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**ORDER INFORMATION**

**Inspection Date:** November 9, 2010

**Inspection Time:** 9:30 a.m. **Report Number:** 1110910PB

**Inspection Address:** 339 Sonora Drive

**Cross Street:** Harvard Road

**Inspection City:** San Mateo

**State:** CA **Zip:** 94402 **Approx. Sq Ft:** 2650 or greater

**Client's First Name:** Cecilia

**Last:** Pang

**Listing Inspection:** ☐ (Fee due within 90 days)

**Agent's First Name:** Tim

**Last:** Anderson

**Office:** Alain Pinel Realtors, Los Altos

**Phone:** (650) 279-7281

**Ext:**

**Fax:**

**E-mail:** [tanderso@apr.com](mailto:tanderso@apr.com)

**Amount:** \$535.00 **Add:** \$0.00 **For:** N/A

**Billing Fee:** \$0.00

**Total:** \$535.00

**MAKE CHECKS PAYABLE TO:**

**Payee:** R.E.I.G. Inc.

**Amount:** \$535.00

**Address:** 180 Second Street, Suite A

**City:** Los Altos

**State:** CA **Zip:** 94022

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339 Sonora Drive

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**REAL ESTATE INSPECTION GROUP, INC.**

Residential and Commercial Property Inspections

**1-800-900-1239****www.inspectiongroup.com****PROPERTY INSPECTION****Inspection Address:** 339 Sonora Drive**Report Number:** 1110910PB**Inspection City:** San Mateo**Inspection Date:** November 9, 2010**Client's First Name:** Cecilia**Last:** Pang**Listing Inspection:** ☐ (Fee due within 90 days)**Agent's First Name:** Tim**Last:** Anderson**Phone:** (650) 279-7281**Ext:****Office:** Alain Pinel Realtors, Los Altos**Fax:****Inspector:** Peter M. Buenrostro**www.TheReportOnline.com Report password:** N/A**PRELIMINARY COMMENTS**

We have inspected the major structural components, plumbing, heating and electrical systems for visual signs of significant nonfunctional performance, excessive or unusual wear, and general conditions of the property. Our findings and recommendations are not intended as criticisms of the building, but as professional opinions regarding the conditions present.

Please keep in mind that in some dwellings there may be features and systems that may not conform with current building standards. While we attempt to list any health, hazardous, and safety issues, we do not warrant that all non-conforming issues will be listed, as they may not have been a requirement at the time the house was built. The client should be aware that all dwellings need ongoing preventive maintenance in order to keep all aspects of the property in functional condition.

**TABLE OF CONTENTS**

	<b>PAGE</b>
<b>Order Information</b>	<b>1</b>
<b>Index</b>	<b>2</b>
<b>Scope of Inspection</b>	<b>3</b>
<b>Definitions</b>	<b>4</b>
<b>Exterior Section I</b>	<b>5</b>
<b>Exterior Section II</b>	<b>6</b>
<b>Electrical System</b>	<b>7</b>
<b>Heating and Air Conditioning Systems</b>	<b>8</b>
<b>Plumbing and Water Heating</b>	<b>9</b>
<b>Kitchen</b>	<b>10</b>
<b>Bathrooms</b>	<b>11</b>
<b>Interior</b>	<b>12</b>
<b>Foundation, Framing, &amp; Insulation</b>	<b>13</b>
<b>Summary of Non-Functioning or Action Items</b>	<b>14-16</b>
<b>General Comments</b>	<b>17</b>
<b>Photo Pages and Carryover Pages (if any)</b>	<b>18. . .</b>

## Real Estate Inspection Group, Inc.

### SCOPE OF INSPECTION

If the client is the buyer, this report is not intended to be used by any third party, and the INSPECTOR shall not be accountable to any such third parties in any manner. If the report is a "Listing Inspection" for the seller, the report may be relied on (within the scope of the inspection described below), by both the seller and the buyer of the property from the seller upon execution of this agreement (Civil Code 1102.4c). The report is not intended to be distributed to any subsequent buyer of the property for reliance by the subsequent buyer, and the INSPECTOR is not accountable to such subsequent buyers in any manner.

The inspection is limited to the visible conditions of the property, and the purpose of this report is to provide the user an overview of the subject residence. The INSPECTOR can only spend a limited amount of time on each item and the report is thus limited in scope to only those items described herein, and only to the extent described in the Standards of Practice of the American Society of Home Inspectors (ASHI®), a copy of which is attached to the inspection report. The INSPECTOR will inspect the major structural and electrical / mechanical components for visual evidence of material defects and this report is not a statement of the code or permit complying condition of the property as only a governmental building inspector is authorized to determine the code permit complying condition of the property.

### CLAIMS PROCEDURE

It is hereby agreed and understood that should the client claim to discover that one or more aspects of the report is incorrect, the client agrees to notify the inspector before any corrective measures are undertaken, and further to allow a re-inspection by the INSPECTOR of the reported problem at no cost to the client. Should the INSPECTOR determine in the INSPECTOR'S sole discretion that a repair or replacement needs to be performed, the client agrees to allow the INSPECTOR the opportunity to effect said repair during the period of the client's possession of the property prior to initiating any mediation, arbitration or civil action. If there is a conflict regarding the wording of a report, the report kept at REIG, Inc. shall prevail.

### ARBITRATION AGREEMENT

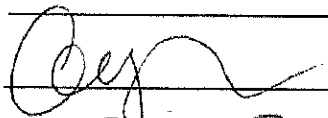
Any dispute between the client and the INSPECTOR arising out of the inspection or the resulting report shall be decided by neutral arbitration in accordance with Chapter 3, Title 9 of the California Code of Civil Procedures (C.C.P. 1282, et seq.) and not by court action except as provided by California law for judicial review of arbitration proceedings. The parties to any arbitration under this agreement shall have the discovery rights provided in California Code of Civil Procedure 1283.05. The arbitrator shall be a retired Superior Court judge, a licensed California Attorney with at least five years of real estate experience or home inspector with at least five years experience as defined in Business and Professional Code 7195 et seq. If the parties herein cannot agree upon an arbitrator, the Superior Court of the county in which the property is located shall appoint an arbitrator. The prevailing party in any arbitration under this Arbitration Agreement shall be entitled to recovery fees and costs incurred in the proceeding.

By signing below, you are specifically agreeing to the Scope of the Inspection, the Claims Procedure, and the Arbitration Agreement above, and all conditions as described above. You are agreeing to have any dispute decided by neutral arbitration as provided by California law and you are giving up any rights you might possess to have the dispute litigated in a court or jury trial. If you refuse to submit to arbitration after agreeing to this provision, you may be compelled to arbitrate under the authority of the California Code of Civil Procedure.

**IF THIS AGREEMENT IS NOT SIGNED BY ANY PARTY, THIS INSPECTION REPORT WILL CARRY NO WARRANTY OR GUARANTEE AS TO ITS CONTENTS, AND SHALL BE AS INFORMATION ONLY FOR THAT PARTY.**

SELLER: \_\_\_\_\_

DATE: \_\_\_\_\_

BUYER:  \_\_\_\_\_

DATE: 11.09.10

INSPECTOR:  \_\_\_\_\_

DATE: November 9, 2010

## DEFINITIONS

The following are definitions of words likely to be used in this report when evaluating the condition of the elements of the house.

### **FUNCTIONAL CONDITION:**

As far as could be determined within the scope of this inspection, the item was in serviceable condition and functioned according to its purpose.

### **FAIR CONDITION:**

While not in excellent condition, the item performed according to reasonable expectations.

### **POOR CONDITION:**

While functioning, the item did not perform to reasonable expectations. Maintenance, repairs, or replacement may be needed at the present time, or in the near future.

### **NON-FUNCTIONING or ACTION ITEMS:**

These items did not meet the minimum standards of the manufacturer, and immediate safety or structural concerns may be present. Examples include a leaking or damaged hot water heater, a substandard electrical panel, a leaking roof, or a broken chimney. Other items that are less integral to the major systems of the house, such as a broken window pane, a missing or broken door handle, or an inoperative water faucet may also be categorized as non-functioning or action items.

This is not a code compliance inspection. Only the building department may determine the code status of any particular condition at the property. An item is only required to comply with the codes that were applicable at the time the house was built or remodeled. Items may sometimes be mentioned in the report that do not comply with current code requirements because of safety or other concerns. These items should be verified with the local building department for specific details and recommendations.

## HAZARDOUS MATERIALS

This report does not include reporting on the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.

Nor does it include the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

**YOU ARE STRONGLY ADVISED TO REVIEW THE HAZARDOUS MATERIALS HANDBOOK PROVIDED TO YOU BY YOUR REALTOR.**

## EXTERIOR I

**Items Inspected:** The exterior wall coverings, flashings, and trims, as well as the eaves, soffits, and fascias where accessible from the ground level. The exterior doors and their respective operating hardware. The roof coverings, flashings, and the roof drainage system. Also, chimneys and skylights if present.

### Component Description:

#### EXTERIOR WALL COVERINGS

- Wood siding
- Wood trim

#### ROOF COVERINGS

- Asphalt composition shingles

#### CHIMNEY

- Brick, no spark arrester/cap

### EXTERIOR WALL COVERINGS & TRIM:

The exterior wall coverings, flashings and trim were inspected for evidence of damage and/or possible water penetration, and to determine their overall condition. The paint coverage was generally good. Any conditions found to be in need of attention are noted in the Action Items.

### EXTERIOR DOORS & WINDOWS:

The exterior doors and locking hardware (including the main garage door and automatic garage door opener) were tested to verify their full and proper function. The exterior doors, and the garage door and its safety reverse features, operated normally when tested. The accessible windows were tested to determine their condition, and to verify that they could be properly operated and locked. Any conditions found to be in need of attention are noted in the Action Items.

### ROOF SYSTEM:

The roof was accessed by ladder from the rear balcony deck and was inspected by walking on the surface. The roof appeared to be an older installation in serviceable condition. The roof coverings, flashings, penetrations, and the roof drainage control systems were inspected for signs of damage, water penetration, or other adverse conditions. There were no visible signs of active or recent leaks in the attic and no water stains on the interior ceilings. Any conditions found to be in need of attention are noted in the Action Items.

### CHIMNEY:

The chimney was examined from atop the roof and from ground level to determine the overall condition. A pressure test (pressing against the sides of the chimney to test for movement from atop the roof) was performed. No movement was detected. Any conditions found to be in need of attention are noted in the Action Items.

### EXTERIOR I ACTION ITEMS:

1) Roof System: (a) Several of the rain gutters were filled with conifer needles. The rain gutters and downspouts should be kept clear and free-flowing at all times. Some of the rain gutter joints had rust stains and other evidence of leaks. I recommend having the surfaces cleaned and the joints caulked so they are watertight. (b) The plywood sheathing at the right edge of the upper roof was unprotected by flashings near the ridge of the roof over the right side of the house. The plywood had some moss growth and surface damage (Photo 1). I recommend having the wood surfaces repaired, treated with an appropriate preservative, and flashed for their protection. (c) A skylight had several cracks and moisture had gotten in between the dual parts of the dome (Photo 2). I recommend replacing it. (This item is continued on "Carry Over Page I" past the Photo pages)

**Items Not Included:** This Section does not include the screening, shutters, or awnings.

## EXTERIOR II

**Items Inspected:** Walkways, patios, and driveways leading to the dwelling entrances. The vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building. Also inspected are any attached decks, balconies, stoops, steps, porches, and their associated railings if present.

### Component Description:

#### DRIVEWAY

- Poured concrete

#### WALKS AND PATIOS

- Poured concrete walkways
- Poured concrete patio with integral color and stone-look stamping

#### PORCHES AND DECKS

- Brick porch at front
- Wood balcony deck at rear with metal spiral staircase

**WALKWAYS, PATIOS AND DRIVEWAYS:** The walkways, patios and driveway were inspected for evidence of extensive cracking or excessive lifting or settlement. All appeared to be in good serviceable condition. Any conditions found to be in need of attention are noted in the Action Items.

**DECKS AND PORCHES:** Attached decks, porches, and their respective railings and support systems are inspected for visible evidence of damage or other conditions that may need correction. The front porch appeared to be in good serviceable condition. The rear balcony deck was inspected from below and by walking on the surface. The deck framing had pressure treated wood beams and joists, and lag screws set through spacers were used to secure the ledger board to the exterior wall of the house. The deck planks were painted. The deck and railings felt secure when tested and appeared to be in good condition overall. The spiral staircase felt secure and appeared to be in good condition. Any conditions found to be in need of attention are noted in the Action Items.

### GROUNDS:

The overall grading of the property was inspected. The house was located on a lot on the downhill side of the street. Referenced as if viewing the house from the street the general slope of the street was downward from the right toward the left. The driveway sloped downward from the street toward a trench drain located parallel to the main garage door. The walkways at the left and right sides of the house are stepped downward toward the rear of the lot. Beyond the back fence the hillside slopes downward. A concrete retaining wall shores the soil to the left of the garage. Any observed visible conditions that may have an adverse effect on the structural components of the house are noted in the Action Items. Please Note: The condition of the trees is not within the scope of this inspection. In general, it would be prudent to have an appropriate licensed and certified arborist evaluate the trees on a periodic basis for any care or maintenance needed.

### EXTERIOR II ACTION ITEMS:

- 1) Keep the driveway trench drain clear and free-flowing at all times to ensure that seasonal rains will be diverted away from the garage. An ABS plastic pipe ended past the fence to the left of the left concrete walkway. If the pipe is the point of discharge for the trench drain or other surfaces the water flow in wet weather may cause water damage to the nearby fence posts and planks. If the flow is significant I recommend extending the pipe to an appropriate location away from the fence where it will do no harm.
- 2) At the metal spiral staircase the gaps between the bottom of the railings and the top of the individual steps are wider than the gaps between the vertical railings, as is common. Use appropriate caution when small children are present and consider upgrades to restrict access such as childproof gates or other barriers.

**Items Not Included:** Fences, geological or hydrological conditions, outbuildings, storage sheds, recreational facilities, seawalls, docks, breakwalls, and erosion or earth stabilization control methods.

## ELECTRICAL SYSTEM

**Items Inspected:** The service drop, service entrance conductors, cables and raceways, service equipment and main disconnects, service grounding, interior components of service panels and sub-panels, conductors, overcurrent protection devices, and a representative number of installed lighting fixtures, switches, receptacles, and ground fault circuit interrupters (when installed).

### Component Description:

#### MAIN PANEL

**Location:** Left side of the house near the left rear corner  
**Service Voltage:** 120 / 240  
**Service Amperage Rating:** Not determined; label missing  
**Main Disconnect:** 125 amp circuit breaker

#### SUB PANEL LOCATIONS

- Fuse box in laundry room
- Sub panel in lower left bedroom

#### ELECTRICAL SYSTEM WIRING METHODS

- Knob and tube
- Rigid and flex metal conduit
- Nonmetallic sheathed cable ("Romex")

#### ELECTRICAL SYSTEM WIRING TYPE

- Copper and tinned copper at all branch circuits

### ELECTRICAL PANELS:

The main electrical panel appeared to be grounded but the ground wire entered the framing and the termination point of the ground wire was not determined. The interior components, wiring, and over-current protection devices (circuit breakers at the main panel and main sub panel, and fuses at the laundry room fuse box) were examined. Any conditions found to be in need of attention are noted in the Action Items.

