



BPG Inspection, LLC



**581 Berkeley Avenue
Menlo Park CA 94025**

Client(s): The Reist Family Trust

Inspection Date: 8/12/2024

Inspector: Tyson Durm , ASHI # 265210 (CA)

Cover Page	1
Table of Contents	2
Key Findings Introduction	3
Action Items	4
Consideration Items	6
General Information	12
Notes	13
Structure	13
Exterior	17
Roofing	19
Plumbing	21
Electrical	24
Heating and Cooling	29
Attic	31
Interiors	32
Kitchen	34
Bathrooms	36
Laundry	37


Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 1055445
 - Client's Last Name: The Reist Family Trust
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Action Items

Structure

FOUNDATION, SEISMIC

- ❌ 1. We observed exposed rebar visible within the concrete foundation at the left side, under the left side hall bathroom, as seen from the crawl space, where it appears the stemwall had been cut to accommodate the tub drain. We recommend that the exposed rebar be wire brushed, primed and sealed to prevent corrosion, expansion and subsequent damage to the concrete foundation.

JOISTS, PIERS, POSTS, BEAMS, MUDSILL

- ❌ 2. We observed evidence of wood-destroying organism activity in the laundry room, behind the appliances, as well as at the floor joists and subfloor in the crawlspace below the laundry room. We recommend review of a current structural pest inspection report for additional comments and recommendations and replacement of all damaged material by a qualified, licensed contractor.

PIPES, DRAINS, BASEMENT

- ❌ 3. We observed heavy corrosion and minor leakage through the galvanized steel drain piping under the kitchen, as seen from the crawl space. We recommend further review by a licensed plumber or general contractor, and repair or replacement of all damaged piping as recommended.

Exterior

DECK, BALCONY, PORCH, POSTS, RAILINGS AND STAIRS

- ❌ 4. Deterioration was observed in the base of the support post at the left rear corner. We recommend review of a current structural pest inspection report for more information and recommendations and replacement of all damaged material by a qualified, licensed contractor.

Plumbing

SUPPLY PIPES, FLOW, PRESSURE, GAS PIPES

- ❌ 5. The water pressure, as measured at the exterior hose bibs, was above 80 psi (pounds per square inch), which is considered above the high end of normal. Excessive pressure can result in leakage at the fixtures and/or water supply lines. We recommend further review by a licensed plumber and a pressure reduction valve installed if recommended.

Electrical

WIRING

- ❌ 6. Unprotected and apparently abandoned exterior wiring was observed at the exterior left front at an attic eave vent. We could not verify if this wiring has the possibility of becoming energized. We recommend the wiring be disconnected at it's source or properly terminated inside of a covered junction box by a licensed electrician.
- ❌ 7. We observed exposed and unprotected electrical wiring (NM - non metallic sheathed cable) in the kitchen sink cabinet. This installation is not approved as the wiring is subject to physical damage. We recommend all unprotected wiring be replaced with "BX" armored cable, "MC" metal clad or physically protected by a qualified, licensed electrician for improved safety.
- ❌ 8. We observed an uncovered electrical junction box in the utility basement, above the water heater. We recommend that it be fitted with an approved cover plate to protect the wiring from accidental contact and physical damage.

RECEPTACLES

- ❌ 9. A receptacle in the kitchen on the right side of the sink was found to be wired incorrectly with an "open neutral" condition. The receptacle will not function properly with this configuration. We recommend repair by a qualified, licensed electrician.
- ❌ 10. We observed a missing cover plate at one of the receptacles in the right front bedroom closet. We recommend replacement to protect from accidental contact and shock hazards.

Action Items

Heating and Cooling

DUCTWORK, FILTERS, AIR FLOW, REGISTERS, PLENUM

- ✘ 11. The heat ducts were insulated with a material that we suspect may contain asbestos. The material is loose, damaged and in overall poor condition. Identification and testing are beyond the scope of a home inspection. If more information is desired, we recommend referral with an asbestos abatement contractor.

Interiors

WINDOWS

- ✘ 12. The casement crank mechanism for one of the windows in the left rear bedroom was damaged, preventing the window from opening. We recommend repair or replacement as necessary by a qualified, licensed contractor or window specialist.
- ✘ 13. We observed cracked glass in one of the kitchen windows. We recommend all cracked glass be replaced by a qualified, licensed contractor for improved safety.

FIREPLACE, DAMPER

- ✘ 14. The chimney flue was viewed from the firebox, and the visible areas had a buildup of soot and creosote. We recommend referral with the appropriate contractor, and the flue cleaned to ensure safe and proper function.
- ✘ 15. The wooden mantle around the fireplace is too close to the firebox by current standards, and should be considered a potential fire hazard. Although no particular deficiencies were noted at this time, we recommend referral with a fireplace specialist for more information and modification recommendations

Kitchen

RANGES, OVENS, COOKTOPS, MICROWAVE

- ✘ 16. The left front cooktop burner was not functioning at the time of inspection. We recommend repair as necessary by a qualified appliance repair professional. Replacement of the cooktop may be necessary.

Consideration Items

Structure

FOUNDATION, SEISMIC

- 17. Anchor bolts were observed in the foundation, however the type, size and spacing of the bolts does not meet current standards. No particular deficiencies were noted, however we recommend that upgrading be considered. If more information is desired, we recommend referral with a seismic specialist or general contractor.
- 18. The pier and beam connections in the crawl space were only marginally secure. We recommend that additional "T" straps be installed for improved structural integrity in the event of an earthquake.

CRAWLSPACE, MOISTURE

- 19. Left over construction debris has been left under the building. We recommend all debris be removed for improved access and reduced pest-related activity.

SUBFLOOR, INSULATION, VENTILATION, SCREENS

- 20. Water stains were observed on the subflooring and framing under the kitchen and bathrooms, as seen from the crawl space. The area was dry at the time of this inspection, and no deterioration was evident. We recommend periodic inspection, and review of a current structural pest control report for possible comments.
- 21. There was no subfloor insulation installed in the subarea. Upgrading should be considered for improved efficiency.

Exterior

DRIVEWAYS, WALKWAYS, RETAINING WALLS

- 22. The asphalt driveway has cracked, deteriorated and/or settled to the point where resurfacing or replacement is called for. We recommend referral with an asphalt specialist for more information and recommendations.
- 23. There was cracking and settlement observed in sections of the brick walkways at the right side. We recommend patching or repair for improved appearance and safety.

PATIO, PATIO COVER

- 24. Small to moderate cracks were observed in the concrete porch and patio surfaces. We recommend patching or repair for improved appearance and to minimize water penetration and further damage.

DRAINAGE, GUTTERS, DOWNSPOUTS AND SUMP PUMPS

- 25. Runoff water from the downspouts discharged next to the building, which can lead to soil saturation and foundation settlement. We recommend that the downspouts be extended and directed away from the building to help prevent pooling and saturation of the soil around the structure.

FENCE, GATE, VEGETATION, ACCESSIBILITY, TRIP HAZARDS

- 26. Sections of the fencing at the right side and rear were damaged, loose and leaning. We recommend that the fences be resupported, repaired or replaced as necessary.

EXTERIOR PLUMBING - MAIN WATER SHUT OFF, IRRIGATION, VISIBLE PIPING

- 27. Back flow prevention devices were not installed at the hose bibs. These devices are designed to prevent siphoning of contaminated water into the domestic water supply. We recommend they be installed in accordance with present standards.

Roofing

ROOFING SURFACE, NUMBER OF LAYERS

- 28. We observed tree branches growing over the roof surface in some areas. We recommend that they be trimmed back to help prevent roof damage from contact with the branches.

PLUMBING VENTS, APPLIANCE VENTS, FLASHINGS

- 29. The nails or metal fasteners used to secure some flashings are exposed and unsealed, creating the opportunity for leakage. We recommend all exposed fasteners be sealed with caulking or roofing mastic.

