

All Pro Home Inspections

Steve John, 3685 Herbert Street, San Diego, CA 92103, 619-283-1123

STANDARD RESIDENTIAL INSPECTION AGREEMENT

(PLEASE READ CAREFULLY, THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT)

Client Name: History Buff
Inspection Address: 1234 Old Street
Oldville, CA 92100

Date: August 7, 2011
Time: 8:00 AM

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building 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. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA®), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

CLIENT'S DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, "Chinise drywall" 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.

SEVERABILITY: Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

ARBITRATION: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted by Construction Dispute Resolution Services, LLC utilizing their Rules and Procedures. The parties hereto shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure. The decision of the Arbitrator shall be final and binding and judgement on the Award may be entered in any Court of competent jurisdiction.

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

I agree to pay the fee listed below, and I have read, understand and agree to all the terms, conditions, and limitations of this Agreement, and voluntarily agree to be bound thereby. I understand that the inspection fee stated is for the initial inspection and report. I agree to pay for the inspector's time for any reinspection, meetings with third parties including any contractor, seller, or arbitrator that may be needed at a later date, or any time for inspector to participate in any legal or administrative proceeding at the hourly rate of \$150.00 for the initial hour or part thereof, and \$120.00 per hour after the first hour. (Reasonable phone consultation is free.)

Inspector for Company

08/07/11
Date

Client

Date

Total Fee \$ 0.00 Paid by: Check # _____ Payment acknowledged: _____

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION Residential Standards of Practice

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a real estate inspection and define certain terms relating to these inspections. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

- A. A real estate inspection is a survey and basic operation of the systems and components of a building 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. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.
- B. A real estate inspection report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report may include the Inspector's recommendations for correction or further evaluation.
- C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

Part II. Standards of Practice

A real estate inspection includes the readily accessible systems and components or a representative number of multiple similar components listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 - Foundation, Basement, and Under-floor Areas

- A. Items to be inspected:
 1. Foundation system
 2. Floor framing system
 3. Under-floor ventilation
 4. Foundation anchoring and cripple wall bracing
 5. Wood separation from soil
 6. Insulation
- B. The Inspector is not required to:
 1. Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems
 2. Determine the composition or energy rating of insulation materials

SECTION 2 - Exterior

- A. Items to be inspected:
 3. Surface grade directly adjacent to the buildings
 4. Doors and windows
 5. Attached decks, porches, patios, enclosures, balconies, stairways and their enclosures
 6. Wall cladding and trim
 7. Portions of walkways and driveways that are adjacent to the buildings
- B. The Inspector is not required to:
 1. Inspect door or window screens, shutters, awnings, or security bars

SECTION 3 - Roof Covering

- A. Items to be inspected:
 1. Covering
 2. Drainage
 3. Flashings
 4. Penetrations
 5. Skylights
- B. The Inspector is not required to:
 1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
 2. Warrant or certify that roof systems, coverings, or components are free from leakage

SECTION 4 - Attic Areas and Roof Framing

- A. Items to be inspected:
 1. Framing
 2. Ventilation
 3. Insulation
- B. The Inspector is not required to:
 4. Inspect mechanical attic ventilation systems or components
 5. Determine the composition or energy rating of insulation materials

SECTION 5 - Plumbing

- A. Items to be inspected:
 1. Water supply piping
 2. Drain, waste, and vent piping
 3. Faucets and fixtures
 4. Fuel gas piping
 5. Water heaters
 6. Functional flow and functional drainage
- B. The Inspector is not required to:
 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
 3. Inspect whirlpool baths, steam showers, or sauna systems or components
 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks
 5. Inspect wells or water treatment systems

SECTION 6 - Electrical

- A. Items to be inspected:
 6. Service equipment
 7. Electrical panels
 8. Circuit wiring
 9. Switches, receptacles, outlets, and lighting fixtures
- B. The Inspector is not required to:
 1. Operate circuit breakers or circuit interrupters
 2. Remove cover plates
 3. Inspect de-icing systems or components
 4. Inspect private or emergency electrical supply systems

This report was prepared exclusively for History Buff in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report. ©

2. Inspect fences or gates or operate automated door or gate openers or their safety devices or components
3. Use a ladder to inspect systems or components

SECTION 7 - Heating and Cooling

- C. Items to be inspected:
10. Heating equipment
 11. Central cooling equipment
 12. Energy source and connections
 13. Combustion air and exhaust vent systems
 14. Condensate drainage
 15. Conditioned air distribution systems
- D. The Inspector is not required to:
1. Inspect heat exchangers or electric heating elements
 2. Inspect non-central air conditioning units or evaporative coolers
 3. Inspect radiant, solar, hydronic, or geothermal systems or components
 4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
 5. Inspect electronic air filtering or humidity control systems or components

SECTION 8 - Fireplaces and Chimneys

- A. Items to be inspected:
1. Chimney exterior
 2. Spark arrestor
 3. Firebox
 4. Damper
 5. Hearth extension
- B. The Inspector is not required to:
1. Inspect chimney interiors
 2. Inspect fireplace inserts, seals, or gaskets
 3. Operate any fireplace or determine if a fireplace can be safely used

SECTION 9 - Building Interior

- A. Items to be inspected:
1. Walls, ceilings, and floors
 2. Doors and windows
 3. Stairways, handrails, and guardrails
 4. Permanently installed cabinets
 5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
 6. Absence of smoke alarms
 7. Vehicle doors and openers
- B. The Inspector is not required to:
1. Inspect window, door, or floor coverings
 2. Determine whether a building is secure from unauthorized entry
 3. Operate or test smoke alarms or vehicle door safety devices
 4. Use a ladder to inspect systems or components

Part III. Limitations, Exceptions, and Exclusions

- A. The following are excluded from a real estate inspection:
1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected
 2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories

3. Auxiliary features of appliances beyond the appliance's basic function
4. Systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
6. Determining compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water
13. Determining the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components
18. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or operating any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls
21. Operating shutoff valves or shutting down any system or component
22. Dismantling any system, structure or component or removing access panels other than those provided for homeowner maintenance

- A. The Inspector may, at his or her discretion:
1. Inspect any building, system, component, appliance, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
 2. Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

IV. Glossary of Terms

*Note: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific function

Building: The subject of the inspection and its primary parking structure

Component: A part of a system, appliance, fixture, or device

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a real estate inspection

Device: A component designed to perform a particular task or function

Fixture: A plumbing or electrical component with a fixed position and function

Function: The normal and characteristic purpose or action of a system, component, or device

Functional Drainage: The ability to empty a plumbing fixture in a reasonable time

Functional Flow: The flow of the water supply at the highest and farthest fixture from the building supply shutoff valve when another fixture is used simultaneously

Inspect: Refer to Part I, 'Definition and Scope', Paragraph A

Inspector: One who performs a real estate inspection

Normal User Control: Switch or other device that activates a system or component and is provided for use by an occupant of a building

Operate: Cause a system, appliance, fixture, or device to function using normal user controls

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A building that an Inspector has agreed to inspect

Primary Parking structure: A building for the purpose of vehicle storage associated with the primary building

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Real Estate Inspection: Refer to Part I, 'Definitions and Scope', Paragraph A

Representative Number: Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets

Safety Hazard: A condition that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to normal user controls

System: An assemblage of various components designed to function as a whole

Technically Exhaustive: Examination beyond the scope of a real estate inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis



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All Pro Home Inspections

Steve John • 3685 Herbert Street San Diego, CA 92103 • 619-283-1123

Inspection Report

Client Name: History Buff
 Inspection Address: 1234 Old Street
 Oldville , CA 92100

Date: August 7, 2011
 Time: 8:00 AM

This report was prepared for History Buff in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is a critical part of this report. If you were not present during the inspection, call (619)283-1123 for a full discussion of the entire report and an overview. This report was prepared for the sole and exclusive use of Client and any third party, including other purchasers, who are not part of this contract, may not rely on or use this report for any purpose and should not make any decisions based on this report. Inspector assumes no liability for third party interpretation or use of this report. All such parties are advised to retain a qualified professional inspector to provide them with their own inspection and report.

It is the clients responsibility to read this report in its entirety. The client is also responsible to perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied, or damaged during the seller's evacuation of the building. If you discover any new conditions at that time, you may call me for a free telephone consultation, but if you desire a reinspection, a nominal charge will be required.

Table of Contents

INSPECTION REPORT	9
STRUCTURE, FOUNDATION, CRAWL SPACE	12
EXTERIOR	19
ATTIC AREAS & ROOF FRAMING	28
ELECTRICAL SYSTEMS	29
PLUMBING	34
HEATING SYSTEMS	37
GARAGE - CARPORT	38
LAUNDRY	38
WATER HEATERS	39
BATHROOMS	42
INTERIOR ROOMS	49
KITCHEN	54

Profile of your Inspector Steve D. John, MCI, CNCS

Specializing in:

**CONSTRUCTION DEFECT ANALYSIS and EXPERT WITNESS TESTIMONY
CONTRACTOR and OWNER DISPUTE RESOLUTION
RESIDENTIAL and COMMERCIAL INSPECTIONS
IN-PROGRESS CONSTRUCTION INSPECTIONS**

Certifications and Licensing

International Code Council / International Conference of Building Officials

Combination Dwelling Inspector - Uniform Building Code, Uniform Mechanical Code, Uniform Plumbing Code, National Electrical Code
Certificate # 5227225-56

California State Licensed General Building Contractor

License # B-340790 Since 1974 (currently inactive)

California Real Estate Inspection Association, MCI

Master CREIA Inspector, # 0029

California Real Estate Inspection Association, CNCS

CREIA New Construction Specialist

Real Estate Broker License, State of California, Department of Real Estate

License # 00900753 (currently inactive)

Work Experience

All Pro Home Inspections

Home Inspection and Consulting

6/94 - Present

All Pro Remodeling

1/93 - 6/94

U. S. Homes

Senior Construction Manager, Responsible for: contract writing, specification development, contract negotiations, development and construction permit procurement, coordination of onsite and offsite development, and supervision of construction superintendents.

3/89 - 1/93

Standard Pacific, Orange County

Lead Superintendent, Offsite Superintendent, Onsite Superintendent

1985 - 3/98

All Pro Development

Built custom homes and built and designed spec homes as a general building contractor.

1973 - 1984

EDUCATION

Continuing Education

1994 - Present

Hundreds of hours of accredited continuing education at over 40 conferences, seminars, and schools specializing in the inspection field and construction defect evaluation.

University of California, Irvine

1986 - 1987

Light Construction and Development Management, Certificate Program
Home Builders Council, Scholarship Award, 1986

San Diego State University

1984

Bachelor of Science, in Business: Majors; Real Estate and Finance, Graduated with Honors

ORGANIZATION AFFILIATIONS

CREIA, California Real Estate Inspection Association

Member since 1994

Master CREIA Inspector, # 0029

CREIA New Construction Specialist

2006/2007 CREIA State Regional Director

2006/2007 Co-Chairman of the Membership Committee

2005/2010 Co-Chairman of the Standards of Practice Committee

2005/2010 Contract Committee

2005/2006 President of the San Diego Chapter of CREIA

2004/2005 Vice President of the San Diego Chapter of CREIA

2003/2004 Secretary of the San Diego Chapter of CREIA

ICBO/ICC, International Conference of Building Officials/ International Code Conference

Professional Member # 0966116, Member since 12/99

IAEI, International Association of Electrical Inspectors

Membership # 3191, Member since 3/8/95

INSPECTION REPORT

PROPERTY INFO

1.1 YEAR BUILT:

1890's (The year built was given to me by the person booking the inspection and I made no attempt to verify this information. Do not rely on the date stated here.)

1.2 SQUARE FOOTAGE:

4000 sq. ft. (The square footage was given to me by the person booking the inspection and I made no attempt to verify this information. You should check the appraisal report for an actual calculation of the square footage. Do not rely on the figure stated here.)

1.3 WEATHER:

Light rain in past 24 hours and moderate rain in past four days.

1.4 OCCUPIED:

This home is occupied and, furniture, appliances, and household items will hide the surfaces behind them and may obscure defects that can not be discovered at the time of the inspection. Since this is unavoidable, you are wise to make a final walk through prior to moving in to examine any areas that were inaccessible today. You may call me for a free telephone consultation, but, if you desire a reinspection a charge will be required.