### LIGHTS, FANS, OUTLETS AND SWITCHES:

A representative sample of accessible outlets, lights, and switches were tested. They responded normally unless otherwise noted in the Action Items. A mixture of the older style two-prong outlets and the newer style three-prong outlets were present in the house.

**220 VOLT SERVICE LOCATIONS:** • Main panel • Bedroom sub panel • Kitchen • Garage (see "Action Items")

### ELECTRICAL ACTION ITEMS:

1) Electrical Outlets: (a) For safety I recommend installing GFCI type outlets in the upstairs bathroom and above the kitchen counter to the left of the sink. (b) The three-prong electrical outlets in the living room, dining room, left rear second floor bedroom, and right rear (master) second floor bedroom were not grounded. Grounding was not required at the time of the original construction. I recommend replacing the three-prong outlets with the older style two-prong outlets common at the time of construction so the outlets are readily identified as being ungrounded. Consider upgrading by grounding the outlets where appliances with grounded plugs will be used.

2) Switches: The middle switch on a three-switch wall plate in the family room, and the middle switch on a three-switch wall plate near the lower level back door, had no visible response. I recommend asking the current owners regarding the function of the switches.

3) Fuse Box: The fuse box had a 20-amp mini-breaker as a fuse replacement and was labeled for the upstairs rooms. Ask the current owners if the mini-breaker was installed due to frequent blown fuses and if the mini-breaker trips often. The wire gauge appeared to be undersized for a 20-amp circuit (Photo 6) and should be evaluated by an appropriate licensed electrical contractor for possible corrections.

(Continued on "Carry Over Page II")

**Items Not Included:** Remote control devices (unless this is the only control), alarm systems and components, low voltage wires, systems, and components, and ancillary wiring. Systems and components that are not part of the primary electrical power distribution system, the measuring of amperage, voltage, or impedance, and lights that are on timers or photo-voltaic cells.

## HEATING & A/C SYSTEM

**Items Inspected:** All the installed heating equipment, including the vent systems, flues, and chimneys where readily accessible.

### Component Description:

#### PRIMARY HEAT SOURCE

<b>Brand</b>	<b>Energy Source and Heater Type</b>	<b>Location</b>
Rheem	Gas fired forced air, upflow type, no A/C	Lower hallway closet

**OTHER INSTALLED COMPONENTS:** Fireplace; see the "Interior" section on page 12

### HEATING SOURCE:

The furnace was manufactured the 38th week of 1992 and is considered to be nearing the end of a typical expected service life. It was tested with an ignition test and was operated for more than five minutes. The readily accessible and visible furnace components and vent flue sections were examined. Per the ASHI Standards the inside of the heat exchanger is not within the scope of this inspection. Any conditions found to be in need of attention are noted in the Action Items.

### AIR CONDITIONING SYSTEM:

Not applicable.

### AIR FLOW:

The air flow was tested at each of the readily accessible heat registers and appeared to be within the normal ranges. A precise assessment of the heat supply adequacy or distribution balance is not performed. Any conditions found to be in need of attention are noted in the Action Items.

### DUCTS:

The visible duct components, connections, and insulation conditions were examined. Any conditions found to be in need of attention are noted in the Action Items. Note: Material that may contain asbestos was noted at an old abandoned duct boot (i.e., the transition from a duct to a register) in the sub area below the dining room near the crawlspace access hatch. Some torn and possibly friable material was observed, but it is not connected to a duct. See the Hazardous Materials statement on Page 4.

### HEATING SYSTEM ACTION ITEMS:

- 1) The furnace had a crack in the plastic draft inducer fan housing (Photo 10). I recommend further evaluation by an appropriate licensed HVAC contractor and repairs as needed. For reference, the furnace is a Rheem model RGDG-10NAMER, serial number BS35D302 F38927792.
- 2) As a furnace ages it is more susceptible to cracks in the heat exchanger that can leak carbon monoxide. The heat exchanger is not within the scope of this inspection per the ASHI Standards. I recommend taking advantage of the free safety checks offered by PG&E (1-800-PGE-5000). Annual service calls by PG&E and/or an appropriate licensed heating contractor are recommended to verify the safe operation of the furnace and determine if there are conditions in need of correction. I also recommend installing a carbon monoxide (CO) detector to alert of problems with the heat exchanger or other sources of combustion. CO monitors will be required by law in every single-family residence in California beginning July 1, 2011.

(Continued on "Carry Over Page II" past the Photo pages)

**Items Not Included:** The interiors of flues or chimneys which are not readily accessible, the heat exchanger, humidifier or dehumidifiers, electronic air filters, solar space heating systems, and the determination of the adequacy and distribution balance of the heating or air conditioning system.



## PLUMBING & WATER HEATING

**Items Inspected:** Interior water supply and distribution systems and related fixtures and faucets. The drains, waste, and vent systems. Water heating equipment and vent flues or chimneys, fuel storage and fuel distribution systems, and any drain sumps, sump pumps, and related piping.

### Component Description:

#### WATER SUPPLY PIPING

Copper

#### DRAIN, WASTE, & VENT PIPING

Cast iron, galvanized steel, and ABS plastic

#### WATER HEATER

##### Brand

Rheem

##### Energy Source

Gas

##### Capacity

50 gallon

##### Location

Lower hallway closet

**MAIN GAS SHUTOFF VALVE LOCATION:** Left side of the house near the left access hatch to the sub area crawlspace

**MAIN WATER SHUTOFF VALVE LOCATION:** Left side of the house near the left front corner of the garage

**Main Water Supply Line Type:** Copper where visible

### WATER SUPPLY AND WASTE LINES:

The visible components of the plumbing system were inspected for evidence of leaking or unusual corrosion, and the plumbing fixtures were tested. The water pressure was measured at about 75 psi and is considered to be very good. Any conditions found to be in need of attention are noted in the Action Items; see "Bathrooms Action Item 2" on page 11.

### WATER HEATER:

The water heater installation, seismic restraints (two steel kit-type straps), hot water response time, and visible venting were inspected. As of 1/1/96 sellers are obligated to strap water heaters to current code standards (Bus & Prof Code 19211). The most common standard calls for two 16 gauge straps secured with 1/4" x 3" lag bolts. The water heater was securely strapped in accordance with the most common standards. Check with the local building department for any additional conditions that may be required in this city. Any conditions found to be in need of attention are noted in the Action Items.

### PLUMBING ACTION ITEMS:

1) The water heater was installed on the concrete slab in the lower level utility closet. The closet slab had no floor drain. If the water heater leaks water may damage the interior surfaces or the hall carpet. The water heater was about seven years old and should be monitored for leaks as part of a regular maintenance program.

**Items Not Included:** Clothes washing machine connections. Interiors of flues not readily accessible. Wells, well pumps, or water storage related equipment. Water conditioning systems or solar water heating systems. Fire and lawn sprinkler systems, private waste disposal systems, the adequacy or quality of the water supply, or the operation of safety or shutoff valves.

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**KITCHEN**

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**Items Inspected:** The primary installed cooking facilities. Garbage disposals, installed dishwashers, and ventilation systems (if any), the countertops, and a representative number of installed cabinets.

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**Component Description:**

The installed cooking appliances were tested for proper response and function. All of the other installed appliances (including fans and venting systems) were inspected and tested to assure they were fully functional and free of leaking or damage. Temperature and other types of exhaustive testing are not performed on the kitchen appliances. Any conditions found to be in need of attention are noted in the Action Items.

**Stove/Cooktop/Oven:**

Brand	Energy Source and Appliance Type
Thermador	Gas cooktop
Thermador	Separate electric double oven with convection features
Sharp	Installed microwave oven

**Garbage Disposal(s):** ISE

**Dishwasher(s):** Thermador with air gap valve

**Exhaust System Type:** Ducted fan w/hood above the cooktop

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**SINKS AND PLUMBING:**

The sink was filled and tested, and the faucet and drain lines were inspected; all operated normally. The shutoff valves under the sink were inspected for leaking but they were not operated. No conditions were found to be in need of attention at this time.

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**SURFACES AND CABINETS:**

The floors, cabinets, countertops, walls, and ceilings were inspected and appeared to be in good serviceable condition. No conditions were found to be in need of attention at this time.

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**ELECTRICAL SYSTEMS:**

The accessible outlets were tested, and the visible wiring was inspected. Where GFCI protected outlets were installed above the counters they operated normally and should be tested at least monthly for safety. Any conditions found to be in need of attention are noted in "Electrical Action Item 1" on page 7.

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**KITCHEN ACTION ITEMS:**

None observed.

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**Items Not Included:** Trash compactors, water purification systems and filters, and non-built in microwave ovens.

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## BATHROOMS

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**Items Inspected:** The sinks, toilets, faucets, visible drain lines, counter tops, cabinets, shower and bath enclosures, flooring, ventilation, and the walls and ceilings.

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### SINKS AND FIXTURES:

The sinks were filled and the faucets and drain lines were tested. The shutoff valves under the sinks were examined for leaking but they were not operated. Any conditions found to be in need of attention are noted in the Action Items.

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### TOILETS:

The toilets were inspected and the flush mechanisms were tested. The toilets operated normally when tested. Any conditions found to be in need of attention are noted in the Action Items.

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### SHOWERS AND BATHTUBS:

The faucets were operated and the drains were tested. All of the visible bathroom surfaces were inspected. Safety glass marks were visible on the shower enclosure glass. Any conditions found to be in need of attention are noted in the Action Items.

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### ELECTRICAL SYSTEMS:

The accessible electric outlets and switches were tested. GFCI protected outlets were present in the powder room and in the lower level bathroom. They operated normally when tested and should be tested at least monthly for safety. A grounded outlet was present in the upper level bathroom. Upgrading to a GFCI protected outlet is recommended for safety; see "Electrical Action Item 1" on page 7. No other conditions were found to be in need of attention at this time.

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### GENERAL MAINTENANCE:

Caulking around a tub or shower enclosure (especially at the floor line, at faucet and shower escutcheon plates, and at any sills or ledges below the level of a shower head) should be examined regularly and properly renewed at the first signs of failure to help avoid possible water damage. Any voids noted in the tile grout should also be properly corrected to help avoid water penetration and possible damage.

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### BATHROOMS ACTION ITEMS:

- 1) Powder Room: The toilet was loose on its mounts. I recommend removing the toilet so the flange and sub floor can be checked and repaired if necessary, and resetting the toilet securely on a fresh wax ring.
  - 2) Upstairs Bathroom: (a) The shower stall tiles had some small cracks in the grout and some missing grout. On the hall wall that is shared with the stall shower the plaster was lifted or bubbled a few inches above the floor. This may indicate some past or present water leakage past the shower enclosure. There were no stains or damage observed on the floor, or on the bedroom wall shared with the shower. There was no access to view the underside of the shower. I recommend further evaluation by the appropriate licensed trades to verify the integrity and water resistance of the shower stall, and repairs as needed including proper repair of the grout. (b) The cold water flow from the sink faucet decreased when the toilet was filling. The sink faucet and toilet are assumed to share the same water supply pipe. If this condition is unacceptable to the clients I recommend consulting an appropriate licensed plumbing contractor for possible plumbing modifications.
- 

**Items Not Included:** Spas, saunas, or steam rooms, and their water heating and filtering systems.

## INTERIOR

**Items Inspected:** The walls, ceilings, and floors. The steps, stairways, and railings (if any). The countertops and a representative number of installed cabinets, a representative number of the interior doors, and the garage doors and any installed openers.

### Component Description:

#### FLOOR COVERINGS

- Hardwood
- Ceramic tile
- Wall to wall carpeting

#### WALLS

- Drywall w/plaster coating ("button board")
- Lath and plaster
- Drywall

#### CEILINGS

- Drywall w/ plaster coating ("button board")
- Lath and plaster
- Drywall

### FLOOR COVERINGS, STAIRS AND RAILINGS:

The visible floor coverings were inspected for evidence of damage or other problems and appeared to be in good to very good condition overall. Flooring covered by area rugs, carpeting, or furniture was not inspected. The interior stairs and railings felt secure when tested. Any conditions found to be in need of attention (other than those related to appearance only) are noted in the Action Items; also see "Bathrooms Action Item 2(a)".

### WALLS, CEILINGS, AND INTERIOR DOORS:

The ceiling and wall surfaces were inspected for evidence of damage or other problems and appeared to be in good to very good condition overall. The interior doors were tested to verify that they operated properly. Any conditions found to be in need of attention (other than those related to appearance only) are noted in the Action Items.

### FIREPLACE:

TYPE: Brick      ENERGY SOURCE: Wood burning      LOCATION: Living room

The visible components of the fireplace interior were inspected and operated. Ignition tests are not performed. The damper operated normally. See "Exterior I Action Item 4" on "Carry Over Page I" for comments.

### SMOKE DETECTORS:

At least one detector is required at the entrance to any bedroom or sleeping area, more if the house has been remodeled or built since August 1992. Smoke detectors were located in the hallways outside the bedrooms and in each of the bedrooms. They were not tested, and they should be checked frequently to verify that they are safely functional. Change the batteries every six months and replace the detectors after ten years of service.

### INTERIOR ACTION ITEMS:

1) The garage did not have an intact firewall system (e.g., a lot of the wood framing was exposed between the garage and the interior rooms). The construction predates the current firewall requirements. Insulation has been placed between the floor joists with the paper facing exposed instead of being placed in contact with the sub floors. The paper facing is combustible; keep open flames away. The doors between the garage and the interior of the house did not appear to meet the current standards for 20-minute rated fire-resistant doors. I recommend further evaluation by an appropriate licensed contractor for firewall upgrades and corrections to the insulation installation as appropriate. The clients may wish to consider other upgrades prior to covering the exposed framing (for example, upgrading active knob and tube wiring to Romex).

2) Grippable handrails are recommended for safety at the steps from the interior rooms to the garage.

3) The sheet vinyl in the laundry room was damaged near the garage door. I recommend repairs as needed.

**Items Not Included:** Window treatments, central vacuum systems, recreational facilities, interiors of chimneys and flues, firescreens and doors, seals or gaskets, combustion devices and their draft characteristics, or the movement of any fireplace insert.

## FOUNDATION & FRAMING

**Items Inspected:** Foundation, floor structure, sub area drainage and moisture conditions, wall structure, ceiling structure, and roof structure.

### Component Description:

#### FOUNDATION TYPE

Poured concrete perimeter stemwall.  
Poured concrete slab at the garage and lower level.

#### FOUNDATION TO FRAMING ANCHORS

Bolts were visible at the perimeter foundation of the house.  
Bolts were not visible or determined at the garage or the lower level slab.

