks noted, General condition appears serviceable. Bubbled areas with signs of water intrusion and damage found in the main unit back bedroom, damage could extend into the

wall areas.

OK MM RR SAF NI



Water stains and intrusion found at the interior laundry room of unit 1.

Floors:

General:



Wear and stains found at areas of the units.





OK MM RR SAF NI



Separation found at the flooring in the unit #b.



Carbon Monoxide Detector:

Comments:



There is a functional carbon monoxide detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:



Interior.

GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type:



Attached.



Water stains in various areas.

Garage Door:

Material - Condition:

Door Operator:

OK	MM	RR	SAF	NI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operational.



Automatic door opener(s) - operational, Automatic reverse feature is, operational.