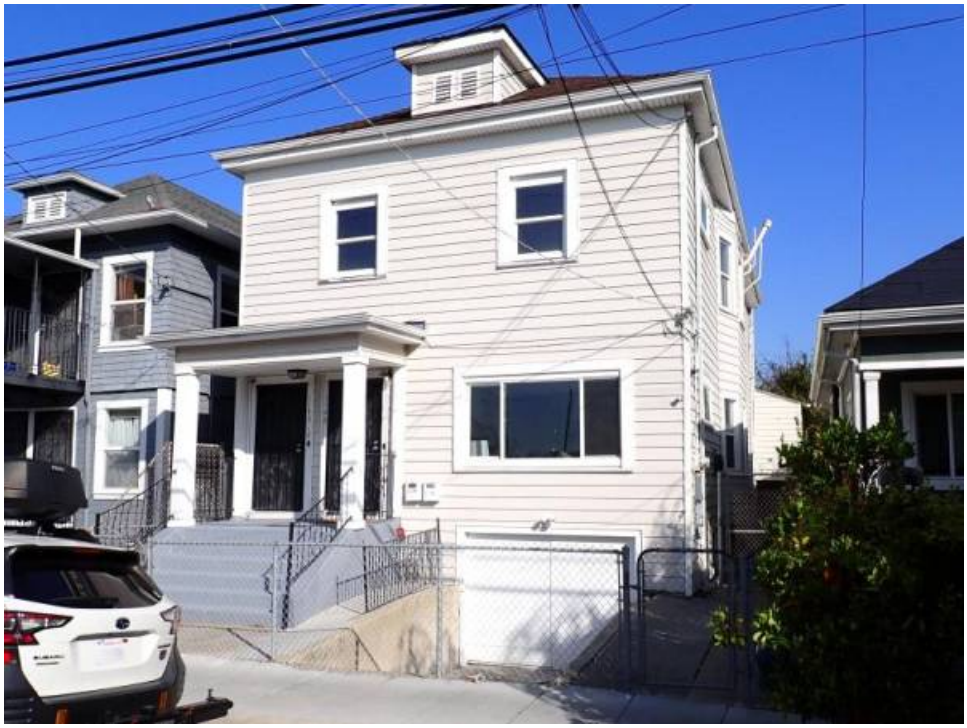
Property Inspection Report

Prepared for
Kevin Best and Hope Young

Inspection Address
1148 53rd Street
Oakland, CA 94608

September 25, 2025



CERTIFIED INSPECTOR

Tarkington Home Inspections
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Inspection Address
1148 53rd Street
Oakland, CA 94608

Real Estate Office Information
Maureen Caldwell-Meurer
KW Silicon City

Inspection Date and Time
September 25, 2025 9:30 AM

INTRODUCTION

This report is intended only as a general guide to help the clients make an evaluation of the overall condition of the property, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase or sale. The report expresses the personal opinions of the inspector, based upon 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. This report should not be used in lieu of the real estate standard disclosure statement.

The report may make note of systems or components that may require maintenance or have a recommendation for upgrading. As the building standards change many of the building practices commonly used are revised or stopped; these changes are frequently mentioned in home inspection reports and shouldn't reflect negatively on the property. A common area mentioned is the maximum spacing on railing, which has slowly decreased from 6 inches to the current 4 inches. So what was built to the standards at the time is no longer conforming. While immediate repair may not be required, consideration should be given to the upgrades during the next remodel or renovation.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people 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.

Photos, when used in this report, are to aid in the description and understanding of systems in areas not readily accessible. Areas that frequently generate photos include crawlspaces, roofs and attics.

Product recalls and consumer product safety alerts are added almost daily. As a courtesy, our inspector may identify systems or components that have been the subject of product recalls. If client is concerned about appliances or other items installed in the home that may be on such lists, client may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) web site https://www.cpsc.gov/ or www.recalls.com for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists.

This report describes the conditions of the property at the time of inspection. The conditions described here within may have changed since the initial time of the inspection. We recommend any parties interested in this property seek further evaluation by the appropriate contractor(s) and / or another property inspection, for the current conditions; or a verbal walk-through with us regarding the conditions at the time of our inspection.

REPORT DEFINITIONS

New Condition: A component that has been recently installed, or is in the process of being installed, and shows no signs of wear or damage. It will typically still have its labels and installation manual attached. We recommend reading all installation materials for warranty and maintenance information.

Good Condition: A component that has signs of minimal wear, and performs its intended function. We recommend reading the installation manual to determine a maintenance schedule.

Fair Condition: A component with signs of average wear and possibly minor damage, and still performs as intended.

Worn Condition: A component that shows general wear and possibly minor areas of excessive wear, but it should still function as intended. It is important to have the component serviced by a qualified contractor on a regular basis to extend its lifespan. Future replacement should be anticipated.

Poor Condition: A component that is significantly damaged or worn, and may not function as intended. While possibly repairable, replacement is usually the recommended option.

Beyond the Expected Life Span: This component has exceeded the manufacturer's expected lifespan. It may still be functioning, but it is important to have it serviced by a licensed contractor on a regular basis to extend its lifespan and ensure safe operation. The replacement of this component should be considered.

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GENERAL INFORMATION

Property Information

1.1 PROPERTY INFORMATION

This building is a two-apartment duplex. This building is a two- and three-story structure. This report describes these units as viewed from the street. All references to the terms left, right, front and rear are made from this point of view.

1.2 SITE GRADE

The building site appears relatively level.

1.3 ENVIRONMENTAL CONDITIONS

The sky was clear at the time of our inspection. The temperature at the start of the inspection was in the mid 60s. The soil conditions were dry.

1.4 FURNISHINGS

The building interior was partially furnished at the time of our inspection. Areas obscured by furnishings were not accessible to our inspection. These areas should be examined after the furnishings have been removed.

1.5 AGE

We were informed this building was constructed in 1912.

1.6 ADDITIONS / MODIFICATIONS

Various modifications have been made to this building since its original construction, including the addition at the rear. Several aspects of the rear addition do not appear to comply with standard requirements and it does not appear likely they were approved by the local building department. We recommend the local building and zoning departments be contacted to determine if proper permits for these modifications have been obtained and if not, what steps are necessary to obtain any required permits or approvals.

1.7 UTILITIES OFF

The gas supply to this building was shut off at the time of our inspection and we did not perform an operational examination of the gas-fired appliances. We can return and inspect these items upon request for an additional fee.

Other Information

1.8 OCCUPIED?

The building is currently unoccupied.

1.9 PEOPLE PRESENT

The following person(s) were present at some point during the inspection: photographer, and seller's agent.

1.10 MOVING IN

After moving into a new property we recommend that all exterior locks be either replaced or re-keyed. Any alarm systems or electronically keyed doors should also have their codes changed.

SIDING AND TRIM

Siding

2.1 VINYL

This building has vinyl siding. It is in fair condition.

2.2 GENERAL SIDING CONDITIONS

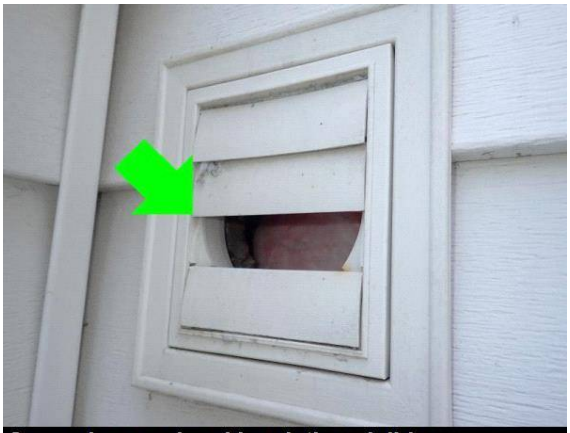
We observed evidence of patching or repairs. We recommend history of the patching or repairs be obtained.

There are several holes and gaps in the siding and trim. We recommend all openings in the building exterior be repaired to prevent rainwater and/or animal entry.

The siding is damaged at several places and we recommend the damaged siding be repaired.

Areas of the exterior siding were not visible due to stored items. We recommend further examination once access is gained.

A dryer exhaust cover at the rear is damaged and insulation was visible. This may allow water into the wall and we recommend repair.


Cover damaged and insulation visible

Trim

2.3 GENERAL

The aluminum trim capping is faced in places and several of the nails are rusty. The rusty nails may expand and allow water leakage. We recommend the nails be examined and replaced as needed.

Eaves

2.4 GENERAL

The roof eaves are too high at several places for us to examine closely.

There is an opening in the eave above the rear laundry. We recommend the eave opening be properly closed to prevent animal entry.

DECKS AND WALKWAYS

Porch

3.1 PORCH GENERAL

There is a concrete porch at the front. The porch appears constructed of solid concrete over soil or fill.

3.2 GENERAL WOOD FRAMING

The framing is damaged at several places. We recommend the damaged wood be examined by a qualified pest control firm. We recommend the damaged wood be wire brushed and treated, or replaced if necessary.

3.3 STAIRWAY

The steps are uneven, creating potential trip hazards, and we recommend they be modified as needed to provide a consistent height at each step.

Individual steps in staircases should have a consistent height and depth for safe use. The difference between one step and any other step in the same staircase should not be more than three-eighths inch. Uneven steps are a potential trip hazard and should be corrected.

3.4 STAIR HANDRAIL

Staircases with four or more steps (or risers) should have handrails that are between one and one-half and two inches wide and that are shaped so that the handrail can be readily grasped. This requirement, while often ignored, is important for

safe stairway usage.

Handrails should be installed so that they are 34 to 38 inches above the leading edge of the stairway treads. Handrails should return to the railing, post, or to the floor. They should not end in a projection that could be hooked by clothing or other items. Large railing openings, which may allow a child to fall through, should be modified for safety. Modern standards call for openings to be less than four inches in diameter. The standard has been recently changed to four inches as it is found that many children can easily slip through a five-inch opening.

The handrails for the stairs are outdated by current standards. We recommend proper railings be installed as needed for safe usage. Outdated handrails are often low, have large openings, and improper handgrips. The handrails may also not properly terminate against the wall or post and can catch clothing, creating a fall hazard.

3.5 GUARDRAILS

Modern building standards call for guard railings at least 42 inches high in new construction at every deck, stair, or landing more than 30 inches above an adjacent surface, and require railing openings less than four inches in diameter. Large railing openings, which may allow a child to fall through, should be modified for safety. This standard was recently changed from six inches to four inches as it was found that small children could slip through a six-inch opening.

The openings in the guardrails are too large according to modern safety standards. We recommend proper railings be installed as needed for safety.

Basement Staircase

3.6 STAIRS GENERAL

There are concrete stairs at the rear. The stairs appear constructed of solid concrete over soil or fill.

3.7 STAIRWAY

The steps are uneven, creating potential trip hazards, and we recommend they be modified as needed to provide a consistent height at each step.

The overhead clearance above the stairway is not sufficient and could cause injury. We suggest a sign be placed over the stairway to warn persons of impaired overhead clearance. The minimum overhead clearance in modern construction is six feet eight inches above a line drawn along the leading edge of the steps.

3.8 STAIR HANDRAIL

Handrails are not provided for the staircase. We recommend proper railings be installed as needed for safety.

3.9 GUARDRAILS

Guardrails are not installed. While not required, we suggest railings be installed as needed for safety.

Deck

3.10 DECK GENERAL

There is a wood framed deck at the rear. It is in worn condition.

Regular maintenance can substantially extend the life and serviceability of wooden decks and staircases. The metal connectors and fasteners should be examined for rust and corrosion. Any corroded connectors or fasteners should be replaced as needed by qualified contractors. Debris that accumulates between the deck boards can trap moisture, and should be periodically removed. Treating the deck with a good quality wood preservative may improve its appearance and extend its service life. There are firms that specialize in power washing and treating decks with preservatives and fungicides.

3.11 ATTACHMENT

The standard two-inch gap (typically required in new construction) has not been left at the bottom of the siding. The proper installation method is to leave a one- to two-inch gap below the siding where it meets the decking surface. This gap

allows any moisture trapped behind the siding to escape and prevents decay caused by debris accumulating at the decking-to-siding juncture.

The horizontal wooden boards, or "ledgers," that support the building connections are nailed to the framing but are not bolted as typically required. We recommend the building connections be adequately bolted by a qualified contractor.

3.12 GENERAL WOOD FRAMING

The decking and framing are damaged at several places. We recommend the damaged wood be examined by a qualified pest control firm. We recommend the damaged wood be wire brushed and treated, or replaced if necessary.

The railing is damaged. We recommend the damaged wood be examined by a qualified pest control firm. We recommend the damaged wood be wire brushed and treated, or replaced if necessary.

3.13 PRESSURE TREATED WOOD

Portions of the framing are constructed with new pressure treated wood. There has been concern regarding the chemicals used in pressure treating the wood and their corrosive reaction with metal fasteners and connectors. Many fastener and connector manufacturers recommend using specific lines of fasteners or connectors with pressure treated wood to reduce corrosion and potential failure. The manufacturer Simpson Strong-Tie has information at http://www.strongtie.com/productuse/index.html.

3.14 STAIRWAYS

The steps at several stairways are uneven, creating potential trip hazards, and we recommend they be modified as needed to provide a consistent height at each step.