Consideration Items

Roofing

ROOF DRAINAGE - GUTTERS AND DOWNSPOUTS

- 30. Gutters and downspouts were not installed on all portions of the roof. We recommend installing additional gutters and downspouts as part of ongoing maintenance to collect and divert water away from the structure.
- 31. We observed leaves or other debris inside sections of the gutters. We recommend that the gutters be regularly cleared to ensure proper function, and to help prevent corrosion.
- 32. There are trees overhanging the roof, which makes the gutters likely to be clogged during rains and high winds. We recommend that the installation of gutter guards be considered to help prevent clogging and to maximize service life.

SPARK ARRESTOR / RAIN CAP, CHIMNEY, SKYLIGHTS

- 33. We observed small to moderate cracks in the bricks and mortar at the back/base of the chimney. We recommend they be sealed, patched or repaired for a better appearance and to help prevent moisture penetration and further damage.
- 34. The mortar cap at the top of the chimney (also known as the crown wash) was cracked, eroded and/or poorly sealed. This is a common condition, but can lead to moisture penetration and subsequent damage. We recommend that it be resealed by a chimney specialist as a preventative measure.

Plumbing

SUPPLY PIPES, FLOW, PRESSURE, GAS PIPES

- 35. It is not unusual to find plumbing leaks in a building that has been left vacant. Often, such leaks do not become apparent until the building is occupied. Such leaks can include valve stem packing drips, shower or tub seepage, running toilets or pinhole solder joint leaks. Sometimes, leaks will seal themselves as components such as washers and O-rings settle in place. Some leaks may need to be repaired by a plumber.
- 36. A saddle valve was installed on a water supply line in the crawlspace near the access ladder. These valves are prone to leakage due to their design. While no leakage was noted at the time of inspection, we recommend replacement with a permanently installed valve by a qualified, licensed plumber in order to prevent future leakage.
- 37. The galvanized steel water supply lines were corroded and the water was rusty or discolored at some of the fixtures. This is usually from mineral deposits building up inside of the older galvanized lines, particularly if fixtures are not used on a regular basis. This condition is not unusual in older buildings and the water should run clearer when it is run for a few moments, however this is an indication that the pipes are corroding on the inside and replacement should be anticipated and budgeted for.

WATER CONNECTIONS, TEMPERATURE/PRESSURE RELIEF VALVE

- 38. Because of the location of the water heater, the temperature-pressure relief valve discharge pipe was incorrectly installed, terminated in the subarea and not routed to the exterior as required. We recommend further evaluation by a qualified, licensed plumber or water heater specialist and modification of the discharge pipe or replacement with a gas shut-off valve (Watts 210) if recommended.

GAS SUPPLY, COMBUSTION AIR

- 39. The water heater gas supply piping does not include a T-pipe extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a "drip leg" should be added to the gas piping just ahead of the connector by a qualified, licensed plumber.

GENERAL CONDITION

- 40. Based on typical life expectancies, the water heater is beyond its expected service life. Although still operating, replacement should be anticipated in the near future.

Electrical

INCOMING SERVICE, MAST, METER

Consideration Items

Electrical

41. The overhead electrical service wires are in contact with, deflected by tree branches. This could result in damage and/or the interruption of electrical service during high winds. We recommend referral with a tree trimming service and/or PG&E, and the branches trimmed as necessary.

MAIN PANEL, SERVICE

42. The main electrical service panel was a Bulldog Electric panel with "Pushmatic" circuit breakers. These overcurrent devices require regular maintenance and lubrication to ensure proper, safe function and have a history of failure if not properly maintained. Replacement devices are also difficult to find. Consideration should be given to upgrading the panel to ensure proper, safe function. We recommend further evaluation by a qualified, licensed electrician for upgrade options.
43. One of the screws was missing from the main electrical panel cover. We recommend replacement with an approved blunt-end screw to prevent movement and for improved safety.

SUB PANEL

44. NOTE: There is an electrical subpanel located in a closet. This is common finding, however closet installations are no longer approved, and eventual replacement and relocation may be necessary. We only recommend that proper clearance be maintained in front of the panel.
45. The electrical subpanel was manufactured by Federal Pacific Electric. Some of the equipment produced by this company has been associated with product defects, and failure of their overcurrent protection devices (circuit breakers) including rare cases of fires. Although there was no evidence of overheating or failure of the breakers, we cannot predict the likeliness of failure and strongly recommend referral with a licensed electrician for further evaluation, and that replacement of this equipment be considered and anticipated.

WIRING

46. Knob and tube wiring is still in use in this building (ceramic knobs and tubes are used to pass wire through and along wood framing components, and act as an insulator). No particular deficiencies were noted, however because of its age, and the fact that these circuits are ungrounded, we recommend replacement of the knob and tube wiring as upgrades and maintenance projects are undertaken.

RECEPTACLES

47. There were a minimum number of receptacles installed in portions of this building, and some of them are the ungrounded two prong type. Although this is typical in older buildings, we recommend that additional receptacles be considered, and that all of the receptacles be upgraded and grounded in the course of ongoing improvements.

LIGHTS

48. The lens covers were missing from the vanity light fixtures in the bathrooms. We recommend they be replaced to protect the bulbs from physical damage.

GFCI, AFCI

49. GFCI (ground fault circuit interrupter) protection has been installed for the bathrooms and at one of the kitchen countertop receptacles only. The device(s) were checked and found to be functional, and we recommend testing on a monthly basis. Consideration should be given to installing GFCI protection in all wet locations (bathrooms, kitchen countertops, garages, exterior, etc.)
50. There did not appear to be AFCI protection installed in this building. As an upgrade, we recommend AFCI protection be installed in all required areas by a licensed electrician.

GROUNDING BONDING

51. The primary grounding conductor was spliced inside the main electrical panel. This is technically incorrect, because it can become disconnected. We recommend further review and replacement by a qualified, licensed electrician to meet current standards and for improved safety.

Heating and Cooling

FORCED AIR HEATING, CLEARANCE

Consideration Items

Heating and Cooling

52. Based on age and condition, the furnace is near the end of its service life. Although it was functioning at the time of the inspection, replacement should be considered and anticipated.

GAS SUPPLY, THERMOSTAT

53. The gas supply for the heater is rigid piping. We recommend the installation of a flexible supply connector as an upgrade to help limit damage in the event of a major earthquake.

VENT, BLOWER, FAN, DISCONNECT

54. The furnace and water heater vents terminate into a transite (asbestos cement) flue pipe, which is no longer approved. No particular deficiencies were observed, however reconfiguring or replacement should be considered and anticipated, particularly when the furnace is replaced. If more information is desired, we recommend referral with an asbestos abatement contractor.

DUCTWORK, FILTERS, AIR FLOW, REGISTERS, PLENUM

55. The furnace cold air return ducts were not insulated. We recommend that insulation be retrofitted for improved efficiency.
56. There was no filter observed at the furnace or the cold air returns. We recommend that a filter(s) be installed to filter out dust, and to prolong the furnace service life.

HEAT EXCHANGER, COMBUSTION CHAMBER, BURNERS, SCREENS

57. Although no particular deficiencies were observed, based on the age of the furnace there is a higher probability of a crack developing in the heat exchanger (inside the combustion chamber). If desired, a definitive evaluation of the heat exchanger can be performed by a licensed HVAC contractor.

Attic

ACCESS, PESTS, STORED ITEMS, TRANSITE

58. The kitchen exhaust fan vent joints in the attic appeared to be sealed with a tape that we suspect may contain asbestos. Identification and testing are beyond the scope of a home inspection. If more information is desired, we recommend referral with an asbestos abatement contractor.
59. Evidence of rodent activity was observed in the attic, however we could not determine if there is current infestation. Rodents can damage ductwork and electrical wiring, and they can also be a health hazard. We recommend setting traps or bait, and if necessary, the services of a licensed pest control exterminator.