### STRUCTURAL / FRAMING COMPONENTS

#### FLOOR STRUCTURE

- Concrete pier blocks • 4x6 wood posts • 4x6 wood girders
- 2x8 wood floor joists • Wood board sub floor
- Concrete slab at lower level

#### CEILINGS

- 2x4 wood joists above original ceilings
- 2x6 wood joists above addition ceilings

#### WALLS

- 2x4 & 3x4 framing visible in sub area crawlspace. 2x4 visible in attic.

#### ROOF

- 2x4 rafters (original) and 2x6 (addition)
- Plywood (over original 1x4 skip sheathing)

### FOUNDATION AND FRAMING:

The concrete slab foundation at the garage was inspected where visible around the exterior perimeter. The slab and the interior perimeter had many stored items and the inspection was limited. Where visible the slab appeared to be in good condition overall. Any conditions found to be in need of attention are noted in the Action Items. The sub area was entered for inspection from the exterior access hatch on the right wall of the house; a second hatch on the left exterior wall was not used but can also be used to access the sub area. The foundation was inspected for evidence of damage or other adverse conditions, and the sub area drainage and moisture conditions were evaluated. The foundation showed some hairline width vertical cracks, but no visible evidence of foundation failure or unusual settlement. There was some visual evidence of seasonal moisture, such as minor to moderate efflorescence on the perimeter foundation walls, but at the time of the inspection there was no standing water and the concrete slurry coat ("rat-proofing") was dry. The visible framing components of the structure were inspected (where readily accessible) for evidence of visible damage, deterioration, or other adverse conditions. The framing was tight where visible, with no visible evidence of current water stains or damage. The ventilation was minimal. Except for the concrete slab in the utility closet the slab in the lower level was covered by floor coverings and was not visible for direct inspection. Any conditions found to be in need of attention are noted in the Action Items.

### ATTICS:

The attics were entered for inspection from the ceiling hatch in the room between the master bedroom and bathroom, and from the wall hatch in the second floor rear bedroom. The visible framing components of the attic were inspected (where readily accessible) for evidence of visible damage, deterioration, or other adverse conditions. Some attic spaces were inaccessible and were not inspected. Any conditions found to be in need of attention are noted in the Action Items.

### INSULATION:

Fiberglass batt insulation about 6" thick was used in the upper attic. Batt insulation about 8" thick covered parts of the ceiling in the lower attic. Fiberglass batt insulation was installed between the ceiling joists in the garage. No insulation was present between the joists in the sub area crawlspace. Adding insulation could improve energy efficiency. Any conditions found to be in need of attention are noted in the Action Items.

### FOUNDATION AND FRAMING ACTION ITEMS:

(Please see "Carry Over Pages II & III" past the Photo pages)

**Items Not Included:** This report does not include engineering or architectural services, and offers no opinion as to the strength or adequacy of any structural system or component. Only areas clearly visible are included.

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**NON-FUNCTIONING OR ACTION ITEMS I**

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**EXTERIOR I ACTION ITEMS:**

1) Roof System: (a) Several of the rain gutters were filled with conifer needles. The rain gutters and downspouts should be kept clear and free-flowing at all times. Some of the rain gutter joints had rust stains and other evidence of leaks. I recommend having the surfaces cleaned and the joints caulked so they are watertight. (b) The plywood sheathing at the right edge of the upper roof was unprotected by flashings near the ridge of the roof over the right side of the house. The plywood had some moss growth and surface damage (Photo 1). I recommend having the wood surfaces repaired, treated with an appropriate preservative, and flashed for their protection. (c) A skylight had several cracks and moisture had gotten in between the dual parts of the dome (Photo 2). I recommend replacing it. (This item is continued on "Carry Over Page I" past the Photo pages)

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**EXTERIOR II ACTION ITEMS:**

1) Keep the driveway trench drain clear and free-flowing at all times to ensure that seasonal rains will be diverted away from the garage. An ABS plastic pipe ended past the fence to the left of the left concrete walkway. If the pipe is the point of discharge for the trench drain or other surfaces the water flow in wet weather may cause water damage to the nearby fence posts and planks. If the flow is significant I recommend extending the pipe to an appropriate location away from the fence where it will do no harm.

2) At the metal spiral staircase the gaps between the bottom of the railings and the top of the individual steps are wider than the gaps between the vertical railings, as is common. Use appropriate caution when small children are present and consider upgrades to restrict access such as childproof gates or other barriers.

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**ELECTRICAL ACTION ITEMS:**

1) Electrical Outlets: (a) For safety I recommend installing GFCI type outlets in the upstairs bathroom and above the kitchen counter to the left of the sink. (b) The three-prong electrical outlets in the living room, dining room, left rear second floor bedroom, and right rear (master) second floor bedroom were not grounded. Grounding was not required at the time of the original construction. I recommend replacing the three-prong outlets with the older style two-prong outlets common at the time of construction so the outlets are readily identified as being ungrounded. Consider upgrading by grounding the outlets where appliances with grounded plugs will be used.

2) Switches: The middle switch on a three-switch wall plate in the family room, and the middle switch on a three-switch wall plate near the lower level back door, had no visible response. I recommend asking the current owners regarding the function of the switches.

3) Fuse Box: The fuse box had a 20-amp mini-breaker as a fuse replacement and was labeled for the upstairs rooms. Ask the current owners if the mini-breaker was installed due to frequent blown fuses and if the mini-breaker trips often. The wire gauge appeared to be undersized for a 20-amp circuit (Photo 6) and should be evaluated by an appropriate licensed electrical contractor for possible corrections.

(Continued on "Carry Over Page II")

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**NON-FUNCTIONING OR ACTION ITEMS II**

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**HEATING SYSTEM ACTION ITEMS:**

1) The furnace had a crack in the plastic draft inducer fan housing (Photo 10). I recommend further evaluation by an appropriate licensed HVAC contractor and repairs as needed. For reference, the furnace is a Rheem model RGDG-10NAMER, serial number BS35D302 F38927792.

2) As a furnace ages it is more susceptible to cracks in the heat exchanger that can leak carbon monoxide. The heat exchanger is not within the scope of this inspection per the ASHI Standards. I recommend taking advantage of the free safety checks offered by PG&E (1-800-PGE-5000). Annual service calls by PG&E and/or an appropriate licensed heating contractor are recommended to verify the safe operation of the furnace and determine if there are conditions in need of correction. I also recommend installing a carbon monoxide (CO) detector to alert of problems with the heat exchanger or other sources of combustion. CO monitors will be required by law in every single-family residence in California beginning July 1, 2011.

(Continued on "Carry Over Page II" past the Photo pages)

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**PLUMBING ACTION ITEMS:**

1) The water heater was installed on the concrete slab in the lower level utility closet. The closet slab had no floor drain. If the water heater leaks water may damage the interior surfaces or the hall carpet. The water heater was about seven years old and should be monitored for leaks as part of a regular maintenance program.

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**KITCHEN ACTION ITEMS:**

None observed.

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**NON-FUNCTIONING OR ACTION ITEMS III**

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**BATHROOMS ACTION ITEMS:**

- 1) Powder Room: The toilet was loose on its mounts. I recommend removing the toilet so the flange and sub floor can be checked and repaired if necessary, and resetting the toilet securely on a fresh wax ring.
- 2) Upstairs Bathroom: (a) The shower stall tiles had some small cracks in the grout and some missing grout. On the hall wall that is shared with the stall shower the plaster was lifted or bubbled a few inches above the floor. This may indicate some past or present water leakage past the shower enclosure. There were no stains or damage observed on the floor, or on the bedroom wall shared with the shower. There was no access to view the underside of the shower. I recommend further evaluation by the appropriate licensed trades to verify the integrity and water resistance of the shower stall, and repairs as needed including proper repair of the grout. (b) The cold water flow from the sink faucet decreased when the toilet was filling. The sink faucet and toilet are assumed to share the same water supply pipe. If this condition is unacceptable to the clients I recommend consulting an appropriate licensed plumbing contractor for possible plumbing modifications.

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**INTERIOR ACTION ITEMS:**

- 1) The garage did not have an intact firewall system (e.g., a lot of the wood framing was exposed between the garage and the interior rooms). The construction predates the current firewall requirements. Insulation has been placed between the floor joists with the paper facing exposed instead of being placed in contact with the sub floors. The paper facing is combustible; keep open flames away. The doors between the garage and the interior of the house did not appear to meet the current standards for 20-minute rated fire-resistant doors. I recommend further evaluation by an appropriate licensed contractor for firewall upgrades and corrections to the insulation installation as appropriate. The clients may wish to consider other upgrades prior to covering the exposed framing (for example, upgrading active knob and tube wiring to Romex).
- 2) Grippable handrails are recommended for safety at the steps from the interior rooms to the garage.
- 3) The sheet vinyl in the laundry room was damaged near the garage door. I recommend repairs as needed.

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**FOUNDATION AND FRAMING ACTION ITEMS:**

(Please see "Carry Over Pages II & III" past the Photo pages)



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**GENERAL COMMENTS**

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The major structural components, plumbing, heating and electrical systems were inspected for visual signs of significant nonfunctional performance, excessive or unusual wear, and the general conditions of the property were observed. There were some functional or safety items noted that are in need of correction, and some items recommended for further monitoring or evaluation and possible repairs.

Drainage control is an important element of an ongoing property maintenance program. The items recommended in the report have been shown to be of help in this problem, and we urge the recommendations be followed. A one time inspection cannot determine the year round drainage conditions of the property. Consult with the current owners regarding conditions that may have been observed at other times of the year.

Stored personal items and furnishings obscured the view and accessibility of some areas of the floors, walls, closets, cabinet interiors, and electrical outlets in the house and garage, there were areas of the exterior walls that were not visible due to the landscaping, and some areas of the home were not visible due to the type of construction or lack of access (for example, some attic spaces were inaccessible).

A permit search may help verify that any remodeling work that may have been done on the property was performed in accordance with local building codes, and received a final approval signature. There was visible evidence of remodeling and addition work. Consult with the current owners for possible remodeling or permit information.

Overall, this house appeared to be in very good condition for its age given the comments noted above and in the report.

This inspection was performed in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI), a copy of which is included for the Client, and intended to be kept as part of the report.

This inspection and report was contracted and performed for the Buyers of the inspected property named on the front page of this report. A signed and dated copy of Page 3 (the Scope of Inspection Agreement) has been given to Peter M. Buenrostro (the Inspector of the property) and covers the inspection and this report and its contents with our Errors & Omissions insurance.

This report is not intended for use as a bidding document, and any contractors using it as such will be doing so at their own risk. Any item or condition indicated in this report as being in need of further examination, correction, repair, or replacement should be evaluated on site by contractors or other specialists who are licensed and experienced in the appropriate fields. Any inspection reports provided by others should also be read for pertinent information.

Please read the entire report, especially Page 3, and call our office at (650) 949-0770 if you have any questions for me regarding this report. Thank you for the opportunity to be of service to you.

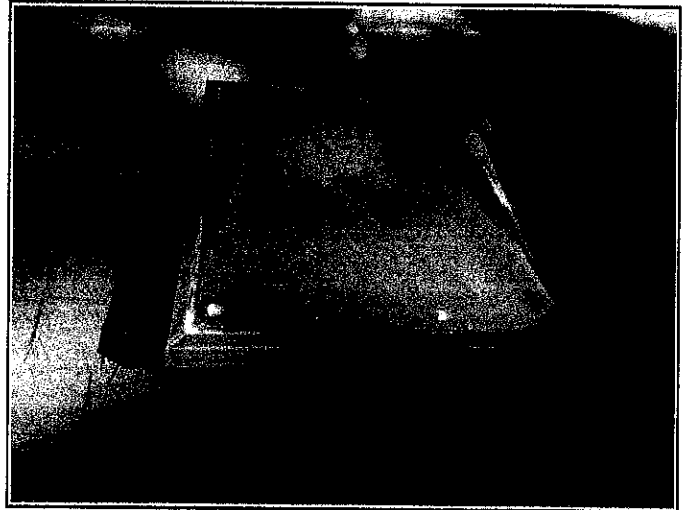
Sincerely,

Peter M. Buenrostro

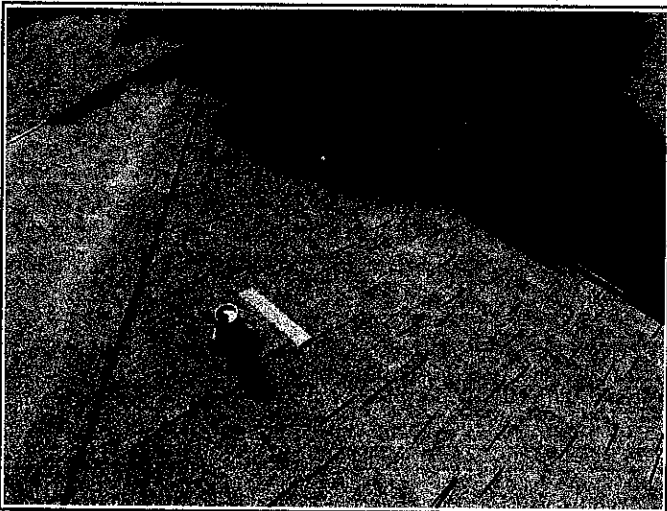
**California General Contractor's License #801578**

**PHOTO PAGE I****Photo 1**

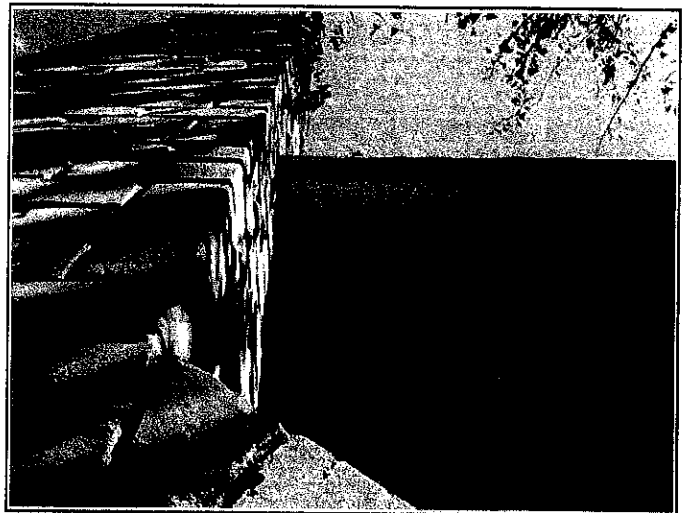
The plywood sheathing at the right edge of the upper roof had some moss growth and surface damage. See "Exterior I Action Item 1(b)", page 5.

**Photo 2**

Cracks and moisture intrusion at a skylight. See "Exterior I Action Item 1(c)" on page 5.

**Photo 3**

Plastic plugs in the tops of two vent pipes on the upper roof were broken, leaving the vent pipes open. See "Exterior I Action Item 1(e)" on page 23.

**Photo 4**

Eaves damage near the chimney. See "Exterior I Action Item 3(a)" on page 23.