The overhead clearance above the lower stairway is not sufficient and could cause injury. We suggest a sign be placed over the stairway to warn persons of impaired overhead clearance. The minimum overhead clearance in modern construction is six feet eight inches above a line drawn along the leading edge of the steps.

3.15 STAIR HANDRAIL

The handrails for the stairs are outdated by current standards. We recommend proper railings be installed as needed for safe usage.

3.16 GUARDRAILS

The guardrails are too low by modern standards. We recommend proper railings be installed as needed for safety.

The openings in the guardrails are too large according to modern safety standards. We recommend proper railings be installed as needed for safety.

Exterior Railings

3.17 GUARDRAILS

The openings in the driveway guardrail is too large according to modern safety standards. We recommend proper railings be installed as needed for safety.

Walkways and Patios

3.18 WALKWAYS

There are several concrete walkways. There are several cracks in the walkways. A determination of the cause of the cracking, whether further cracking or potential displacement will occur is beyond the scope of this inspection.

Several walking surfaces are uneven, creating potential trip hazards. We recommend the walkways be repaired as needed to provide for safe foot traffic.

3.19 PATIOS

There is a concrete patio at the rear. There are several large cracks in the patio and we recommend they be repaired as needed for safe foot traffic.

The patio is uneven, creating potential trip hazards. We recommend the walking surfaces be repaired as needed to provide for safe foot traffic.

3.20 OTHER WALKWAY OR PATIO CONCERNS

There is a low overhead clearance area below the rear addition, creating a potential head injury hazard. We recommend six feet eight inches overhead clearance be provided for safety, or the area designed to reduce foot traffic and possible injury.

Driveway

3.21 GENERAL

There is a concrete driveway at the front. There are several cracks in the driveway. We recommend the driveway cracks be repaired to eliminate any trip hazards and to prevent water flow beneath the surface, which can cause additional cracking and damage.

The driveway is uneven, creating potential trip hazards, and we recommend repair as needed to provide for safe foot traffic.

The driveway is high at the sidewalk and may need modification to avoid dragging on the undersides of some vehicles.

The front fence obstructs access to the driveway. Removal of the fence is necessary to use the driveway.

3.22 DRAINS TOWARD GARAGE

The driveway slopes down toward the garage. There are two drain openings in the driveway.

Drains can be effective in reducing ponding and controlling surface water around the building. Drains can be clogged with debris, and care should be taken to prevent obstruction of the drain openings. All surface drains should be tested periodically by using a garden hose and observing the discharge location of the drains, if known. Testing drainage pipes is beyond the scope of this inspection.

The driveway drain is clogged with debris and we recommend it be cleared.

In older houses, driveway drains are often connected to the sewer system. During sewer lateral repairs or replacement, the connections are usually removed. A determination of whether the drain is connected to the sewer and if future repairs will impact drain functionality is beyond the scope of this inspection.

One drain opening is missing its cover, which may be a trip concern. We recommend a proper cover be installed.

The other drain opening cover is damaged, which may also be a trip concern. We recommend repair or replace as needed.

GROUNDS

Retaining Walls #1

4.1 TYPE

There are several concrete retaining walls at the driveway. They are in worn condition.

4.2 WALLS CONDITIONS

There are several cracks in these retaining walls.

Cracks in masonry, concrete block, or concrete retaining walls may be formed by settlement or by pressures of the soils retained by the walls. Minor cracking is common. Major cracking may indicate settlement or lack of adequate drainage systems behind the retaining wall.

The walls are not provided with sufficient barriers or guardrails to prevent a fall. We recommend adequate safety barriers be installed as needed.

Fencing

4.3 FENCING

There is metal fencing at the front and rear.

ROOF

Our roof inspection is to report on the type and condition of roofing materials, missing and/or damaged materials, and attachments (excluding antennas, solar systems, etc.) where visible. This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. The condition of the roofing underlayment material is not verified or inspected. For further evaluation and a roofing certification we recommend you consult a qualified licensed roofing contractor, a number lenders may require a roofing certification. Buildings that have tile, wood shingle, or wood shake materials and are going to be tented for termites should be reinspected for possible damage caused by the extermination process before the close of escrow.

Roof

5.1 ROOF TYPE(S)

There is a composition shingle roof on the main structure. It is in good to fair condition. There is also a modified bitumen roof at the front porch and rear addition. It is in good condition.

5.2 METHOD OF VIEWING

We inspected the roofing systems from their surfaces after obtaining access with a ladder.

We viewed portions of the roofing materials and components from the accessible roof surface(s). The roof surfaces are too steep to closely inspect.

5.3 COMPOSITION SHINGLE

Nails have been driven into the shingles at the rear addition and we recommend they be removed and the holes be sealed.

Several rows of rear addition shingles are placed too far apart and are over-exposed to the weather. This is a substandard roofing practice that can cause premature failure and roof leakage.

5.4 LOW SLOPE FOR ROOF

Adequate pitch, or roof slope, is necessary for adequate drainage and to avoid roof leaks in shingle or shake roofing materials. Roofing that slopes less than four inches vertically for each twelve inches horizontally typically requires special double underlayments to prevent leakage. The lowest possible proper slope is two inches rise per twelve inches horizontal. It may be necessary to install a new roof surface in order to be sure of providing a watertight installation.

The slope of the roof at the rear addition is too low for this roofing material and the roof may not shed water properly. We recommend this area be monitored periodically and a proper, low slope roofing material be installed if necessary.

Roof Flashings

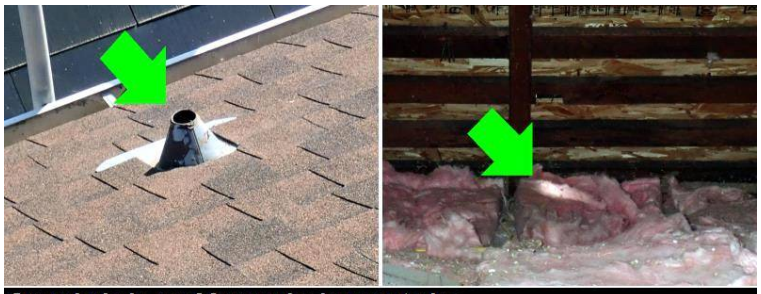
5.5 FLASHING

The roof flashings are primarily sheet metal.

Sheet metal, rolled roofing materials, or sealing compounds such as mastic, are the typical flashing materials used to prevent water penetration at roof surface connections and penetrations. Flashings need periodic maintenance and should be inspected annually.

5.6 PIPING PENETRATIONS

The vent pipe is missing in a pipe flashing at the right side, leaving an open hole into the attic. We recommend repair to prevent water entry into the attic.



Open hole in roof from missing vent pipe

Roof Drainage

5.7 GUTTERS

Roof surfaces, rain gutters, downspouts, and subsurface drain lines should be checked regularly. Leaves and other debris should be removed as needed. Gutter joints and connections may need periodic caulking or sealing. Screens can be installed at downspout gutter connections to keep debris from blocking the downspouts.

The rain gutters are sheet metal. They are in good condition.

5.8 GUTTERS CONDITIONS

We observed standing water at the rear addition. We recommend the gutters be cleaned or modified as needed to drain freely.

Roofing General

5.9 GENERAL

We recommend the plants be trimmed well away from the rear addition roof surface to prevent debris accumulation and roof surface damage.

ATTIC

Attic

6.1 ATTIC ACCESS

The attic access opening is in the Unit 1148 1/2 bathroom ceiling. Our inspection of the attic was limited to a visual examination from the access opening to prevent damage to the ceilings below. Portions of the attic areas were not accessible to our inspection. Unobserved deficiencies may be present.

The attic access hatch is very heavy and is hinged on one side. We recommend modification to allow the hatch to be latched or otherwise supported open for easier access.

6.2 FRAMING

The attic is framed with 2x (two-inch nominal dimension) rafters and ceiling joists. The rafters are below "skip," or spaced, board sheathing, which has been overlaid with OSB panel sheathing. The date on the OSB sheathing is 2015, indicating the roof was replaced around that year.

6.3 GENERAL CONDITIONS

Several aspects of the attic framing are outdated and the framing appears undersized by modern standards. We recommend the attic framing be examined and reinforced as needed by a qualified contractor before new roofing or other weight is placed on the framing.

Several modifications have been made to the attic and roof framing. We recommend a history of any attic framing modifications be obtained. A determination as to whether these modifications are structurally adequate is beyond the scope of this inspection.

6.4 ATTIC VENTILATION

The attic ventilation appears sufficient.

6.5 INSULATION

The attic is insulated with loose cellulose and loose fiberglass that is approximately 4 to 8 inches thick. Areas of the attic are also insulated with fiberglass batts that are about 6 inches thick.

We suggest additional insulation be installed to reduce energy costs and to increase comfort. The standard for new construction is eight to twelve inches of insulation sufficient to achieve an insulating value of R-30 or R-35. The attic wiring should be checked by an electrician before insulation is added.

6.6 ELECTRICAL

Electrical wiring has been placed on the top of the framing near the attic access opening without proper protection. We recommend proper protective strips be installed to protect the wiring near the access opening.

At time of construction, there would have been knob and tube wiring installed in the attic. A determination of whether the wiring was removed during previous wiring upgrades is beyond the scope of this inspection.

STRUCTURE

Structure Type and Access

7.1 TYPE

This building is a wood-framed structure.

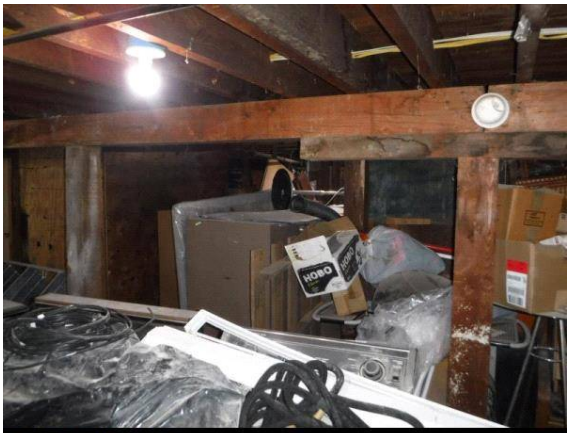
7.2 ACCESS LOCATION(S)

We obtained access to the subfloor areas through the basement.

7.3 METHOD OF OBSERVATION

We inspected the subfloor areas by walking beneath the accessible portions of the building floors. Our ability to fully examine the foundation and substructure framing was limited by pipes, wall surfaces, storage, and other obstructions to our view. Approximately 80% of the foundation was visually accessible during our inspection.

Access is often obstructed by insufficient clearance beneath the floor framing, by ducting, pipes, stored items, finished wall surfaces, or other obstructions to visual examination. Wherever possible, access should be provided to these areas so that an inspection can be made. With access and opportunity for inspection, defects may be found in the inaccessible areas.


Access limited

Foundation

7.4 RAISED PERIMETER FOUNDATION

This building has a raised perimeter concrete foundation with intermediate pier supports. The foundation is outdated by modern standards. The concrete does not appear to be steel-reinforced and probably does not have footings that extend deeply into the soil. Foundations of this type are more susceptible to cracking, settlement, deterioration from moisture entry and earthquake damage. Further information about old foundations can be found in the "About Unreinforced Concrete Foundations" document located at: https://www.inspectionhelper.com/c/Resources/UnreinforcedFoundations.php

7.5 SUPPORT CONCERNS

The rear addition does not have a perimeter foundation as typically required by modern construction standards. We recommend this area be monitored periodically for movement. We recommend the need to install a proper foundation be anticipated.

7.6 MODIFICATIONS

Concrete caps have been installed at the tops of many of the foundation walls.

Concrete foundation caps are typically installed on top of an existing foundation wall by pest control companies to prevent moisture entry and damage in the wood framing above the foundation. Foundation caps are often steel reinforced and should improve the strength of the foundation system. They should not, however, be considered as strong as a new foundation.

7.7 CONCRETE CONDITION

We observed several small and moderate cracks in the foundation walls.

Cracking is common in concrete walls. Minor cracks caused by shrinkage or settling can be found in even relatively new foundations. Moderate or larger cracks may indicate ongoing settling or movement and the eventual need for underpinning or foundation repair. There is no way to determine if a crack will grow in size or if new cracks will form. Most large cracks were once small. The best way to estimate the likelihood of future movement may be to monitor the number and size of cracks over a period of time.

The concrete surfaces show deterioration at several places.

Concrete deterioration and surface spalling are usually the result of prolonged moisture penetration. As moisture moves through the concrete and dries on the surface, mineral salts dissolved in the water form crystals, which expand and cause surface crumbling, or spalling. Minor surface deterioration is common in older foundations. With continued moisture penetration over many years, concrete can deteriorate to the point where replacement becomes necessary.

We observed efflorescence at several places.

Efflorescence is a white powdery deposit that occurs on masonry or concrete and indicates the presence of moisture in contact with the masonry or concrete. Minor efflorescence is common even in new construction. Substantial efflorescence indicates a defective drainage condition.

A horizontal "cold joint" was observed at the right exterior foundation wall, where a cap or concrete patch appears to have been installed. A concrete cold joint typically occurs when fresh concrete is placed against cured or dry concrete. We suggest further evaluation by a qualified contractor.

Framing

7.8 FLOOR FRAMING

The primary floor framing system has one-inch thick (nominal) decking boards installed over two-inch thick (nominal) joisting, supported by perimeter foundation walls and intermediate piers.