1.5 PEOPLE PRESENT:

client(s), buyers agent.

NOTICE

1.6

I recommend that you do not show this report to your insurance company or your lender even if they ask you for a copy. Insurance companies and lenders don't think houses have defects, and when they see defects in the report they may decline to insure the property or provide a loan. I do not want to be the cause of anyone being turned down for insurance or a loan.

DEFINITIONS

1.7

I have made an effort to categorize the deficiencies noted in this report as an added benefit to you, and although many items could be in more than one category, I generally put them in only one. You must understand that any categorization is somewhat arbitrary, but I believe the effort is valuable.

You need to realize it is difficult to predict how much effort or expense many deficiencies will take to correct until there is further evaluation, or the work has begun. Sometimes, what I see will appear to be worse than it actually is, but just as often, the visual deficiency is minor but the correction is substantial. For instance, I may see a problem on a heater and not be able to tell you if it can be corrected with standard service, or end up requiring a new heater. **By having deficiencies addressed as soon as possible, and before the end of your contingency period, you can minimize these risks.** Furthermore, you will always need to make some judgment on your own concerning the seriousness of all deficiencies.

This rating system, like the report format generally, is a work in progress. I am continually making improvements to bring more value to the inspection report. Any and all feedback from you is greatly appreciated.

1.8 SAFETY CONCERNS:

[SC] Safety Concerns: These are conditions that may pose a hazard to people, the building, or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

1.9 FURTHER EVALUATION:

[FE] Further Evaluation: Conditions noted that warrant further evaluation. Sometimes, something will just need clarification by the seller, but more often the item needs further evaluation by a specialist in the appropriate trade that is beyond the scope of my evaluation. **Further evaluation could reveal a much larger problem than what is apparent to me today and for this reason you should follow up as soon as possible and before the end of your contingency period.** Also, further evaluation could limit and minimize the scope of a problem that may look potentially bad on the surface but not end up being as serious of a concern. My inspection is limited to what is visible, and by its nature, will require follow up where appropriate.

1.10 CORRECTIONS RECOMMENDED:

[CR] Corrections Recommended: Conditions in need of maintenance, repair or replacement. All corrections need to be made by someone who is experienced and competent in the appropriate trade. It can be difficult to predict how much effort or expense many deficiencies will take to correct until there is further evaluation by an appropriate contractor.

1.11 RECOMMENDED UPGRADE:

[RU] Recommended Upgrade: These are recommendations designed to improve the quality or comfort of the home. They would be improvements to the original construction that I consider worthwhile and cost effective to add, such as additional insulation.

INTRODUCTORY NOTES**1.12 VERSION**

This is a preliminary version for on-site review. The final version with pictures will be sent to you by email.

1.13 OLDER HOMES:

The inspector's observations take into account the age of the building and the construction standards of that time. I make no attempt to identify all the components or elements that have changed over the years. Older buildings lack many of the modern framing and seismic connections presently being utilized. Engineering standards, energy efficiency, personal safety standards, and electrical standards, among many others have continually improved over the years. Even homes less than a decade old will not be built with all the safety and engineering enhancements of a home built today, and the older the home, the greater those deficiencies will be.

1.14 ENVIRONMENTAL CONCERNS:

Environmental issues including but not limited to asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic fields, buried fuel oil tanks, ground water contamination and soil contamination, are excluded from the scope of this inspection. I am not a specialist or licensed to evaluate any of these materials. I may point out or refer to one or more of these materials if I have strong reason to suspect they may be present in the building. If any environmental issues are pointed out, it is done as a courtesy above the scope of the inspection requirements and in no way indicates that all environmental concerns have been identified. You need to understand that I can not and do not have the ability to identify all potential environmental issues and in fact, I am only familiar with with very few. Should further study or analysis seem prudent, then that will need to be done by a specialist. Information related to some of these products can be found in the "Homeowners Guide to Environmental Hazards & Earthquake Safety" pamphlet provided by your agent or the seller. The environmental portion of this pamphlet is also available online at <http://www.cdph.ca.gov/programs/CLPPB/Documents/ResEnviroHaz2005.pdf>.

[FE] Buildings built before 1978 likely have many products in them that contain some amounts of asbestos or lead, determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet that is provided by your agent or the seller or at <http://www.cdph.ca.gov/programs/CLPPB/Documents/ResEnviroHaz2005.pdf>.

For further information about asbestos see the Environmental Protection Agency web site at: <http://www.epa.gov/asbestos/>. Thousands of compounds used to be made with some asbestos in them and most are not easily identified because there were similar looking products that did not contain any asbestos. Some were common building products used in older homes including patching and plastering compounds, mastic or glue particularly under flooring and some acoustic ceiling products are a few examples. There is no way to know without testing. I do not test for asbestos, but this can be done by others if you are concerned about the potential risks. The biggest concern with asbestos products is often the cost of removing and disposal of the asbestos when the products ever needed to be replaced or removed. When this is done in accordance with legal standards, it can add a substantial cost to a project. However, it is usually not necessary to remove asbestos products that are still in good condition. Asbestos was commonly used in many construction products until 1978, and some construction products past that date, and is still used in automobile breaks and other products to this day. Whenever you see a whitish-gray material that has been in an older home before 1978 that looks like cement board, or corrugated like cardboard, or is in thin flexible sheets like old crape paper, or as a tape around duct joints or other locations, you need to be suspicious that it will contain asbestos. These products were commonly used to reduce heat transfer or reduce the risk of fire and can contain substantial amounts of asbestos. You should not handle or disturb them because this will cause the fibers to become airborne and get into your lungs. The fibers are not visible to the naked eye and a common dusk mask will not protect you. Fortunately, evidence shows that people living in homes with asbestos products are fine as long as they leave the products undisturbed. Many other products are not as easily identified. Consult a specialist for further information and advice.

For further information about lead, you can request information from The National Lead Information Center's clearinghouse at: (800) 424-LEAD or www.epa.gov/lead. They have a very good free pamphlet "Reducing Lead Hazards When Remodeling Your Home" that can be downloaded or mailed to you. You should follow those recommendations and precautions. The older the home, the higher the potential for lead in the paint and the higher the percentage of lead in the older layers of paint.

1.15 MOLD STATEMENT

Mold has become a serious issue in the past several years with litigation based on mold accelerating. How much of a risk mold presents is hotly debated and beyond the scope of my knowledge. The scientific and legal communities will most likely be debating the extent of this risk for years. Mold does not affect all people the same way and may not affect some people at all. Some molds have been reported to be toxic or present other serious hazards, and mold can be very problematic for people with allergies or other sensitivities to mold. Other molds, and mildew which is difficult to distinguish from mold, are generally benign to human health. I can not tell the difference between a harmless mold and a hazardous mold. I try to identify conditions that may be conducive to mold growth and point these out in the body of this inspection. However, past water leaks or moisture intrusion problems can be difficult to detect and relatively easy to hide with paint and touch-up. There is the possibility of a high mold condition in any house that can not be detected during the inspection. See the ENVIRONMENTAL CONDITIONS provision of your contract.

Mold can not grow without the presence of water and any leaks in the plumbing system, the roof, through the exterior walls, from the soil, or poor ventilation, can create a condition conducive to mold growth. The longer a high moisture condition is allowed to continue, the greater the chance of mold growth. Consequently, any leaks need to be corrected as quickly as possible. Any past leaks that were not corrected properly and quickly, as well as current leaks, could have developed mold. Any time a hidden cavity, such as inside a wall, or under a cabinet become wet they need to be opened up and dried quickly, before mold can develop. Hidden areas should never be allowed to just dry out over time because mold can

develop in the time it can take to dry. Drywall, insulation, the base of a cabinet etc. will need to be removed to dry the hidden area, and often fans are needed to accelerate the process. Unfortunately, if this process was not started quickly, or not done at all, than any area that became wet in the past could harbor mold to this day, and you should be suspicious whenever there is evidence of a past leak.

Mold cleanup and removal should be taken seriously whether noted in the report or not. A mold remediation specialist should do the work when a substantial amount of mold is suspected. Mold should never just be painted over. Drywall, particle board, or any cellulose material contaminated with mold needs to be removed by someone who will be careful not to spread mold spores. One reason the drywall needs to be removed is to eliminate any mold that may be hiding inside a wall or other hidden cavity.

Smaller areas of mold contamination can be cleaned up by homeowners and the Environmental Protection Agency has a good easy to understand publication on mold and mold cleanup basics for the home available at <http://www.epa.gov/iaq/molds/moldguide.html> and I recommend that you visit this site.

1.16 PERMITS:

[FE] I have reason to believe that additions or alterations have been made to this property that should have a permit. You should ask the sellers about any and all permits that have been obtained on the property and you should check the inspection records to make sure the final signatures were obtained for any of the permits. You can check with the local jurisdiction and obtain copies of all the permits that they have on file for this property. These are public records. (Electrical and plumbing alterations always require a permit, as do any structural alterations or additions to the square footage.) Specific deficiencies will be found in the body of the report.

1.17 PARTIAL INSPECTION:

[NOTE] Do to the serious nature of some of the deficiencies noted, I spent my time dealing with the more important issues and did not make an effort to cover every item in, or aspect of, the house that I would on a home with less substantial defects. There will be additional deficiencies in the home that are not noted in the inspection report whenever a property has this many deficiencies. This allows me to spend my time concentrating on more important issues.

STRUCTURE, FOUNDATION, CRAWL SPACE

All concrete including the foundation has a tendency to crack, and cracking is expected. **Minor cracks are almost always present and will not necessarily be reported.**

The inspector is not an engineer and assessing the structural integrity of a building is excluded from this report. If substantial cracks or other significant problems are present you should have further evaluation by a structural engineer, foundation specialist or a geologist.

It can be critical to the stability and structural integrity of any foundation to make sure that surface and roof water is diverted away from the foundation and not allowed to saturate the soil close to the foundation. Many homes get away with sub-standard drainage without serious problems, but every home I investigate with a cracked slab or foundation movement has poor drainage. Even if an older home has survived without damage this far, the risks are too high, and any recommended corrections need to be followed. Take the recommendations in the 'Grading & Drainage' section that follows seriously, and read the hand out "Recommendations for Lot Grading".

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

2.1 FRONT PICTURE



CRACK REALITY CHECK: I can not tell you if most cracks are serious or not. Concrete can crack as part of the normal curing process and it is typical for concrete to crack, however, there is no such thing as a normal or typical crack. Every crack is unique and has the potential to be a sign of a larger problem. It is usually not possible for me to differentiate between a curing crack and most smaller cracks that could be an early warning sign of something more serious. All serious cracks started out small and grew. I do not see any benefit in identifying small cracks for you that are more likely curing cracks than a sign of a significant deficiency and will not report them. A small percentage of these small cracks will get wide enough to become a concern in the future but I have no way of telling which will end up being a sign of a significant deficiency and feel there is no benefit to you in pointing them out. This is a limitation of this inspection.

STRUCTURE:

2.2 BACK BATHROOM AREA

[FE] The area at the back of the house in the center section at the front walls of the bathrooms has settled substantially and needs further evaluation by an engineer. I was not able to determine the cause of this settlement. The center area of the floor has dropped in relation to the back wall. The doors both upstairs and down and the windows above the doors in this area are out of square due to the settlement. Repairs will be needed and you may want to level this area up somewhat. The floor slopes almost an inch in 6 feet.



2.3 ADDITION

[FE] [Defect] [CR] A two story extension or addition was added to the left side of the original house. The west wall has clearly settled or sunk a couple of inches and the floors are off level a couple of inches in six feet. That's a lot of settlement and it has caused substantial cracking in the walls and the windows are substantially out of square and damaged. I suspect that new foundation piers were added and that most of this damage was caused before the piers were replaced, but I can't be sure. This section, like the rest of the house does not have a perimeter foundation. Consideration should be given to removing this extension entirely and then deciding if it is worth replacing it. Again this is going to be a very substantial expense. It could also be a consideration with the historical designation of the house since this isn't original.