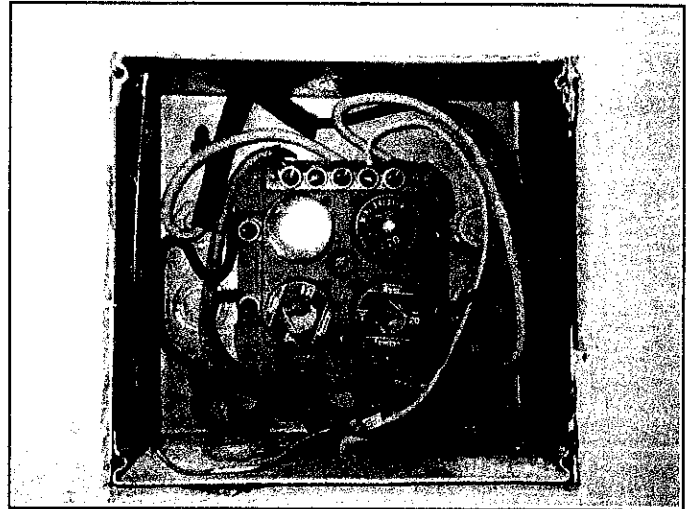
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**PHOTO PAGE II**

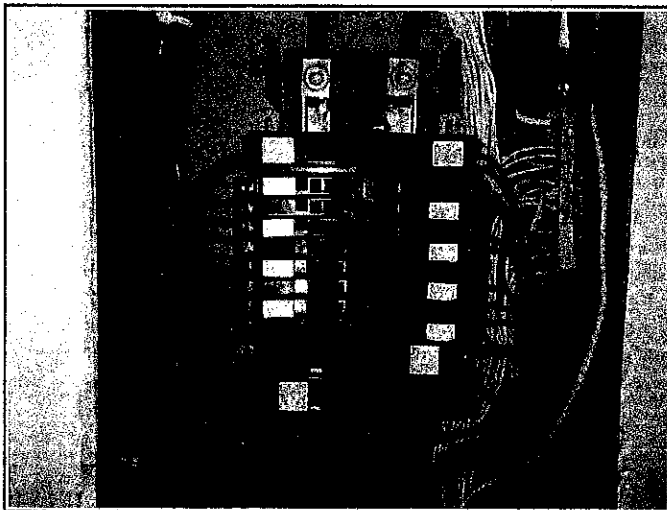
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**Photo 5**

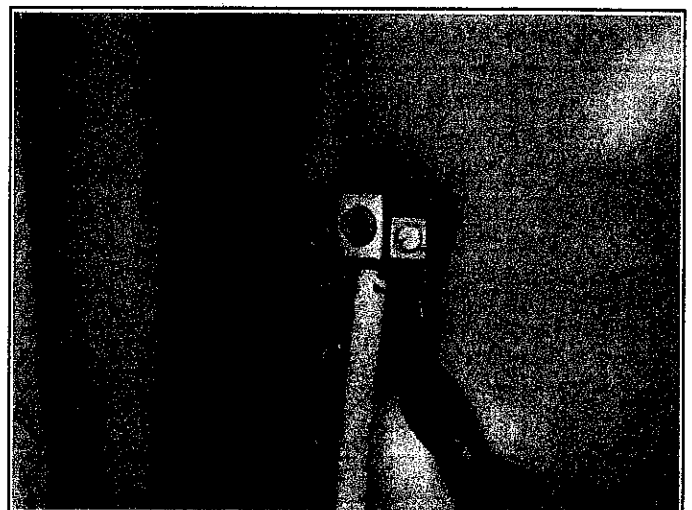
The top of the chimney had a loose brick and damage at the grout cap. The flue liner did not extend above the grout cap. A spark arrester/cap is needed. See "Exterior I Action Item 4", page 23.

**Photo 6**

The wire gauge appeared to be undersized for the 20-amp "mini-breaker" circuit. See "Electrical Action Item 3" on page 7.

**Photo 7**

The two upper breakers in the sub panel each had two separate wires connected to their terminal. See "Electrical Action Item 4" on page 24.

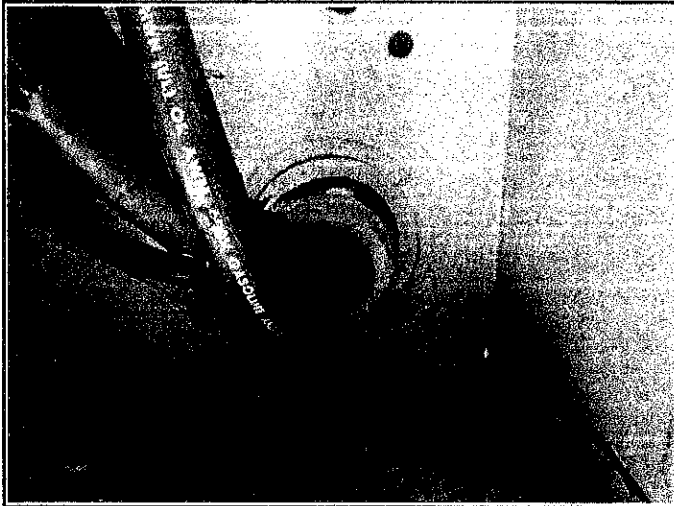
**Photo 8**

For Information: Two large ground connections visible inside the main panel. See "Electrical Action Item 5" on page 24 and Photo 9.

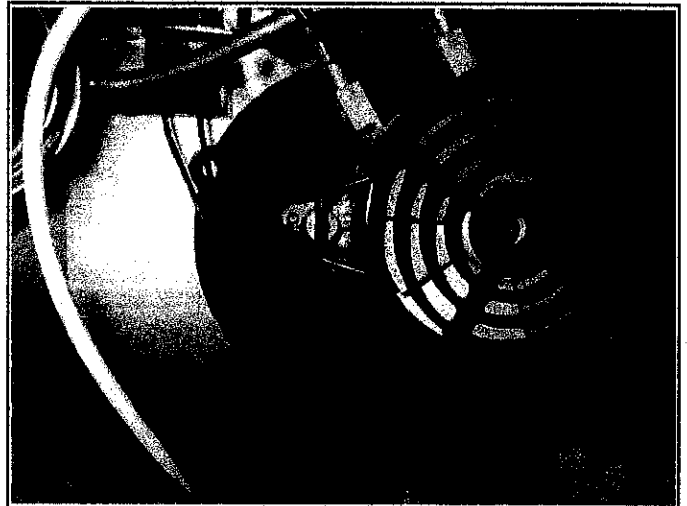
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**PHOTO PAGE III**

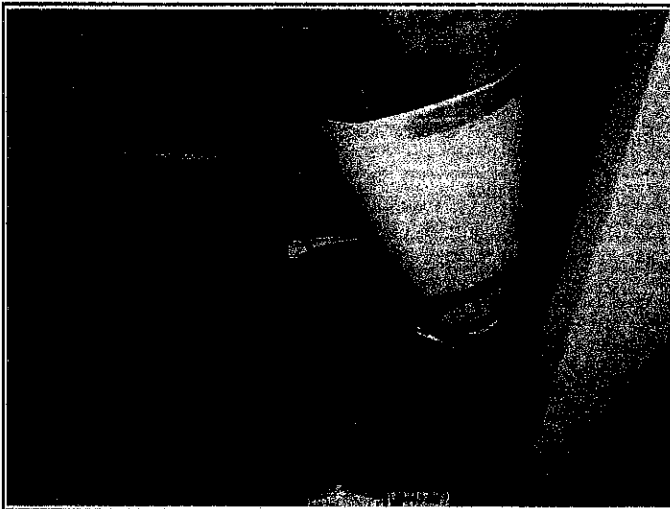
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**Photo 9**

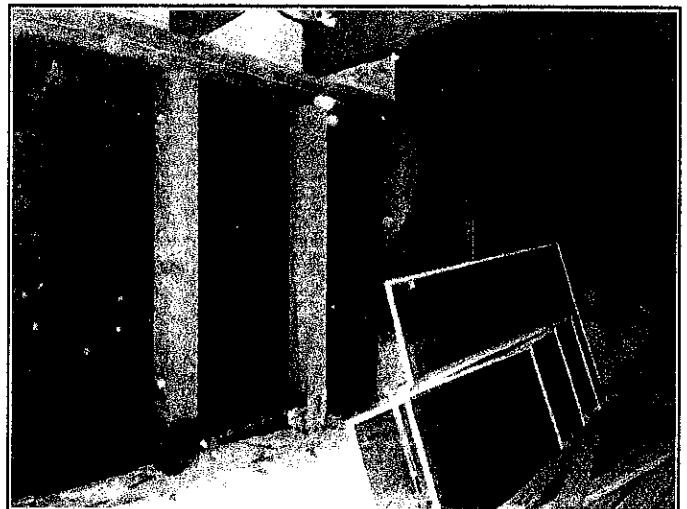
No visible grounding jumper connection at the concentric rings for the service feeder cables in the main panel. See "Electrical Action Item 5" on page 24.

**Photo 10**

The furnace had a crack in the plastic draft inducer fan housing. See "Heating System Action Item 1" on page 8.

**Photo 11**

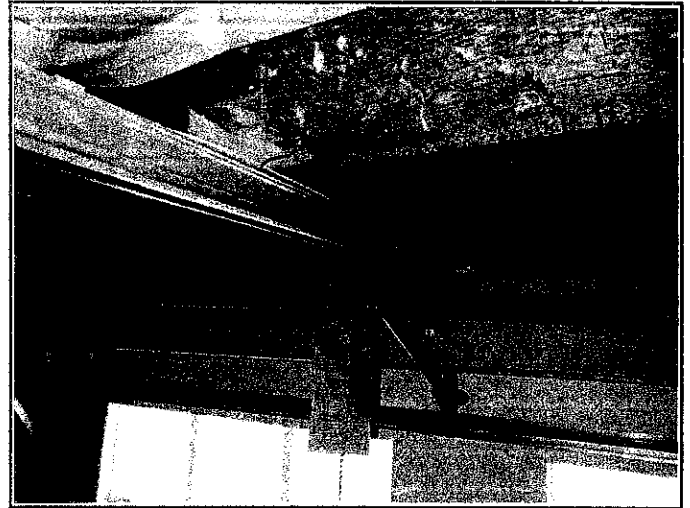
These ducts in the garage were covered by a plastic tarpaulin and Fiberglass insulation and were not visible for inspection. See "Heating System Action Item 3" on page 24.

**Photo 12**

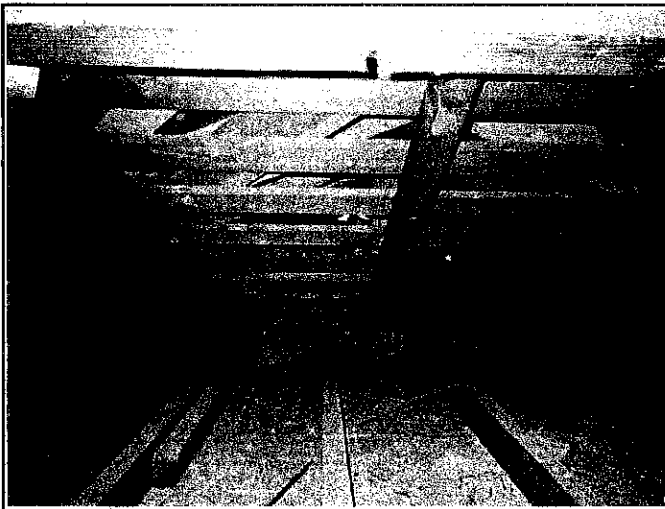
The left and right sides of the sub area crawlspace are presumed to have "unreinforced cripple walls". See "Foundation and Framing Action Item 1" on page 24.

**PHOTO PAGE IV****Photo 13**

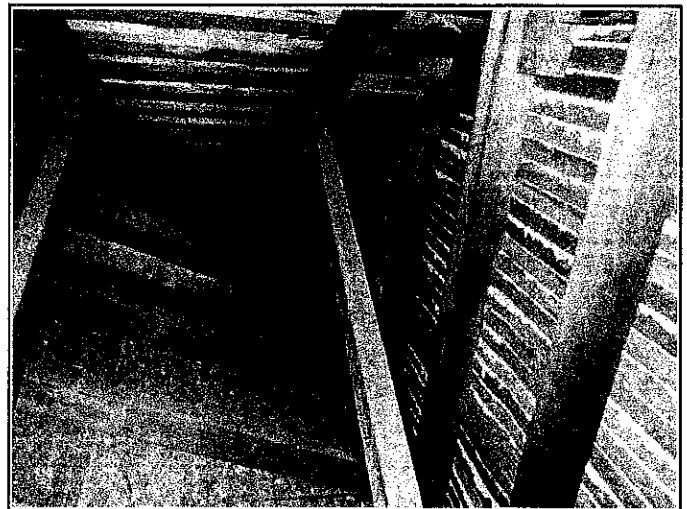
An anchor at the right foundation wall had no nut and should be secured; the threads are not standard and a specialty nut may be required. See "Foundation and Framing Action Item 1" on page 24.

**Photo 14**

Some of the garage ceiling joists were notched to accommodate the garage door opener. See "Foundation and Framing Action Item 2" on page 24.

**Photo 15**

An inaccessible attic space behind the skip sheathing at the rear of the lower attic. See "Foundation and Framing Action Item 4" on page 245.

**Photo 16**

An uninsulated ceiling and conditioned wall in the lower attic. (Some other areas were insulated.) See "Foundation and Framing Action Item 5" on page 25.