7.9 FRAMING CONCERNS

The bathtub boot, or open area in the basement beneath the bathtub for waste line access, is not screened. We recommend the area be screened to prevent rodent or pest entry.

A floor joist beneath the Unit 1148 bathroom has been cut to provide space for the waste piping. The standard limitation is that no more than one-quarter of the joist depth can be cut away without significantly weakening the framing. We recommend the joists in this area be repaired by a qualified contractor.

Several modifications have been made to the substructure framing. We recommend a history of the modifications be obtained. This should include, if possible, the date repairs were made, the contractor's name, a description of changes made, and any available plans and permits.

There is excessive notching in the subfloor joisting at the basement front. The standard limitation is that no more than one-quarter of the joist depth can be cut away without significantly weakening the framing. We recommend the over-notched joisting be repaired by a qualified contractor.

Portions of the framing appear to use new pressure treated wood. See previous pressure treated wood comments.

There are indications that several posts that supported framing were previously removed, indicated by the square holes in the concrete floor. It also appears that new, larger posts and girders were added. We recommend a history be obtained from the sellers.

7.10 INSULATION

The undersides of the floors are not insulated. Insulation can help reduce heating costs in areas with colder temperatures.

The walls appear insulated behind the vinyl siding, which can help to reduce heating or cooling costs. A determination of the extent of insulation is beyond the scope of this inspection.

7.11 VAPOR RETARDERS

We were not able to observe the vapor barrier or vapor retarder to determine whether one is present or its condition. We observed portions of the vapor barrier in the basement, where repairs may have been made.

7.12 WALL BRACING

The wood-framed walls above the foundation have bracing typical for buildings of this age and type.

7.13 BRACING PANELS

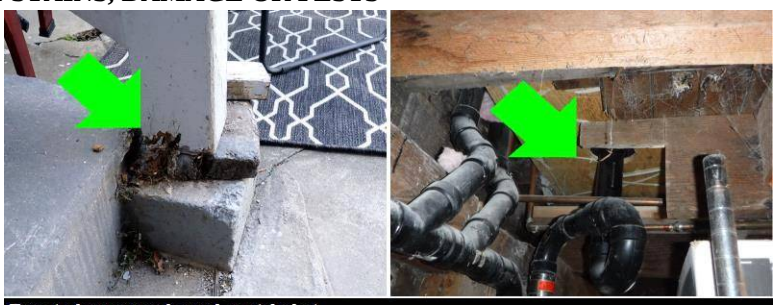
The installation of plywood bracing (often referred to as "shear paneling") on wall framing provides earthquake and wind resistance. It is typically used on the walls between the foundation and floor framing and around garage door openings. The panels should be nailed at all edges and at the intermediate members. It may be necessary to add blocks between the vertical studs to get bearing on all edges of the plywood. Minimum nail spacing is usually six inches and engineers often recommend nailing every three or four inches for greater strength. Ventilation should be provided in each stud space when shear paneling is added to the inside of exterior subfloor area walls. Ventilation is usually provided by drilling two-inch diameter holes in the plywood at the top and bottom of each stud bay.

Plywood bracing panels have been installed at several places. These panels should help provide additional resistance to movement during an earthquake. Any determination as to whether the panel installation meets modern engineering requirements is beyond the scope of this inspection.

The panels are not adequately ventilated. We recommend ventilation holes be added to the wall bracing panels as needed to reduce the potential for moisture accumulation and decay.

The basement plywood bracing panels are stained in several areas. We recommend these areas be monitored for damage periodically and repaired if necessary.

7.14 STAINS, DAMAGE OR PESTS



Post damaged and cut joist

Moisture stains indicate previous water penetration. Stains are commonly found around bathroom and kitchen waste piping and at the building perimeter, and may indicate previous leakage that has since been repaired. Any indications of active leakage or moisture-related damage should be promptly repaired by a qualified contractor.

We observed several stains on the basement and sub-floor area framing, apparently indicating previous water entry or leakage. A current pest control report should be consulted concerning the presence of decay or other moisture-related damage.

The framing is damaged at several places, especially below the rear addition. We recommend the damaged wood be reviewed and replaced as needed by a qualified contractor.

We observed indications of previous wood-destroying pest activity at the rear addition. We recommend a current structural pest report be consulted to determine if wood-destroying pests are present.

7.15 BOLTS AND SEISMIC ANCHORING

Anchor bolts have been added to the foundation at several places.

Anchor bolts and other devices are used to secure the framing to the foundation to resist displacement during earthquakes or high winds. The modern standard calls for bolting at least every six feet, with bolts within the last twelve inches of each piece of sill plate. Buildings greater than one story or on hillsides may require additional bolts and other seismic devices.

The round washers typically used beneath the nuts on foundation bolts are not generally used in new construction and have been replaced with thicker, square, steel bearing plates, as the plates are less likely to work loose. We recommend upgrading, by replacing the bolt washers with bearing plates, be considered.

Several of the anchor bolt nuts are loose and we recommend they be checked and tightened as needed.

Substructure

7.16 VENTILATION

Ventilation provided to the areas beneath this building appears adequate, but due to the placement of the vent openings, there may be areas with poor air flow. We recommend monitoring and repair as needed by a qualified contractor.

7.17 GENERAL CONDITIONS

Wooden form boards were left in the soil after the concrete was poured. We recommend the forming lumber be removed.

There are animal droppings at several places and we recommend they be removed.

Below Grade Rooms

7.18 BASEMENT AND BELOW GRADE ROOMS

This building has a full basement.

Floors that are below the exterior soil level may be subject to water or moisture entry, especially in very rainy weather. It is not unusual to find occasional or unexpected water entry in below grade areas that have been dry for years.

Visual inspection cannot confirm the presence and/or condition of any installed moisture barriers at below surface grade areas due to concealment. It should be noted that inadequate protection from exterior moisture intrusion into below grade

rooms and spaces may result in damage to structures, systems, components, appliances, and personal property contained within these areas.

7.19 FLOORS

We observed several cracks in the concrete floor. There are also holes in the concrete floor, apparently where posts were previously installed.

There are indications of previous moisture in the basement.

Sump

7.20 SUMP PUMP

There is a sump pump in the basement.

Sump pumps should be checked regularly to be sure they function properly. A failed sump pump can lead to area flooding. We advise keeping a spare pump on hand. Moisture sensing alarms can be installed to warn of pump failure.

We did not test the sump pump. The pump should be tested periodically by filling the sump or well with water to see if it functions properly.

We recommend a moisture alarm be installed to warn of pump failure, so that repairs can be made quickly.

The sump well has a metal screen installed over it, which is screwed to the well or concrete floor. This may make replacing a failed pump difficult. We recommend monitoring and repair as needed by a qualified contractor.

There was standing water in the well, which may indicate the pump is not working. We recommend the pump float be accessed to determine if the pump is operational.

The sump pump discharge is too close to the building and we recommend the discharge piping be extended away from the building foundation.

Foundation General

7.21 RECOMMENDATIONS

There are many different opinions as to what constitutes proper or effective seismic retrofitting. Engineers, building department officials, and seismic retrofit contractors often do not agree on the type, method, or amount of seismic bracing, bolts, metal connectors, shear panels and other components that will provide a practical level of safety and protection during an earthquake. Each building has unique features that should be taken into account in designing an effective system for seismic resistance. We recommend a detailed analysis be performed by a qualified engineer to determine which procedures are most appropriate and cost effective for this building.

We recommend a qualified engineer be retained to review the current upgrades and to design or specify any additional seismic improvements appropriate for the building.

ELECTRICAL

Electrical Service

8.1 GENERAL

The main service wires run overhead to this building at the right front. This wiring is typically owned and maintained by the local utility provider.

Main Electrical Panel

8.2 METER(S)

There are two electrical meters at the right front.

8.3 BREAKER MAIN(S)

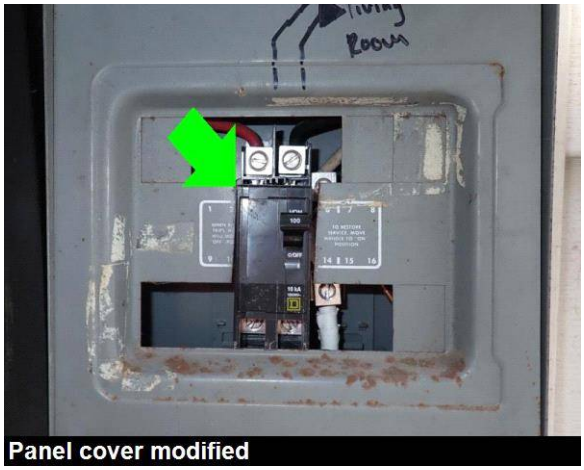
Information from PG&E regarding how to turn on or off electricity to the house can be found at http://www.pge.com/myhome/edusafety/gaselectricsafety/electriconoff/

There are two main breaker panels at the right front. The front panel is relatively new and the wiring appears properly installed.

8.4 UNIT SERVICE CAPACITY

Both 120- and 240-volt service is provided to each unit. We estimate the capacity for each unit to be 100 amps. This capacity should be adequate for normal electrical use.

8.5 PANEL COVER


Panel cover modified

Several panel screws are missing from the Unit 1148 panel and we recommend they be installed.

The Unit 1148 panel bus bar has been replaced and the faceplate cut to allow a new main breaker to be installed. There are now openings in the faceplate of the Unit 1148 panel. We recommend the panel cover openings be covered, or a new panel installed, to prevent accidental access to the panel interior and a possible shock.

The inner covers of circuit breaker panels have " twist-out" tabs, which are removed for each breaker location. Extra openings can allow contact with the live electrical components behind the panel cover. Clips can be purchased to fill such openings. A similar danger exists in fuse panels with empty fuse sockets. Empty sockets should be filled with fuses even though not in use.

8.6 MAIN GROUNDING AND BONDING

The property has a driven grounding rod installed.

Subpanel #1

8.7 GENERAL

There is a breaker subpanel in the Unit 1148 1/2 hallway. This panel is relatively new and the wiring appears properly installed.

Subpanel #2

8.8 GENERAL

There is a breaker subpanel in the Unit 1148 entryway. This panel is relatively new.

8.9 PANEL COVER

The wiring in this panel is too close to the front, and the panel cover presses against these wires, creating a potentially hazardous condition. We recommend the wiring in this panel be properly installed by a qualified electrician.

The panel circuits are not labeled. We recommend the panel be labeled to identify areas served by each individual circuit, for safer and easier system repair.

8.10 PANEL WIRING

There is double wiring in this panel and we recommend it be eliminated.

Double wiring or "double lugging", which is the attachment of more than one wire to a single breaker, fuse, or bus bar terminal can cause looseness, arcing, and overheating. Most terminals are designed to hold only one wire, and double wiring may be hazardous. Many grounding terminals are rated by the manufacturer for only 2 to 3 wires of the same gauge. In many instances, repair is relatively simple. A full panel may indicate the need to upgrade the equipment.

Subpanel #3

8.11 GENERAL

There is a breaker subpanel in the garage.

8.12 PANEL COVER

The panel circuits are not labeled. We recommend the panel be labeled to identify areas served by each individual circuit, for safer and easier system repair.

Several panel screws are missing and we recommend they be installed.

There are open holes, or missing "knock-outs," in the panel box and we recommend the openings be properly covered.

WIRING, RECEPTACLES, SWITCHES AND FIXTURES

While inspecting this property we examined a representative sample of the switches, receptacles, and light fixtures. We recommend that all switches, receptacles or fixtures be tested when repairing any concern found and listed in this report. Some electrical issues may not be found during our random sampling. Testing all switches, receptacles and fixtures before moving personal belongings in is highly recommended. Any ground-fault circuit-interrupters (GFCIs) found were tested using the buttons on the receptacle.

Wiring

9.1 WIRING TYPE(S)

We observed several wiring methods, including Romex (nonmetallic-sheathed cable or NMC), flexible metal cable (BX or AC/MC), knob and tube wiring, and wiring in conduit in the building.

Most buildings prior to the 1950s were wired with knob and tube systems. In some building jurisdictions, knob and tube wiring with plastic insulation was used until the 1960s. Over time, the brittle insulation on older wire breaks down, especially at ceiling mounted light fixtures as these lights expose the wiring to heat over a long period of time. The splices in knob and tube systems are soldered, and overloads can melt the solder, causing loose connections and a possible fire hazard. Using only 15-amp fuses or breakers can reduce the potential for overloading.

We were not able to determine the extent to which the old knob and tube wiring is still in use. We recommend a complete review of the old wiring system be performed by a qualified electrician and any old, damaged wiring be replaced.

Most or all of the wiring we observed appears to have been upgraded from the original wiring. A determination of the extent of the upgrading is beyond the scope of this inspection.

9.2 WIRING CONCERNS

Wiring is exposed to damage at several places and we recommend this wiring be properly installed.

Wiring in living areas, storage areas, or accessible exterior locations should be protected from damage. Protection is typically achieved by enclosure within wall cavities surfaced with gypsum board (sheet rock) or paneling, or by placing the wiring in rigid or flexible metal conduit. Metal-sheathed cable (BX) or flexible metal conduit can be used in dry

areas. Moisture-tight conduit should be used at exterior locations.

There are dangling loose end wires in the basement and we recommend this wiring be properly installed by a qualified electrician.