RAISED FOUNDATION

2.4 TYPE:

[FE] [FE] [CR] [CR] [CR] The perimeter of the house does not have a continuous foundation and are supported by isolated piers. These are much more prone to settlement and movement and this is considered a very substantial weakness in comparison to a continuous foundation. There are also problems with water intrusion, shear strength and earthquake weakness with this system. If a substantial portion of the home does not have a continuous foundation, this could limit the loan programs that will be available to you on this house because this type of foundation will not meet the underwriting requirements of many conventional loan programs. **I strongly recommend that you have further evaluation by an engineer and foundation contractor who can evaluate the condition, provide a solution and then give you a price to install a perimeter foundation and discuss all the weaknesses associated with the current foundation system. I strongly recommend installing a new foundation. This will be a substantial expense.**

The house has no perimeter foundation. When the probe is pushed in past the deteriorated curb wall, it is just hollow under the exterior wall. Also, looking under the front crawl area, it is clear that the exterior wall is only supported on isolated piers. I suspect that after all these years, there is very little support for the exterior wall due to deterioration in the posts supporting the wall and any footing under the posts. The house is likely getting much more support from the basement walls that are about three feet in from the exterior walls along the sides of the house and 8 to 10 feet in at the front of the house. This offset is what is causing the slope in the living room floor noted below. The basement and exterior walls line up at the back and this back wall appears to have been more stable. In this area the outside wall is the high point, but the interior has settled substantially as noted in the note above.



2.5 FOUNDATION BOLTS:

There were no anchor bolts or seismic connections noted between the house framing and the foundation. This was common for this age of construction, but would be a serious weakness in the event of an earthquake. You should read "The Homeowners Guide To Earthquake Safety" provided by your agent or available at http://www.seismic.ca.gov/pub/CSSC_2005-01_HOG.pdf for more information. Read the section "Homes Not Anchored to Foundation" starting on page 14 which describes the problem and provides a solution and additional resources. You should consider bolting and/or fastening the foundation using the appropriate methods to accommodate the construction design of the home as an upgrade for earthquake safety.

2.6 VENTILATION:

[CR] Some of the ventilation screens around the exterior were torn, damaged, missing, or had a hole, and need to be repaired or replaced to keep out rodents or other animals. The screen material to use should be 1/4 inch galvanized steel. Someone needs to check closely for any holes into the crawl space all around the house, and repair holes as small as 1/2 inch either in the screens or any other locations. If you can put your finger through a hole, than a rodent can also squeeze through. If a rodent can find a way into the crawl space, they will find a way into the house.

2.7 PEST CONTROL:

[CR] This crawl space is infested with flees and you need to talk to pest control company about eradicate them. I tried to enter the crawl space and got attacked and backed out without fully inspecting the crawl space.

[CR] Proper clearance has not been maintained between wood framing and the soil and correction is needed. In most cases the code requires six inches of separation between the soil and any wood even if it is pressure treated. It is important to maintain this clearance to minimize the risk of attracting termites or promote rot.

[CR] Soil is up against the base of many of the posts in the crawl area at the front of the house. Also, the wood sill along the edges is in contact with the soil. I am very surprised that the wood was in as good a condition as it was in the areas that I could access and took these pictures. However, it may not be is such good condition in other areas.



2.8 INSULATION:

None. Adding insulation would improve energy efficiency, and would be required for new construction, but isn't that important in a mild climate like ours.

2.9 FLOOR LEVEL:

[FE] Due to the perimeter foundation issue, there is substantial settlement noted in the floor of the main S-E living room. The high area is directly above the basement wall which is providing substantial support. The outside walls do not have much support and have substantial settlement. A new foundation is needed or this settlement could get substantially worse and there is even some risk of a much more serious failure. Consult an engineer. The slope is about 1-5/8 inch under my 6 foot level and likely close to 2 inches overall.

Consideration can be given to re-leveling the floor. This would need to be done by an experienced person who can make you aware of all the risks involved. After wood floor joists are bent over a long period of time, they do not straighten much. Evaluating this risk takes an experienced foundation restoration contractor.



GRADING & DRAINAGE

Notice: This inspection examines the slope around, and the drainage away from the main house only.

Slope around the house: The soil around the house needs to slope away from the foundation on all sides to minimize the amount of water that is allowed to saturate into the soil and ensure that no water is not allowed to pond close to the foundation. Current minimum standards, which have become stricter and more specific in recent years, generally require a 6 inch slope in the first 10 feet away from the house and this slope is recommended whenever possible. Older standards required a minimum slope of 1/4 inch per foot for five feet out from the foundation. However, so many problems are associated with poor drainage that the standards were increased. Concrete walks can slope less, with almost any positive slope being effective, as long as cracks are sealed. The water must then be channeled to the street along a trough or swale that slopes all the way to the street gutter or other approved drain. Yard drains can be used as an alternative to a swale, whenever this option is easier or makes more sense. The slope of the soil along the swale or towards a yard drain should be 1/4 inch per foot. Read the hand out "Recommendations for Lot Grading" which is available on my web site at www.AllProHI.com

Poor grading and failure to control water saturation can have a serious impact on the structural integrity of the house. Proper drainage control must be taken seriously when any cracks are noted or any settlement is suspected. Proper grading and drainage is particularly important in areas with expansive clay soils which is common in many areas of San Diego, hillside lots, or houses with crawl spaces, basements or where any portion of the house below the exterior grade. Even though a lot of homes have poor drainage without serious problems, you should realize that almost every house I see with slab cracks or settlement issues, has poor drainage, and poor drainage was a serious contributing factor to the damage. I strongly recommend that you do not take undue chances and due what you can to improve the drainage.

[SC] Safety Concerns **[FE]** Further Evaluation **[CR]** Correction Recommended

3.1 SOIL LEVEL

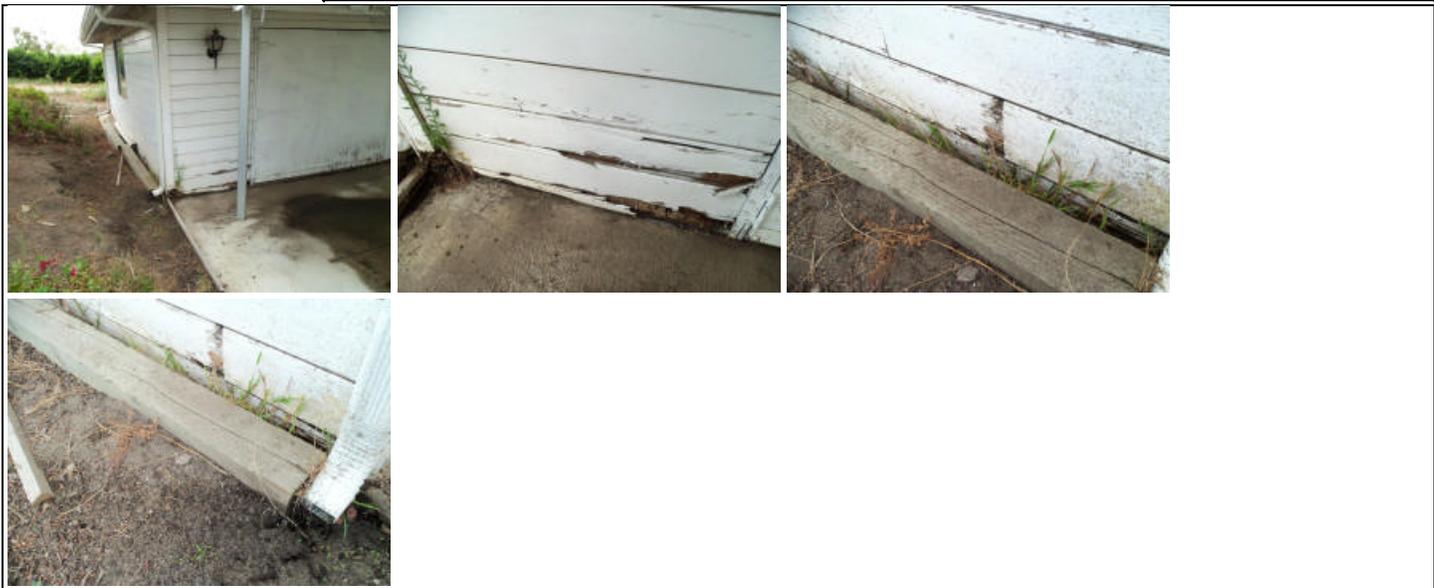
Clearance to soil: The code requires that the soil level be a minimum of six inches below the top of the foundation, (or four inches below the bottom edge of the stucco), to ensure that the wood in the wall cavity above the foundation stays dry to prevent rot. When the soil level is lowered, it is imperative that proper drainage be maintained so water will not pond against or near the foundation. Drains will need to be added in any planter areas where water can be trapped by concrete sidewalks or patios, or any area that can not be made to drain adequately by sloping the ground to an acceptable drainage point. Also, any untreated wood, such as siding should be separated from the soil by at least six inches. Untreated wood that stays moist for prolonged periods of time is at high risk of rot, (except old growth heart redwood or cedar that is naturally resistant to rot).

[CR] [CR] [CR] The concrete curb that was added to separate the soil from the structure of the house is a disaster and needs to be removed. The only recommendation that I have is to remove the concrete curb, and install a new foundation. This will require removing the front porch structure as well as some other additions to the side of the house and replacing them after the work is completed. This can be a substantial task. To do anything less requires accepting an very substantial risk of rot, mold, and termite activity inside the base of the wall as well as a risk of water getting onto the basement level of the house. The excavation work will be needed done to make replace the foundation and both of these substantial tasks will need to be done at the same time. See foundation notes also.



3.2 GARAGE

[CR] Another place where the soil is too high is all along the right side of the garage. There is clearly damage to the wood at the base of the wall. Someone added a concrete curb. This curb needs to be removed and the soil level lowered to the proper level and adequate drainage provided without raising the soil level too high.



3.3 EARTH TO WOOD:

Clearance between wood and soil: The code has always required that separation be maintained between any untreated wood and the soil unless the wood is heart redwood or cedar. The basic rule is that any untreated wood such as siding, trim, posts, or door jams has 6 inches of clearance and that this be maintained. Furthermore support beams such as under a deck need 12 inches of clearance, and supporting joists need 18 inches unless the wood is pressure treated. I regularly see extensive damage from both termites and rot when these requirements are not met and nationally estimates of damage exceed a billion dollars. One thing most people, and apparently many contractors, do not understand is that much of the pressure treated lumber available is not rated for contact with the soil. It only has a surface treatment that does not penetrate or protect the center of the wood. This wood will rot in contact with the soil and I see extensive damage in this wood in as little as 5 to 10 years. I often see the center rotted out and a weak outer layer is all that is left. Also, whenever treated lumber is cut in the field, the cut end is required to be treated with a preservative regardless of whether the wood is used in contact with the soil or not. Unfortunately, I very seldom see this done in actual practice.

Wood in contact with soil for prolonged periods of time is at very high risk of rot and proper clearance needs to be maintained.

[CR] Soil is in contact with wood, or very close to the wood, or contact is suspected, in many locations. Also see note above.

3.4 RAIN GUTTERS:

Rain gutters are noted only on the garage.

[CR] Some or all of the rain gutters need to be cleaned.



3.5 LANDSCAPING:

[NOTE] The Canary Island palms are susceptible to crown rot. It appears that a couple of the palms have a lot of damage and are probably going to die. Consult a tree specialist about possibly saving them and the risk of this spreading to the other palms.



EXTERIOR

Lawn sprinklers and low voltage yard lighting are not included in this inspection.

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

EXTERIOR OF HOUSE

4.1 WINDOWS:

[CR] The metal flashings installed at the top of the door or window trim were rusted out and in bad condition. This condition is conducive to moisture intrusion into the wall and the flashings need to be replaced.



4.2 SIDING:

[CR] Considering the age of the house, the exterior siding on the original house is in surprisingly good condition, however repairs will be needed.



EXTERIOR GROUNDS

4.3 TRIP HAZARDS

TRIP HAZARD REALITY CHECK: Trip hazards can cause serious injuries and are the cause of many deaths each year and their risks need to be taken seriously. Offsets or irregularities in any walking surface anywhere in or around the home or property as well as wet or slick surfaces can be a trip hazard. There are more emergency room visits due to trip and falls than to any other hazards in a home. Every homeowner must be responsible for evaluating all their walking surfaces and making their own judgment of these risks. These risks can vary greatly depending on the occupants of the house. Since every walking surface, every obstacle, every irregularity, every offset, and every slick surface, is a trip hazard, it does not make sense to list all possibilities. Any that may be listed here are intended to give you an idea of the types of things you should be looking for and are not by any means intended to be a complete list of the potential hazards. Trip hazards are encountered with every step. Be aware and be cautious. The responsibility is yours. You need to take the responsibility to reduce trip hazards around your property for your own safety and to reduce your liability. You should look at all the walking surfaces for ways to improve their safety by making the surfaces more even and eliminating anything that projects above the surface, or creates any depression in the surface that someone could catch a foot on.