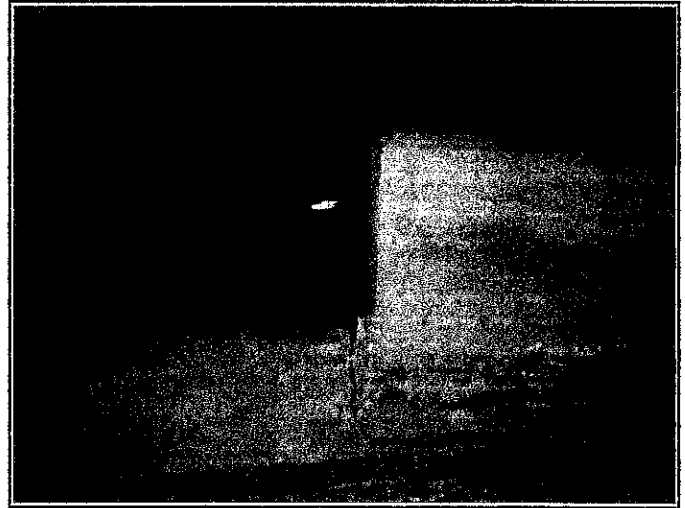
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**PHOTO PAGE V**

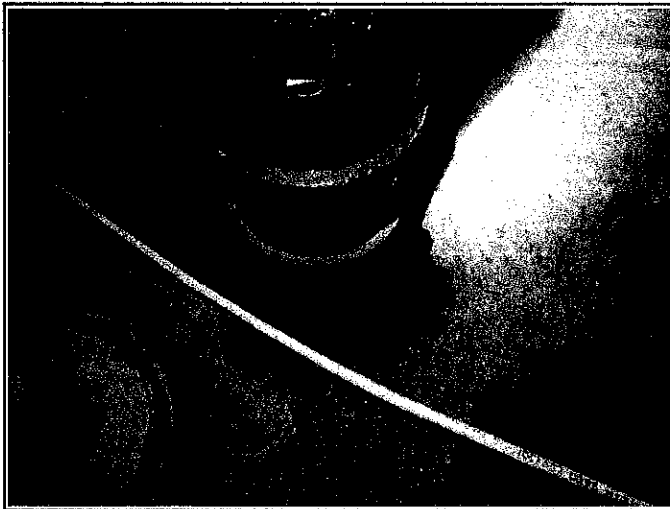
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**Photo 17**

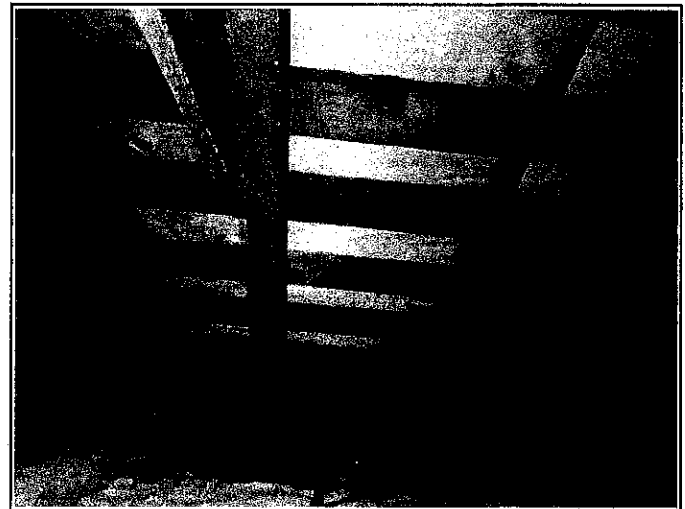
At the right side of the garage the slab is lower than an adjacent section of slab to its right. See "Foundation and Framing Action Item 6" on page 25.

**Photo 18**

A crack at a "step" in an interior foundation wall not far from the left sub area access hatch. See "Foundation and Framing Action Item 7" on page 25.

**Photo 19**

For Information Only: Mud lines on an ABS plastic waste line in the sub area not far from the left sub area access hatch. See "Foundation and Framing Action Item 8" on page 25.

**Photo 20**

For Information Only: Some heat discolored skip sheathing in the upper attic. See "Foundation and Framing Action Item 9" on page 25.

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**CARRY OVER PAGE I**

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**EXTERIOR I ACTION ITEMS** (continued from page 5):

- 1) Roof System: (continued) (d) Cracked mastic seals and rubber collars were damaged at the vent penetrations and should be repaired for water resistance. (e) Plastic plugs in the tops of two vent pipes on the upper roof were broken, leaving the vent pipes open (Photo 3). One seen inside the upper attic was not connected to a pipe and is open to rain and weather; it should be capped or plugged. The other nearby vent pipe should be evaluated from the roof to determine if it is also abandoned and, if so, capped or plugged. If it is a vent connected to an active part of the plumbing system the plug should be removed.
- 2) Exterior Doors and Windows: (a) The window in the door at the left side of the garage had no safety glass marks and is presumed to predate the requirements for safety glass. I recommend upgrading with a safety film that can be applied over the existing glass to hold it in place if it breaks, or upgrading to safety glass or a new door with safety glass. (b) In the right front corner of the living room the window panes were cracked near the handle on the front window and on the right window, respectively. The front window was stuck shut. I recommend replacing the glass and making the front window operable. (c) In the right rear lower level bedroom the upper sash of the window on the right side of the room had clouding between the dual panes of glass. In the kitchen the window to the left of the cooktop had clouding between the dual panes of glass. The clouding indicates failed seals and the visibility will gradually worsen. The windows had not been cleaned recently and it was not determined if any other windows had failed seals. I recommend having the windows cleaned and further evaluation by an appropriate licensed glazing contractor, or the manufacturer's factory representative if the windows are still under warranty, to identify the windows with failed seals. The usual remedy is replacement. See Paragraph 3 of the "Exterior and Grounds" section on the final page of this report for comments regarding dual pane windows. (d) Some of the older steel framed windows (for example, the window above the vanity counter in the master bedroom) did not fully close and may allow drafts, and appeared to be obstructed by layers of paint. Removal of paint, if necessary, should be entrusted to an appropriate licensed contractor due to concerns about the possible presence of lead in older paint formulations. I recommend consulting an appropriate licensed contractor for further evaluation and advisement.
- 3) Exterior Wall Coverings and Trim: (a) Eaves damage near the chimney should be repaired (Photo 4). Make sure the chimney flashings are watertight. Consult an appropriate licensed pest control operator for further advisement. (b) Many of the exterior window trims lacked metal flashings over the top and rely on caulk and paint at the joints for the outer weather seal. At the time of this inspection the caulk joints at the frames that were readily accessible appeared to be in good condition. Monitor the joints and seal them with caulk and paint on an as-needed basis. (c) The fences at the sides of the house are attached to the exterior wood siding without a barrier such as galvanized sheet metal between them. Future water damage could occur at the siding due to the direct contact with the fence. I recommend consulting an appropriate licensed pest control operator for further advisement and having corrections made as needed to isolate the siding from the fences (for example, an aluminum or galvanized steel flashing). (d) The lag screws securing the ledger board for the rear deck to the siding passed through wood shims. The shims may eventually rot and cause damage to the siding. I recommend having this condition evaluated by an appropriate licensed contractor or pest control operator for possible improvements such as flashings to avoid water penetration and damage. (e) A wood planter box was mounted to the front wall of the house above the garage (see cover photo). Planter boxes are subject to water damage and in time may damage the adjacent wood siding. Consider having the planter box removed or modifying the attachment with flashings or other appropriate moisture barriers to protect the siding.
- 4) Chimney: The top of the chimney had a loose brick and damage at the grout cap. The flue liner did not extend above the grout cap (Photo 5). A spark arrester and cap should be installed for fire safety, to help keep rain out of the flue and damper, and to help avoid possible back-drafting. The ash door had rusted out and was missing at the base of the chimney exterior. I recommend replacing it. The ash trap in the bottom of the fireplace interior had been replaced with a metal plate. This appeared to be sufficient for the purpose, but the clients may wish to consider having a new cover installed. A piece of rebar was exposed inside the flue above the firebox and is a possible concern. I recommend further evaluation of these conditions and repairs as needed by an appropriate licensed masonry contractor.

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**CARRY OVER PAGE II**

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**ELECTRICAL ACTION ITEMS (continued from page 7):**

4) Sub Panel: The two upper breakers in the sub panel each had two separate wires connected to their terminal (Photo 7). Double-lugging a breaker is substandard. Consult an appropriate licensed electrical contractor to determine if the two breakers should each be replaced with twin breaker units. The labels indicate that the circuits are for the microwave and for the sprinklers, respectively, and if other circuits are connected they should be identified.

5) Main Panel: There were two large ground connections visible inside the main panel (Photo 8) but no visible grounding jumper connection at the concentric rings for the service feeder cables (Photo 9). It would be prudent to have an electrician check the grounding to verify that all components are properly grounded.

**HEATING SYSTEM ACTION ITEMS (continued from page 8):**

3) Ducts in the garage were covered by a plastic tarpaulin and Fiberglass insulation and were not visible for inspection (Photo 11). Ask the current owners why the ducts have been covered and have repairs made if needed. Please Note: The register on the wall near the dining room window has been abandoned and disconnected from a duct. It is open to the sub area crawlspace unless the louvers are in the closed position.

**FOUNDATION & FRAMING ACTION ITEMS (continued from page 13):**

1) The wood framing at the left and right sides of the sub area crawlspace is sheathed with wood board siding (for example, Photo 12). Unless structurally rated plywood shearwalls have been installed behind the siding (and were not visible) the walls are "unreinforced cripple walls" and are considered a seismic weakness. An interior foundation wall closer to the left side of the house had no sheathing. I recommend further evaluation by an appropriate licensed contractor and seismic shearwall upgrades such as nailing plywood to the interior side of the exposed cripple wall framing in the sub area. One foundation to framing anchor at the right foundation wall had no nut and should be secured (Photo 13); the threads are not standard and a specialty nut may be required. The original anchors may not meet the current standards with respect to the diameter of the bolts and the spacing between them. I recommend having the anchors evaluated by an appropriate licensed specialist while the wall framing is accessible to determine if anchoring upgrades would be prudent prior to installing plywood shearwalls. Note: Newer seismic anchors and hold downs were seen inside the sub area at the foundation wall bordering the rear addition, but could not be seen at the other exterior walls of the addition due to the lack of accessible wall framing. They were required at the time of construction. The clients may wish to ask the current owners for documentation of seismic anchors (such as a signed off building permit).

2) Three ceiling joists in the garage were notched to accommodate the garage door opener. The joist closest to the main garage door had been notched by more than half its depth (Photo 14). A 2x4 had been sistered onto the joist for additional strength. A determination of the strength or adequacy of the notched framing is beyond the scope of this inspection per the ASHI Standards. I recommend further evaluation by an appropriate licensed contractor for advisement and any corrective measures needed.

3) The sub area ventilation was limited by the use of louvered sill vents and the lack of vents at the rear of the crawlspace where there has been addition work. Attic ventilation was limited by the use of louvered vent covers at the eaves. No adverse effects were noted at this time. I recommend replacing the louvered vents with open mesh vents to maximize the available ventilation. Refer to a current pest control operator's report for additional comments.

(Continued on the next page)



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**CARRY OVER PAGE III**

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**FOUNDATION & FRAMING ACTION ITEMS (continued from the previous page):**

- 4) Attic spaces to the rear of the lower attic space were inaccessible for entry and inspection due to limited framing clearances at the left rear corner of the lower attic and the lack of an access cut in the old roof's skip sheathing at the right rear part of the attic (Photo 15). I recommend further evaluation by an appropriate licensed contractor to create accessible entries for inspections of the attic spaces.
- 5) The insulation coverage in the lower attic was partial and some ceilings had no insulation (Photo 16). I recommend insulating the ceilings as an upgrade for better energy efficiency. Note that loose-fill insulation should not be used where knob and tube wiring is present. Also note that the upper attic was insulated with R-19 insulation. As the effects of insulation are cumulative, adding insulation as an upgrade (for example, to obtain an R-30 equivalency) may improve energy efficiency.
- 6) At the right side of the garage the slab is lower than an adjacent section of slab to its right (Photo 17). It is a possible trip hazard and should be corrected. Some settlement may have occurred but no other adverse conditions were observed. Monitor it for any additional changes that would indicate ongoing settlement.
- 7) A vertical crack was seen at a "step" in the interior foundation wall (Photo 18). No adverse effects were observed. Cracks wider than 1/8" are considered to be significant. Consider having the crack filled with epoxy to serve as a reference marker to determine if movement is still occurring.
- 8) For Information Only: See Photo 19 for a view of mud lines on an ABS plastic pipe passing through the concrete floor of the sub area crawlspace. It may indicate some seasonal moisture under the concrete, but no adverse effects were observed at this time.
- 9) For Information Only: In the upper attic there was some heat discolored skip sheathing (Photo 20). No damaged or charred wood was observed. The discoloration predates the plywood roof sheathing (because the plywood had no heat discoloration). No need for corrective measures appeared to be indicated at this time. Heat discoloration can sometimes be caused by a faulty appliance flue or chimney but no such components are now present in this location. The clients may wish to ask the current owners if additional information is available.

---

## Important Maintenance Suggestions, Notes, and Recommendations

### EXTERIOR AND GROUNDS:

1. Keep the gutters and downspouts free of debris. As an aid to the long term stability of the foundation, install downspout extensions during the rainy season to help divert the roof runoff water away from the house perimeter. Underground drainage systems (if any) should be cleared now.
2. Fill any cracks in the driveway or concrete work to help seal them from moisture and help protect the installations from further damage. Consult with a qualified contractor for more extensive corrective recommendations.
3. Note: Dual glazed windows have a vacuum seal between the two panes of glass. When this seal is broken, they may cloud or attract vapor between the two panes of glass. The only remedy is to replace the dual panes. It is difficult, and sometimes virtually impossible to locate all dual glazed windows in a house that may have a broken seal (especially in wet weather or if windows have not been cleaned). Therefore, while we are looking for broken seals in houses with dual pane windows, we make no guarantees on finding or identifying all or any of them.

### ELECTRICAL SYSTEM:

1. GFCI outlets are recommended for safety at all exterior locations and in the garage, kitchen, laundry, and bathrooms.
2. GFCI outlets should be tested by pressing the test button approximately once a month. Consult with a licensed electrical contractor for correction or replacement if the outlet fails to trip or does not reset.
3. The individual circuits in electrical panels should be identified and properly labeled for safety and convenience. Verify any panel labeling, and label the panel/s if necessary.

### PLUMBING AND MECHANICAL:

1. In the event of an emergency, the gas may need to be turned off quickly. Locate a wrench (permanently sized for the shutoff valve) at the gas meter area so it is readily accessible.
2. Change the furnace filter now, and after every six months of use. Have the furnace evaluated and serviced by a licensed heating contractor every year for older furnaces and every one to two years for newer furnaces.
3. Water valves that have been unused may begin to leak at the valve stems when opened or shut. Any faulty valves should be repaired or replaced on an as-needed basis.

### INTERIOR:

1. Check under the sinks at all locations once every month or two for possible leaking.
2. Smoke detectors should be tested for proper response before occupying a home and at least monthly. Install fresh alkaline batteries now and at least every six months, or as recommended by the manufacturer. The NFPA recommends replacing smoke alarms after 10 years of service.
3. For safety and to assure proper function, fireplace interiors and flues should be examined each year (if used frequently) and cleaned when necessary.
4. There were some commonly occurring small cracks at the ceilings and walls. Consult with a qualified contractor for evaluation and correction to maintain the surfaces.

### FOUNDATION AND STRUCTURAL:

1. Control the site moisture through control of the roof runoff water, correct grading, and by limiting excessive irrigation. Monitor the crawl space area during the rainy season. If excessive soil saturation or standing water is observed, contact a licensed drainage control specialist for evaluation and possible corrective recommendations.
2. An assessment or evaluation of floor levels is not within the scope of this inspection and is not performed. In general, some settling or shifting of the floors and framing is not uncommon in the San Francisco Bay Area. Interested parties should consult an appropriate licensed civil or structural engineer if a definitive evaluation is needed.