INSULATION

60. Insulation was observed in the attic space, however there was no insulation installed at the attic access hatch. We recommend installing foam board or batt insulation and weatherstripping at the access hatch for improved comfort and efficiency.

Interiors

DOORS

61. Some of the doors lacked door stops, which can allow the handles to hit the walls. We recommend that all of the doors be equipped with door stops to help prevent damage to the interior walls.
62. Some of the exterior doors were poorly sealed, or lacked weather-stripping. We recommend that all of the exterior doors be weather-stripped to help prevent air and water entry, and for improved energy efficiency.

WINDOWS

63. Some of the windows were stuck or have been painted shut. We recommend repair as necessary to restore proper function.
64. We observed "untempered" (not laminated safety glass) glass in some of the windows that are less than 18 inches above the floor, and in some of the older door glass. This is typical in homes of this age, however it could be hazardous if broken. Upgrading these locations should be considered for maximum safety.

Consideration Items

Interiors

FIREPLACE, DAMPER

- 65. The masonry firebox was showing wear and tear, including some soft, crumbly, or deteriorated mortar and/or bricks. The damage was not extensive, however we recommend further review by a chimney specialist, and maintenance or repairs performed as recommended.
- 66. The fireplace hearth was cracked and damaged. This is primarily a cosmetic consideration, however we recommend repair or replacement for a better appearance and to ensure the safe use of the fireplace.

Kitchen

DISHWASHER, AIR GAP, DISPOSAL

- 67. The dishwasher drain line lacks an air-gap, which is required by present standards to help prevent discharged water from flowing back into the dishwasher should there be a blockage in the drain line. We recommend an approved dishwasher discharge air-gap device be installed.

EXHAUST, COMPACTOR, PROCESSOR

- 68. There was a kitchen exhaust fan installed, however the unit was not installed over the cooktop, did not feature a hood, the motor was dirty and loud when operated. We recommend replacement with a modern exhaust hood over the cooktop by a qualified, licensed contractor to meet current standards and for improved performance and indoor air quality.

Bathrooms

SINK, BATHTUB

- 69. The wash basin drain stop in the right side hall bathroom was not functioning properly. We recommend adjustment or repair as necessary.
- 70. The bathtub drain stop was not functioning properly in the left side hall bathroom. We recommend it be adjusted, repaired or replaced as necessary.

FAUCETS, FIXTURES

- 71. There was no permanently installed mount for the shower head in the left side hall bathroom shower. We recommend replacement for improved function and convenience.

FLOOR, WALL, CEILING, VENTILATION

- 72. Some of the floor tiles were cracked in the right side hall bathroom. The cracks appear to be primarily cosmetic, and repair or replacement is only recommended for a better appearance.
- 73. There were gaps or voids noted in the grout between some of the floor tiles in the left side hall bathroom. We recommend regrouting and/or caulking to help prevent moisture penetration and subsequent damage.
- 74. The flooring at the base of the right side hall shower was poorly sealed. We recommend that the floor be recaulked to help prevent moisture penetration and subsequent damage.
- 75. There were no bathroom exhaust fans installed. This is not unusual in older properties, and no particular deficiencies were noted, however upgrading should be considered to help vent excessive moisture and odors.

TOILETS


- 76. The left side hall bathroom toilet was not labeled or the toilet did not have a label indicating it was a low flow or the label was not readable. Some counties and/or cities, require the older, less efficient 1.6 GPF, 3.5 GPF and 7.0 GPF toilets to be replaced with an approved 1.28 GPF toilet at the time of the sale of the home or within the first sixty days after taking possession. Please check with the local water board, city or building department to determine your counties/city's current requirements.

Laundry


HOOKUPS, FAN, FLOOR

Consideration Items

Laundry

-  77. There was no mechanical exhaust fan installed in the laundry area. We recommend upgrading for improved air circulation.

WASHER, STANDPIPE

-  78. NOTE: There was no drain pan installed for the washer. As a preventive measure, we recommend that an overflow pan be installed, and ideally routed to the exterior to prevent water damage in the event of a leak or overflow.

Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To BPG Inspection, LLC

Date: 8/12/2024	Time: 03:30:00 PM	Report ID: 1055445
Property: 581 Berkeley Avenue, Menlo Park, CA 94025		Prepared By: Tyson Durm

General Information

Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement and 90 Day Guarantee

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

We understand the serious nature of real estate transactions and attempt to take reasonable actions to provide value and protect our clients. We provide a limited 90-day guarantee on most of the major components that were inspected. A full explanation of our 90 day guarantee is included on our website with your final inspection report. A more comprehensive one-year home warranty is available by calling us at 800-285-3001.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation.

Consideration Item: The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Building Status: Vacant	Listed Age of Structure: 77 years, As noted by listing agent	Style of Home: Single family residence
Weather: Clear	Temperature: Approximately 75 degrees	Viewed From: Front Walkway
Attendees: Client's Agent		

1. Notes

Inspection Items

GENERAL NOTES - LIMITATIONS AND EXCLUSIONS

- ◆ NOTE: Evaluation of any low-voltage wiring, including but not necessarily limited to telephone, security systems, data transfer lines, TV antenna and cables, alarm, intercom, low voltage lighting, and stereo wiring is beyond the scope of this inspection. If information on these systems is desired we recommend that you consult with the seller or have a qualified technician (or technicians) evaluate the low voltage wiring as desired.
- ◆ NOTE: Inspection of the irrigation (sprinklers) system is beyond the scope of a building inspection. We recommend referral with the seller for more information, or further evaluation of the irrigation system by the appropriate specialist.
- ◆ NOTE: Any observations by a building inspector, who is not otherwise specifically qualified to inspect for evidence of pests and other wood destroying organisms, is not a substitute for inspection by a licensed Pest Control Operator. This report includes comments on current visible conditions only. Only a licensed Pest Control Inspector can make valid comments and recommendations regarding the identification, causes and remediation of pest conditions.
- ◆ NOTE: It is common to find expansive soil in many parts of the Bay Area. Changing moisture content in the soil can cause settlement or movement of the house support system, which in turn, can produce cracking in the interior and exterior finished surfaces, sticking doors and windows, and even sloping and sagging floors. Providing good ventilation under the building, a proper grade slope around the house, and maintaining any drainage collection systems will minimize this movement. If more information is desired, we recommend referral with a drainage specialist.
- ◆ NOTE: While our inspection is as thorough as possible, it is not technically exhaustive, and it is possible that a licensed contractor may find conditions that are not listed in this report. We recommend anticipation that some additional findings may be found that are in need of maintenance, repair or upgrading.
- ◆ NOTE: While we make an effort to identify reportable conditions, we are unable to predict the future conditions or performance. Conditions can change quickly, for this reason, we recommend that funds be budgeted yearly for maintenance and repairs.
- ◆ NOTE: Photographs have been provided as examples of some of the issues identified in this report but are not meant to represent every defect or every instance of a given defect that has been found. The full report should be consulted for further information.
- ◆ NOTE: Moisture from roof or window leaks, condensation, water entry in crawl spaces and other sources of moisture may be a source for mold growth. It is beyond the scope of this inspection to determine if mold is present in this structure. If further evaluation for mold is desired, we recommend the services of a mold specialist or Registered Industrial Hygienist.
- ◆ NOTE: Any buildings that were completed prior to 1979 have the potential of containing asbestos and/or lead. The Environmental Protection Agency (EPA) has determined that asbestos and lead are potential health hazards. It is beyond the scope of a home inspection to do any evaluating or testing for these materials. If desired, more information is available from an industrial hygienist and/or asbestos abatement contractor.

2. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Styles & Materials

Foundation type - Wall Construction: Raised perimeter with piers (concrete) WALL CONSTRUCTION Wood frame	Post Type: Wood	Floor System: Wood joists
Subfloor: 1x wood	Crawlspace Access - Inspection: Basement Inspected by: crawling	

Inspection Items

FOUNDATION, SEISMIC [Inspected]

- ◆ The foundation appears to have performed well and was in generally serviceable condition, except as noted. Some hairline cracking and/or surface spalling was observed. These conditions are typically the result shrinkage of materials and/or minor settlement.
- ◆ NOTE: There was a white, powdery material observed on portions of the concrete foundation and/or piers. This is known as efflorescence, and it occurs as a result of moisture being absorbed into the foundation, and then evaporating out if it. This condition can cause surface deterioration, or "spalling" of the surfaces, however it is generally a cosmetic consideration. Efflorescence typically occurs when excessive water collects at the foundation, and we recommend attention to grading and drainage to minimize future efflorescence, and to maximize service life.



- ✗ ◆ We observed exposed rebar visible within the concrete foundation at the left side, under the left side hall bathroom, as seen from the crawl space, where it appears the stemwall had been cut to accommodate the tub drain. We recommend that the exposed rebar be wire brushed, primed and sealed to prevent corrosion, expansion and subsequent damage to the concrete foundation.



- ◆ Anchor bolts were observed in the foundation, however the type, size and spacing of the bolts does not meet current standards. No particular deficiencies were noted, however we recommend that upgrading be considered. If more information is desired, we recommend referral with a seismic specialist or general contractor.
- ◆ The pier and beam connections in the crawl space were only marginally secure. We recommend that additional "T" straps be installed for improved structural integrity in the event of an earthquake.



CRAWLSPACE, MOISTURE [Inspected]

- ◆ The soil was dry at the time of inspection, and there were no adverse conditions observed related to excessive moisture. The property owner should be consulted regarding the history of drainage on the site including the nature, extent and frequency of water that may collect during adverse weather. The crawl space should be monitored during the rainy season, and if excessive moisture develops, drainage upgrades should be undertaken.



- ◆ Left over construction debris has been left under the building. We recommend all debris be removed for improved access and reduced pest-related activity.

SUBFLOOR, INSULATION, VENTILATION, SCREENS [Inspected]

- ◆ Water stains were observed on the subflooring and framing under the kitchen and bathrooms, as seen from the crawl space. The area was dry at the time of this inspection, and no deterioration was evident. We recommend periodic inspection, and review of a current structural pest control report for possible comments.



- ⬆ ♦ There was no subfloor insulation installed in the subarea. Upgrading should be considered for improved efficiency.

JOISTS, PIERS, POSTS, BEAMS, MUDSILL [Inspected]

- ⊠ ♦ We observed evidence of wood-destroying organism activity in the laundry room, behind the appliances, as well as at the floor joists and subfloor in the crawlspace below the laundry room. We recommend review of a current structural pest inspection report for additional comments and recommendations and replacement of all damaged material by a qualified, licensed contractor.



PIPES, DRAINS, BASEMENT [Inspected]

- ⊠ ♦ We observed heavy corrosion and minor leakage through the galvanized steel drain piping under the kitchen, as seen from the crawl space. We recommend further review by a licensed plumber or general contractor, and repair or replacement of all damaged piping as recommended.



3. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

Styles & Materials

Exterior Siding: Stucco	Grading and Drainage: Positive Grade: Generally slopes away from building Building pad: flat Partial roof drainage system	Driveway - Walkways and Patio: Concrete Asphalt Brick
-----------------------------------	---	---

Inspection Items

SIDING [Inspected]

- ◆ The stucco siding extends past the concrete foundation and below the exterior soil level, without the benefit of a metal "weep screed" to separate the foundation from the mudsill (the first wood member that rests on top of the foundation). This installation is typical in older construction, but is no longer approved because it increases the possibility of moisture and pest damage. No particular deficiencies were observed, however we recommend that a periodic pest inspection be performed.
- ◆ The exterior surfaces appeared to have been recently repainted and were in serviceable condition. No particular deficiencies were noted, however there may be concealed conditions that become evident over time. We recommend that the exterior surfaces be monitored and maintained as necessary.

TRIM, EAVES, RAFTER TAILS, SOFFITS AND FASCIAS [Inspected]

DECK, BALCONY, PORCH, POSTS, RAILINGS AND STAIRS [Inspected]

- ✗ ◆ Deterioration was observed in the base of the support post at the left rear corner. We recommend review of a current structural pest inspection report for more information and recommendations and replacement of all damaged material by a qualified, licensed contractor.



DRIVEWAYS, WALKWAYS, RETAINING WALLS [Inspected]

- ⚠ ◆ The asphalt driveway has cracked, deteriorated and/or settled to the point where resurfacing or replacement is called for. We recommend referral with an asphalt specialist for more information and recommendations.



- ◆ There was cracking and settlement observed in sections of the brick walkways at the right side. We recommend patching or repair for improved appearance and safety.



PATIO, PATIO COVER [Inspected]

- ◆ Small to moderate cracks were observed in the concrete porch and patio surfaces. We recommend patching or repair for improved appearance and to minimize water penetration and further damage.




GRADING [Inspected]

DRAINAGE, GUTTERS, DOWNSPOUTS AND SUMP PUMPS [Inspected]

- ◆ Runoff water from the downspouts discharged next to the building, which can lead to soil saturation and foundation settlement. We recommend that the downspouts be extended and directed away from the building to help prevent pooling and saturation of the soil around the structure.


FENCE, GATE, VEGETATION, ACCESSIBILITY, TRIP HAZARDS [Inspected]

- ◆ NOTE: Vines, ivy or other vegetation in contact with, or growing too near the structure can promote moisture accumulation, deterioration and/or infestation, and will make maintenance and painting more difficult. We recommend the vegetation be trimmed back at least 6 inches from the building.
- ◆ NOTE: Fences are continually exposed to the elements and are subject to moisture and UV damage over time. We recommend that they be kept clear of sprinkler, debris and soil contact if possible, and periodically painted or sealed with a wood preservative to maximize service life.

-  ♦ Sections of the fencing at the right side and rear were damaged, loose and leaning. We recommend that the fences be resupported, repaired or replaced as necessary.



EXTERIOR PLUMBING - MAIN WATER SHUT OFF, IRRIGATION, VISIBLE PIPING [Inspected]

- ♦ NOTE: The main water shut off valve was not operated because it is common for leakage to occur after turning a handle that has not been operated for an extended period of time. We cannot guarantee that the valve is not frozen or will not begin to leak after it has been operated.
-  ♦ Back flow prevention devices were not installed at the hose bibs. These devices are designed to prevent siphoning of contaminated water into the domestic water supply. We recommend they be installed in accordance with present standards.

4. Roofing

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

Styles & Materials

Roofing Material / Age / Number of Layers: Composition shingles Age of Roof Approximately 5-8 years Estimated by inspector Number of layers: 1	Roof Slope: Medium pitch	Roof drainage: Partial gutters and downspouts
---	------------------------------------	---

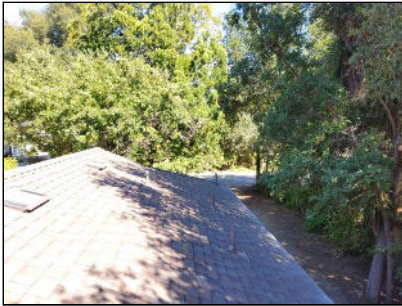
Inspection Items

ROOFING SURFACE, NUMBER OF LAYERS [Inspected]

- ♦ NOTE: Our inspection is not technically exhaustive, and this is not a guarantee against leakage. If a warranty is desired, we recommend referral with a licensed roofer for further evaluation and a roof certification.
- ♦ The roof showed typical wear, but appeared to be in serviceable condition except as noted. We recommend periodic inspection and maintenance to ensure a watertight surface and to maximize service life.