4.4 DRIVEWAY:

[Defect] Water ponds over a large area of the driveway in front of the garage. The best way to correct this is to break out the concrete and repour it.



4.5 ENTRY PORCH:

[CR] [CR] [FE] [CR] There is so much rot and deterioration to the front and back porch decks and the upper deck that it is probably best to just tear them down and start over again. I strongly recommend that you have a general contractor or deck specialty contractor come out now and evaluate the decks and give you recommendations and a price to replace all of these. I expect this to be a substantial cost recommend that you determine this cost before the end of your contingency period. It may be necessary to remove these decks anyway to install the new foundation.





4.6

[CR] There is a lot of deterioration to the wood siding on the extension to the kitchen that was extended onto part of this front porch. There is also problems with the roof above and a window. None of this is original and probably doesn't make the historical people happy. I wonder if the city would let you rebuild this if it was removed since it isn't original.



4.7 PATIO:

[Defect] The finish height of the patio at the back of the house is too high in relation to the interior floor level. Standards specify that the finish elevation of any flatwork on the outside needs to be two inches below the level inside to minimize the risks of moisture intrusion.
 [CR] [CR] Water actually runs into the basement level through the doors and the sidewalk/patio needs to be busted out and lowered. Also, the soil level and grading needs to be corrected to slope away from the house. See grading and drainage notes.



4.8 WOOD DECKS:

[FE] [CR] [CR] The back wood deck and stairs is so badly deteriorated that I don't think there is any alternative but to tear it all down and start over. Again, this will be a substantial expense and you should get a price before the end of your contingency period.



4.9 BALCONIES:

[Defect] The material used on the deck is intended as a roofing material and is not intended or approved for use as a walking surface. It will be particularly vulnerable any place where furniture is placed on it, and on hot days when the material softens up. It can be expected to be problematic and have a short service life.

[CR] [CR] The balcony decking is in terrible condition and would need to be stripped and replaced even if the deck is not completely replaced.





4.10 GUARD RAILS:

[SC] There are openings in the guard railings wider than the present child-proof standard of 4 inches. These standards have changed several times over the years and this railing may have met the standard at the time of construction. Children can easily get there heads stuck in the older 6 inch standard and could easily fall through the older 8 and 9 inch standards. Upgrading is not required, but I recommend modification in accordance with present standards particularly if there will be young children in the house. There are nets and screens and plexiglas panels available that I often see in homes with young children. The advantage is that they are inexpensive and don't require the railing to be replaced.

4.11 ABANDONED POOL

[FE] There is a large slab on the far side of the exterior bathrooms that I understand was put on top of an abandoned pool. I did not evaluate this in any way and it is outside the scope of this inspection. I will tell you that there are rules for abandoning a pool and I doubt that these have been folowed here.



4.12 ABANDONED BATH AT BACK

[CR] [CR] There is a small abandoned bathroom at the back of the house that has so many problems that it clearly just needs to be removed. The interesting thing to note is the amount of rot and damage to the wood at the base of the wall. This is what happens when the soil is too high and the wood get wet for prolonged periods. The real question is how much rot and damage is there along the side of the house where we can't see the wood below the soil line but know that water is magrating onto the wood. The soil level is of course too high and the drainage is bad and runs against the house.





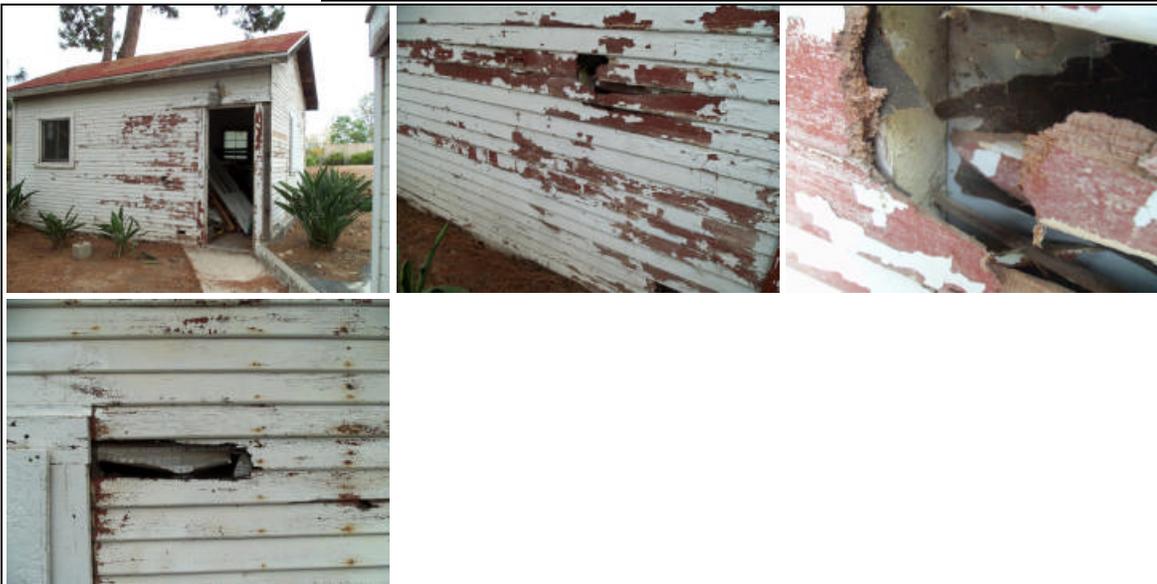
4.13 SIDING BELOW CURB

[FE] Wherever the house siding is below the curb wall, the risk of rot will be high.



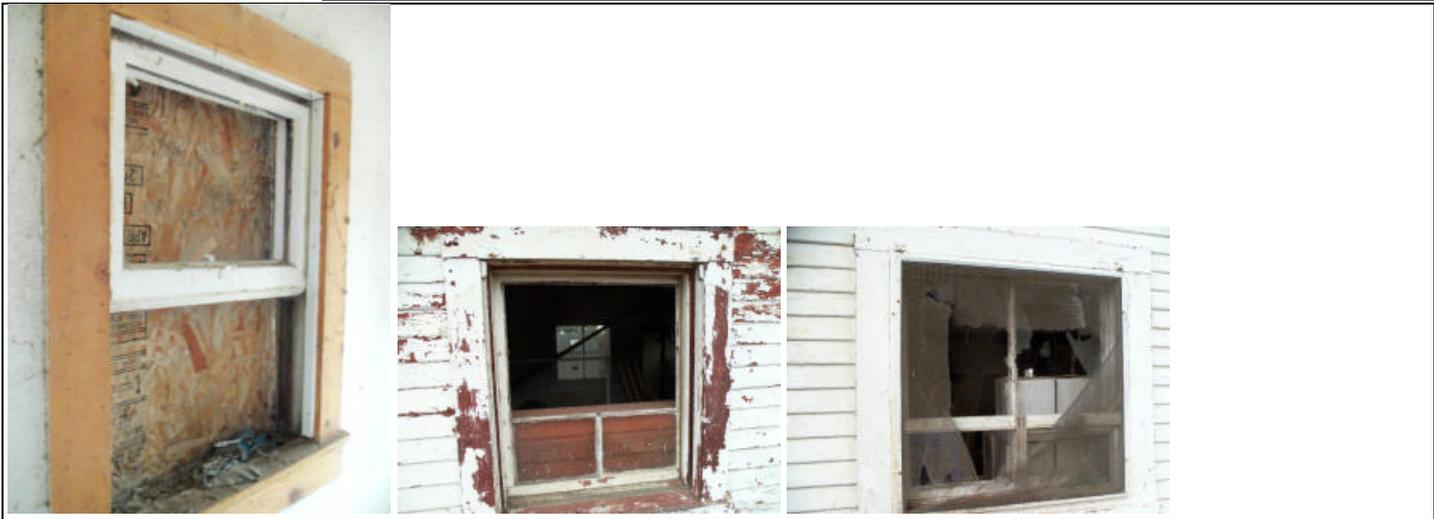
4.14 BACK SHED

[CR] [CR] [FE] The exterior siding of the back shed with the laundry and water heater has substantial damage and water is leaking into the wall. The siding and the moisture barrier behind the siding both need to be replaced. I would expect that you will have to have this siding specially milled to match. A lot of water is leaking into the wall cavity and the drywall is saturated in several areas. Any drywall that gets wet is at risk of growing mold and staining is noted that could be mold. I don't do any mold testing. The drywall needs to be removed and replaced at minimum. See the Mold Statement in the Introductory Notes section at the beginning of this report for additional important information.



4.15 SHED WINDOWS

[CR] The glass is broken out on 4 of the windows.
[CR] One window frame is completely missing.



4.16 SHED FOUNDATION

[Defect] There is no perimeter foundation around the shed. It just sits on a slab. This increases the potential for cracking settlement and movement. The shed was full of storage so I couldn't see much of the floor. This isn't unusual for sheds and old garages of this era.



4.17

[CR] The soil level is too high around the shed in areas and needs to be lowered. See grading and drainage notes. This increases the potential for rot or other damage to the wood.



[CR] There is a pile of trash behind the shed that needs to be removed.



ROOF

It is not possible to verify the integrity of a roof from a visual inspection. A leak may go undetected even in a new roof. I do not, and cannot, warranty or certify the roof as to whether the roof leaks or may be subject to future leakage. The cause of most leaks is not visible from the surface. I give you my objective evaluation of the overall condition of the roof based on a comparison with the thousands of roofs I have inspected over the years, and report the defects discovered. Further evaluation of reported conditions needs to be obtained before removing any investigation contingency and prior to the close of escrow. The roofing contractor needs to be responsible for inspecting the entire roof because additional deficiencies are likely to be discovered by the roofing contractor that are not part of this report and then make all corrections needed. It is important that the person making any repairs is a licensed roofing contractor who is willing to stand behind the work because this will protect all the parties to this transaction, including the seller, and real estate agents. You can and should request a written roof certification that covers the entire roof from the roofing contractor who does any work on this house. A three year roof certification is not unusual and is a reasonable request. I strongly recommend that you use a roofing contractor who is a member of the San Diego Roofing Contractors Association www.sdrca.com (619-293-1225). This is the best way I know to protect you from the many poorly qualified people doing roofing repairs and installations.

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

5.1 INSPECT METHOD:

The roof was inspected at the edge from the top of a ladder, or from other view points available. The roof was too steep for me to be safe walking on. I did walk on the garage roof.

5.2 MATERIALS:

Composition Shingles.

5.3 GENERAL CONDITION:

* The overall appearance of the roof is good except as noted. * The roof material appears to be in the early to mid part of its expected life.
 [CR] Trees or other plants need to be cut away from the roof as part of regular maintenance because they will often cause damage to the roof. This is a problem at the side of the garage.



5.4 FLASHING:

[FE] I am not comfortable with flashing details in some areas of the roof. They do not meet current standards and this increases the potential for leaks.



5.5 COMPOSITION SHINGLE:

[FE] [CR] Code and the manufacturer's specifications limit composition shingles to roofs with slopes of at least 2 inches in 12 inches, and the small section where the attic was popped out have a slope that is flatter. Composition shingles are not waterproof and require a slope to shed the water. The less slope the greater potential for leak particularly around the edge and whenever there is a wind when it is raining. Composition shingles on too low a slope will generally have a much shorter life because all these risks increase as the shingles age and deteriorate. These sections should have a different material installed that is intended for flatter roofs. These dormers were added and are the areas the historical society is concerned about.



5.6 ROOF RETURNS

[CR] [CR] There are decorative returns on the roofs at each corner of the house. These have not been maintained and are in terrible condition. They need to be flashed and protected like any roof section. Wood repairs will be needed and then the tops need to be flashed and covered. The two in the pictures are at the front of the house and there are two more at the back not shown that are similar.



ATTIC AREAS & ROOF FRAMING

Thermostatically operated attic vent fans are excluded from the inspection.

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

6.1 ATTIC ACCESS:

There are attic sections on each side of the upper bedrooms and a tiny attic section over the bedrooms at the ridge.