### GENERAL:

1. Directions in this report, such as "left, right, front, rear" are given from the reference point of an observer looking at the front door of the house from the front walkway, unless noted otherwise.
2. Square footages (if stated) are stated per information given to the Real Estate Inspection Group, Inc. at the time of scheduling. No measurements are taken in the course of the inspection. Interested parties should consult the appropriate records and/or other sources to their own satisfaction.

# The Standards of Practice and Code of Ethics of THE AMERICAN SOCIETY OF HOME INSPECTORS®



[www.ashi.org](http://www.ashi.org)

## TABLE OF CONTENTS

	Page
ASHI Standards of Practice .....	3
Section Description	
1. Introduction .....	3
2. Purpose and Scope .....	3
3. Structural System .....	3
4. Exterior .....	3
5. Roofing .....	4
6. Plumbing .....	4
7. Electrical .....	4
8. Heating .....	5
9. Air Conditioning .....	5
10. Interiors .....	5
11. Insulation and Ventilation .....	5
12. Fireplaces and Solid Fuel Burning Appliances	5
13. General Limitations and Exclusions	6
Glossary .....	7
Code of Ethics .....	8

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## HOME INSPECTION

Home inspections were being performed in the mid 1950s, and by the early 1970s were considered by many consumers to be essential to the real estate transaction. The escalating demand was due to a growing desire by homebuyers to learn about the condition of a house prior to purchase. Meeting the expectations of consumers required a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection. As such, home inspection requires its own set of professional guidelines and qualifications. The American Society of Home Inspectors (ASHI) formed in 1976 and established the ASHI Standards of Practice and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate, objective information.

### American Society of Home Inspectors

As the oldest, largest and highest profile organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.

### Standards of Practice

The ASHI Standards of Practice guide home inspectors in the performance of their inspections. Subject to regular review, the Standards of Practice reflect information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standards of Practice so that today they are the most widely-accepted home inspection guidelines in use and are recognized by many government and professional groups as the definitive standard for professional performance.

### Code of Ethics

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a strictly fair, impartial, and professional manner, avoiding conflicts of interest.

### ASHI Membership

Selecting the right home inspector can be as important as finding the right home. ASHI Members have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standards of Practice. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standards of Practice and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

**Find local ASHI Members by calling 1-800-743-2744 or visiting the ASHI Web site at [www.ashi.org](http://www.ashi.org).**

# ASHI STANDARDS OF PRACTICE

## 1. INTRODUCTION

The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home *inspectors*. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

## 2. PURPOSE AND SCOPE

**2.1** The purpose of the Standards of Practice is to establish a minimum and uniform standard for home *inspectors* who subscribe to these Standards of Practice. *Home inspections* performed to these Standards of Practice are intended to provide the client with objective information regarding the condition of the *systems* and *components* of the home as *inspected* at the time of the *home inspection*. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the *home inspection* is provided for emphasis only.

### 2.2 *Inspectors* shall:

- A.** adhere to the Code of Ethics of the American Society of Home Inspectors.
- B.** *inspect readily accessible*, visually observable, *installed systems* and *components* listed in these Standards of Practice.
- C. report:**
  - 1. those *systems* and *components inspected* that, in the professional judgment of the *inspector*, are not functioning properly, significantly deficient, *unsafe*, or are near the end of their service lives.
  - 2. recommendations to correct, or monitor for future correction, the deficiencies *reported* in 2.2.C.1, or items needing *further evaluation*. (Per Exclusion 13.2.A.5 *inspectors* are NOT required to determine methods, materials, or costs of corrections.)
  - 3. reasoning or explanation as to the nature of the deficiencies *reported* in 2.2.C.1, that are not self-evident.
  - 4. *systems* and *components* designated for inspection in these Standards of Practice that were present at the time of the *home inspection* but were not *inspected* and the reason(s) they were not *inspected*.

### 2.3 These Standards of Practice are not intended to limit *inspectors* from:

- A.** including other inspection services or *systems* and *components* in addition to those required in Section 2.2.B.

- B.** designing or specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.

- C.** excluding *systems* and *components* from the inspection if requested by the client.

## 3.

### STRUCTURAL COMPONENTS

#### 3.1

The *inspector* shall:

##### **A. inspect:**

- 1. *structural components* including the foundation and framing.
- 2. by probing a *representative number of structural components* where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist.

##### **B. describe:**

- 1. the methods used to *inspect under-floor crawl spaces* and attics.
- 2. the foundation.
- 3. the floor structure.
- 4. the wall structure.
- 5. the ceiling structure.
- 6. the roof structure.

#### 3.2

The *inspector* is NOT required to:

- A.** provide any *engineering* or architectural services or analysis.
- B.** offer an opinion as to the adequacy of any *structural system* or *component*.

## 4.

### EXTERIOR

#### 4.1

The *inspector* shall:

##### **A. inspect:**

- 1. *siding*, flashing and trim.
- 2. all exterior doors.
- 3. attached or adjacent decks, balconies, stoops, steps, porches, and their associated railings.
- 4. eaves, soffits, and fascias where accessible from the ground level.
- 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
- 6. adjacent or entryway walkways, patios, and driveways.

##### **B. describe:**

- 1. *siding*.

EXTERIOR 4.2, Continued

- 4.2 The inspector is NOT required to inspect:**
- A. screening, shutters, awnings, and similar seasonal accessories.
  - B. fences.
  - C. geological and/or soil conditions.
  - D. recreational facilities.
  - E. outbuildings other than garages and carports.
  - F. seawalls, break-walls, and docks.
  - G. erosion control and earth stabilization measures.

**5. ROOFING**

- 5.1 The inspector shall:**
- A. inspect:
    - 1. roofing materials.
    - 2. roof drainage systems.
    - 3. flashing.
    - 4. skylights, chimneys, and roof penetrations.
  - B. describe:
    - 1. roofing materials.
    - 2. methods used to inspect the roofing.

- 5.2 The inspector is NOT required to inspect:**
- A. antennae.
  - B. interiors of flues or chimneys that are not readily accessible.
  - C. other installed accessories.

**6. PLUMBING**

- 6.1 The inspector shall:**
- A. inspect:
    - 1. interior water supply and distribution systems including all fixtures and faucets.
    - 2. drain, waste, and vent systems including all fixtures.
    - 3. water heating equipment and hot water supply system.
    - 4. vent systems, flues, and chimneys.
    - 5. fuel storage and fuel distribution systems.
    - 6. drainage sumps, sump pumps, and related piping.
  - B. describe:
    - 1. water supply, drain, waste, and vent piping materials.
    - 2. water heating equipment including energy source(s).
    - 3. location of main water and fuel shut-off valves.

- 6.2 The inspector is NOT required to:**

- A. inspect:
  - 1. clothes washing machine connections.
  - 2. interiors of flues or chimneys that are not readily accessible.
  - 3. wells, well pumps, or water storage related equipment.
  - 4. water conditioning systems.
  - 5. solar water heating systems.
  - 6. fire and lawn sprinkler systems.
  - 7. private waste disposal systems.
- B. determine:
  - 1. whether water supply and waste disposal systems are public or private.
  - 2. water supply quantity or quality.
- C. operate automatic safety controls or manual stop valves.

**7. ELECTRICAL**

- 7.1 The inspector shall:**

- A. inspect:
  - 1. service drop.
  - 2. service entrance conductors, cables, and raceways.
  - 3. service equipment and main disconnects.
  - 4. service grounding.
  - 5. interior components of service panels and sub panels.
  - 6. conductors.
  - 7. overcurrent protection devices.
  - 8. a representative number of installed lighting fixtures, switches, and receptacles.
  - 9. ground fault circuit interrupters.
- B. describe:
  - 1. amperage and voltage rating of the service.
  - 2. location of main disconnect(s) and sub panels.
  - 3. presence of solid conductor aluminum branch circuit wiring.
  - 4. presence or absence of smoke detectors.
  - 5. wiring methods.

- 7.2 The inspector is NOT required to:**

- A. inspect:
  - 1. remote control devices.
  - 2. alarm systems and components.
  - 3. low voltage wiring systems and components.
  - 4. ancillary wiring systems and components. not a part of the primary electrical power distribution system.
- B. measure amperage, voltage, or impedance.

Continued

## 8. HEATING

### 8.1 The inspector shall:

- A. open *readily openable access panels*.
- B. *inspect*:
  - 1. *installed* heating equipment.
  - 2. *vent systems*, flues, and chimneys.
- C. *describe*:
  - 1. energy source(s).
  - 2. heating *systems*.

### 8.2 The inspector is NOT required to:

- A. *inspect*:
  - 1. interiors of flues or chimneys that are not *readily accessible*.
  - 2. heat exchangers.
  - 3. humidifiers or dehumidifiers.
  - 4. electronic air filters.
  - 5. solar space heating *systems*.
- B. determine heat supply adequacy or distribution balance.

## 9. AIR CONDITIONING

### 9.1 The inspector shall:

- A. open *readily openable access panels*.
- B. *inspect*:
  - 1. central and through-wall equipment.
  - 2. distribution *systems*.
- C. *describe*:
  - 1. energy source(s).
  - 2. cooling *systems*.

### 9.2 The inspector is NOT required to:

- A. *inspect* electronic air filters.
- B. determine cooling supply adequacy or distribution balance.
- C. *inspect* window air conditioning units.

## 10. INTERIORS

### 10.1 The inspector shall *inspect*:

- A. walls, ceilings, and floors.
- B. steps, stairways, and railings.
- C. countertops and a *representative number* of *installed* cabinets.
- D. a *representative number* of doors and windows.
- E. garage doors and garage door operators.

### 10.2 The inspector is NOT required to *inspect*:

- A. paint, wallpaper, and other finish treatments.
- B. carpeting.
- C. window treatments.
- D. central vacuum *systems*.
- E. household *appliances*.
- F. recreational facilities.

## 11. INSULATION & VENTILATION

### 11.1 The inspector shall:

- A. *inspect*:
  - 1. insulation and vapor retarders in unfinished spaces.
  - 2. ventilation of attics and foundation areas.
  - 3. mechanical ventilation *systems*.
- B. *describe*:
  - 1. insulation and vapor retarders in unfinished spaces.
  - 2. absence of insulation in unfinished spaces at conditioned surfaces.

### 11.2 The inspector is NOT required to disturb insulation. See 13.2.A.11 and 13.2.A.12.

## 12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

### 12.1 The inspector shall:

- A. *inspect*:
  - 1. *system components*.
  - 2. chimney and vents.
- B. *describe*:
  - 1. fireplaces and *solid fuel burning appliances*.
  - 2. chimneys.

### 12.2 The inspector is NOT required to:

- A. *inspect*:
  - 1. interiors of flues or chimneys.
  - 2. firescreens and doors.
  - 3. seals and gaskets.
  - 4. automatic fuel feed devices.
  - 5. mantles and fireplace surrounds.
  - 6. combustion make-up air devices.
  - 7. heat distribution assists (gravity fed and fan assisted).
- B. ignite or extinguish fires.
- C. determine draft characteristics.
- D. move fireplace inserts and stoves or firebox contents.

Continued

### 13. GENERAL LIMITATIONS AND EXCLUSIONS

#### 13.1 General limitations:

- A. The *inspector* is NOT required to perform any action or make any determination not specifically stated in these Standards of Practice.
- B. Inspections performed in accordance with these Standards of Practice:
  - 1. are not *technically exhaustive*.
  - 2. are not required to identify concealed conditions, latent defects, or consequential damage(s).
- C. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

#### 13.2 General exclusions:

##### A. *Inspectors* are NOT required to determine:

- 1. conditions of *systems* or *components* that are not *readily accessible*.
- 2. remaining life expectancy of any *system* or *component*.
- 3. strength, adequacy, effectiveness, or efficiency of any *system* or *component*.
- 4. the causes of any condition or deficiency.
- 5. methods, materials, or costs of corrections.
- 6. future conditions including but not limited to failure of *systems* and *components*.
- 7. the suitability of the property for any specialized use.
- 8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
- 9. market value of the property or its marketability.
- 10. the advisability of purchase of the property.
- 11. the presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances.
- 12. the presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water, and air.
- 13. the effectiveness of any *system* installed or method utilized to control or remove suspected hazardous substances.
- 14. operating costs of *systems* or *components*.
- 15. acoustical properties of any *system* or *component*.
- 16. soil conditions relating to geotechnical or hydrologic specialties.

##### B. *Inspectors* are NOT required to offer:

- 1. or perform any act or service contrary to law.
- 2. or perform *engineering* services.
- 3. or perform any trade or any professional service other than *home inspection*.
- 4. warranties or guarantees of any kind.

##### C. *Inspectors* are NOT required to operate:

- 1. any *system* or *component* that is *shut down* or otherwise inoperable.
- 2. any *system* or *component* that does not respond to *normal operating controls*.
- 3. shut-off valves or manual stop valves.

##### D. *Inspectors* are NOT required to enter:

- 1. any area that will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
- 2. *under-floor crawl spaces* or attics that are not *readily accessible*.

##### E. *Inspectors* are NOT required to inspect:

- 1. underground items including but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
- 2. items that are not *installed*.
- 3. *installed decorative* items.
- 4. items in areas that are not entered in accordance with 13.2.D.
- 5. detached structures other than garages and carports.
- 6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

##### F. *Inspectors* are NOT required to:

- 1. perform any procedure or operation that will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
- 2. describe or report on any *system* or *component* that is not included in these Standards and was not *inspected*.
- 3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris.
- 4. *dismantle* any *system* or *component*, except as explicitly required by these Standards of Practice.



## ASHI STANDARDS OF PRACTICE GLOSSARY OF ITALICIZED TERMS

### **Alarm Systems**

Warning devices *installed* or free-standing including but not limited to smoke detectors, carbon monoxide detectors, flue gas, and other spillage detectors, and security equipment

### **Automatic Safety Controls**

Devices designed and *installed* to protect *systems* and *components* from unsafe conditions

### **Component**

A part of a *system*

### **Decorative**

Ornamental; not required for the proper operation of the essential *systems* and *components* of a home

### **Describe**

To identify (in writing) a *system* or *component* by its type or other distinguishing characteristics

### **Dismantle**

To take apart or remove any *component*, device, or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance

### **Engineering**

The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus

### **Further Evaluation**

Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the *home inspection*

### **Home Inspection**

The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a home and which *describes* those *systems* and *components* in accordance with these Standards of Practice

### **Household Appliances**

Kitchen, laundry, and similar appliances, whether *installed* or free-standing

### **Inspect**

To examine any *system* or *component* of a building in accordance with these Standards of Practice, using *normal operating controls* and opening *readily openable access panels*

### **Inspector**

A person hired to examine any *system* or *component* of a building in accordance with these Standards of Practice

### **Installed**

Attached such that removal requires tools

### **Normal Operating Controls**

Devices such as thermostats, switches, or valves intended to be operated by the homeowner

### **Readily Accessible**

Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action that will likely involve risk to persons or property

### **Readily Openable Access Panel**

A panel provided for homeowner inspection and maintenance that is *readily accessible*, within normal reach, can be removed by one person, and is not sealed in place

### **Recreational Facilities**

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment, and associated accessories

### **Report**

Communicate in writing

### **Representative Number**

One *component* per room for multiple similar interior *components* such as windows, and electric receptacles; one *component* on each side of the building for multiple similar exterior *components*

### **Roof Drainage Systems**

*Components* used to carry water off a roof and away from a building

### **Shut Down**

A state in which a *system* or *component* cannot be operated by *normal operating controls*

### **Siding**

Exterior wall covering and cladding; such as: aluminum, asphalt, brick, cement/asbestos, EIFS, stone, stucco, veneer, vinyl, wood, etc.