We observed apparent abandoned wiring in the attic and basement. We recommend all abandoned wiring be removed by a qualified electrician to prevent its being accidentally energized and creating a hazardous condition.

9.3 LAMP AND EXTENSION CORDS

Lamp cord (zip cord) wiring has been installed to a rear addition light fixture. This wiring is not suitable for permanent installations. We recommend the improper lamp cord wiring be replaced with properly installed wiring.

9.4 JUNCTION BOXES

A junction box in the basement has several uncovered holes and we recommend the holes be covered to prevent unwanted entry.

Several basement electrical boxes are uncovered, exposing the wiring inside. We recommend junction box covers be installed as needed.

Fixtures

9.5 LIGHT FIXTURES

Recessed lighting present in the attic or between floors may be a safety concern if insulation is too close and/or lights are improperly installed. Please refer to the manufacturers recommendations inside each light for proper installation requirements.

Several light fixtures appear nonfunctional and we recommend they be checked and repaired as necessary. We were unable to determine whether the fixture bulbs are burned out or whether they are controlled by switches we did not locate.

9.6 PADDLE FANS

Several ceiling fans have been installed. Ceiling paddle fans typically require special boxes for support and should not be supported solely by a lighting receptacle box. In most installations, an inspector cannot directly view the box supporting the fan. To determine if a paddle fan is properly supported, it may be necessary to consult a qualified electrician.

The ceiling fan in the Unit 1148 living room clicked while in use. We recommend monitoring and repair as needed by a qualified contractor.

Receptacles and Switches

9.7 RECEPTACLE TYPE(S)

The receptacles are primarily the grounded three-hole type.

The Unit 1148 1/2 front bedroom was initially without power due to a tripped breaker, but the light and receptacles were functional once the breaker was reset. We recommend a history of previous problems and repairs be obtained from the sellers.

9.8 OUTLET CONCERNS

An outlet in the rear laundry area is loose and we recommend it be secured to prevent movement, which can cause breakage or loose connections in the wiring.

A receptacle in the rear laundry area was not energized at the time of our inspection and we could not determine if it is functional. It may be controlled by a switch we did not locate.

A receptacle at the basement front was not energized at the time of our inspection and not properly installed. We could not determine if it is functional. It may be controlled by a switch we did not locate. We recommend it be properly installed.

9.9 GFCIs

Ground fault circuit interrupters are breakers or receptacle outlets designed to protect against electrical shocks. In recent years, most jurisdictions have required ground fault protection for outlets in bathrooms, exteriors, basements, and garages (except those in a designated appliance location such as for laundry equipment). Recent regulations require GFCI protection at all kitchen countertop and wet bar receptacles. A single GFCI receptacle may be used to protect other outlets downstream from it on the same circuit. GFCI outlets and breakers have test buttons that should be operated periodically to assure the devices are functioning properly.

There are several GFCI-protected outlets. These outlets should be tested periodically by pressing the test and reset buttons on the outlet faces to ensure proper functioning.

9.10 AFCIs

Arc fault circuit interrupters are breakers designed to protect bedroom circuits against "arcing faults", short circuits and overloading. Arc fault protection is a relatively new standard for new construction and is supposed to prevent fires due to faulty electrical appliances. The AFCI protected circuits were not inspected due to the possibility of damaging electronic equipment that may be connected to the circuits. It is recommended that all AFCI protected circuits be evaluated by a licensed electrician. Further information from the CPSC regarding AFCIs can be found at: http://www.cpsc.gov/cpscpub/pubs/afcifac8.pdf.

There are several AFCI-protected circuits in this building. These are an important safety feature. We recommend testing the AFCIs to ensure proper functioning.

9.11 SWITCHES

We tested a representative number of the switches and they appeared to function properly.

Exterior Electrical

9.12 WIRING

Nonmetallic-sheathed cable (Romex) has been used at the rear exterior. We recommend replacement with proper exterior wiring or conduit.

Interior-style conduit connectors have been used at the rear exterior. We recommend proper exterior conduit connectors be installed as needed by a qualified electrician.

9.13 EXTERIOR LIGHTS

A fixture is loose at the rear and we recommend it be properly installed.

Electrical General

9.14 GENERAL

Several aspects of the electrical wiring are non-standard, outdated, partially upgraded, or incompletely removed from previous electrical work. We recommend having the electrical system examined and repaired as necessary by a qualified electrician to ensure safety.

PLUMBING

The visible areas only of the main water line, shutoff valve, water supply and drain lines, gas meter and piping are examined to determine their current condition. Areas concealed from view by any means are excluded from this report/inspection. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination. A video inspection of drain/waste lines by an appropriate specialist is recommended if client is concerned by this possibility. Older fixtures or components should be budgeted for replacement. Shutoff valves are not operated by the inspector as they may be prone to leakage if they have not been frequently operated.

Main Water Supply

10.1 MAIN SUPPLIES

There is usually a city water meter and shut-off located by the sidewalk in front of houses. These meters require a "curb key" to shut them off. It is not recommended that this be used to turn the water off to the house, as they aren't made for frequent use.

The main shutoff valves for the water supplies are located at the exterior front. The supply piping leading to the main valves are three-quarter-inch diameter copper. It appears supply piping from the street to this building has been upgraded and the original piping has been replaced.

10.2 WATER PRESSURE

We measured the water pressure in the low 60 pounds (PSI). Pressures between 40 and 80 pounds are considered to be in the normal range.

Interior Water Piping

10.3 TYPE(S)

Both copper and galvanized steel piping have been used in the water supply piping system. Mineral deposits and rust tend to accumulate in galvanized piping, resulting in reduced water flow. The extent to which this occurs depends on the type of water and the age of the piping. In the course of remodeling, it is generally best to replace older galvanized piping with copper, at least in the portions that are modified.

10.4 WATER FLOW AT FIXTURES

The flow at the building water supply fixtures generally appears adequate. (See tub section under Bathroom - Unit 1148 1/2, regarding low cold water flow.)

10.5 SUPPLY PIPING

The interior water supply piping was partially inaccessible to our inspection.

We observed no leaks in the accessible portions of the water supply piping system. We recommend a history of any previous leaks or insufficient flow be obtained from the current residents.

There are several direct connections between copper and galvanized piping in the basement. A direct connection between these two metals may cause rust or corrosion in the galvanized piping. The standard procedure is to install brass pipes, brass fittings, or dielectric unions to separate copper from galvanized steel. We recommend proper, non-corrosive fittings be installed as needed to properly separate galvanized and copper piping.

There is rust at several piping connections. These connections should be checked periodically for indications of leakage.

The water supply pipes were loose at the Unit 1148 1/2 bathroom sink. We recommend monitoring and repair as needed by a qualified contractor.

10.6 WATER HAMMER AND CROSS CONTAMINATION

The Unit 1148 1/2 bathroom piping is noisy. We recommend the noisy piping be examined and repaired by a qualified plumber.

Pipes that are not properly secured or supported may vibrate with water flow, creating a rattling sound. Water hammer is caused by the absence of adequate air cushions in the piping or loose pipes. A hammering sound typically occurs when shutting off water at a valve, which causes the water to stop suddenly as it pounds against the piping. Additional pipe supports may prevent movement and vibration. The installation of air cushion devices in the water supply piping can also reduce air hammer.

Exterior Piping

10.7 HOSE FAUCETS

The hose faucets we observed functioned properly.

Waste Piping System

10.8 GENERAL

The observed waste piping system was primarily cast iron, and ABS plastic.

The sewer lateral appears to have been repaired or upgraded. We recommend a history be obtained.

10.9 ABS PIPING

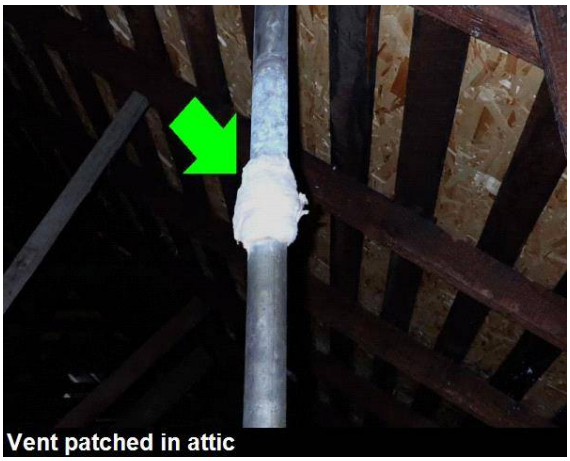
We observed Apache brand ABS plastic waste piping in the basement. There has been a history of failure in some batches of certain brands of ABS plastic piping manufactured between 1984 and 1990. These brands include: Centaur, Gable, Polaris, Apache, and Phoenix. We observed no damage or failures at the glued plastic connections. We recommend the ABS piping be monitored periodically for leaks.

ABS waste piping at the left exterior is exposed to potential solar damage. We recommend all exposed ABS piping be painted or wrapped for solar protection.

10.10 FLOW AND LEAKS

We observed no leaks and the waste lines appeared to drain adequately at the time of our inspection. We recommend a history of any previous leaks, waste blockage, or overflow be obtained.

Repairs were noted to waste pipe in the basement and attic. We recommend a history of repairs be obtained from the sellers.


Vent patched in attic

10.11 SLOPE AND SUPPORT

The basement left side waste piping does not have adequate downward slope for good flow, which can cause blockage in the drain piping. We recommend a plumber be retained to examine and modify the waste piping as needed for proper drainage.

Several basement and left exterior waste piping supports are missing and we recommend proper supports be installed as needed.

Standard requirements for piping supports are as follows: ABS plastic every four feet, cast iron every five feet and at least within 18 inches of each hub, screwed steel-cast systems every twelve feet, and copper piping 1½ inches or larger in diameter should be supported at ten foot intervals.

10.12 TRAPS

A trap is a U-shaped drainline required on all plumbing fixtures (except toilets, which have integral traps). The trap holds water to block sewer gas, which otherwise could flow up from the main sewer piping into the building. Sewer gas (methane) may have an odor or it may be odorless, and it can be explosive. If a trap is not properly arranged the water can be siphoned out, allowing sewer gas into the building. The horizontal pipe or "arm" after the trap should flow downward at a gentle slope (one-quarter-inch per foot) to the vertical drain-vent connection.

Two traps have been installed at the basement left. Double traps are not proper plumbing practice and we recommend proper waste piping be installed by a qualified plumber.

10.13 CLEANOUTS

There is a cleanout for the waste piping system at the right rear. There is a cleanout for the waste piping system at the left rear. A waste pipe cleanout appears recently added at the left front.

Gas

10.14 METER LOCATION

Some insurance carriers are now requiring automatic gas shutoff valves before they will insure a property. There are also some local jurisdictions that are also requiring the shut-off valves. These shut-off valves will stop the gas flow if they detect an open or broken gas pipe and many reset automatically if the flow is restored to normal range. We recommend inquiring with your insurance carrier or the local building department to determine whether they require a shut-off valve. We recommend that an automatic seismic gas shut-off valve be installed as a safety upgrade.

The shut-off for the main gas is located on the riser pipe between the meter and the ground. The valve should be turned 90 degrees either direction to turn off the gas. Information from PG&E regarding gas shut-offs can be found at http://www.pge.com/myhome/edusafety/gaselectricsafety/turngasoff/

There are two gas meters located at the exterior left. The gas shutoff valves are on the vertical pipe to the left of the meters.

10.15 GAS PIPING

We observed yellow shade corrugated stainless steel tubing (CSST) in this building. As per California law SB 988, the following notification is required to be included in a home inspection report:

"Manufacturers of yellow corrugated stainless steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturers installation instructions. Proper bonding and grounding of this product can only be determined by a licensed electrical contractor."

Plumbing General

10.16 GENERAL

The water supply and waste piping systems have been substantially modified from the original. We recommend a history of plumbing modifications be obtained. A determination as to whether each of these modifications is adequate or proper is beyond the scope of this inspection.

Several aspects of the waste piping system are non-standard and we recommend review and repair by a qualified plumber.

WATER HEATER

Water Heater - Front

11.1 LOCATION AND TYPE

There is a gas-fired water heater in the basement. It is in fair condition. The capacity is 40 gallons. The average lifespan for a gas water heater is 8 to 20 years. The water heater was manufactured in 2014.

This water heater is a modern Flammable Vapor Ignition Resistant (FVIR) type. Water heaters of this type will shut-off if they detect combustible gases. Some water heaters are not re-settable and must be replaced if they turn themselves off. We recommend reviewing the manufacturer's manuals to learn more about the functioning of this unit.

11.2 INSTALLATION

The water piping above the water heater does not appear fully bonded as is typically required in new installations. We recommend proper bonding clamps and wiring be installed for electrical safety.

11.3 GENERAL

The gas supply to this water heater was off at the time of our inspection. We did not operate the hot water valves and fixtures during our inspection. We recommend these fixtures be checked for leaks and functionality after hot water is supplied.

11.4 TPR

A temperature and pressure relief (TPR) valve is a safety valve that releases excess pressure from the water heater in the event the regulator fails. It is an important safety device that can prevent a dangerous explosion. Hot water may occasionally drip or spray from the valve discharge pipe, triggered by changes in water pressure. Leaky valves may fail from encrusted mineral residue, and should be replaced. Most TPR valve manufacturers recommend the valve be tested once a year.