6.2 INSULATION:

[RU] Recommended Upgrade: There is no insulation in the attic and you should seriously consider adding some to improve energy efficiency and comfort. Through a state mandated program, SDG&E is currently offering a rebate for adding insulation to older homes. You need to call SDG&E before you install the insulation for more information. Since you have old knob and tube wiring that is still being used in the attic, you will need to have the wiring inspected and certified by an electrical contractor for safety before it is covered with insulation. This is a California law. Also, you need to use non-flammable insulation such as blown-in fiberglass or un-faced fiberglass batts. Do not use cellulose or any insulation with a paper or aluminum facing.

6.3 PEST CONTROL:

[FE] At least six different bee hives have been removed from this house. One section in the attic still has substantial cone structure left. I have been told that it is important to remove all of the hive material or a new bee colony will be attracted back to the old hive. I don't have confidence that everything has been removed adequately. At the two back corners at the eave of the roof, there were bees swarming in and out and I am concerned that there could still be an active bee infestation. This should be checked by a person who specializes in bee control. Note the bees in the picture that were flying in and out of the eave. There appears to be a fresh honeycomb in the attic in the second picture.



6.4 FRAMING:

The original framing was noted to be in serviceable condition. Although the framing does not conform to present standards it appears to be in good condition and the ridge line is amazing straight for a home of this age.

ELECTRICAL SYSTEMS

All electrical deficiencies should be taken seriously. The Consumer Product Safety Commission estimates that there are hundreds of deaths and over One Billion Dollars in damage due to problems with electrical systems and appliances in homes each year. All deficiencies need to be corrected by an electrician who is competent to make the repair and supervised by an electrical contractor. Most of the deficiencies I see are due to homeowners, handymen, or contractors in another trade, who thought they new enough to perform the work. Don't take chances with electricity. The operation of time control devices are not verified.

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

MAIN ELECTRICAL SERVICE

7.1 MAIN PANEL

LOCATION:

Left side of the building, by the front corner.



7.2 SERVICE RATING:

No main breaker exists, and the amperage rating was not determined.

7.3 SERVICE WIRING:

Overhead service.

7.4 BREAKER PANEL:

[SC] The protective "dead front" cover was missing from the breaker panel which exposes live contacts to anyone working on the panel or resetting a tripped breaker. This can be a serious safety concern, and a cover needs to be installed. It can be difficult to find a cover that matches, particularly for older panels, and custom fitting a piece of sheet metal is not approved but may be the only option available without replacing the entire panel.

7.5 BREAKERS:

[SC] There is no main breaker or fuse provided. This is not unusual with systems installed before 1955, but can critically limit the ability to expand the system and may not provide adequate capacity for your needs. Six breakers or fuses are all that are permitted on a panel without a main. This is usually not adequate for most households today. (An average modern kitchen can have 4 to 6 circuits alone) You should consult an electrical contractor who specializes in older systems about the cost and advantages of upgrading the main service panel. [SC] There were more than six breakers in the main panel without a main breaker. A main disconnect breaker is required whenever there are more than six breakers. The panel is considered past its capacity and you should consult with an electrical contractor who specializes in older systems about upgrading the service panel. [SC] There are fewer circuits in this electrical system than we would have in a house built today. When this house was built nobody realized or planed for all the electrical appliances and demand for electricity that we currently have. Consequently, the circuits that are original are likely to be overloaded by the demand that you place on them. You should ask the current occupants if any of the circuit breakers or fuses ever trip. If they do, this is a clear sign that the circuits are being overloaded. Even if the breakers haven't tripped in the past, your electrical use could be higher and then start tripping the breakers, or worse, a breaker may have failed due

to age. The older circuits in the house should be analyzed by a competent electrical contractor at this time to determine if they can handle the anticipated load with an adequate margin for safety. It may be necessary to add additional circuits and you should ask the contractor to give you a cost for any recommended repairs or upgrades. [FE] This panel does not have any additional capacity to add new circuits and is at or even past its capacity and you should consult with an electrical contractor who specializes in older systems about the cost and advantages of upgrading the service panel.

[SC] [SC] Due to all the deficiencies, I strongly recommend that the main breaker panel be completely replaced. There are two meters and you should consolidate them into one unless you want to rent out a unit separately.

7.6 CIRCUIT WIRING:

[SC] [FE] This house has knob and tube wiring that is still in use. This system was used during the 1940's and earlier, and has significant shortcomings. The insulation around the wires often has substantial deterioration from age and the wire is much more vulnerable than other systems to physical damage in places where it is exposed like the attic or crawl space. Due to these weaknesses, some insurance companies won't insure homes with this system, and at least one large company requires that the wiring be replaced to get insurance.

The wire in this system is copper with rubber insulation that is wrapped in a cloth sheath. Unfortunately, the rubber insulation doesn't have the endurance of modern plastic and has invariably deteriorated with age and heat, and can be dangerously brittle by this time. When the insulation becomes brittle, it is very difficult to splice or alter the system without the insulation falling away, and the insulation can crack or come off with physical contact. This can expose the wire inside and increase the risks of fire or electrocution. An additional shortcoming is that this system lacks a ground wire which is a safety feature of systems today.

Knob-and-tube connections were made by twisting the wire together, soldering the wires, and wrapping the connections in rubber tape. When properly done and not disturbed, these connections can still be in dependable service. Many of the problems with knob-and-tube wire are the result of amateurish connections made after the original installation that are almost never soldered and are inherently weak. Furthermore, when these old systems are added onto, to satisfy modern demands, they are often overloaded. This can cause overheating of the wire, accelerate the deterioration in the insulation, and create a fire hazard. For these reasons, splicing into the knob-and-tube wire is no longer permitted by the National Electrical Code.

Because of these increased risks, all the exposed wiring needs to be inspected more closely and be evaluated further by an electrical contractor that specializes in these old systems. The recommended level of evaluation is substantially beyond the scope of this inspection. This evaluation needs to be done before removing any investigation contingency and prior to the close of this transaction.

There are ways to substantially improve the safety of these older systems which are cost effective, and I strongly encourage you to consult a knowledgeable electrical contractor who can make needed repairs and also discuss the latest protective technology. Ground Fault Circuit Interrupters can be installed to overcome electric shock hazards caused by the lack of a ground. Also, today a new class of circuit protection is available, called "Arc-Fault Circuit Interrupter" or AFCI's that are designed to trip if there is an arc or spark on the circuit wiring of the type that cause electrical fires. AFCI protection is still very new. An AFCI device has been developed that is intended to operate on systems without a ground, but it is not yet on the market. The current AFCI device on the market does provide some added protection, however.

Before insulation can be added to the attic, state standards require that the knob and tube wiring be inspected and certified as safe by an electrical contractor. **Unless a certification from an electrical contractor can be verified any insulation needs to be pulled away and the wiring inspected at this time.** Only non-conductive and non-flammable insulation can be used. That means no paper faced or foil faced insulation and no cellulose insulation. Loose-fill fiberglass or un-faced fiberglass insulation is accepted.

[SC] The visible portions of the knob and tube wiring had areas that were in poor condition,

and have alterations that do not meet the standard requirements, or additions to the original system that may overload the system. I strongly recommend that an electrical contractor, who specializes in these systems, thoroughly inspect the entire system.

[SC] [SC] Serious consideration should be given to replacing much if not all of the wiring throughout the house.



BRANCH CIRCUIT WIRING

7.7 GROUND FAULT CIRCUIT INTERRUPTERS:

Ground Fault Circuit Interrupters (GFCI's) are sensitive devices that measure any leakage of current to ground, and are very effective at saving lives by preventing electrocution. They are required under current code to protect outlets in the most hazardous locations which are usually around water. An individual GFCI outlet only costs about \$10.00 and takes a few minutes for someone knowledgeable to replace. Because the cost of upgrading is low, and they save lives, I highly recommend that you install them in any location where they would be required in a house built since the 1999 NEC code was adopted. (NEC-99 Sec. 210-8) The code states that if any of these outlets is ever replaced, for any reason, the replacement outlet must be GFCI protected. I try to test the GFCI outlets when possible.

[SC] One or more of the exterior outlets are not GFCI protected, or the GFCI that is installed failed and needs to be replaced. Outdoor outlets have required protection since the 1971 NEC for ground level outlets, and for all outside outlets since the 1996 NEC.

[SC] One or more of your bathroom outlets in not GFCI protected, or the GFCI failed and needs to be replaced. Bathrooms have required protection since the 1975 NEC.

[SC] One or more of your outlets in the garage, that should be GFCI protected, are not protected, or the GFCI that is installed failed and needs to be replaced. Garage outlets that are available for general use have required protection since the 1978 NEC. (A dedicated outlet for an appliance does not require protection)

[SC] The outlets in kitchen within 6 feet of the sink are not GFCI protected or the protection failed and the outlets should be replaced. These outlets have required protection since the 1987 NEC. Since the 1996 NEC that was adopted in 1999, all kitchen outlets serving any of the counters have required GFCI protection. Make sure the fridge is not protected when upgrading.

7.8 OUTLET GROUNDING:

This house has outlets that are not grounded and do not provide a ground for an appliance plugged into them. Two-pronged outlets were standard for any home built before enactment of the 1962 National Electrical Code (about 1964), and are still allowed. Two prong outlets are compatible with most things that you would want to plug into them, such as lights, radios, or TV's etc., and adding a ground will not improve the safety of these two-prong appliances. However, any appliance that has a three prong plug requires a grounded outlet or the protection of a ground fault circuit interrupter (GFCI) to protect people from electrical shock and electrocution.

A common mistake is to replace two-prong outlets with three-prong outlets without a ground connection established directly back to the main breaker panel. Adding a ground to each outlet is usually too difficult to be worth the effort but there is a very easy and inexpensive alternative available for most situations. A GFCI outlet, the ones with the test and reset buttons in the face of the outlet, costs about \$10.00 and take a few minutes to

change out by an electrician. They provide a higher level of protection than a ground wire ever could. A single GFCI outlet can be installed to replace the first outlet in a circuit and it will protect all the outlets in the entire circuit. Considering the very low cost and substantial improvement in safety, this is something I always recommend.

A GFCI has sensitive circuitry that measures any leakage of current to ground, and is very effective at saving lives by preventing electrocution. They save hundreds of lives every year and could potentially save many more if all older homes were upgraded. The circuitry operates without the need of a ground which makes them perfect for upgrading these older homes, but unfortunately they can not be tested easily unless there is a ground. This is an inconvenience that needs to be understood.

This work should be done by an electrician to avoid a couple of potential problems. If you will have a computer in the house, you will need a properly grounded outlet to plug in the computer. Although I see computers on GFCI protected outlets, it is not recommended for a couple reasons. A surge protector (recommended with a computer) does not provide its full protection without a ground. The GFCI is sensitive and can trip from a transient power surge, and the ground helps the computer to have a clean signal, and possibly extends the life of the converter.

The other place that needs a properly grounded outlet, and a GFCI is not appropriate, is for the refrigerator. If a GFCI was used and it ever tripped and you were not home or didn't notice, the food in the fridge could spoil. (If a fridge is in place I can usually not check this outlet, so this will need to be checked when the space is empty.)

For a fridge or a computer the outlets need to be grounded but not GFCI protected. This may require a new dedicated circuit be ran to those locations and is one more reason that electrical alterations should be done by an electrician.

Homes built before 1964 will generally have grounded outlets in a few locations such as by the kitchen sink, and in a laundry, garage, or bathroom, but, the outlets throughout the rest of the house were typically not grounded. As the homes get older however, even these locations were not grounded.

[SC] Three-prong outlets are noted in this house that are not grounded. This is a safety violation because it gives the false impression that there is a ground. Someone could plug in a three prong appliance that requires grounding protection without realizing there is no ground. This can create a risk of shock or electrocution to a person or damage to equipment. This situation should be corrected as recommended above. However, there are other alternatives. The three prong outlets can be replaced with two prong outlets. Or, a ground wire can be added to provide a bond that must return to the main electrical panel. This last solution is only recommended for a fridge or computer location. (Running a ground to an isolated ground rod, or to a water line, is never acceptable, is dangerous, and does not improve personal safety.) Most or many of the three-prong outlets throughout the house that I tested had this condition and all the outlets need to be checked and corrected by an electrician.