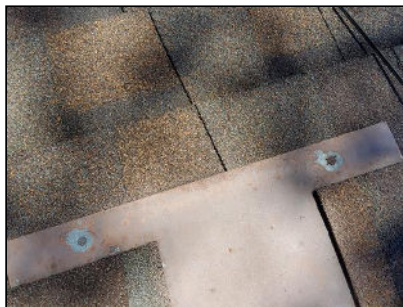
- ⚡ We observed tree branches growing over the roof surface in some areas. We recommend that they be trimmed back to help prevent roof damage from contact with the branches.



ROOF AND CHIMNEY LIMITATIONS

PLUMBING VENTS, APPLIANCE VENTS, FLASHINGS [Inspected]

- ⚡ NOTE: The mastic (tar) flashings at the rooftop penetrations are prone to expansion and contraction, drying and cracking. We recommend they be periodically inspected and sealed as necessary.
- ⚡ The nails or metal fasteners used to secure some flashings are exposed and unsealed, creating the opportunity for leakage. We recommend all exposed fasteners be sealed with caulking or roofing mastic.



ROOF DRAINAGE - GUTTERS AND DOWNSPOUTS [Inspected]

- ⚡ Gutters and downspouts were not installed on all portions of the roof. We recommend installing additional gutters and downspouts as part of ongoing maintenance to collect and divert water away from the structure.
- ⚡ We observed leaves or other debris inside sections of the gutters. We recommend that the gutters be regularly cleared to ensure proper function, and to help prevent corrosion.
- ⚡ There are trees overhanging the roof, which makes the gutters likely to be clogged during rains and high winds. We recommend that the installation of gutter guards be considered to help prevent clogging and to maximize service life.

SPARK ARRESTOR / RAIN CAP, CHIMNEY, SKYLIGHTS [Inspected]

- ⚡ Chimneys are a common source of water infiltration, both at the roof and inside the structure. Maintaining the flashings and a proper weather cap will reduce the chances of a problem. Portions of the flashing and interior of the chimney are not visible during our inspection. The NFPA recommends having what is called a Level II inspection by a qualified chimney sweep, to include a camera scan of the interior of the chimney. A Level II inspection can identify problems not noted in our report. You can find a list of certified sweeps at www.csia.org
- ⚡ We observed small to moderate cracks in the bricks and mortar at the back/base of the chimney. We recommend they be sealed, patched or repaired for a better appearance and to help prevent moisture penetration and further damage.



- ◆ A spark arrestor-rain cap assembly was installed above the chimney flue(s) to prevent the escape of hot embers and rain entry. It is beyond the scope of a home inspection to removed spark arrestors/rain caps, and therefore the interior of the flue was not inspected, and it's condition is unknown. If further evaluation is desired, we recommend referral with a chimney specialist.



- ✎ ◆ The mortar cap at the top of the chimney (also known as the crown wash) was cracked, eroded and/or poorly sealed. This is a common condition, but can lead to moisture penetration and subsequent damage. We recommend that it be resealed by a chimney specialist as a preventative measure.



5. Plumbing

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Note: Waste lines and fittings will dry out while a house is vacant and can lead to leakage, however these leaks often will not reveal themselves until the house is occupied and in full use. For example, a drain leak from an upper floor kitchen or bathroom may not be apparent on a lower floor wall or ceiling surface until several hours after the inspection. Additionally, tub, shower or floor drains may not backup during the inspection because the house cannot be fully "water tested" as it would by living in the home. Waste solidifies in inactive drain lines, and may require "snaking" or other repairs. Expect this possibility. Inspection of below ground sewer components is beyond the scope of this our inspection. Scanning of the lines is the only way to assure there are no broken or clogged components. We recommend that sewer lines be scanned before close of escrow because finding and correcting these problems can be very expensive.

We do not test water heater temperature/pressure relief valves as they often leak after being operated. If the valve fails to reset and leaks, replacement will be necessary. We recommend that the valve be tested periodically by a plumber or general contractor, and replaced if necessary.

Styles & Materials

Main gas valve location: Left side	Main water valve location: Left front	Sewer cleanout location: Left front
Potable water source: Public	Main water supply material: Galvanized steel	House water supply material: Combination of copper and galvanized steel
Waste drain material: Cast iron Galvanized ABS Plastic	Water heaters units - Date of manufacture: 1 unit 2005	Water heater power source - Capacity: Natural gas - 40 gallons
Water Heater location: Utility Basement		

Inspection Items

SUPPLY PIPES, FLOW, PRESSURE, GAS PIPES [Inspected]

- ◆ NOTE: The underground water supply piping is inaccessible and we cannot identify the type or condition of the material. If further evaluation is desired, we recommend referral with a licensed plumber.
- ☒ ◆ It is not unusual to find plumbing leaks in a building that has been left vacant. Often, such leaks do not become apparent until the building is occupied. Such leaks can include valve stem packing drips, shower or tub seepage, running toilets or pinhole solder joint leaks. Sometimes, leaks will seal themselves as components such as washers and O-rings settle in place. Some leaks may need to be repaired by a plumber.
- ☒ ◆ The water pressure, as measured at the exterior hose bibs, was above 80 psi (pounds per square inch), which is considered above the high end of normal. Excessive pressure can result in leakage at the fixtures and/or water supply lines. We recommend further review by a licensed plumber and a pressure reduction valve installed if recommended.



- ☒ ◆ A saddle valve was installed on a water supply line in the crawlspace near the access ladder. These valves are prone to leakage due to their design. While no leakage was noted at the time of inspection, we recommend replacement with a permanently installed valve by a qualified, licensed plumber in order to prevent future leakage.



- ☒ ◆ The galvanized steel water supply lines were corroded and the water was rusty or discolored at some of the fixtures. This is usually from mineral deposits building up inside of the older galvanized lines, particularly if fixtures

are not used on a regular basis. This condition is not unusual in older buildings and the water should run clearer when it is run for a few moments, however this is an indication that the pipes are corroding on the inside and replacement should be anticipated and budgeted for.



GAS SERVICE, GAS METER [Inspected]

- ◆ The gas meter was in serviceable condition, and a gas shutoff wrench was observed near the meter at the time of inspection. This wrench can be used to manually shut off the gas in the event of an emergency. If desired, a licensed plumbing contractor could be retained to install an automatic gas shutoff valve.
- ◆ NOTE: The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. To shut off the gas to the entire building, use a wrench (gas shut off wrench stored near meter), rotate the shut-off valve one-quarter turn in either direction until it is perpendicular to the supply pipe.



DRAIN, WASTE, VENT [Inspected]

WATER CONNECTIONS, TEMPERATURE/PRESSURE RELIEF VALVE [Inspected]

- 🔍 ◆ Because of the location of the water heater, the temperature-pressure relief valve discharge pipe was incorrectly installed, terminated in the subarea and not routed to the exterior as required. We recommend further evaluation by a qualified, licensed plumber or water heater specialist and modification of the discharge pipe or replacement with a gas shut-off valve (Watts 210) if recommended.



SEISMIC BRACING [Inspected]

- ◆ The water heater was strapped or braced in the lower and upper third of the tank, however the straps do not encircle the tank before attaching to the wall. Although this is technically incorrect, it is our opinion that the bracing is adequate and secure. Modification to encircle the tank should be considered, however it could be performed as part of ongoing improvements.



VENTING, DRAFT HOOD [Inspected]

GAS SUPPLY, COMBUSTION AIR [Inspected]

- ◆ The water heater gas supply piping does not include a T-pipe extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a "drip leg" should be added to the gas piping just ahead of the connector by a qualified, licensed plumber.

ELEVATION, LOCATION, ACCESS [Inspected]

GENERAL CONDITION [Inspected]

- ◆ Based on typical life expectancies, the water heater is beyond it's expected service life. Although still operating, replacement should be anticipated in the near future.

6. Electrical

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.