The water heater has a temperature and pressure relief (TPR) valve.

The end of the discharge pipe terminates horizontally, which is potentially hazardous should hot water spray from the TPR discharge piping. We recommend the end of the TPR discharge piping be modified to safely direct any discharge downward to an approved location.

The TPR discharge pipe was not soldered, which may allow pressurized water to discharge from the top of the water heater, a potentially dangerous situation. We recommend the pipe connections be properly secured.

The TPR valve discharge pipe terminates inside the building. We recommend the TPR discharge piping be routed to the exterior of the building to a readily observable location so that any valve leakage can be readily detected.

We suggest the installation of a Watts 210 valve be considered, as they do not require drain piping at the water heater.

11.5 SEISMIC RESTRAINTS

The water heater is equipped with seismic restraints to prevent movement during an earthquake.

11.6 VENT

The flue gas vent piping on this unit is nearly level, which may affect venting. Poor rise can cause flue gas spillage and corrosion in the vent piping. We recommend the vent piping be examined when the units are next serviced.

11.7 COMBUSTION AIR

Inadequate air supply can cause incomplete fuel combustion and may produce hazardous byproducts of combustion, such as carbon monoxide. A furnace or water heater compartment should have two air openings leading to the outside, one near the floor and the other near the compartment ceiling. These openings should provide at least one square inch of ventilation for each 1000 BTUs input listed on the appliance rating plate. Combustion air openings should be screened, except for those terminating in an attic. Screening may require periodic cleaning to prevent blockage from dust buildup. Openings should not be blocked by personal property.

The combustion air for the water heater appears sufficient.

Water Heater - Rear

11.8 LOCATION AND TYPE

There is a gas-fired water heater in the basement. It is in fair condition. The capacity is 40 gallons. The water heater was manufactured in 2008.

This water heater is also the Flammable Vapor Ignition Resistant type.

11.9 INSTALLATION

The water piping above the water heater does not appear fully bonded as is typically required in new installations. We recommend proper bonding clamps and wiring be installed for electrical safety.

11.10 GENERAL

The gas supply to this water heater was off at the time of our inspection. We did not operate the hot water valves and fixtures during our inspection. We recommend these fixtures be checked for leaks and functionality after hot water is supplied.

11.11 TPR

The water heater has a temperature and pressure relief (TPR) valve.

There are threads on the end of the TPR valve discharge pipe. We recommend the end of the TPR discharge pipe be modified or the piping replaced to prevent the improper installation of a cap at its end.

We suggest the installation of a Watts 210 valve be considered, as they do not require drain piping at the water heater.

The TPR valve discharge pipe terminates inside the building. We recommend the TPR discharge piping be routed to the exterior of the building to a readily observable location so that any valve leakage can be readily detected.

11.12 SEISMIC RESTRAINTS

The water heater is equipped with seismic restraints to prevent movement during an earthquake.

11.13 VENT

The flue gas vent piping on this unit slopes downward. Poor rise can cause flue gas spillage and corrosion in the vent piping. We recommend the vent piping be properly installed or replaced.

11.14 DRAFT DIVERTER

The draft diverter has been crushed and may not function properly. We recommend replacement.

11.15 COMBUSTION AIR

The combustion air for the water heater appears sufficient.

HEATERS

Electric Heaters

12.1 GENERAL

There are several wall-mounted electric heaters. We were informed they are in new condition.

Electric wall and baseboard heaters should not be covered by draperies, furnishings, or other items. Care should be taken to prevent electrical cords from falling into the heaters. In modern construction, electrical outlets are not allowed directly above a baseboard heater. Electric wall or baseboard heaters may have hot surfaces, and barriers may be needed to prevent small children from contacting them.

The fan in the wall-mounted electric heater in the Unit 1148 1/2 front bedroom sounded like it was rubbing. We recommend it be examined and repaired, if needed by a qualified contractor.

Direct Vent Gas Wall Heater #1

12.2 GENERAL

There is a direct vent, gas-fired heater in the living room. It is in fair condition.

Direct vent gas appliances employ a sealed combustion system utilizing a two-pipe design: one pipe draws fresh outdoor air for combustion, while the second pipe expels combustion gases, such as carbon dioxide, directly to the exterior. When installed inside, this closed-loop system maintains indoor air quality by completely isolating the combustion process from the interior air. These units can get very hot and special care should be taken to keep children and combustible items well

away from them when they are in use.

The gas supply to this unit has been shut off and we did not perform an operational examination of this equipment. We recommend the local utility company or a qualified heating contractor be contacted to light the pilot and perform a safety check.

INTERIOR - UNIT 1148 1/2

Smoke Alarms and Carbon Monoxide Detectors

13.1 GENERAL

We strongly urge all property residents to test smoke alarms by pressing the test button as soon they move into a new property and again each month. Most batteries should be changed every six months. This is easy to remember if you change batteries at the same time as you adjust your clocks for daylight savings time semi-annually.

Smoke alarms should be installed on every floor and in hallways near sleeping areas. Most jurisdictions now require smoke alarms also be installed in each bedroom in new construction or when modifications exceeding $1,000 in value are made. Direct-wired smoke alarms should also have backup batteries so they will function in a power outage. Fire extinguishers should be provided in kitchens and garages for emergency use. We also suggest carbon monoxide detectors be installed in buildings with gas-fired heating systems.

Current research suggests that ionization-type smoke alarms are not reliable, so we believe, in the interest of fire safety, that only photoelectric-type devices be used. Dismantling may be necessary to identify which type has been installed. We do not test, nor dismantle smoke detectors/alarms, so we cannot confirm which type exists at this home. We recommend these devices be examined to determine which style is present and changed if necessary. We recommend all older smoke alarms be replaced upon moving into the property.

Effective July 1, 2011, the Health & Safety Code mandated Carbon Monoxide detectors in all existing single-family dwellings, regardless of whether any work is done. Carbon monoxide alarms in dwelling units shall be installed and maintained in accordance with the manufacturers published instructions in the following locations: 1.Outside of each separate sleeping area in the immediate vicinity of the bedrooms. 2.On every occupiable level of a dwelling unit, including basements. 3.Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed in the bedroom. Each detector should be replaced every five to six years. Please note that the installation instructions from some manufacturers may recommend carbon monoxide detectors be placed in additional rooms.

We observed several smoke alarms.

We observed a carbon monoxide detector in the hallway outside the bedrooms.

Walls, Ceilings and Floors

13.2 TYPE(S)

The interior wall and ceiling surfaces are primarily plaster, and sheet rock (gypsum board).

13.3 PAINT

The interior surfaces appear recently painted.

13.4 FLOORS

The floor surfaces, in general, are in new condition.

We observed squeaking in several of the floors. Floor squeaking is not unusual in buildings of this age and type.

We observed sloping or unevenness in several of the unit floors.

There is a small step in the laundry area creating a potential trip hazard. We recommend this area be modified to provide a safe, smooth surface.

Stairs and Railings

13.5 STAIRWAYS

The entryway steps are uneven, creating potential trip hazards, and we recommend they be modified as needed to provide a consistent height at each step.

The overhead clearance above the entryway stairway is not sufficient and could cause injury. We suggest a sign be placed over the stairway to warn persons of impaired overhead clearance. The minimum overhead clearance in modern construction is six feet eight inches above a line drawn along the leading edge of the steps.

There are rubber pads on the stairs. The front edges of some pads are loose and may be a trip concern. We recommend monitoring and repair as needed by a qualified contractor.

13.6 STAIR HANDRAILS

The stair handrail is higher than typically seen on new handrails, which may affect use. We recommend monitoring and repair as needed by a qualified contractor.

13.7 GUARDRAILS

The guardrails are too low by modern standards. We recommend proper railings be installed as needed for safety.

The railing is damaged and missing a baluster, creating a large opening in the guardrail. We recommend it be repaired.

Windows

13.8 WINDOW TYPE(S)

The unit has vinyl-framed windows. Many, or all, of the original windows in this unit have been replaced. The windows are the dual-glazed or double-pane, energy-efficient type.

Dual-glazed windows reduce energy loss and noise transmission. A common problem with dual-glazed windows is a failure in the seals, which allows moisture entry and allows condensation or fog to form between the panes of glass. This condition is often not visible during our inspection and can occur at different times due to changes in temperature. It is possible to have each window tested for seal failure. This determination is beyond the scope of our inspection. The only effective repair is typically windowpane replacement. Newer windows may be covered by the manufacturer's warranty.

13.9 OPERATION

The windows we operated functioned properly.

13.10 EGRESS CONCERNS

Basements and sleeping rooms below the fourth story need one escape or rescue window for emergency egress. Most building codes require this to be at least 5.7 square feet in size, at least 24 inches high, at least 20 inches wide, and with a sill not more than 44 inches from the floor.

Several bedroom windows are too small to provide safe escape in a fire and we recommend adequate egress be provided.

13.11 UNTEMPERED GLASS

The glass in the window close to the stairway does not appear to be safety glass. We recommend the glass in areas of potential impact be replaced with safety glass, or protective safety films be applied to the glass in these areas.

The general rule for new construction is that glass that is less than 18 inches from the floor (and larger than nine square feet), glass that is within 24 inches of the edge of a swinging door, or glass in a door (unless smaller than three inches in diameter) must be the tempered safety type. While there is no requirement to change existing glass, safety glass is usually

required when new glass is installed. Special care should be taken in these areas until safety glass is installed. Furniture can often be arranged to direct traffic away from non-safety glass windows. Applying decals to sliding glass doors and large windows can help prevent accidents caused by persons who may think they are walking through an open door. Special plastic films are available that can be applied to the glass to reduce the likelihood of injury should the glass break.

13.12 WINDOW EXTERIORS

Several window screens are missing and we recommend screens be installed as needed.

We observed older windows that have been replaced with retrofit windows. Many retrofit windows rely on caulking or sealants to maintain the watertight installation. The windows should be periodically examined for wear to the visible sealant and any signs of leakage. We recommend the installing contractor's information be obtained and they be contacted for any warranties on the windows or their installation. Any other information from the installer or manufacturer should also be obtained.

Doors

13.13 INTERIOR DOORS - GENERAL

Several doors did not operate properly and we recommend repair. These doors may stick, not stay closed, rub at the frame, drag on the floor or otherwise not close properly.

13.14 OPENS OVER STEPS

The laundry area door opens over a step down. We recommend it be modified to swing in the other direction, or a platform be built that is level with the floor. This door is potentially dangerous and could lead to a fall if someone is unaware of the drop-off. A warning sign should be placed on the door until it can be modified.

13.15 LATCHES, KNOBS AND LOCKS

The bathroom door knob is loose and we recommend it be repaired for improved functionality.

The left rear bedroom door latch is defective and we recommend it be repaired to operate properly.

Closets

13.16 GENERAL

A left bedroom closet door handle screw is too long. We recommend repair.

Fire Safety

13.17 GENERAL

The exterior walls at the sides appear to be on or near the property line and have little or no fire resistance. In modern construction, walls close to property lines must meet standards for fire resistance to reduce the chance that a fire can spread from one building to the next. It typically is not cost-effective to correct these conditions unless major alterations are undertaken for other reasons.

We recommend being especially conscious of fire safety. We recommend maintaining smoke detectors and the installation and maintenance of a fire extinguisher on each floor. You should consider having a fire alarm system or fire sprinklers installed. For more information, contact the office of the local fire marshall.

INTERIOR - UNIT 1148

Smoke Alarms and Carbon Monoxide Detectors

14.1 GENERAL

We observed several smoke alarms.

We observed a carbon monoxide detector in the hallway outside the bedrooms.

Walls, Ceilings and Floors

14.2 TYPE(S)

The interior wall and ceiling surfaces are primarily plaster, card board, and sheet rock (gypsum board). Many interior areas (walls, ceilings, floors) were inaccessible to inspection due to stored items.

The rear addition closet walls are surfaced with cardboard that appears to have been installed directly over the wooden studs. We recommend a proper wall material be installed.

14.3 CEILINGS

The rear addition ceilings are unusually low. Rooms with ceilings that are less than seven feet high may not be considered "habitable" by local building departments. These rooms should not be counted as bedrooms in a property description. There are exceptions to the general rule, which allow for sloping ceilings and low beams. The local building department should be consulted to determine their requirements as to proper room use.

14.4 GENERAL INTERIOR CONDITIONS

The kitchen ceiling is damaged and we recommend it be repaired.

14.5 FLOORS

The floor surfaces, in general, are in new condition. The rear addition floor surfaces, in general, are in worn condition.

We observed sloping or unevenness in several of the unit floors.

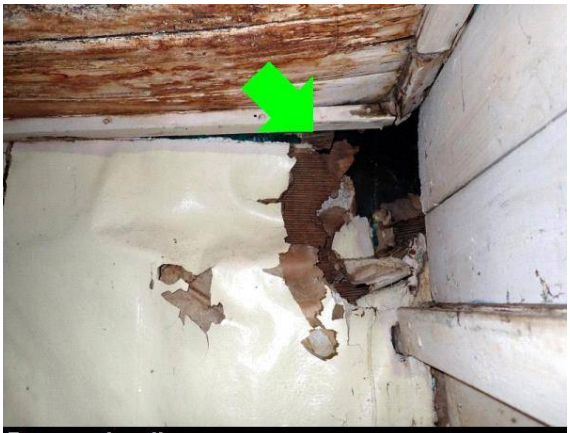
Interior Moisture

14.6 DOORS CONCERNS

We observed stains above the front exterior door. We recommend this area be monitored periodically for future leakage and repairs made if new leakage occurs. We recommend a history be obtained from the sellers.