### **Solid Fuel Burning Appliances**

A hearth and fire chamber or similar prepared place in which a fire may be built and that is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney, and related factory-made parts designed for unit assembly without requiring field construction

### **Structural Component**

A *component* that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

### **System**

A combination of interacting or interdependent *components*, assembled to carry out one or more functions.

### **Technically Exhaustive**

An investigation that involves *dismantling*, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

### **Under-floor Crawl Space**

The area within the confines of the foundation and between the ground and the underside of the floor

### **Unsafe**

A condition in a *readily accessible*, *installed system* or *component* that is judged to be a significant risk of bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards

### **Wiring Methods**

Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, or knob and tube, etc.



## ASHI® CODE OF ETHICS

### For the Home Inspection Profession

Integrity, honesty, and objectivity are fundamental principles embodied by this Code, which sets forth obligations of ethical conduct for the home inspection profession. The Membership of ASHI has adopted this Code to provide high ethical standards to safeguard the public and the profession.

Inspectors shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

**1. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.**

- A. Inspectors shall not inspect properties for compensation in which they have, or expect to have, a financial interest.
- B. Inspectors shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.
- C. Inspectors shall not directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.
- D. Inspectors shall not receive compensation for an inspection from more than one party unless agreed to by the client(s).
- E. Inspectors shall not accept compensation, directly or indirectly, for recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties.
- F. Inspectors shall not repair, replace, or upgrade, for compensation, systems or components covered by ASHI Standards of Practice, for one year after the inspection.

**2. Inspectors shall act in good faith toward each client and other interested parties.**

- A. Inspectors shall perform services and express opinions based on genuine conviction and only within their areas of education, training, or experience.
- B. Inspectors shall be objective in their reporting and not knowingly understate or overstate the significance of reported conditions.
- C. Inspectors shall not disclose inspection results or client information without client approval. Inspectors, at their discretion, may disclose observed immediate safety hazards to occupants exposed to such hazards, when feasible.

**3. Inspectors shall avoid activities that may harm the public, discredit themselves, or reduce public confidence in the profession.**

- A. Advertising, marketing, and promotion of inspectors' services or qualifications shall not be fraudulent, false, deceptive, or misleading.
- B. Inspectors shall report substantive and willful violations of this Code to the Society.

Peninsula Home Inspection, Inc.  
3182 Campus Drive #323  
San Mateo, CA 94403  
650 342-0519

INSPECTION REPORT

# 0902-000.006

LOCATED AT:

339 Sonora  
San Mateo, CA

PREPARED EXCLUSIVELY  
FOR

Mr. & Mrs. Peter Hooker

INSPECTED ON:

February 19, 2009

Inspector: Jon Nakasako  
Realtor: Sia Glafkides  
Cashin Company  
1412 Chapin Avenue  
Burlingame, CA

RECEIVED & READ

2/3/11

SIGNATURE

DATE

SIGNATURE

DATE

## TABLE OF CONTENTS

INTRODUCTORY NOTES.....	2
LOCATION OF EMERGENCY CONTROLS.....	2
SITE and BUILDING EXTERIOR.....	3
STRUCTURE.....	7
ROOFING.....	9
ELECTRICAL SYSTEM.....	11
PLUMBING SYSTEM.....	13
DOMESTIC HOT WATER .....	15
HEATING.....	16
CRAWL SPACE.....	18
GARAGE.....	19
INTERIOR.....	20
KITCHEN.....	22
BATHROOM(S).....	23
LAUNDRY AREA.....	24
BEDROOMS .....	24
DOWNSTAIRS AREA .....	24
ATTIC.....	24
INSULATION AND ENERGY CONSERVATION.....	25
ENVIRONMENTAL CONCERNS .....	26
APPENDIX D: Contract	

# The Hooker Report

## Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the American Society of Home Inspectors®. A copy of these standards is available upon request. This document is not to be used for the purpose of substitute disclosure. The following report is an overview of the conditions observed.

In this report, there may specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided. Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. We are often asked how to prioritize the repairs and upgrading identified in the report.

(A). Conditions which affect performance and life safety issues are the highest priority.

(B). Next are conditions that need repair, but have not yet affected performance. Typically these are deferred maintenance items. We also suggest upgrades which will enhance the property. When we recommend repair or replacement, the determination of appropriate corrective action must necessarily be left to the professionals retained for detailed evaluation and repair.

Lower priority conditions that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention. All further inspections and evaluations by licensed contractors, engineers, etc., that are recommended in the report, should be obtained prior to the close of escrow or contingency removal.

It is the policy of Peninsula Home Inspection, Inc. not to re-inspect items that we have identified for repair, modification, or upgrades. We recommend that these items be taken care of by qualified and licensed individuals familiar with this type of work. These individuals by virtue of their licensing and expertise can warrant the repairs, modifications, or upgrades that have been completed in a "workmanlike" manner and can also provide written guarantees.

If you are not the client who contracted for this inspection and wish to use this report, we strongly urge that you retain our firm for an on-site review of this building and report. Our report is based on information obtained at the site. With time, conditions change and the information contained in this report may no longer be accurate. We will return and review the building and report with any interested party for an amount equal to 50% of the total fee paid for this inspection. This offer is good for 6 months from the date of the inspection, at which time we recommend a complete new inspection be performed.

## **The Hooker Report**

### **INTRODUCTORY NOTES**

#### **• ORIENTATION**

We will describe the locations of this property, left or right, as though viewing from the street providing the main access to the house.

#### **• NOTES**

**Item # 1** There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. We recommend the client or their representative review all appropriate public records. Sections of this building have been remodeled or repaired. We recommend consultation with the owner to determine if all necessary permits were obtained, inspections performed and final signatures obtained. We make no representations as to the extent or presence of code violations. This information would have to be obtained from the local building and/or zoning department.

The soil in this area may be considered "expansive" because it expands and contracts with variations in moisture content. This may, in turn, cause movement in the support structure. We saw no conditions requiring immediate attention. However, this movement may cause cosmetic cracking, sticking doors, etc. Maintaining good drainage is the most cost effective way to minimize this movement. Further information regarding expansive soil should be obtained from a soils engineer.

For additional information regarding environmental issues, we suggest you obtain and review the State of California publication, "Environmental Hazards: Guide for Homeowners and Buyers" available from your real estate professional.

### **LOCATION OF EMERGENCY CONTROLS**

In an emergency you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below those controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

#### **• METER & MAIN**

The meter and main electrical service panel are outside on the left side of the building.

#### **• MAIN DISCONNECT**

The main disconnect is incorporated into the electrical service panel.

#### **• WATER SHUT OFF**

The main water shut-off for the domestic water supply system appears to be at the rear left corner of the building. We recommend inquiry with the owner for verification of the location.

#### **• SEWER CLEANOUT**

The sewer cleanout is located at the exterior of the structure.

## **The Hooker Report**

### **• GAS METER**

The gas meter is outside on the left side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

## **SITE and BUILDING EXTERIOR**

Our review of the site and grounds includes grading, drainage, fencing, gates, walkways, gutters, curbs, driveways, patios, and retaining walls connected to or directly adjacent the structure. Examination of the building exterior includes the finished surfaces and siding, windows, doors, flashing, trim, fascia, eaves, soffits, decks, porches and railings. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Components may not be visible because of soil, vegetation, storage and/or the nature of construction. In such cases these items are considered inaccessible.

### **• BASIC INFORMATION**

General lot topography: Flat and sloped lot

Driveway: Concrete on grade

Walkways: Concrete

Patio: Concrete

Primary exterior wall covering: Wood siding

Primary exterior window material: Metal frame

### **• GAS PIPING**

The gas piping appears to be generally in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

### **• WOOD SIDING**

The siding shows routine wear and appears to be generally in serviceable condition. As with any recently refinished and freshly painted surface, the wood siding may have conditions present that were not readily apparent at the time of our inspection. We do not suggest that our inspection has identified all such conditions. Present standards require a minimum of six inches clearance between the top of the soil and the bottom of any wood construction. We recommend maintaining this clearance or as much as practical without creating a negative slope toward the building.

### **• DOORS-EXTERIOR**

The exterior doors appear to be generally in serviceable condition.

### **• WINDOWS-EXTERIOR**

The windows appear to be generally in serviceable condition, with items noted below.

## The Hooker Report

### • GLAZING

**Item # 2** There is cracked or broken glass at several windows. We recommend that all broken glass in the building be replaced.

**Item # 3** There is condensation or white residue between the panes of one insulated glass unit at the right rear window. This suggests a failed seal between the panes. There is no simple "fix" for this condition. We recommend all failed insulated glass units in the building be replaced. The advice and services of a glass contractor are recommended for further evaluation.

Because it is harder to break and less likely to cause injury if broken, safety glass is now required in specified locations. These include, but are not limited to, all door glass, most large windows, and windows near doors and floors. The older openings do not have safety glass, while the newer doors and/or windows are properly protected. Upgrading of the older openings is not required but should be considered in the more vulnerable locations.

### • EAVES/SOFFITS

The eaves and overhangs appear to be in serviceable condition. We recommend review of a current pest control report for further evaluation of the eaves/soffits.

### • FLASHING

The tops of the window and door trim pieces do not have any metal flashing over them in some areas. This is an accepted practice but could be a source of leakage if the joints are not properly caulked and sealed on a regular basis. Extra care should be taken to keep the trim members well maintained and sealed. If leakage develops, head flashings should be considered.

### • PAINT/STAIN

The exterior finishes are generally in serviceable condition.

### • GRADING

Grading along portions of the exterior has some low spots and/or is sloped toward the structure. Low spots and negative grading promote water accumulation near the building, which may lead to foundation problems. Regrading or a subsurface drainage system would help ensure that surface water flows away from the structure. Soil adjacent to the building should be sloped away a minimum of 1/4" per foot to provide drainage away from the structure. Drainage improvements should be explored after observation of the actual performance of the drainage during periods of extended rainy weather.

### • DRAINAGE

A surface drainage system is designed to collect and divert roof runoff and other surface water. It is installed in solid pipe and flows continuously downhill to a point of discharge. The surface water drainage system is below grade and cannot be viewed. Designs and materials for these systems vary widely, making it impossible to evaluate the integrity of the system with any certainty. The drainage system was not water tested during the inspection. We make no representations as to its effectiveness and recommend inquiry with the owner in this regard. We recommend its operation be observed during adverse weather. The drainage system should be checked for debris and cleaned regularly to ensure



## The Hooker Report

proper operation during heavy weather.

**Item # 4** There is a partially buried and unconnected perforated drain pipe at the rear yard, left side. The purpose of the drain pipe was not determined. We recommend inquiry with the owner as to the purpose of the drain pipe. We could not determine the discharge location of the subsurface drainage system and no discharge opening was observed at the street curb/gutter. The subsurface drainage system should discharge at the street curb/gutter and into the storm sewer system as per conventional building standards. Upgrading the subsurface drainage system should be considered.

### • PUBLIC WORKS

The owner may have rights and responsibilities concerning the public improvements associated with this property. We suggest inquiries of the local public works department, particularly regarding liabilities for future maintenance costs. We observed cracks the sidewalk. While still functional, the areas should be monitored for further cracking and/or settlement and repaired or replaced as trip hazards develop.

### • DRIVEWAY

The cracks in the driveway are of a cosmetic nature at this time. No action is indicated.

### • WALKWAYS

There are cracks of a cosmetic nature in the walkways. Action would only be required if any of the cracks develop into trip hazards in the future.

### • PATIO SURFACE

The patio appears to be installed in a workmanlike manner and is in good condition.

### • DECK

Like fences and other exposed wood construction, decks have a finite service life. Even the best maintained deck will need repair and eventual replacement. We urge regular treatment with combination wood preservative/UV inhibiting sealers.

**Item # 5** There are deteriorated deck components (deck girder support, deck support posts). We recommend repair or replacement of all deteriorated deck components. We recommend further evaluation of the deck(s) on the property by a licensed pest control operator.

### • FENCING

It should be stated that wood fences do have a finite service life. Maintaining the bases of the fence posts free and clear of rotting leaves, and an occasional treatment with a wood preservative will be most effective in prolonging service life.

**Item # 6** There are deteriorated, loose, and/or missing fence components at the rear yard. We recommend the fence be repaired or replaced where necessary.

## **The Hooker Report**

### **• GATES**

The gates show signs of routine wear and the need for some maintenance.

### **• RETAINING WALLS**

The visible portions of the retaining walls appear to have performed as intended and are in serviceable condition. There are no "weep holes" near the base of the wall to facilitate drainage in some areas. If the need for additional drainage becomes apparent, weep holes could be installed at a later date.

### **• VEGETATION**

We recommend the vegetation on the property be maintained to prevent over growth and encroachment onto the structure.

### **• MISCELLANEOUS EXTERIOR**

The detached structures, if any, were not inspected and are not included in this report. The telephone or cable box on the exterior wall is missing its cover, and it should be replaced.

### **• PEST CONTROL**

Our observations regarding evidence of pests or moisture damage throughout the structure is not a substitute for inspection by a licensed pest control operator or exterminator. We cannot render an opinion regarding their cause or remediation. Damage may extend into concealed or inaccessible areas. Any additional damage or deterioration found in the course of repairs should be repaired or replaced. We recommend review of a current pest control report for further information.

### **• LIMITATIONS**

Portions of the exterior were inaccessible due to vegetation, property line location, personal storage or other conditions and were not inspected. Ideally, access should be provided and the currently inaccessible areas reviewed.

### **• GENERAL COMMENT**

As preventive maintenance, caulking and sealing the gaps in the exterior of the building around the doors, windows, plumbing and electrical entry points will help prevent heat loss, cold air infiltration and moisture entry. If caulking is needed for maintenance of any flashing or exterior trim, we suggest a high quality urethane sealant such as "Sikaflex". Latex, butyl, oil based, silicone or "architectural grade" sealants should be avoided.

**Item # 7** For attention to the comments noted above, for further evaluation, and/or cost estimates if necessary, the advice and services of a licensed general contractor are recommended.

## **The Hooker Report**

### **STRUCTURE**

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

#### **• RAFTERS**

##### **ATTIC**

Rafters are boards that support the roof sheathing, which in turn, supports the roof covering. The rafters are 2 x 4 placed 24 inches on center. The original framing appears to be generally in good condition. Although the rafters do not conform to present standards, no adverse conditions were noted and no action is indicated.