Styles & Materials

Service Capacity - ID: 100 amperes Capacity determined by panel label rating	Service type - Wire material - Voltage: Overhead Copper 120/240 volts (3 cables)	Circuit Protection Type: Circuit breakers
---	--	---

Wiring type: Nonmetallic Sheathed Cable (Romex) Flexible Metal or Plastic Conduit (BX - Flex) Rigid Metal Conduit (Rigid) Knob and tube wiring (K&T)	Main service panel location: Left side Exterior Enclosure	Subpanel location(s): Hall closet
---	--	---


Inspection Items

INCOMING SERVICE, MAST, METER [Inspected]


-  ♦ The overhead electrical service wires are in contact with, deflected by tree branches. This could result in damage and/or the interruption of electrical service during high winds. We recommend referral with a tree trimming service and/or PG&E, and the branches trimmed as necessary.



MAIN PANEL, SERVICE [Inspected]

-  ♦ The main electrical service panel was a Bulldog Electric panel with "Pushmatic" circuit breakers. These overcurrent devices require regular maintenance and lubrication to ensure proper, safe function and have a history of failure if not properly maintained. Replacement devices are also difficult to find. Consideration should be given to upgrading the panel to ensure proper, safe function. We recommend further evaluation by a qualified, licensed electrician for upgrade options.



-  ♦ One of the screws was missing from the main electrical panel cover. We recommend replacement with an approved blunt-end screw to prevent movement and for improved safety.



MAIN DISCONNECT, SERVICE CAPACITY [Inspected]**SUB PANEL** [Inspected]

- ◆ NOTE: There is an electrical subpanel located in a closet. This is common finding, however closet installations are no longer approved, and eventual replacement and relocation may be necessary. We only recommend that proper clearance be maintained in front of the panel.



- ◆ The electrical subpanel was manufactured by Federal Pacific Electric. Some of the equipment produced by this company has been associated with product defects, and failure of their overcurrent protection devices (circuit breakers) including rare cases of fires. Although there was no evidence of overheating or failure of the breakers, we cannot predict the likeliness of failure and strongly recommend referral with a licensed electrician for further evaluation, and that replacement of this equipment be considered and anticipated.

**CONDUCTOR MATERIAL** [Inspected]**WIRING** [Inspected]

- ◆ Knob and tube wiring is still in use in this building (ceramic knobs and tubes are used to pass wire through and along wood framing components, and act as an insulator). No particular deficiencies were noted, however because of it's age, and the fact that these circuits are ungrounded, we recommend replacement of the knob and tube wiring as upgrades and maintenance projects are undertaken.



- ✖ ◆ Unprotected and apparently abandoned exterior wiring was observed at the exterior left front at an attic eave vent. We could not verify if this wiring has the possibility of becoming energized. We recommend the wiring be disconnected at it's source or properly terminated inside of a covered junction box by a licensed electrician.



- ✖ ◆ We observed exposed and unprotected electrical wiring (NM - non metallic sheathed cable) in the kitchen sink cabinet. This installation is not approved as the wiring is subject to physical damage. We recommend all unprotected wiring be replaced with "BX" armored cable, "MC" metal clad or physically protected by a qualified, licensed electrician for improved safety.



- ✖ ◆ We observed an uncovered electrical junction box in the utility basement, above the water heater. We recommend that it be fitted with an approved cover plate to protect the wiring from accidental contact and physical damage.

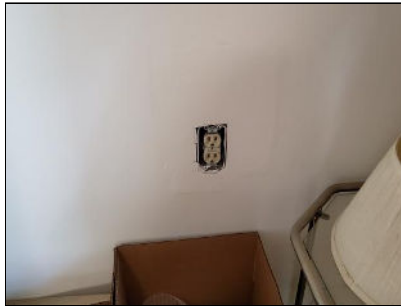


RECEPTACLES [Inspected]

- ⏏ ◆ There were a minimum number of receptacles installed in portions of this building, and some of them are the ungrounded two prong type. Although this is typical in older buildings, we recommend that additional receptacles be considered, and that all of the receptacles be upgraded and grounded in the course of ongoing improvements.
- ✖ ◆ A receptacle in the kitchen on the right side of the sink was found to be wired incorrectly with an "open neutral" condition. The receptacle will not function properly with this configuration. We recommend repair by a qualified, licensed electrician.

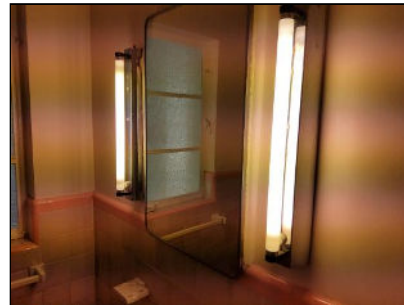


- ✖ ◆ We observed a missing cover plate at one of the receptacles in the right front bedroom closet. We recommend replacement to protect from accidental contact and shock hazards.



LIGHTS [Inspected]



- ◆ NOTE: Although the living room did not include overhead lighting, switched receptacles were present. Current standards require that all rooms have either a switched overhead light, or a switched receptacle to ensure that a light can be turned on from an entry door.
- 📐 ◆ The lens covers were missing from the vanity light fixtures in the bathrooms. We recommend they be replaced to protect the bulbs from physical damage.




SWITCHES [Inspected]

GFCI, AFCI [Inspected]

- ◆ NOTE: Ground fault circuit interrupters (GFCIs) are modern wall receptacles or circuit breakers, designed to protect occupants from electric shock. GFCIs are required in the following areas, but may not be limited to, kitchen countertop receptacles, bathroom hydrotherapy tub and sink areas, garages, basements, spas, hot tubs, fountains, pools, sump pumps, crawl spaces, near laundry tubs, and exterior walls. We recommend that all such locations be provided with GFCI protection if they are not already so equipped. GFCI devices should be tested periodically in accordance with the manufacturer's recommendations to ensure that they continue to provide the necessary protection.

-  ♦ GFCI (ground fault circuit interrupter) protection has been installed for the bathrooms and at one of the kitchen countertop receptacles only. The device(s) were checked and found to be functional, and we recommend testing on a monthly basis. Consideration should be given to installing GFCI protection in all wet locations (bathrooms, kitchen countertops, garages, exterior, etc.)
- ♦ NOTE: An arc-fault circuit interrupter (AFCI) is an electrical device designed to provide protection from the effects of electrical arc faults and de-energize the circuit when an arc fault is detected. There is a difference between AFCIs and GFCIs. AFCIs are intended to reduce the likelihood of fire caused by electrical arcing faults; whereas, GFCIs are personnel protection intended to reduce the likelihood of electric shock hazard.
-  ♦ There did not appear to be AFCI protection installed in this building. As an upgrade, we recommend AFCI protection be installed in all required areas by a licensed electrician.

GROUNDING BONDING [Inspected]

-  ♦ The primary grounding conductor was spliced inside the main electrical panel. This is technically incorrect, because it can become disconnected. We recommend further review and replacement by a qualified, licensed electrician to meet current standards and for improved safety.
- ♦ NOTE: Bonding refers to the permanent joining together of components for maintaining electrical continuity, typically to assure continuity to electrical ground.
- ♦ The above ground metal piping was bonded and connected to the grounding system as per present standards.

GENERAL INFO, DOORBELL, CEILING FAN, MISC.

7. Heating and Cooling


Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

Styles & Materials


Furnace Age: Appears to be the original installation	Energy Source - Type: Natural Gas Forced air furnace Single Zone System	Location-# of Systems: Subarea Number of Systems One
Filter location(s) - Filter type: No filter was located		

Inspection Items

FORCED AIR HEATING, CLEARANCE [Inspected]

-  ♦ Based on age and condition, the furnace is near the end of it's service life. Although it was functioning at the time of the inspection, replacement should be considered and anticipated.

GAS SUPPLY, THERMOSTAT [Inspected]

-  ♦ The gas supply for the heater is rigid piping. We recommend the installation of a flexible supply connector as an upgrade to help limit damage in the event of a major earthquake.