14.7 MISCELLANEOUS STAINS

There are stains and damage to the walls and ceiling in the rear addition closet, which appeared dry at the time of our inspection. We recommend the damaged walls and ceiling be replaced and then these areas be monitored periodically for leakage in the future and repairs made if new leakage occurs.


Damaged wall

Stairs and Railings

14.8 STAIRWAYS

The rear laundry area steps are uneven, creating potential trip hazards, and we recommend they be modified as needed to provide a consistent height at each step.

One or more step risers are taller than found in modern construction and may pose a trip concern. We recommend monitoring and repair as necessary for improved foot traffic.

The rear laundry area staircase is unusually narrow. The standard requirement in new construction is 36 inches.

The overhead clearance above the rear addition stairway is not sufficient and could cause injury. We suggest a sign be placed over the stairway to warn persons of impaired overhead clearance. The minimum overhead clearance in modern construction is six feet eight inches above a line drawn along the leading edge of the steps.

14.9 STAIR HANDRAILS

The rear laundry area staircase does not have handrails and we recommend proper handrails be installed. Handrails are required with four or more steps in new construction and are important for safe stairway usage.

Windows

14.10 WINDOW TYPE(S)

The unit and basement have vinyl plastic, wood-framed, aluminum-framed, and steel-framed windows.

Wire glass has been used at a basement window. This type of glass is not safety or tempered glass and may cause injury if a person falls into the glass. We recommend the replacement of these windows be considered for safety.

The glazing in a basement window has been replaced with plastic glazing. The plastic is cracked and damaged. We recommend monitoring and replace as needed by a qualified contractor.

14.11 OPERATION

Several living room and dining room window latches are defective and we recommend they be repaired or replaced as necessary.

The windows we operated functioned properly.

14.12 EGRESS CONCERNS

Several bedroom windows are too small to provide safe escape in a fire and we recommend adequate egress be provided.

14.13 SECURITY BARS

There are security bars in the rear addition that can be opened from the inside for emergency escape. We recommend these bars be operated by anyone who sleeps nearby to assure they can be opened easily. We do not test these devices because they are often difficult to close once opened.

14.14 WINDOW EXTERIORS

We observed older windows that have been replaced with retrofit windows.

Doors

14.15 INTERIOR DOORS - GENERAL

The left front bedroom door did not operate properly and we recommend repair. This door may stick, not stay closed, rub at the frame, drag on the floor or otherwise not close properly.

14.16 EXTERIOR DOORS - GENERAL

The basement exterior wooden door shows minor damage from weather exposure. We recommend it be repaired, sealed, and painted as needed.

The rear addition exterior door jamb is damaged and we recommend repair.

14.17 OPENS OVER STEPS

The basement door opens over a step down. We recommend it be modified to swing in the other direction, or a platform be built that is level with the floor.

The rear laundry area door opens over several steps down. We recommend it be modified to swing in the other direction, or a platform be built that is level with the floor.

14.18 WEATHER STRIPPING

The rear door weather-stripping is damaged and we recommend it be replaced.

The laundry area door weather-stripping is missing and we recommend proper weather-stripping be installed.

KITCHEN

While inspecting the kitchen we will typically turn on the range to test for heat, run the dishwasher and the garbage disposer. Unless specifically mentioned, other appliances are not tested. Our examination of the oven or range does not verify the temperature or other variables that may affect cooking. Running of the dishwasher is to observe possible leakage during the shortest cycle; it is not a test of the effectiveness or performance of all possible cycles. Appliance wear may depend upon the quality of the appliance or usage patterns; e.g. dragging pans across the cooktop may scratch the surface, or drying pots may rust the iron.

Kitchen - Unit 1148 1/2

15.1

The fixtures and surfaces are in new condition.

15.2 FAUCET

The dishwasher and sink hot water share the same angle stop. If the water to the dishwasher needs to be turned off due to leakage, the hot water will also be off at the sink. We recommend an angle stop with two shutoffs be installed.

15.3 OVENS AND RANGES

The kitchen has an electric range. The useful life expectancy of an electric cook top is 10 to 15 years. The useful life expectancy of an electric oven is 10 to 20 years. The level of use and maintenance may affect the actual life of the

appliance.

The oven appears equipped with an anti-tip device, which is a good safety feature to prevent the oven from falling forward and causing injury.

15.4 DISHWASHER

There is no visible air gap vent installed above the kitchen sink for the dishwasher. This device is required by current health and safety standards and is used to vent the dishwasher discharge hose as well as to prevent waste water from the garbage disposal from entering the dishwasher and contaminating clean dishes. Some newer models are factory provided with airgaps, but disassembly of the unit beyond the scope of the inspection is required to determine their presence. We recommend further evaluation of the dishwasher (or reference to the owners manual) to assure that this device is equipped with backflow or anti-siphon protection. If not present, the installation of an approved airgap fitting by a qualified state licensed plumber is recommended for health reasons.

Air gaps are typically required when a new dishwasher is installed to assure separation between disposer or sink wastewater and the dishwasher. An air gap is typically mounted in a hole on the sink, and has flexible hoses that run to both the dishwasher and the disposer (or sink drain pipe if there is no disposer).

15.5 ELECTRICAL

There are several GFCI-protected receptacles in the kitchen, which is a good safety feature.

Kitchen - Unit 1148

15.6

The fixtures and surfaces are in new condition.

15.7 KITCHEN CABINETS

There are stains on the cabinet beneath the kitchen sink, indicating previous leakage. This area should be monitored for possible future leaks.

Access to the areas below the kitchen cabinets was limited due to stored items. We recommend further review of the area under the sink once access has been gained.

15.8 SINK

The edges of the sink need caulking to prevent water entry between the sink and the countertop.

15.9 SINK DRAIN

The sink waste piping is loose and may leak. We recommend the loose piping be secured.

15.10 OVENS AND RANGES

The kitchen has an electric range. The oven appears equipped with an anti-tip device, which is a good safety feature to prevent the oven from falling forward and causing injury.

The oven door rubs the lower storage tray when opened. This may indicate the lower tray is not in its track. We recommend monitoring and repair as needed.

15.11 ELECTRICAL

There are several GFCI-protected receptacles in the kitchen, which is a good safety feature.

There are two outlets in the kitchen that were not provided with power. The light to one GFCI is green, indicating it has power, but the receptacle was not energized. This may indicate the receptacle was improperly wired. We recommend review and repair by a qualified electrician.

LAUNDRY

Laundry - Unit 1148 1/2

16.1 GENERAL

Laundry equipment was not installed at the time of our inspection.

16.2 WASHING MACHINE

If a clothes washer is installed, we suggest metal-sheathed, "no-burst" type clothes washer hose connectors be used to reduce the potential for hose failure.

16.3 DRYER

A 240-volt type outlet is provided for the clothes dryer.

16.4 DRYER VENT

We recommend the airflow at the exterior clothes dryer hood be checked periodically. Any significant reduction in airflow may indicate clogged vent piping, which is a potential fire hazard.

Flexible clothes dryer vent piping should be used only between the dryer and the wall or floor connection. Only smooth-wall metal vent piping is approved for attic or crawlspace use. Flexible piping can collect lint, which may obstruct airflow and cause overheating.

Laundry - Unit 1148

16.5 GENERAL

Laundry equipment was not installed at the time of our inspection.

16.6 WASHING MACHINE

The clothes washer drain is not properly vented. We recommend a proper drain vent be installed to provide for good system drainage.

16.7 DRYER

The laundry is provided with both gas piping and a 240-volt outlet for the clothes dryer.

16.8 DRYER VENT

The exterior weather cap for the clothes dryer exhaust is damaged and we recommend replacement.

BATHROOMS

The caulked joints in bathrooms, and at other sinks, should be examined occasionally for wear or other damage that may allow water entry. When necessary, the old caulking should be removed, the surfaces cleaned, and new caulking applied to prevent water entry and damage to the walls, floors or cabinets. When bathing, windows should be left open, or fans should be used to reduce the amount of interior moisture.

Escutcheons are round doughnut shaped metal rings used to seal the connections between showerheads or faucets and the wall surface. Escutcheons often loosen and need periodic adjustment and caulking. Any gaps or loose escutcheons should be caulked or otherwise sealed to prevent water entry and damage. Any missing escutcheons should also be replaced to prevent water or pest entry.

Bathroom - Unit 1148 1/2

17.1 GENERAL

This bathroom is located in the hallway. The fixtures and surfaces in this bathroom are in new to fair condition. This bathroom has a combination shower and bathtub.

Grab bars were observed in the bathroom. We did not examine the grab bars for their strength or ability to support a person.

17.2 BATH TUB

The tub surface is chipped in several places.

The cold water flow is very low at the tub faucet. We recommend repair by a qualified plumber.

17.3 SHOWER

The shower wall surface does not extend as high as the showerhead. The exposed wall surfaces above may be subject to water entry and damage. We recommend this area be kept well painted and caulked, or the shower surface be extended to cover the wall area that includes the showerhead.

17.4 SHOWER FAUCETS

The showerhead leaks and we recommend repair.

17.5 SHOWER ENCLOSURE AND GLASS

The bathroom window has safety glass labels.

Tempered glass became commonly required in shower stalls and enclosures during the late 1960s. Older tempered glass was not always labeled. Sometimes tempered glass labels are very faint or are obscured by soap film. Many untempered shower doors have been installed even after the requirements for tempered glass went into effect. Untempered shower doors, enclosures, and windows should be replaced with modern tempered glass for safety.

17.6 SINK

The sink faucet is loose and we recommend it be properly secured.

17.7 CABINET(S)

One cabinet drawer was slightly difficult to open and we recommend repair as needed.

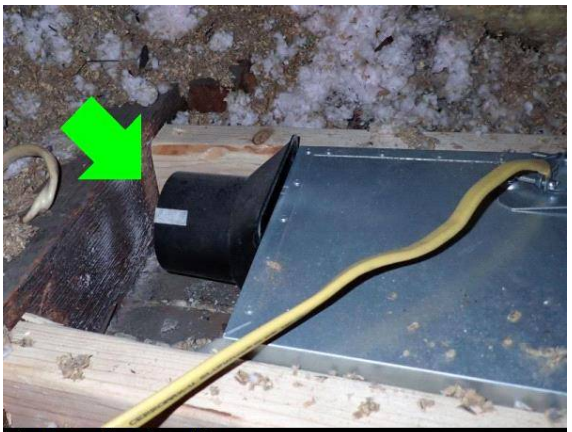
17.8 FLOOR

There are gaps in the flooring at the bathtub. We recommend the flooring gaps be repaired as needed to prevent water entry and damage.

17.9 VENTILATION

Ventilation is provided by a window and a fan.

The fan vents into the attic. We recommend a proper extension duct be installed to vent moisture to the building exterior.


Vent ending in attic

17.10 ELECTRICAL

This room has a GFCI-protected receptacle.

Bathroom - Unit 1148

17.11 GENERAL

This bathroom is located in the hallway. Several of the fixtures and surfaces in this bathroom are in new condition. This bathroom has a shower only.

Grab bars were observed in the bathroom. We did not examine the grab bars for their strength or ability to support a person.

17.12 SHOWER ENCLOSURE AND GLASS

The shower doors have safety glass labels.

The bathroom window lacks a clear safety glass label, so it may not be tempered. We recommend contacting the window installer to confirm whether the window is tempered safety glass. If it is not, we recommend installing new tempered glass.

The shower door leaks when water is sprayed against it and a little water accumulates in the track. This area should be monitored for potential leakage onto the floor and the door should be sealed as necessary.

17.13 SINK DRAIN(S)

The sink waste piping is loose and may leak. We recommend the loose piping be secured.

17.14 COUNTERTOP(S)

The backsplash has gaps and we recommend this area be caulked to prevent water entry.

The sidesplash has gaps and we recommend this area be caulked to prevent water entry.

17.15 TOILET

The toilet space is short according to modern construction practice, which stipulates a minimum 24-inch space in front of the toilet.

Modern building standards require two feet of clearance in front of a toilet, and that the center line of the toilet be at least 15 inches from the wall at each side (an alcove for a toilet must be at least 30 inches wide). Older bathrooms often do not have these clearances.

17.16 VENTILATION

Ventilation is provided by a window and a fan.

The window is difficult to open and we recommend it be repaired as necessary to open freely.

17.17 ELECTRICAL

This room has a GFCI-protected receptacle.

GARAGE

Garage

18.1 GENERAL

The garage is beneath the house at the right front. Portions of the garage interior were not accessible to our inspection due to stored personal belongings.

The water heater is not protected from vehicle impact. We recommend a proper barrier be installed to provide adequate protection for the water heater.

Gas meters and piping, water heaters, furnaces, or other appliances permanently installed in garages need protection

from vehicle impact, which could damage the fuel piping or appliances. A wheel curb offers some protection. The best protection is concrete-filled steel pipes set into the garage floor.

18.2 MOISTURE CONCERNS

There is a drainage channel cut or formed in the garage floor, which indicates that water was anticipated to flow through the area in the past. We recommend a history of water flow or drainage through the garage be obtained. If this system is actively used, care should be taken to prevent blockage and potential flooding of the garage.