7.9 EXTENSION CORDS:

Extension cords are a weakness that can cause electrical fires, and the electric code tries to discourage and minimize their use. I encourage you to eliminate them whenever possible and you should always keep the following rules in mind. Extension cords should never be run in a hidden or concealed space or under a carpet. They should never run into a cabinet, or through any wall or partition. Every appliance needs to be plugged into a permanent outlet within the reach of the pig tail cord that is attached to that appliance. If an outlet is not close enough, then a new permanent outlet needs to be installed.

[SC] Remove extension cord wiring and replace with wiring that meets code standards to the wall air conditioner in the window of the garage. Extension cords should never run in the soil outside. This is a clear risk. The extension cord was not plugged in and I did not test this air conditioner.

7.10 SWITCHES:

[SC] 3-Way switches are required at the top and bottom of the stairs to independently turn a light on and off to illuminate the stairs from either location. This is not set up as required and an electrician needs to check it out and correct the situation. The stairs do not appear to be adequately lit, and a light will need to be added for safety.

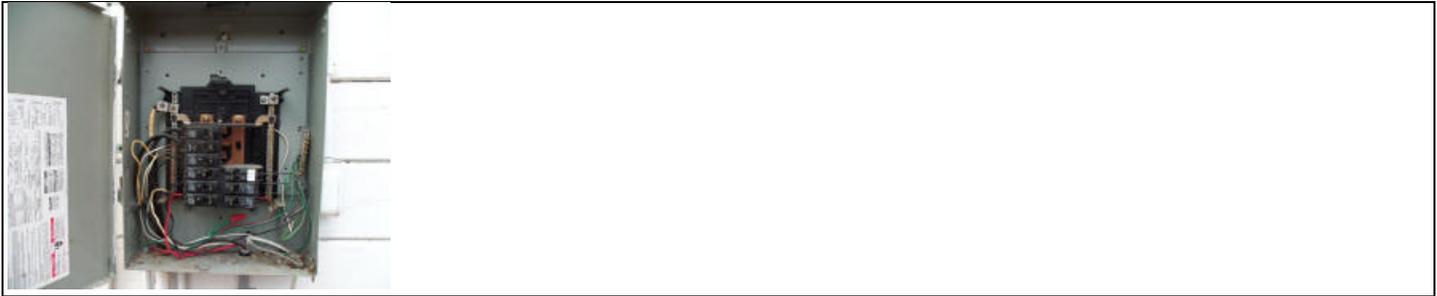
SUB-PANEL

7.11 LOCATION:

Off the upstairs wall above the front balcony.

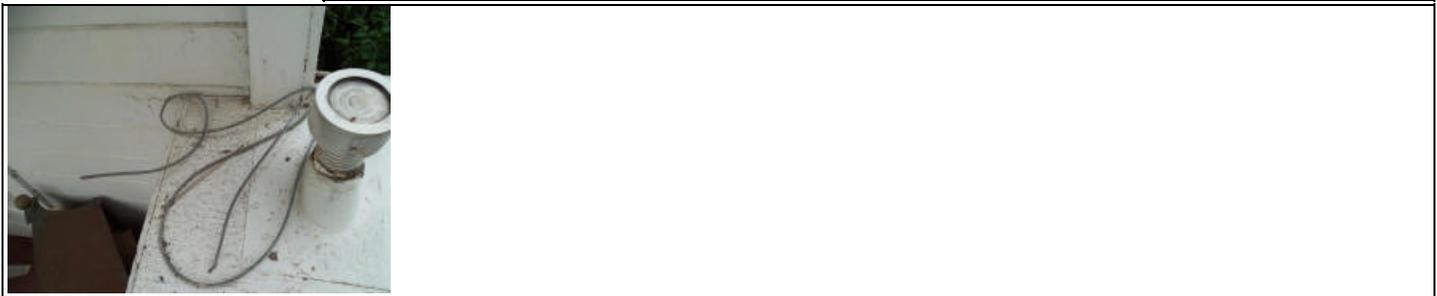
7.12 PANEL RATING:

80 Ampere; 120/240 volt system.



7.13 GROUNDING:

[SC] [FE] The wire used for the ground or bond wire was smaller than it should be and needs to be replaced by an electrician. Also, the ground doesn't follow the other wires back to the main panel and I am very concerned that it has been cut because I can see some of this same wire cut and sitting on top of the water heater. An electrical contractor will need to evaluate this further and I suspect a new ground wire will need to be installed. There is also no bushing on the ground at the end of the armored cable.



PLUMBING

Main and secondary water shutoffs (such as under kitchen and bath sinks and behind toilets) are not operated, because they often leak when operated after a period of inactivity. Some corrosion is common, and will not be reported unless it is substantial. You should budget for the replacement of fixtures and components as they age. This is an expected part of home maintenance. Any drain inlet such as a shower, sink, or laundry drain that is not being used will have a trap that can dry out. If the trap dries, sewer gas can escape into the room. Any fixture or drain not being used needs to be capped or the seal maintained by running water down the drain to fill the trap at least once a month.

Problems with the drainage system are generally not detected in the scope of this inspection. You should ask the sellers about any drainage problems in the past because past problems can be an indication of a deficiency that can cause problems in the future. You should also consider having the drain lines scoped with a camera to see inside the drains for hidden problems. This is widely available from plumbing contractors at a reasonable cost.

Gas Notice: Testing for gas leaks or proper pipe sizing are not performed.

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

WATER SYSTEM

8.1 WATER SHUTOFF:

The main water shutoff valve was located on the right side of the house.

8.2 WATER PRESSURE:

No water pressure regulator was found. Ask the sellers to show you the pressure regulator, if there is one.
The water pressure was about 80 PSI, which is at the upper end of the acceptable range.

8.3 WATER LINES:

Copper water lines are noted where visible. This is the generally preferred system. But, unfortunately, copper is susceptible to corrosion and pin hole leaks can develop under certain circumstances. The copper water lines needs to be isolated from any contact with concrete or any cementitious product like stucco, and any steel products such as galvanized pipe, steel gas pipe, cast iron drain lines, steel straps, steel electrical conduits, or any sheet metal or other steel products. It is usually not possible for me to identify all points where the copper could be compromised by contact with these materials. Most of the time the solution is easy once you have found all the spots with contact. Wrapping the copper water line with electrical tape is one easy solution to keep the copper from contacting steel parts. (A wide plastic tape is made specifically for plumbers for this purpose.) Whenever you see the copper in contact with steel, you should use this simple solution. When there is any evidence of corrosion anywhere in the copper water system, a serious effort should be made to find and isolate the copper. The copper can also be attacked by certain aggressive soils, but unfortunately I have no way of testing the soil and this condition will usually go undetected. Fortunately, this soil condition is not a problem in most areas of San Diego County. The original galvanized water system has been replaced with copper and this is an important and valuable upgrade. (It is possible that there could be a little galvanized pipe remaining in a wall where I did not see it.)

DRAIN SYSTEM

8.4 CAST IRON

Homes built up to the mid-1960's generally used cast iron drain lines. Cast Iron rusts from the inside out and generally lasts from 50 to 70 years before needing to be replaced. **Read the handout on cast iron drain lines which is available on my web site at www.AllProHI.com.** Most of the drain line system has already been replaced with ABS plastic. This is good, but the remaining sections will need to be replaced at some point in the future. I generally have no way of knowing if any sections below grade such as the main line past the edge of the foundation in the yard has been replaced. This section typically is the last to be replaced simply because it is the most difficult and expensive and I strongly recommend that you have a pipe inspection with a camera to determine its condition or if it has indeed been replaced.

I suspect that the drain lines below the soil level have not been replaced and recommend further evaluation. See note below.

[FE] I have no way of inspecting or evaluating any sections of the drain line below the soil level including the main line past the edge of the house in the yard. Consequently, you should seriously consider having these sections inspected further with a video camera so that you will have a better idea of their condition before you purchase the property. The cost of replacing the old line can vary greatly depending on how deep the line is and how difficult it is to get access for equipment to dig the trench. This work can do a lot of damage to any landscaping or hardscape. There are many plumbing companies that have the equipment to do this, however, I recommend Bill Hesketh of San Diego Pipe Inspection, (619-466-7374) because this is all he does. This is not a sideline for a plumbing business and since he does not do any repairs, he should be more objective. He is very experienced and charges about \$150.00 to \$200.00, which is substantially less than most prices I hear.

8.5 Plumbing Vents:

[CR] Someone stubbed out a plumbing vent behind the abandoned bath at the back of the house. The vent is required to go over the roof line. The cap is an air admittance valve and isn't ever approved for exterior use.



GAS SYSTEM

8.6 GAS PIPING:

[CR] The gas line is required to have 6 inches clearance to the soil to minimize the risk of rust. The gas line does not have the proper clearance and correction is needed by a plumbing contractor. The location(s) for this problem are at the edge of the house at the right side from the gas meter towards the front of the house.



WATER SOFTENER

8.7 LOCATION:

In back shed.

8.8 CONDITION:

[FE] The water softener did not appear to be in operation at the time of the inspection. You need to ask the seller about the operation of the water softener, and whether it will convey with the house. It looks like it hasn't been serviced in a long time and I was not able to open the lid to check inside.



HEATING SYSTEMS

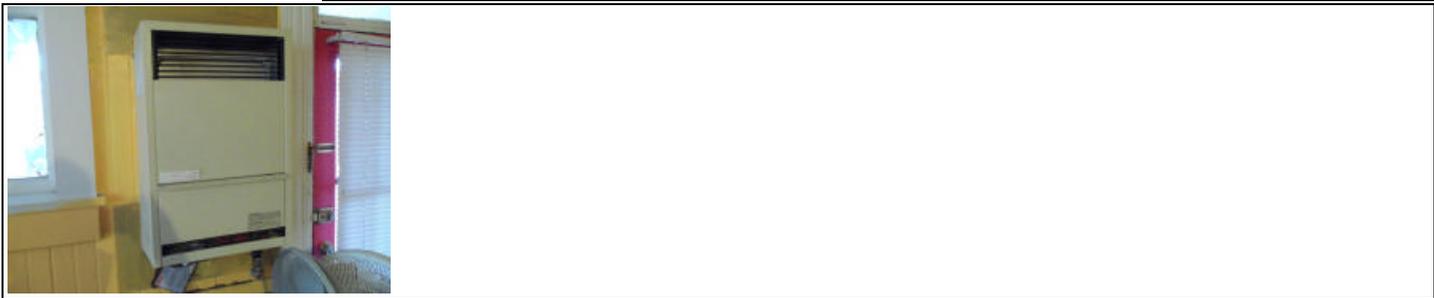
No representation is made regarding the integrity of the heat exchanger. Cracks or rust through the heat exchanger will require that the entire heater be replaced. Unfortunately, this damage is usually not detected without removing parts from the heater and/or doing testing that is beyond the scope of this inspection. You should ask the seller to show you documentation of when the heater was last inspected by an HVAC contractor. If that was more than one year ago, it needs to be inspected now by an HVAC contractor before the close of escrow. Any heat exchanger over 20 years old needs to be inspected by an HVAC contractor every year. A safety inspection by SDG&E is valuable but does not include removing any parts to inspect the heat exchanger or any lubrication or maintenance on the system. If the heat exchanger fails, combustion gas can leak into the house and this could contain carbon monoxide which can be deadly. I am not, and never have been, a heating contractor. My inspection, which follows the standards for my industry, is very limited, and must not be considered a substitute for the regular service and evaluation that is needed from a heating contractor.

-The accuracy of the thermostat, or functioning of any automatic setback or clock is not tested.

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

9.1 PICTURE

All the heaters are similar. This one is in the basement level.



9.2 LOCATION:

There are two heaters on the main level. One at the entry door and the other in the family room behind the kitchen. The basement only has one heater that is in the largest room on the back wall. (see picture above) The upstairs only has one heater in the large room/master bedroom. There is not heat in the upstairs attic bedrooms.

9.3 TYPE:

Gas with a pilot light.

9.4 AREA SERVED:

[FE] I expect the heat distribution will be very uneven and large areas of the house will not have adequate heat. I strongly recommend that you have further evaluation by a heating contractor to evaluate the adequacy of these heaters and make recommendations for improvement.

9.5 HEATING UNIT:

[FE] The pilot light is out or the gas is turned off. I will not light the pilot light. SDG&E will light the pilot light , and do a quick safety check as a free service.