VENT, BLOWER, FAN, DISCONNECT [Inspected]

- ◆ The furnace and water heater vents terminate into a transite (asbestos cement) flue pipe, which is no longer approved. No particular deficiencies were observed, however reconfiguring or replacement should be considered and anticipated, particularly when the furnace is replaced. If more information is desired, we recommend referral with an asbestos abatement contractor.



DUCTWORK, FILTERS, AIR FLOW, REGISTERS, PLENUM [Inspected]

- ◆ NOTE: The flow of air was checked at each of the accessible registers. The registers that were closed were not opened, and any registers that were blocked by furnishings or any other items were not checked. We did not attempt to measure the flow, and only observed that there was some flow of air from register to register. Exact measurement of air flow requires special equipment and is beyond the scope of our inspection. We recommend inquires of the seller regarding the adequacy, and comfort level in each of the rooms throughout the house at various times of the year.
- ✗ ◆ The heat ducts were insulated with a material that we suspect may contain asbestos. The material is loose, damaged and in overall poor condition. Identification and testing are beyond the scope of a home inspection. If more information is desired, we recommend referral with an asbestos abatement contractor.



- ◆ The furnace cold air return ducts were not insulated. We recommend that insulation be retrofitted for improved efficiency.
- ◆ There was no filter observed at the furnace or the cold air returns. We recommend that a filter(s) be installed to filter out dust, and to prolong the furnace service life.

HEAT EXCHANGER, COMBUSTION CHAMBER, BURNERS, SCREENS [Inspected]

- ◆ The heat exchanger, also referred to as the combustion chamber, is the portion of the furnace where combustion takes place. The heat exchanger was primarily inaccessible because of the design of the furnace, and we cannot certify that there are no cracks. If confirmation is desired, we recommend further evaluation of the heat exchanger by a licensed heating contractor, or PG&E.
- ⬆ ◆ Although no particular deficiencies were observed, based on the age of the furnace there is a higher probability of a crack developing in the heat exchanger (inside the combustion chamber). If desired, a definitive evaluation of the heat exchanger can be performed by a licensed HVAC contractor.

HVAC LIMITATIONS

8. Attic

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

Styles & Materials

Attic Location: Hall closet	Inspected: From the attic access opening	Attic Insulation: Fiberglass batts
Attic Ventilation: Eave, gable and eyebrow	Roof Structure - Sheathing: Wood rafters - Plywood over skip sheathing	

Inspection Items

ACCESS, PESTS, STORED ITEMS, TRANSITE [Inspected]

- ◆ NOTE: Due to the lack of installed planking, concealed framing and/or low clearances, the attic was only inspected from the access opening to avoid possible damage to the ceilings below. Therefore, inspection of the attic was very limited, as not all areas were readily visible. Conditions in need of repair may be discovered, if the attic is fully entered and all areas inspected. If desired, we recommend referral with the appropriate contractor who is equipped to inspected the entire attic.
- ⬆ ◆ The kitchen exhaust fan vent joints in the attic appeared to be sealed with a tape that we suspect may contain asbestos. Identification and testing are beyond the scope of a home inspection. If more information is desired, we recommend referral with an asbestos abatement contractor.



- ⬆ ◆ Evidence of rodent activity was observed in the attic, however we could not determine if there is current infestation. Rodents can damage ductwork and electrical wiring, and they can also be a health hazard. We recommend setting traps or bait, and if necessary, the services of a licensed pest control exterminator.

PLUMBING, STAINS [Inspected]

INSULATION [Inspected]

- ⬆ ◆ Insulation was observed in the attic space, however there was no insulation installed at the attic access hatch. We recommend installing foam board or batt insulation and weatherstripping at the access hatch for improved comfort and efficiency.



VENTILATION, EXHAUST FANS [Inspected]

FRAMING, FIREWALL [Inspected]

10. Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

In older homes, there is a potential for lead and/or asbestos (1978 and older) to exist. It is beyond the scope of a home inspection to make comments or determinations on whether these materials may exist. Additionally, it is beyond the scope of this inspection to comment on the presence of mold or any other environmentally hazardous materials.

Tempered (safety glass) is typically labeled with a transparent stencil at one of the corners, which we attempt to identify during the inspection, however it is not always labeled, or it may be faded or worn off. We cannot make guarantees as to whether all glass throughout the building is tempered. If this is a concern and further evaluation is desired, we recommend referral with a glass installer or specialist.

Styles & Materials

Fireplace Type: Masonry firebox and chimney with a lined flue	Ceiling - Wall - Floor: Floors: Wood, Tile and Vinyl Walls/Ceilings: Drywall	Window Style - Type - Material: Casement Fixed Single pane Metal
---	---	---

Inspection Items

SMOKE ALARMS - DETECTORS [Inspected]

- ◆ NOTE: California law requires the seller to transfer a home with properly placed functioning smoke and carbon monoxide alarms. The seller and the buyer are required to sign the Smoke Alarm/Carbon Monoxide Statement of Compliance prior to the close of escrow.

Smoke and Carbon Monoxide detectors should be tested periodically in accordance with the manufacturers recommendations to ensure that they remain operational. Pressing the test buttons on the alarms only verifies battery or horn function but does not test the sensors within the unit. We recommend that detector batteries be changed with any change of occupancy, twice a year thereafter, and replaced after 10 years. A convenient time to change batteries is with the changing of your clocks in Spring and Fall.

- ◆ The smoke and carbon monoxide alarms appeared to be appropriately located in this building. The units were inspected for location only and were not operated using the test buttons.

DOORS [Inspected]

- ◆ Some of the doors lacked door stops, which can allow the handles to hit the walls. We recommend that all of the doors be equipped with door stops to help prevent damage to the interior walls.
- ◆ Some of the exterior doors were poorly sealed, or lacked weather-stripping. We recommend that all of the exterior doors be weather-stripped to help prevent air and water entry, and for improved energy efficiency.

WINDOWS [Inspected]

- ◆ A representative sample of windows were tested (not all windows were opened, closed, and latched). The sampled windows appear to be properly installed and in serviceable condition, however it is possible that windows that were not tested may require maintenance or repair.
- ◆ Some of the windows were stuck or have been painted shut. We recommend repair as necessary to restore proper function.
- ◆ The casement crank mechanism for one of the windows in the left rear bedroom was damaged, preventing the window from opening. We recommend repair or replacement as necessary by a qualified, licensed contractor or window specialist.



- ◆ We observed cracked glass in one of the kitchen windows. We recommend all cracked glass be replaced by a qualified, licensed contractor for improved safety.



- ◆ We observed "untempered" (not laminated safety glass) glass in some of the windows that are less than 18 inches above the floor, and in some of the older door glass. This is typical in homes of this age, however it could be hazardous if broken. Upgrading these locations should be considered for maximum safety.

DOOR AND WINDOW SCREENS [Inspected]

- ◆ Some or all of the window screens have been removed. We observed several stored screens at the time of the inspection, however we did not inventory the screens to ensure that there is a screen for every window. If desired, we recommend referral with the seller, or counting the screens.

WALLS, CEILINGS, FLOORS [Inspected]

- ◆ NOTE: As in any building, there are cosmetic flaws and blemishes, as well as normal wear and tear. We make no attempt to list all conditions we deem cosmetic in nature. The affected surfaces can be repaired in the course of routine maintenance and upgrading. Additional conditions in need of repair may be discovered in the course of this work.
- ◆ The interior surfaces appear to have been recently repainted. No particular deficiencies were noted and no action is indicated, however we recommend monitoring, and there may be concealed conditions that become evident over time.
- ◆ NOTE: We were unable to determine if insulation has been installed in the perimeter walls. If more information is desired, we recommend referral with an insulation specialist.