18.3 VEHICLE DOOR(S)

The garage has swinging-type vehicle doors.

There is a large gap beneath the door, which may allow pest entry. We recommend repair by a qualified contractor.

18.4 MANUAL DOORS

The vehicle doors drag and we suggest they be adjusted as needed to operate properly.

The inside of the overhead vehicle door is unpainted and we recommend painting to prevent moisture damage.

18.5 GARAGE FLOOR

The concrete floor shows cracking.

18.6 FIRE SEPARATION

The surfaces between the garage and the dwelling should be covered with 5/8-inch thick fire-rated gypsum drywall or equivalent. The joints between sections of drywall should be taped unless the joints are over framing. Any holes or openings in firewalls should be repaired. Plastic piping should not be installed through a firewall as it can melt from high heat and allow fire entry. Fire-rated surfaces might not be present between the dwelling and garage in older construction. Garages that are attached to residences and do not have adequate firewall protection should not be used for storing flammable liquids or vehicles. Fires often start in garages due to the storage of flammable liquids such as paint, solvents, or gasoline.

Fire-rated surfaces have not been installed to provide modern fire safety separation requirements. We recommend proper fire-rated surfaces be installed as needed in the garage.

ENVIRONMENTAL CONCERNS

19.1

Some people are sensitive to molds and may become ill or experience health problems when exposed to molds in the air. The elderly, infants and people who are immune compromised are particularly susceptible to allergenic and potentially toxic molds. Molds grow everywhere and can be found in almost every room or space. The presence of elevated interior mold activity typically indicates excessive moisture from interior or exterior sources and insufficient ventilation. Mold conditions that you can see or smell should be corrected and the first step is to eliminate the source of moisture necessary for their growth. Mold growth can be prevented by keeping buildings dry. Molds can usually be removed easily from hard materials like glass or metal using household cleaners. Softer materials, like sheet rock or wood, which contain cellulose, become food sources for mold, are difficult or impossible to clean effectively and may need to be removed. A determination as the presence of mold or conditions conducive to its presence is beyond the scope of this inspection.

There are many man-made and natural materials found in or around buildings that may be potentially hazardous. Some of these may include asbestos, formaldehyde, molds, radon, lead paint and electromagnetic radiation. An examination for any potentially hazardous material or associated concerns is beyond the scope of this inspection. Further information about local concerns can be found at http://www.epa.gov/region09/.

Asbestos is found on most gas heating systems installed before 1978, in older vinyl tile flooring, in some acoustic ceiling tiles, in sprayed acoustic ceilings, and in various other locations. Exposure to asbestos may be a health hazard and should be avoided. It may be possible to significantly reduce or eliminate the dispersal of asbestos fibers by painting the material. Removal or containment of these materials should only be done by properly trained and equipped professionals.

Contractors in various trades such as flooring, roofing, heating, plumbing, or electrical may require asbestos abatement at additional expense prior to performing repairs, replacements, or modifications. For a determination as to the need for or cost of abatement, a qualified asbestos abatement contractor should be retained. The presence of asbestos can only be determined by laboratory analysis, which is beyond the scope of our inspection.

Lead is a toxic metal that was used for many years in paint and other products. Lead dust can form when lead-based paint is dry scraped, dry sanded, or heated. Lead chips and dust on surfaces and in soil can be a hazard when touched or ingested. Lead-based paint that is in good condition is usually not a hazard. Federal law requires that individuals receive certain information before renovating six square feet or more of painted interior surfaces or more than twenty square feet of painted exterior surfaces in residential buildings built before 1978. As of April, 2010, contractors who disturb lead-based paint in homes built before 1978 are required to be certified and follow specific work practices to prevent lead contamination. For more information on this subject please visit: http://www.epa.gov/lead/

Material Concerns

19.2 ASBESTOS: OTHER LOCATIONS

We observed older floor vinyl or linoleum tiles. Some tiles of this type or the glue holding them down may contain asbestos.

19.3 ASBESTOS: RECOMMENDATIONS

We recommend review by a qualified asbestos testing and abatement firm.

Rodents

19.4 GENERAL

We observed indications of previous rodent activity, bait stations, at several places. We recommend an examination for rodents be made by a qualified pest control firm and appropriate measures taken.

Fiberglass

19.5 GENERAL

Fiberglass insulation has been installed in the attic.

Fiberglass is commonly used for insulation outside or inside ducting, and in subfloor areas and attics. Fiberglass padding is also commonly used inside modern furnace blower compartments for soundproofing. Some persons are irritated by loose fiberglass fibers and there is some evidence indicating breathing glass fibers is potentially harmful. Any determination as to the presence of glass fibers in the air is beyond the scope of this inspection and any questions or concerns should be addressed to a qualified indoor air quality specialist.

Potential Mold and Fungus

19.6 POSSIBLE MOLD

We observed apparent mold activity on the rear addition closet walls. We recommend these areas be properly cleaned, all damaged materials be removed, and these areas be reviewed periodically for future indications of mold activity.

ENERGY EFFICIENCY

20.1

Resources For Lowering Your Energy Costs

Online Consumer & Business Conservation Rebate Database: www.consumerenergycenter.org

California Department of Consumer Affairs: www.dca.ca.gov/enenergy-challenge.htm

Utility Bill, Rebates, and Other Assistance

California Energy Commission, 1-800-722-3300 or online at www.consumerenergycenter.org for information on utility bill assistance programs.

The Community Energy Center database is a great search site for nearly any public and private conservation or efficiency rebate and/or reduction program in California and gives specific details and contact information - go to the following website at www.consumerenergycenter.org/rebate/index.php

California Public Utilities Commission Consumer Affairs Branch, 1-800-649-7570 or online at www.cpuc.ca.gov, for assistance with making payment arrangements, information on baseline and other optional rates, and information on bill assistance programs.

Local utility companies (partial list)

-PGE @ 1-800-743-5000 Edison @ 1-800-655-4555
-San Diego Gas and Electric @ 1-800-411-7343
-Southern California Gas @ 1-800-427-2200

Help for Low-Income Residents

California Department of Community Services & Development at 1-800-433-4327 or online at www.csd.ca.gov/lihap.htm, for information on the Low Income Home Energy Assistance Program (LIHEAP)

CARE or the California Energy Alternative Rates discount program provides a 15% supplemental discount off utility bills for low-income consumers. The program is administered by the California Public Utilities Commission, but consumers must submit an application through one of four local utilities. Master Applications are attached as part of this kit.

-PGE @ 1-800-743-5000
-Edison @ 1-800-655-4555
-San Diego Gas and Electric @ 1-800-411-7343
-Southern California Gas @ 1-800-427-2200

Seniors and Special Needs

Medical Baseline Emergencies: Utility companies must make special provisions for people of all ages and income levels on life-support equipment or with certain medical conditions. If a loss of electricity could be a threat to their lives, they should, contact their electric utility to apply for the Medical Baseline program - for the number of their local utility, have them call Flex Your Power for a referral @ 1-866-968-7797. The program provides a variety of benefits, including a larger allotment of low-cost baseline electricity and advance notification of rotating outages.

SUMMARY

This section is included to provide a convenient highlight of conditions and systems identified within this report as needing further review or service. **This list is not all inclusive of components described within the Home Inspection report. It should also not be used as a substitute for reading the entire report.** There is always the potential for any unaddressed concern described in the report, but not in this section, to become a more serious issue. **Any concerns the client has regarding observations in the report, whether in the following summary or not, should be reviewed and repaired, as necessary, by a qualified professional, prior to occupancy.**

Systems and Components Needing Attention

21.1 HEALTH AND SAFETY

GENERAL INFORMATION

Property Information

1.7 UTILITIES OFF

1. The gas supply to this building was shut off at the time of our inspection and we did not perform an operational examination of the gas-fired appliances. We can return and inspect these items upon request for an additional fee.

GROUNDS

Retaining Walls #1

4.2 WALLS CONDITIONS

2. The walls are not provided with sufficient barriers or guardrails to prevent a fall. We recommend adequate safety barriers be installed as needed.

ELECTRICAL

Main Electrical Panel

8.5 PANEL COVER

3. The Unit 1148 panel bus bar has been replaced and the faceplate cut to allow a new main breaker to be installed. There are now openings in the faceplate of the Unit 1148 panel. We recommend the panel cover openings be covered, or a new panel installed, to prevent accidental access to the panel interior and a possible shock.

Subpanel #2

8.10 PANEL WIRING

4. There is double wiring in this panel and we recommend it be eliminated.

WATER HEATER

Water Heater - Front

11.4 TPR

5. The end of the discharge pipe terminates horizontally, which is potentially hazardous should hot water spray from the TPR discharge piping. We recommend the end of the TPR discharge piping be modified to safely direct any discharge downward to an approved location.

INTERIOR - UNIT 1148 1/2

Doors

13.14 OPENS OVER STEPS

6. The laundry area door opens over a step down. We recommend it be modified to swing in the other direction, or a platform be built that is level with the floor.

INTERIOR - UNIT 2

Stairs and Railings

14.9 STAIR HANDRAILS

7. The rear laundry area staircase does not have handrails and we recommend proper handrails be installed.

Doors

14.17 OPENS OVER STEPS

8. The basement door opens over a step down. We recommend it be modified to swing in the other direction, or a platform be built that is level with the floor.

The rear laundry area door opens over several steps down. We recommend it be modified to swing in the other direction, or a platform be built that is level with the floor.

GARAGE

Garage

18.6 FIRE SEPARATION

9. Fire-rated surfaces have not been installed to provide modern fire safety separation requirements. We recommend proper fire-rated surfaces be installed as needed in the garage.

21.2 COMPONENT CONCERNS

GENERAL INFORMATION

Property Information

1.6 ADDITIONS / MODIFICATIONS

1. Various modifications have been made to this building since its original construction, including the addition at the rear. We recommend the local building and zoning departments be contacted to determine if proper permits for these modifications have been obtained and if not, what steps are necessary to obtain any required permits or

approvals.

SIDING AND TRIM

Siding

2.2 GENERAL SIDING CONDITIONS

2. There are several holes and gaps in the siding and trim. We recommend all openings in the building exterior be repaired to prevent rainwater and/or animal entry.

DECKS AND WALKWAYS

Porch

3.2 GENERAL WOOD FRAMING

3. The framing is damaged at several places. We recommend the damaged wood be examined by a qualified pest control firm. We recommend the damaged wood be wire brushed and treated, or replaced if necessary.

Deck

3.12 GENERAL WOOD FRAMING

4. The decking and framing are damaged at several places. We recommend the damaged wood be examined by a qualified pest control firm. We recommend the damaged wood be wire brushed and treated, or replaced if necessary.

The railing is damaged. We recommend the damaged wood be examined by a qualified pest control firm. We recommend the damaged wood be wire brushed and treated, or replaced if necessary.

STRUCTURE

Framing

7.14 STAINS, DAMAGE OR PESTS

5. The framing is damaged at several places, especially below the rear addition. We recommend the damaged wood be reviewed and replaced as needed by a qualified contractor.

We observed indications of previous wood-destroying pest activity at the rear addition. We recommend a current structural pest report be consulted to determine if wood-destroying pests are present.

Sump

7.20 SUMP PUMP

6. There was standing water in the well, which may indicate the pump is not working. We recommend the pump float be accessed to determine if the pump is operational.

Foundation General

7.21 RECOMMENDATIONS

7. We recommend a qualified engineer be retained to review the current upgrades and to design or specify any additional seismic improvements appropriate for the building.

ELECTRICAL

Subpanel #2

8.9 PANEL COVER

8. The panel circuits are not labeled. We recommend the panel be labeled to identify areas served by each individual circuit, for safer and easier system repair.

WIRING, RECEPTACLES, SWITCHES AND FIXTURES

Electrical General

9.14 GENERAL

9. Several aspects of the electrical wiring are non-standard, outdated, partially upgraded, or incompletely removed from previous electrical work. We recommend having the electrical system examined and repaired as necessary by a qualified electrician to ensure safety.

PLUMBING

Plumbing General

10.16 GENERAL

10. Several aspects of the waste piping system are non-standard and we recommend review and repair by a qualified plumber.

WATER HEATER

Water Heater - Front

11.3 GENERAL

11. The gas supply to this water heater was off at the time of our inspection. We did not operate the hot water

valves and fixtures during our inspection. We recommend these fixtures be checked for leaks and functionality after hot water is supplied.

11.4 TPR

12. The TPR valve discharge pipe terminates inside the building. We recommend the TPR discharge piping be routed to the exterior of the building to a readily observable location so that any valve leakage can be readily detected.

Water Heater - Rear

11.10 GENERAL

13. The gas supply to this water heater was off at the time of our inspection. We did not operate the hot water valves and fixtures during our inspection. We recommend these fixtures be checked for leaks and functionality after hot water is supplied.

11.11 TPR

14. The TPR valve discharge pipe terminates inside the building. We recommend the TPR discharge piping be routed to the exterior of the building to a readily observable location so that any valve leakage can be readily detected.

11.13 VENT

15. The flue gas vent piping on this unit slopes downward. Poor rise can cause flue gas spillage and corrosion in the vent piping. We recommend the vent piping be properly installed or replaced.