9.6 VENT:

[NOTE] [SC] There is an old abandoned brick chimney vent that was most likely for wood stoves that likely heated the house originally. This brick vent can not be safely used for anything at this time. The top of the chimney above the roof line was rebuilt and appears to be in good condition. The top appears to be capped to keep out water. However, the brick most likely does not have any steel reinforcing and could be at substantial risk of failure and collapse in an earthquake. The section that could collapse would be the section above the roof. The safety concern is that it could fall and damage someone or something below. Un-reinforced chimneys are one of the first things to fail in an earthquake. The second picture shows a hole in the brick chimney where a stove vent was likely attached.

**9.7 WALL HEATER:**

[SC] A wall heater is required to be installed with 12 inches of clearance from the swing of a door so that the door can not get closer than 12 inches to the door in any position. The heater at the front entry doesn't meet this requirement.

GARAGE - CARPORT

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

10.1 WALLS:

[CR] There is substantial damage to the siding on the outside of the garage. See Grading and Drainage note section for pictures and issue with the soil level and drainage.

LAUNDRY

The washer and dryer are not operated, or inspected as part of this inspection. Drain lines and water and gas valves are not operated during the inspection. The supply valves sit for long periods of time without being used and are prone to leak when they get turned off and the appliances are removed.

I no longer check the dryer vent for lint build-up, or check the louver at the discharge end of the vent, because the vent almost always needs to be cleaned, and the louver is usually clogged up with lint and doesn't work, so now I always recommend that you check and clean them as part of regular maintenance. I also recommend that you use a high quality flexible metal duct to connect your dryer to the vent that is specifically designed for this purpose. Flexible plastic is only approved for an electric dryer and even then is never recommended.

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

11.1 LOCATION:

In back shed.

11.2 DRYER SERVICE:

Gas is provided for the dryer, but I could not see a 220V electric outlet.

11.3 DRYER VENTING:

Dryer venting was provided but I have no way of inspecting any hidden sections of the duct.

WATER HEATERS

Water that is hotter than the manufacturers recommended setting of 125 degrees is a scald hazard. I do not test the water temperature.

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

FRONT RIGHT CORNER OF HOUSE.

12.1 PICTURE



12.2 LOCATION:

In an exterior closet .

12.3 ENERGY TYPE:

Natural gas.

12.4 SIZE / GALLONS:

40 gallon.

12.5 AGE:

9 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.

12.6 T&P VALVE:

[CR] The temperature & pressure relief valve's discharge line was missing. The discharge line needs to be 3/4 inch copper, or other approved material. PVC is not acceptable. The line needs to extend to the exterior and terminate no more than 24 inches above the ground facing downward.

12.7 VENT:

[SC] The vent needs to be completely replaced and needs to extend above the roof line. The vent needs to be dual wall type B vent. [SC] Flexible corrugated vent connectors are only allowed to connect the appliance exhaust to the first section of vent and must be completely exposed in the space above the appliance exhaust. Replace all other sections with ridged dual-wall vent ducting. They can never run through any partition, can not be connected to a second section of flexible vent, can not be used exposed outside, etc.

12.8 CLOSET OR ENCLOSURE:

[CR] The enclosure is badly deteriorated and too small and needs to be completely replaced. There needs to be proper clearance in front of the burner door area and the enclosure door is touching and this could be a fire hazard.
[CR] Since the entire enclosure needs to be rebuilt, I recommend moving the water heater to a less conspicuous place.

BACK SHED.

12.9 PICTURE



12.10 LOCATION:

Inside the back shed.

12.11 ENERGY TYPE:

Natural gas.

12.12 SIZE / GALLONS:

40 gallon.

12.13 AGE:

11 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.

12.14 T&P VALVE:

[CR] The temperature & pressure relief valve's discharge line was missing. The discharge line needs to be 3/4 inch copper, or other approved material. PVC is not acceptable. The line needs to extend to the exterior and terminate no more than 24 inches above the ground facing downward.

12.15 PLATFORM:

The water heater ignition source or pilot light was elevated properly 18" inches or more above the floor.

12.16 EARTHQUAKE STRAPS:

Since 1996 state law has required that two earthquake straps be installed on every water heater whenever a house is sold. An approved kit is available at any hardware store for about \$12. The easiest way to install water heater strapping is to buy one of these kits and follow the direction. Any installation needs to meet the requirements of the Division of the State Architect. They have a how to publication available at: http://www.seismic.ca.gov/HOG/waterheaterbracing_08-11-04.pdf However, following the instructions provided with the kit from the store is much easier.

[SC] The water heater needs to have both of the straps installed.

12.17 VENT:

[SC] The vent needs to be replaced to improve safety. This can be done by a heating or plumbing contractor. The vent must go above the roof. See notes on first water heater.

**12.18 WATER LINES:**

[CR] There was substantial corrosion noted to the shutoff valve or water lines above the tank. This corrosion can be expected to get worse, and could start to leak at any time. You should have a plumber check it and replace as needed.

BATHROOMS

A important part of home maintenance is to seal joints and seams to prevent water from penetrating through any openings. The shower needs to be sealed at any seams in the wall panels, at the tub spout and handles, and at the base and sides of the shower door. The sink must be sealed at it's edge, around the faucet, and at the back splash. The floor must be sealed at the edge of the tub, and around the base of the toilet. Before you re-caulk, any mold or mildew must be killed, and loose caulk removed, and the area thoroughly cleaned. A silicone caulk with a mildewcide is needed. "Tub and Bathroom" caulk has a mildewcide in it. Normal painters caulk will allow mold and mildew growth and when used around a tub or shower will need to be completely removed and replaced.

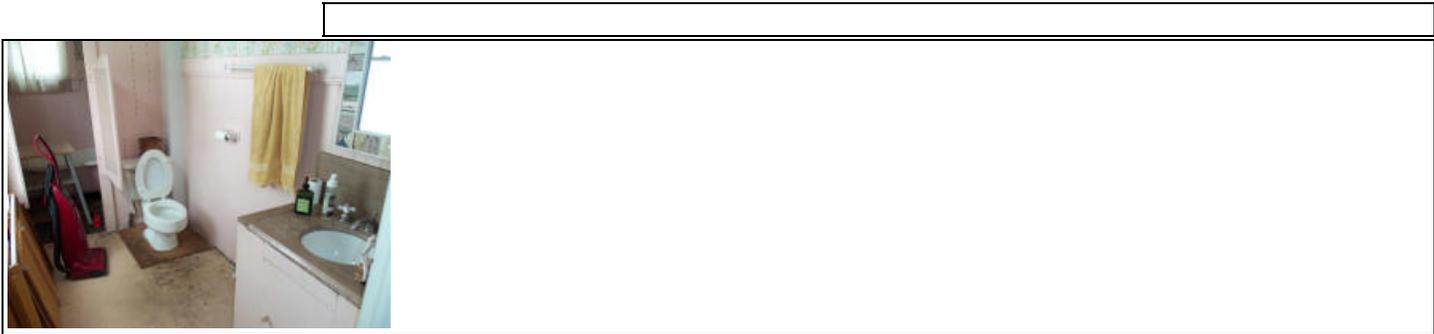
Notice: Determining if a shower pan is watertight is beyond the scope of this inspection.

Notice: Mold in the bathroom or anywhere else in the house, can be a serious environmental hazard, particularly for people with allergies or other sensitivities. Some varieties of mold may be toxic, and others are considered allergenic, and others are thought to pose little if any risk. I do not know when I see a mold if it is harmful. Therefore, **mold removal and eradication must always be taken seriously** whether noted in the report or not. Mold should never be painted over without removing the mold first. **It is critical that the moisture that allows the mold to live be controlled and any leaking eliminated.**

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

MAIN LEVEL.

13.1 OVERVIEW



13.2 ELECTRIC OUTLETS:

[SC] The only outlet in the bathroom is at the light. This was not unusual before the mid-60's, but is an inconvenience particularly if you want to change the light fixture. I strongly recommend that the outlet be GFCI protected and there are switch/GFCI combos that are readily available for this purpose. They cost \$20.00 and are easy for an experienced person to install.

13.3 VENTILATION:

The ventilation was provided by a window. Mechanical vents have not been required when a window was present. Homes built after 2010 require mechanical vents even if they have a window.

13.4 HEAT:

There was no source of heat in the bathroom and none is required.

13.5 TOILETS:

This toilet is most likely designed to use 3.5 gallon per flush [gpf] and you should seriously consider replacing it to conserve water. **FYI** The stamp on the inside of the toilet listed the date of manufacture as 87.

13.6 SINK:

OK.

13.7 FAUCET:

OK.

13.8 UNDER SINK:

There were no active leaks noted in the drain or trap.

13.9 COUNTER TOP

The counter tops are made with large polished stone slabs. They generally appeared serviceable.

13.10 TUB:

The tub is cast iron with a porcelain finish. These are generally high quality tubs and I have seen them 100 years old or more. The tub has been refinished, and you should realize that no finish will last forever and the new finish is never as strong as the original surface. I usually find the new finishes to be in poor condition after 5 years, at which time they need to be done over again.

It doesn't look like this tub has been used in a long time and due to the trash in the bottom I didn't run the water.

[NOTE] This tub was not designed or intended to be used in a shower and there is no flange at the edge of the tub and it becomes very difficult to provide an adequate seal between the tub and the shower wall. Consequently, it becomes difficult or inconvenient to use this tub with a shower. The tub can have historic value but it is just easier to replace with a new tub if you want to have a shower.

13.11 SHOWER WALLS:

There are no shower walls or curtain and this currently isn't set up for a shower but there is a shower head.

13.12 WALLS/CEILING:

[CR] [FE] There is a large hole in the ceiling from a leak at the tub above. See the Mold Statement in the Introductory Notes section at the beginning of this report for additional important information.

**13.13 FIXTURES:**

[CR] A light did not turn on and may just need a new bulb.

UPSTAIRS.

13.14 OVERVIEW



13.15 ELECTRIC OUTLETS:

See note in the electric section of report.

13.16 VENTILATION:

The ventilation was provided by a window. Mechanical vents have not been required when a window was present. Homes built after 2010 require mechanical vents even if they have a window.

13.17 HEAT:

There was no source of heat in the bathroom and none is required.

13.18 TOILETS:

This toilet is most likely designed to use 3.5 gallon per flush [gpf] and you should seriously consider replacing it to conserve water.



13.19 SINK:

OK.



13.20 FAUCET:

OK.

13.21 UNDER SINK:

There were no active leaks noted in the drain or trap.

13.22 COUNTER TOP

The counter tops are made with large polished stone slabs. They generally appeared serviceable.

13.23 CABINETS:

[CR] The cabinet under the sink is old and damaged and needs to be replaced.

**13.24 TUB:**

The tub is cast iron with a porcelain finish. These are generally high quality tubs and I have seen them 100 years old or more. The tub has been refinished, and you should realize that no finish will last forever and the new finish is never as strong as the original surface. I usually find the new finishes to be in poor condition after 5 years, at which time they need to be done over again.

[CR] The finish surface is in very bad condition and would need to be redone.

[CR] I strongly recommend that you replace the tub rather than refinish it.

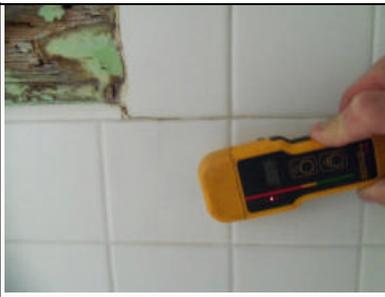
**13.25 SHOWER WALLS:**

The shower walls are tile. It can be very difficult to evaluate the integrity of the waterproofing for any tiled shower enclosure. It is usually not possible to find leaks into the wall behind the tile and I can never assure you that there are no leaks. However, I will try to look for clues to potential problems.

[FE] I am not comfortable with the condition of the shower walls and recommend further evaluation by a tile contractor who specializes in evaluating shower walls. (A tile contractor with a lot of experience that specializes in tile repair.) Even when there may appear to be little evidence on the surface, there can be substantial deterioration to the material behind the tile or possible mold or rot development inside the wall due to water penetration. I am getting high moisture readings in the backing material behind the tile with my moisture meter. High moisture readings are a sign of trouble because as the material deteriorates it swells and holds more water.