ROOMS, CLOSETS, VAC, FAN [Inspected]

FIREPLACE, DAMPER [Inspected]

- ✦ The masonry firebox was showing wear and tear, including some soft, crumbly, or deteriorated mortar and/or bricks. The damage was not extensive, however we recommend further review by a chimney specialist, and maintenance or repairs performed as recommended.



- ✗ The chimney flue was viewed from the firebox, and the visible areas had a buildup of soot and creosote. We recommend referral with the appropriate contractor, and the flue cleaned to ensure safe and proper function.
- ✗ The wooden mantle around the fireplace is too close to the firebox by current standards, and should be considered a potential fire hazard. Although no particular deficiencies were noted at this time, we recommend referral with a fireplace specialist for more information and modification recommendations



- ✦ The fireplace hearth was cracked and damaged. This is primarily a cosmetic consideration, however we recommend repair or replacement for a better appearance and to ensure the safe use of the fireplace.



11. Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

Styles & Materials

Appliances Not Inspected: Refrigerator (not considered a built-in appliance)	Built-in Appliances: Cooktop Wall ovens Microwave oven Garbage disposal Dishwasher Exhaust fan	
--	---	--

Inspection Items

CABINETS, COUNTERTOP, APPLIANCE CONDITION [Inspected]

- ◆ NOTE: The kitchen appliances were all tested by activating one of the user control functions. We did not test every function or cycle on each appliance and cannot confirm that every function or cycle is operable. Testing all cycles or functions on appliances is outside the scope of a home inspection, but is recommended prior to the close of escrow.
- FURTHER RECOMMENDATION: Obtain a Home Warranty Protection Policy to insure against the failure of any appliance that may occur after taking possession of the home.
- ◆ NOTE: Refrigerators, if present whether free standing or attached are not considered built-in appliances, and therefore not included as part of this report. Additional appliances that are beyond the scope of a home inspection include wine refrigerators, espresso machines, steam ovens and countertop food processors. If desired, we recommend referral with the appropriate specialist.
- ◆ The appliances were tested using normal operating controls and were found to be in generally serviceable condition except as noted below.

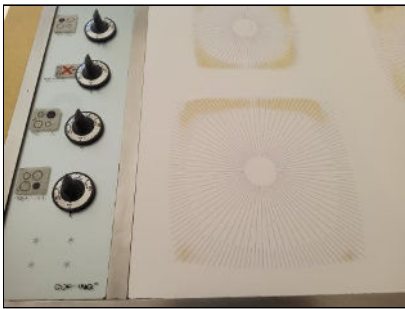
SINKS, HOT WATER, PLUMBING [Inspected]

DISHWASHER, AIR GAP, DISPOSAL [Inspected]

- ⚠ ◆ The dishwasher drain line lacks an air-gap, which is required by present standards to help prevent discharged water from flowing back into the dishwasher should there be a blockage in the drain line. We recommend an approved dishwasher discharge air-gap device be installed.

RANGES, OVENS, COOKTOPS, MICROWAVE [Inspected]

- ⚠ ◆ The left front cooktop burner was not functioning at the time of inspection. We recommend repair as necessary by a qualified appliance repair professional. Replacement of the cooktop may be necessary.



- ◆ The microwave was operated by heating a wet paper towels for 20 seconds. Any further testing is beyond the scope of this inspection. We recommend referral with the owner if possible for any additional information.

EXHAUST, COMPACTOR, PROCESSOR [Inspected]

- ⚠ ◆ There was a kitchen exhaust fan installed, however the unit was not installed over the cooktop, did not feature a hood, the motor was dirty and loud when operated. We recommend replacement with a modern exhaust hood over the cooktop by a qualified, licensed contractor to meet current standards and for improved performance and indoor air quality.



12. Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Inspection Items

SINK, BATHTUB [Inspected]

- ◆ The wash basin drain stop in the right side hall bathroom was not functioning properly. We recommend adjustment or repair as necessary.
- ◆ The bathtub drain stop was not functioning properly in the left side hall bathroom. We recommend it be adjusted, repaired or replaced as necessary.

FAUCETS, FIXTURES [Inspected]

- ◆ There was no permanently installed mount for the shower head in the left side hall bathroom shower. We recommend replacement for improved function and convenience.

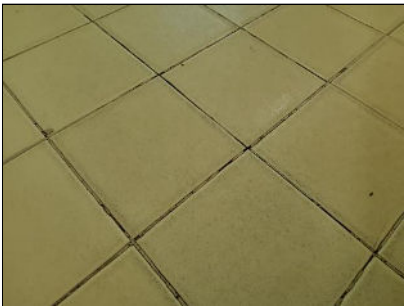


FLOOR, WALL, CEILING, VENTILATION [Inspected]

- ◆ Some of the floor tiles were cracked in the right side hall bathroom. The cracks appear to be primarily cosmetic, and repair or replacement is only recommended for a better appearance.



- ◆ There were gaps or voids noted in the grout between some of the floor tiles in the left side hall bathroom. We recommend regrouting and/or caulking to help prevent moisture penetration and subsequent damage.



- ◆ The flooring at the base of the right side hall shower was poorly sealed. We recommend that the floor be recaulked to help prevent moisture penetration and subsequent damage.



- ◆ There were no bathroom exhaust fans installed. This is not unusual in older properties, and no particular deficiencies were noted, however upgrading should be considered to help vent excessive moisture and odors.

TOILETS [Inspected]

- ◆ NOTE: The right side hall toilet was a low flow fixture and appears to be rated for a currently complying water usage as indicated by its label (0.8 gallons/flush).
- ◆ The left side hall bathroom toilet was not labeled or the toilet did not have a label indicating it was a low flow or the label was not readable. Some counties and/or cities, require the older, less efficient 1.6 GPF, 3.5 GPF and 7.0 GPF toilets to be replaced with an approved 1.28 GPF toilet at the time of the sale of the home or within the first sixty days after taking possession. Please check with the local water board, city or building department to determine your counties/city's current requirements.

SHOWERS, GLASS ENCLOSURE [Inspected]

- ◆ Tiled shower pans are subject to water entry over time, either from grout failure, cracked tiles, improper installation, and/or physical damage. A definitive water test requires 1 to 2 inches of standing water for an extended period of time, which is well beyond the scope of a home inspection. There were no indications of leakage at this time, however we recommend referral to a current pest inspection if available, and periodic monitoring and inspection.

CABINETS, COUNTERTOP, MISCELLANEOUS [Inspected]

13. Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent. If present, laundry sink features will be inspected.

Styles & Materials

Washer/Dryer Location: Laundry room	Dryer Hookup: 240 volt electric only	
---	--	--

Inspection Items**HOOKUPS, FAN, FLOOR** [Inspected]

- ◆ The hookups for the washer and dryer appear to be in serviceable condition, except as noted. The appliances themselves were not tested.
- ◆ There was no mechanical exhaust fan installed in the laundry area. We recommend upgrading for improved air circulation.

WASHER, STANDPIPE [Inspected]

- ◆ NOTE: There was no drain pan installed for the washer. As a preventive measure, we recommend that an overflow pan be installed, and ideally routed to the exterior to prevent water damage in the event of a leak or overflow.

DRYER VENT, GAS VALVE [Inspected]

- ◆ NOTE: Clogged dryer lint ducts can adversely affect the operation of the dryer and can be a potential fire hazard. We recommend they be periodically cleaned to ensure safe and efficient operation of the dryer.
- ◆ We observed a flexible plastic dryer vent routed through the crawl space. Flex ducts are not permitted in crawlspaces and plastic ducts are not permitted for use with dryers. This should be considered a potential fire hazard. We recommend that the flexible vent be replaced with rigid venting in accordance with present standards. Typical requirements are a 4 inch smooth wall duct, no screws, no longer than 14 feet, with a hooded damper at the exterior. A flex duct (6 ft max.) may be used at the dryer connection but cannot go through floors, walls, crawl spaces or attics.



Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To BPG Inspection, LLC