HEATERS

Direct Vent Gas Wall Heater #1

12.2 GENERAL

16. The gas supply to this unit has been shut off and we did not perform an operational examination of this equipment. We recommend the local utility company or a qualified heating contractor be contacted to light the pilot and perform a safety check.

INTERIOR - UNIT 2

Interior Moisture

14.7 MISCELLANEOUS STAINS

17. There are stains and damage to the walls and ceiling in the rear addition closet, which appeared dry at the time of our inspection. We recommend the damaged walls and ceiling be replaced and then these areas be monitored periodically for leakage in the future and repairs made if new leakage occurs.

Windows

14.11 OPERATION

18. Several living room and dining room window latches are defective and we recommend they be repaired or replaced as necessary.

KITCHEN

Kitchen - Unit 1148

15.11 ELECTRICAL

19. There are two outlets in the kitchen that were not provided with power. The light to one GFCI is green, indicating it has power, but the receptacle was not energized. This may indicate the receptacle was improperly wired. We recommend review and repair by a qualified electrician.

BATHROOMS

Bathroom - Unit 1148 1/2

17.2 BATH TUB

20. The cold water flow is very low at the tub faucet. We recommend repair by a qualified plumber.

ENVIRONMENTAL CONCERNS

Rodents

19.4 GENERAL

21. We observed indications of previous rodent activity, bait stations, at several places. We recommend an examination for rodents be made by a qualified pest control firm and appropriate measures taken.

RESIDENTIAL INSPECTION AGREEMENT

Tarkington Home Inspections
510-566-2195
P.O.Box 2461
Castro Valley, CA 94546

NOTE – THIS IS A LEGAL CONTRACT THAT DETAILS THE RIGHTS AND OBLIGATIONS OF THE PARTIES. PLEASE READ ALL PAGES CAREFULLY

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES

This Agreement dated:

is between: Client:

and Inspector: Keith Tarkington. For an inspection of the following Property:

Common Street Address:

Fee:

SCOPE OF SERVICES PROVIDED

SCOPE OF THE INSPECTION: A home inspection is a noninvasive, visual observation and operation of the accessible systems and components of real property, including buildings and other improvements. Its purpose is a) to identify conditions that, in the professional opinion of the Inspector, are significantly deficient or b) to identify systems and components that are at the end of their service lives.

The Inspection is strictly limited to the examination of readily accessible, installed systems and components of homes by using normal operating controls and opening readily operable access panels, where applicable, of the following components of the Property: structure, foundation, exterior, roof, attic, major mechanical systems (heating, air conditioning, electrical, and plumbing), built-in appliances, and interior (floors, ceilings, walls, windows, and doors). All components will be inspected pursuant to the California Business and Professions Code, §§7195 through 7199 using the current Standards of Practice (SOP) of the American Society of Home Inspectors ("ASHI") posted at www.homeinspector.org. This inspection is limited to only those systems or components, as set forth in these Standards of Practice, as agreed upon by the client and the inspector, or as expressly excluded in writing. Where multiple instances of the same component exist, a representative number shall be inspected. The observations of conditions are limited to those areas of the home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the Property or personal injury to the Inspector. Any additional services outside the list of components in this contract or in those rules must be specifically agreed to in writing between the Inspector and the Client.

The Inspector will prepare and provide the Client with a written report for the sole use and benefit of the Client. The written report shall document any deficiencies discovered in the Property's systems and components. A deficiency is a condition that, in the reasonable judgement of the Inspector, is not functioning properly or is unsafe. In addition, the written report will comment on the normal service life of a system or component. However, the fact that a system or component is near, at, or beyond the end of its normal service life is not, in itself, a deficiency in the system or component.

Nothing in the report and no opinion of the Inspector should be construed as advice to the Client to purchase, or not to purchase, the Property, or serve as a prediction of future conditions or the value of the Property. Further, any descriptions of deficiencies of the Property should not be interpreted as estimates for the costs of repairs to any system or component of the Property.

CLIENT'S DUTY: The Client understands and accepts that the Inspection and report, in accordance with this Agreement, are intended to reduce, but cannot eliminate, uncertainty regarding the condition of the Property. The Client is responsible for reviewing the permit history and for researching any legal actions or insurance claims involving the Property.

The Client agrees to read the entire written report when it is received and to promptly contact the Inspector with any questions or concerns regarding the Inspection or written report. The written report shall be the exclusive findings of the Inspector. Verbal representations not recorded within the Inspection report are not part of the Inspection.

The Client acknowledges that the Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information on the condition of the Property. Should the Inspector's report reveal any additional conditions that require further investigation or repair, the Client agrees that any further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified to perform the work.

In the event the Client becomes aware of a reportable condition not contained in the written inspection report, the Client agrees to promptly notify the Inspector and allow the Inspector and/or the Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. If the Client fails to so notify the Inspector and fails to allow an additional inspection, then any costs of such repairs, alterations or replacements will be entirely at the Client's cost without recourse against the Inspector.

LATENT DEFECTS: The Client agrees that the Inspection is not a technically exhaustive investigation or evaluation of every aspect of the Property. The Client acknowledges and agrees that the Inspection and the written report will not reveal every existing deficiency and future condition affecting the Property. The Inspector is not responsible for the non-discovery of any latent defects of the Property or any problems that may occur or become evident after the date of the Inspection. Latent defects of the Property include, but are not limited to: cracking, leaking, surface dislocations, or landslides resulting from, without limitation to, water leaks, land subsidence, or other geological problems. The Inspector is not responsible for any defects that may manifest themselves in the future, any structural failures that may occur in the future, or damages that result from future repairs.

COMPLIANCE WITH BUILDING CODES: Consistent with the scope of the Inspection, as provided in this Agreement, the Inspector will identify items that may present a health or safety issue. However, the Inspector will not provide an opinion on compliance with any particular building code.

INSURABILITY: The Client understands that the Inspection will not determine the insurability of the Property. Insurance companies have different underwriting criteria, and the Inspector cannot be expected to determine how a particular system or component may affect insurability.

ENVIRONMENTAL AND HEALTH CONDITIONS: The Client agrees that the Inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding the Property, including, but not limited to the presence of: asbestos, radon, lead, or urea-formaldehyde; wood destroying organisms, fungi, molds, mildew, feces, urine, vermin, pests, or any animal or insect; drywall that may have been manufactured with contaminated materials (including carbon disulfide, carbonyl sulfide and hydrogen sulfide), polychlorinated biphenyls (PCBs), or other toxic, reactive, combustible, or corrosive contaminants, materials; or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

If the Client wishes to have an inspection for any specific health or environmental condition, that must be covered by a separate addendum to this Agreement.

In addition to the above limitations on the scope of services, the Inspection will not include any engineering or architectural analysis. The report will not offer any opinion about the adequacy of the structural systems and components of the Property.

POOL AND SPA: For any pool, spa, or hot tub meeting the requirements of Cal. Health & Safety Code §115921, the Inspector will conduct a non-invasive visual inspection of the readily accessible safety features required by Cal. Health & Safety Code §115922.

RE-INSPECTION OF COMPONENTS: In the event that the Inspector is asked by the Client to re-inspect a component or condition that has been repaired, the Inspector's scope of re-inspection will be limited to the components or conditions identified. The Inspector will not be responsible for any changed conditions in other components or conditions since the date of the original Inspection. Any re-inspection of repaired components or

conditions will not determine if the repair is adequate, proper, or compliant with current building codes. Any re-inspection will only determine if visually identifiable deficiencies still exist.

LIMITATION OF LIABILITY

THE FOLLOWING CLAUSE LIMITS THE LIABILITY OF THE INSPECTOR – PLEASE READ CAREFULLY

THE CLIENT AGREES AND UNDERSTANDS THAT THE INSPECTOR IS NOT AN INSURER AND IS NOT WARRANTING OR GUARANTEEING THE ADEQUACY, PERFORMANCE, OR LIFE EXPECTANCY OF ANY STRUCTURE, ITEM, COMPONENT, OR SYSTEM OF THE PROPERTY. THE CLIENT FURTHER AGREES THAT, IF THE INSPECTOR OR ANY OF THE INSPECTOR'S AGENTS, EMPLOYEES, SUBCONTRACTORS, OFFICERS, OR SHAREHOLDERS ARE FOUND LIABLE FOR ANY LOSS OR DAMAGE DUE TO NEGLIGENCE OR THE FAILURE TO PERFORM THE INSPECTOR'S OBLIGATIONS IN THIS AGREEMENT, INCLUDING THE IMPROPER OR NEGLIGENT PERFORMANCE OF THE INSPECTION OR THE IMPROPER OR NEGLIGENT REPORTING OF CONDITIONS OF THE PROPERTY, **THE INSPECTOR'S MAXIMUM LIABILITY SHALL BE LIMITED TO TWICE THE AMOUNT OF THE PAID INSPECTION FEE**. THIS LIMITATION SHALL NOT APPLY TO ANY DAMAGES SPECIFICALLY ALLOWED BY STATUTE.

THIS LIMITATION OF LIABILITY SPECIFICALLY COVERS LIABILITY FOR: DAMAGED PROPERTY, LOSS OF USE OF THE PROPERTY, LOST PROFITS, CONSEQUENTIAL DAMAGES, SPECIAL DAMAGES, INCIDENTAL DAMAGES, GOVERNMENTAL FINES AND CHARGES, PUNITIVE DAMAGES, ATTORNEY'S FEES, AND COURT COSTS.

AT THE CLIENT'S OPTION, A **COMPREHENSIVE INSPECTION** WITHOUT LIMITATION OF LIABILITY IS AVAILABLE. A **COMPREHENSIVE INSPECTION** INCLUDES A CONTRACTOR, ENGINEER, AND ARCHITECT REVIEWING THE PROPERTY FOR A MINIMUM FEE OF $2,500 (REQUIRES QUOTE AND ADDITIONAL SCHEDULING). A **COMPREHENSIVE INSPECTION** REQUIRES A SEPARATE CONTRACT.

THIS LIMITATION OF LIABILITY SHALL NOT APPLY TO ANY DAMAGES CAUSED BY THE GROSS NEGLIGENCE OF THE INSPECTOR IN THE PERFORMANCE OF THE INSPECTOR'S OBLIGATIONS IN THIS AGREEMENT.

RESOLUTION OF DISPUTES

Any controversy or claim arising out of or relating to this Agreement shall be resolved through **Small Claims Court** (or similar court of limited monetary jurisdiction) in the jurisdiction applicable to this Agreement. In the event that the amount in dispute exceeds the jurisdiction of the applicable **Small Claims Court**, the dispute shall be settled by **binding arbitration** administered by Construction Dispute Resolution Services, or if unavailable, Resolute Systems, before a single arbitrator using its Commercial Arbitration Rules. The arbitrator shall have at least three years of knowledge and experience in the home inspection industry or similar knowledge and experience in construction. Each party agrees to pay its own costs of arbitration.

Any legal action or proceeding shall be brought in the County in which the Property is located.

ENFORCEMENT FEES AND COSTS

Any party failing to follow the RESOLUTION OF DISPUTES process identified above, shall be **liable for all fees and costs** associated with compelling or enforcing compliance with the RESOLUTION OF DISPUTES process.

TIME TO INITIATE ACTION

Any action regarding or arising from the condition of the Property and the Inspection and/or the written report must be filed and initiated by the Client no later than **one (1) year** after the Client discovers or, through the exercise of reasonable care, could have discovered, the conditions giving rise to the claim, and in no event no

later than **two (2) years** from the date of the Inspection. Otherwise, the claim will be barred. If the matter is in arbitration, the arbitrator will be bound by the terms of this paragraph as a limitation on the arbitrator's ability to render an award in favor of the Client.

NO WARRANTIES OR GUARANTEES

The Inspection and the written report are not intended, nor shall they be used or treated by the Client or anyone else, as a guarantee or warranty expressed or implied, regarding the adequacy, performance, or condition of any aspect of the Property. The Client acknowledges and agrees that the Inspector is not an insurer of any inspected or non-inspected conditions of the Property.

RELIANCE BY THIRD PARTIES

The Client agrees and understands that the Inspection report provided to the Client under this Agreement is solely for the Client's exclusive use in evaluating the physical condition of the property. No representation is made by the Inspector as to the value of the Property.

If anyone other than the Client relies upon the inspection report, that person agrees to be bound by all of the terms and conditions in this Agreement.

ENTIRE AGREEMENT AND SEVERABILITY OF PROVISIONS

This Agreement contains the entire Agreement between the Client and the Inspector. This document supersedes any and all representations, both oral and written, among the parties. This Agreement may be modified, altered, or amended only in writing and having been signed by both the parties. Any provision of this Agreement which proves to be invalid, void, or illegal shall in no way affect, impair, or invalidate any other provision of this Agreement, and all such other provisions shall remain in full force and effect.

You may not assign this Agreement. If there is more than one Client, you are signing on behalf of all of them and you represent that you are authorized to do so for all Clients and/or intended beneficiaries. The provisions of this Agreement will be binding upon any party that takes title to the Property with the Client or claims title to the Property through the Client.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES

Client: Inspector:

Dated: _____ Dated: _____

The text in the above Residential Inspection Agreement and ASHI Standards of Practice is the same as printed copy and Residential Inspection Agreement PDF file that was sent. Due to font limitations, the paragraph formatting in the above documents will vary from the other documents.