There will be increased potential for mold in the wall cavity and weakness in the backing material. However, I have no way to determine if there is actual damage behind the tile unless the damage becomes more extensive and obvious. In forensic studies where the tile was removed, the moisture meter proved to be a good indicator of water intrusion and problems caused by water intrusion behind the tile. The high moisture readings continue over one foot up the side wall(s). There are cracks in the grout lines which is a symptom of deterioration or movement in the backing material.

[CR] I recommend that the tile walls be completely removed and replaced. You need to anticipate that there will be some damage inside the wall that will need repair.



13.26 SHOWER DOOR:

[CHECK CLOSER] I could not readily find a safety glass etching on the shower door glass. The etching is generally faint and can be very difficult to see if the glass is not completely clean in the corners where the markings are placed. You should clean the glass to see if the markings are present. Look for a light etching in one of the corners. Any shower doors that are found not have tempered safety glass should be considered a substantial safety risk and I strongly recommend replacing them with a new door.

13.27 WINDOWS:

[CR] The sill on the larger window has dropped over half an inch. This window needs substantial repair.
The window in the shower has substantial deterioration.



13.28 FLOOR:

[CR] Flooring would need to be replaced.

13.29 WALLS/CEILING:

[CR] There are large holes in the wall where a bee hive was removed. I recommend completely removing the walls and stripping them down to the studs. Replace with drywall.



13.30 DOORS:

[FE] The door and window are out of square similar to the bathroom below.

13.31 COMMENTS:

[CR] This bathroom basically needs to be gutted and redone. The tub, shower walls, both windows, the floor and walls, and the cabinets are all bad and need to be replaced. The windows may be salvageable, but they will take substantial work.

MEN'S BATH.

13.32 TOILETS:



13.33 SINK:



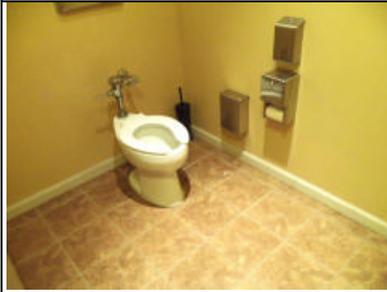
13.34 URINAL:

[CR] The urinal has been removed.



WOMEN'S BATH.

13.35 TOILETS:



13.36

[ICR] One of the toilet stalls is empty and it looks like a toilet was removed.



13.37 SINK:



INTERIOR ROOMS

Notice: It is not possible to see through carpeting or other floor coverings, and slab cracks or damaged subfloor are usually not possible to detect from this visual inspection.

No assessment is made for general wear and tear, and cosmetic defects including small holes, poor patching, or inconsistent texture on the walls are generally not noted. Dirty, stained, worn or frayed carpet or other surfaces will not usually be noted. Window coverings are not included in this inspection. Only a representative sampling of repetitive items will be examined.

SDG&E through a state mandated energy conservation program has been offering some generous rebates to encourage energy conservation. Visit www.sdge.com for more information and to see the latest rebates available.

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

SMOKE DETECTORS

14.1 OUTSIDE BEDROOMS

[SC] The smoke alarm appears to be old and the NFPA recommends replacing smoke alarms that are older than 10 years because they have too high of a failure rate.
 [SC] Smoke alarms failed to activate the buzzer when the test button was pushed. Install new batteries or replace alarm(s) as needed.

14.2 INSIDE BEDROOMS

[SC] This home is missing smoke alarms in some or all of the bedrooms. Any home built or remodeled since 1993 would require smoke alarms inside each bedroom as well as the area outside each sleeping area. (UBC-97 Sec. 310.9.1.2 & 4) Even when not required, I highly recommend an alarm inside each bedroom. The reason for this is that smoke will not migrate from one side of a closed door to the other. And since most people sleep with the bedroom door closed, you want to pick up the smoke on either side of the door as quickly as possible and get people up and to safety. 80 percent of all fire deaths are caused when people are sleeping. Fire doesn't kill people, the smoke will asphyxiate you before you ever have a chance to wake up and get out. Make sure your family has a chance.

The National Fire Protection Association (NFPA) documented **over 3,400 fire deaths** in homes in 1997. 94% of homes had at least one smoke alarm, and 52 % of all those deaths occurred in the 6 % of homes without smoke alarms. Half of the remaining deaths occurred in homes where the smoke alarm failed, --usually when batteries were dead, disconnected or missing. There is nothing that you can do that is so inexpensive and yet has the potential to save so many lives and so much property. Smoke alarms cost about ten dollars and take two screws to install, so please install them in any location where they are recommended, even if not required, and test them on a regular basis. The NFPA recommends replacing any smoke alarm that is more than 10 years old, and estimates there is a 30% probability of failure in older alarms.

Smoke alarms save thousands of lives each year, be sure to test your alarms annually and replace any alarm over 10 years old.

14.3 LOCATION:

LIVING ROOM.

14.4 WINDOWS:

[CR] There are 6 windows but only two of them open. The counterbalances are weak on both. There are no screens. 2 panes of glass are broken. The frame of one window is coming apart. (picture) Broken glass is also noted in the bedroom behind this room.



14.5 WINDOW

[NOTE] All the windows throughout the house typically need maintenance. I suspect that on average the windows will need a couple hundred bucks of maintenance each and possible more to salvage the windows and make them functional. Some need more and some less.

14.6 FLOOR:

[FE] See floor level note in structural section.

14.7 LOCATION:

FAMILY ROOM behind kitchen.

14.8 WINDOWS:

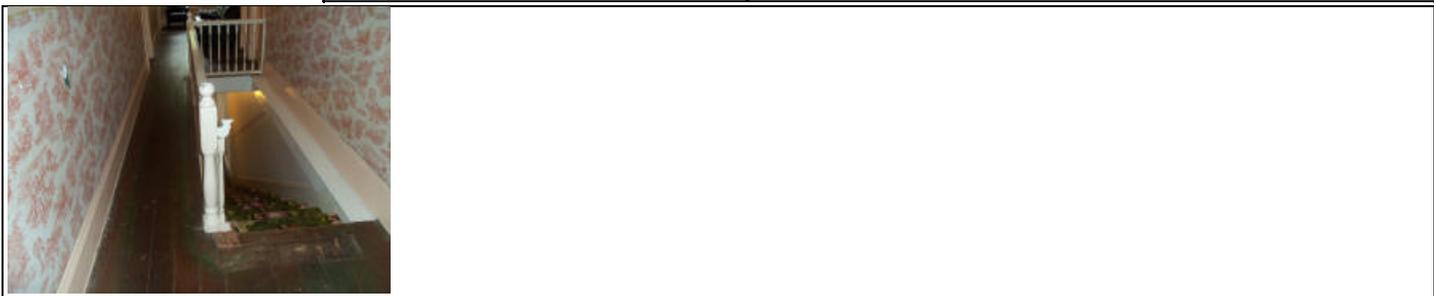
[CR] Three windows total. No screens. A couple of the sash cords are broken.

14.9 LOCATION:

UPSTAIRS HALLWAY.

14.10 COMMENTS:

[NOTE] The upstairs hallway is only 26-1/2 inches wide which is very narrow considering out 36 inch minimum standard today.



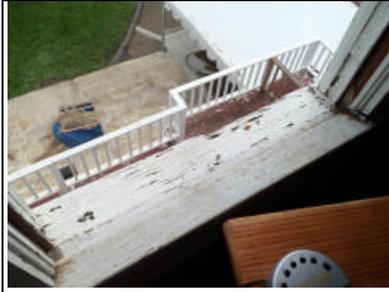
14.11 LOCATION:

MASTER BEDROOM/ office.

14.12 WINDOWS:

[CR] The sill on the front window has a lot of damage but could probably be salvaged by an experienced window restoration person.

[CR] This room has 6 windows. None of them have screens. Two wouldn't open at all. There is moderate to substantial frame damage on a couple of the windows.



14.13 WALLS/CEILING:

[CR] Pictures show some typical damage to the ceiling. The stain is from wax dripping down from the bee hives that were in the attic above. The old stove vent is sticking out of the brick flue.



14.14 LOCATION:

FRONT UPSTAIRS OFFICE.

14.15 WINDOWS:

[CR] The frames on the side windows are badly deteriorated and will be difficult to salvage. The front window in this office was replaced with a newer vinyl window. This will likely be a problem with historical review.

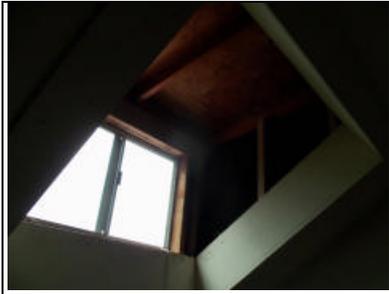


14.16 LOCATION:

UPSTAIRS ATTIC LEVEL.

14.17 WINDOWS:

[FE] These are the illegal dormers that were added to the house without a permit and violate historical review. See roofing note about problem with the roof above.



14.18 WINDOW



14.19 WALLS/CEILING:

[CR] Repair hole in ceiling. There are holes in the walls and ceilings throughout this house and added together will require substantial work to repair.



STAIRS, HANDRAILS, & GUARDRAILS

14.20 MAIN STAIRS PICTURE



14.21 STAIRS:

The stairs are more narrow than we would have today but not unusual for a house of this age. The minimum width today is 36 inches and these are about 31 or 32. The stairs up to the top (attic) level are even narrower at between 27 to 28 inches.

[SC] The ceiling or overhead height to the lower set of stairs was too low, and someone tall could hit their head. The minimum headroom permitted in today is 6 feet, 8 inches and this is 5 feet 9 inches at top of the stairs at the door. There is also a low spot on the stairs up to the attic level where someone could hit their head.

[SC] The headroom on the main stairs is also too low at 5' 8-1/2 inches.

14.22 HANDRAILS:

[SC] The handrail(s) were missing, this condition is a safety hazard, and they need to be installed on the lower set of stairs.

The handrail on the main set of stairs is low by today's requirements. The handrail is about 30 inches which is not unusual for homes of this era. Today the requirement would be between 34 and 38 inches.

14.23 GUARD RAILS:

[SC] The guard railings did not meet the present standard of 36 inches and may not be high enough to provide adequate protection against falling. The guard rails are only 32 inches which was not unusual for age of this house.

KITCHEN

Specifically excluded from this inspection are built in can-openers, blenders, or other small ancillary appliances, the refrigerator and other appliances that are not built in, or water purifiers. Also excluded are self and/or continuous cleaning operations of ovens or their timers, clocks, or setback operations and the calibration of any thermostat or heating element. Trash compactors are tested without the addition of trash. Built in microwaves will be tested for their ability to heat only. Determining the adequacy of the dishwasher to wash the dishes or its drying function are beyond the scope of this inspection. The dishwasher is operated through only one fill and drain cycle.

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

15.1 OVERVIEW



15.2 STOVE:

Type: Electric The cooktop/range burners functioned.
[NOTE] You should clarify that the stove will transfer. It is free standing and not attached.

15.3 OVEN:

Type: Electric The oven functioned.

15.4 EXHAUST VENT:

There was no fan over the stove and one is not required, but it may be good to consider adding one. Homes built after 2010 require mechanical vents.

15.5 MICROWAVE:

The microwave is a counter model and considered personal property.

15.6 DISHWASHER:

[CR] The dishwasher has been removed and a new one will need to be installed.

15.7 GARBAGE DISPOSAL:

None.

15.8 SINK:

Type:
OK.

15.9 FAUCET:

The faucet(s) are serviceable.

15.10 UNDER SINK:

[CR] There are fittings or parts below the sink that generally look old or corroded. Even when there is no actively leaking, they need to be considered close to the end of there life and should be checked and replaced if needed by a plumber. There is a broken, corroded, or loose mounting nut. The fittings generally are weak and there isn't a proper transition fitting between the PVC and the ABS drain at the base of the cabinet.



15.11 ELECTRIC OUTLETS

See note in the electric section of report.

15.12 COUNTER TOP

The counter tops are made of formica or similar laminate. They generally appeared serviceable. There were common signs of aging and wear. The formica surface is scratched or the finish is thin and chipped.

15.13 CABINETS:

The cabinets appeared serviceable. There were common signs of aging and wear.

15.14 WINDOWS:

[CR] The window over the sink is painted in place and won't open.
[CR] The windows at the front are dual pane and one of the seals is bad and the window needs to be replaced. These can cost \$250 dollars or more to replace.