#### **• SHEATHING**

##### **ATTIC**

The roof sheathing is the material directly supporting the roof covering. The roof sheathing is plywood nailed over a previously installed layer of skip sheathing. The roof sheathing appears to be generally in good condition.

#### **• COLLAR TIES**

##### **ATTIC**

Collar ties are structural members connecting opposing rafters in a pair and are significant elements in the roof structure. The original collar ties are in good condition.

#### **• CEILING JOISTS**

##### **ATTIC**

Ceiling joists are the structural members which support the finished ceiling and often serve as an important component of the roof structure. Many of the ceiling joists are concealed by insulation and could not be visually inspected. The visible joists appear to be in good condition.

#### **• BASIC INFORMATION**

##### **CRAWL SPACE**

Foundation type: Raised perimeter with isolated piers, slab

Foundation material: Poured concrete

Mudsill: Bolted to foundation

Wall system: Wood stud walls

Floor system: Wood joists support by beams

## **The Hooker Report**

### **• FOUNDATION**

#### **CRAWL SPACE**

The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure. Hairline and/or small cracks, within normal tolerances, are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated. Portions of the foundation are concealed by finished surfaces. No outward indications of problems were noted, but reportable conditions could be concealed in this situation. Further investigation is optional and would require destructive testing.

There is a condition known as efflorescence on portions of the foundation walls. This whitish, fuzzy material is a "salt" deposit left when moisture in the foundation evaporates on the inside of the foundation. This indicates an occasional surplus of moisture on the outside of the foundation. Steps could be taken to improve the exterior drainage but no other action is indicated at this time.

### **• POSTS**

#### **CRAWL SPACE**

The floor system is supported by wooden posts set over concrete pier blocks. The support posts have performed adequately over time and would be expected to continue to do so.

### **• ANCHOR BOLTS**

#### **CRAWL SPACE**

Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the framing's ability to move independently on the foundation in the event of seismic activity. Anchor bolts are in place and appear to be in good condition with items noted below. We do not verify size and spacing of all areas. The size and spacing of the anchor bolts do not meet present building standards at the original house areas. While this condition has existed for many years with no adverse consequences, we recommend, as an upgrade, that installation of additional bolts be considered.

**Item # 8** A washer and nut is missing on an anchor bolt near the right crawl space access opening. We recommend all missing parts be installed in accordance with present standards.

### **• SHEAR PANELS**

#### **CRAWL SPACE**

**Item # 9** Shear panels are special plywood panels installed on garage and foundation area framing, connected to and running from the mudsill, up the studs, and terminating at the top plate. They help the framing resist lateral movement or "racking". The cripple walls in this building are not reinforced with shear paneling. Unbraced cripple walls are considered typical for homes of this age. Upgrading is not required but should be considered.

### **• BEAM/POSTS/COLUMN**

#### **CRAWL SPACE**

The girder and post connections are not reinforced according to the standard practice in use today. No adverse effects resulting from this condition were noted and up-grading these connections would be

## The Hooker Report

considered optional.

### • SLAB FOUNDATION

Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem. The surface finishes completely covered the floor slab, rendering a meaningful visual evaluation impossible. Further evaluation might be possible when the floor surface is removed, but such an activity would be considered too invasive for a home inspection.

### • MOISTURE

Although access to the slab was limited due to the installation of finished flooring, we found no visible evidence of seepage or other moisture related conditions. We recommend inquiry with the owner and/or occupant as to any past problems.

### • GARAGE FRAMING

#### GARAGE

The garage framing is not all visible. The area around the garage door is generally most vulnerable to movement but no adverse conditions were noted. The construction appears to be original and no action is indicated.

### • GENERAL COMMENT

Item # 10 For attention to the comments noted above and for further evaluation, the advice and services of a licensed general contractor are recommended.

## ROOFING

A roof system consists of the surface, connections and penetrations and drainage (gutters and downspouts). We evaluate the condition of the roof components by inspecting the surface materials, connections and penetration and drainage for damage and deterioration. If we find conditions suggesting damage or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

### COMPOSITION SHINGLE ROOFING

#### • BASIC INFORMATION

Location: Covers whole building

Roof Slope: Medium and low pitch

Material: Composition shingles

Layers: Single layer

Age: Estimated at 12 years old

Connections and penetrations: Sealed with a combination of metal and mastic seals

## **The Hooker Report**

Roof drainage system: Gutters and downspouts

### **• INSPECTION METHOD**

Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

### **• SURFACE**

The shingles show wear due to exposure but appear to be generally in serviceable condition. The shingle edges do not overhang the edge flashings as per industry standards. No adverse conditions were apparent at the time of the inspection, and extending the shingle surface would be considered optional.

### **• FLASHINGS: OVERALL**

The flashings are generally serviceable. Attention to the items noted, together with routine maintenance, will keep the flashings functional and maximize their expected useful life.

**Item # 11** The mastic used to seal some of the roof connections and penetrations is cracked at several sewer pipe vents. We recommend that these areas of cracked sealant be resealed or repaired as preventative maintenance.

**Item # 12** Some of the flashings are exposed. For long term service life, we recommend they be sealed and painted in accordance with industry standards.

### **• JACK FLASHINGS**

**Item # 13** The vinyl collar at the front right sewer plumbing vent flashing is deteriorated and leakage is possible. We recommend repair or replacement. The jack flashing at the electrical masthead is unsealed. We recommend sealing all jack (cone) flashings to prevent moisture entry.

### **• GUTTERS**

**Item # 14** Portions of the gutters were filled with water and debris at the time of this inspection. We recommend all debris be removed. The condition of the gutters can be better assessed at that time.

### **• SKYLIGHTS**

There is condensation buildup between the double-glazed acrylic skylight lenses. As acrylic lenses are not hermetically sealed, condensation cannot be avoided. If skylights that do not fog are desired, consider hermetically sealed glass lenses.

**Item # 15** There was no evidence of past skylight leakage at the underside, however, there are small cracks in the lens of the skylight(s). We recommend sealing the cracks as preventative maintenance. The skylight lenses should be monitored for further cracking and replaced in the future when necessary.

## **The Hooker Report**

### **• GENERAL COMMENT**

**Item # 16** The roof is in satisfactory condition with items noted above. For attention to the comments noted, and further inspection of the roofing surfaces/related components, the advice and services of a licensed roofing contractor are recommended.

## **ELECTRICAL SYSTEM**

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. Capacity, grounding and fusing are focal points. We look for adverse conditions such as improper installation of aluminum wiring, lack of grounding, overfusing, exposed wiring, running splices, reversed polarity and fused neutrals. The hidden nature of the electrical wiring prevents inspection of every length of wire. Photo-electric equipment, including motion sensors on light fixtures were not tested or inspected.

### **• BASIC INFORMATION**

Service entry into building: Overhead service drop

Voltage supplied by utility: 120/240 volts

Capacity (available amperage): 150 amperes

System grounding source: Unable to locate

Wiring method: Non-metallic sheathed cable, knob & tube, metal conduit

Branch circuit protection: Circuit breakers and fuses

### **• MAIN PANEL**

The main service panel is generally in serviceable condition.

### **• SERVICE CAPACITY**

The service entrance conductors are the wires between the utilities service drop and the main service disconnect or main service panel. Our statement regarding service capacity is based upon the labeled rating of the main electrical service disconnect. The service capacity appears to be normal for a house this size and age, and appears adequate for the present demand.

### **• SUBPANEL**

The subpanels are located in the laundry room and in the downstairs bedroom. The subpanels were found to be generally in serviceable condition with items noted below. Since a load diagram was not present, a determination of the power distribution of the electrical circuits is beyond the scope of this inspection. If confirmation is desired, the advice and services of a licensed electrical contractor is recommended. The circuits in the subpanel are labelled. We did not verify the accuracy of the labeling. When the opportunity arises, we recommend checking the labeling by actually operating the breakers.

**Item # 17** There are one or more holes in the downstairs bedroom subpanel where "knockouts" have been removed and left open. This is not an approved practice and we recommend the holes be closed

## The Hooker Report

with approved filler plates.

### • SUBPANEL CIRCUITRY

**Item # 18** We found overfusing in the laundry room fuse subpanel (bottom left 20 amp fuse connected to a 14 gage wire). This allows excessive current(heat) to flow through the conductors(wire) before the overcurrent protection devices(fuses) "blow". This is condition can allow conductor overheating. The rated current carrying capacity may not have been exceeded yet but increased demand can cause a problem to occur. We recommend all oversized fuses be removed and type S non-tamperable fuses of appropriate amperage installed in their place (install a 15 amp fuse).

### • BRANCH CIRCUITRY

Knob and tube wiring is in use in this building. This is an outdated system, but is not necessarily hazardous simply because it is old. However, primarily because the knob and tube circuits are generally not grounded, and because of its age, we suggest replacement of the older wiring over time, as upgrades and maintenance projects are undertaken.

Where knob and tube wiring is present, some jurisdictions require certification by an electrical contractor as to the condition of the wiring prior to insulating. This is usually a formality unless deficiencies in the wiring are found.

### • RECEPTACLES: OVERALL

For reference, as receptacles are discussed in this report, present standards for typical room plugs require grounded, 3 prong receptacles within six feet of any point on all walls. Upgrading is required in older buildings only during remodeling. Based upon our inspection of a representative number, the receptacles were generally found to be in serviceable condition, with items noted elsewhere.

Some of the receptacles are ungrounded, as is typical in older homes. For maximum safety, all kitchen, bathroom, garage, and exterior receptacles should be grounded. The remaining plugs need not be grounded unless required by a specific use.

**Item # 19** There are ungrounded three prong receptacles in several areas. We recommend all ungrounded 3 pronged receptacles be properly grounded or restored to their original two prong configuration.

### • SWITCHES: OVERALL

We tested a representative number of switches and found them to be generally in serviceable condition. We found some of the switches to be without an obvious function (may be connected to a wall receptacle). This is not necessarily a deficiency, but we recommend consultation with the owner and/or a testing of the switches at night.

### • LIGHTS: OVERALL

The light fixtures in this building are generally in serviceable condition. The light fixtures on the outside walls of the structure were tested when possible. Testing the operation of the landscape lighting, including any low voltage lighting systems, is beyond the scope of this inspection. The remote control



## **The Hooker Report**

for the bedroom ceiling fans was not found. The light fixtures in the fans were operational, but we could not test the fan function. We recommend inquiry with the owner as to their operation and serviceability.

### **• GFI PROTECTION**

GFI (ground fault interrupter) protection is a modern safety feature designed to prevent shock hazards. GFI breakers and receptacles function to deenergize a circuit or a portion of a circuit when a hazardous condition exists. GFI protection is installed. We recommend testing these devices on a monthly basis.

### **• WIRING**

#### **ATTIC**

Much of the wiring in the attic is covered by insulation and could not be inspected.

#### **CRAWL SPACE**

**Item # 20** There is abandoned wiring in the crawl space (there are wire nuts on the ends). We recommend this wiring be disconnected at its source or terminated in an approved manner in a covered junction box.

#### **GARAGE**

**Item # 21** We found extension cord wiring in use. This type of wiring is easy to overload and can be easily damaged. Removal of all extension cord wiring and replacement with proper circuitry is recommended.

### **• GENERAL COMMENT**

**Item # 22** The electrical system is generally in good condition, with items noted above. For attention to the comments noted and for further evaluation, we recommend that you retain a licensed electrical contractor. Review of all low voltage wiring, including telephone, cable TV, alarm, intercom, and stereo wiring is not within the scope of our inspection. We recommend consulting with the appropriate service technicians for a full evaluation.

## **PLUMBING SYSTEM**

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include on site and/or private water supply and waste disposal systems. Review of these systems requires a qualified and licensed specialist.

### **• BASIC INFORMATION**

Domestic water source: Public supply

## **The Hooker Report**

Supply piping: Copper where visible  
Waste disposal: Municipal  
Waste piping: Cast iron, galvanized steel and plastic  
Water pressure: High-range of normal water pressure

### **• INTERIOR SUPPLY**

The exposed and accessible supply piping appears to be generally in good condition.

### **• WATER PRESSURE**

The system water pressure, as measured at the exterior hose bibs, is in the high range (at or above 80 psi). This can result in unnecessary leakage and damage of system valves, seats and washers. We recommend monitoring and if necessary, that a pressure reduction valve be installed as an upgrade.

### **• FIXTURES: OVERALL**

The plumbing fixtures were operating, but in need of some repair. Attention to items listed, together with routine maintenance, will keep them functional and maximize their useful life.

### **• DRAIN LINES**

The visible drain piping appears to be generally in serviceable condition, with items noted below.

### **• EXTERIOR PLUMBING**

#### **SITE and BUILDING EXTERIOR**

The plumbing at the exterior of the building appears to be generally in serviceable condition. We make no attempt to locate and test every exterior hose bib. Backflow prevention devices are now required on exterior hose bibs to prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Upgrading the hose bibs should be considered.

### **• GAS METER**

#### **SITE and BUILDING EXTERIOR**

There is no meter wrench attached to the gas meter. We suggest leaving a wrench chained to the meter to provide means for an emergency shutoff. The valve can be turned 90 degrees in either direction to shut the gas line off.

### **• TOILET**

#### **BATHROOM(S)**

**Item # 23** The upstairs and downstairs bathroom toilets are loose at the floor. While no damage was evident, this condition should be taken care of so that leakage does not develop and cause damage. We recommend that the toilets be removed and rebolted with a new wax seal.

### **• WASH BASIN**

#### **BATHROOM(S)**

**Item # 24** The drain is slow at the upstairs bathroom wash basin. We recommend the trap be cleaned of hair, sludge, etc. and if this does not correct the problem, we recommend the line be "snaked" by a professional sewer cleaning service.

## **The Hooker Report**

There is no overflow drain at the half bathroom wash basin. Without an overflow drain, wash basin overflow is possible. The wash basin should never be filled while unattended.

### **• PLUMBING VENTS**

#### **COMPOSITION SHINGLE ROOF**

**Item # 25** Several of the plumbing vents have been plugged above the roof. We recommend the plugs be removed for proper functioning of these important components of the sewer system.

### **• AIR GAP**

#### **KITCHEN**

**Item # 26** The dishwasher drain lacks an air-gap, as required by present standards. We recommend an approved air-gap be installed.

### **• LAUNDRY TUB**

#### **LAUNDRY AREA**

**Item # 27** The laundry tub is loose. We recommend it be secured as preventative maintenance and to prevent movement at the plumbing lines.

### **• GENERAL COMMENT**

**Item # 28** The plumbing system appears to be in good condition, with the items noted above. For attention to the comments noted and for further evaluation of the plumbing, we recommend the advice and services of a licensed plumbing contractor. A representative number of fixtures were operated and we observed reasonable flow when other fixtures were operated simultaneously.

## **DOMESTIC HOT WATER**

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

### **• BASIC INFORMATION**

Location: In a hall closet

Energy source: Natural gas

Capacity: 50 gallons

Age: Estimated at 2 years old

Unit type: Free standing tank

### **• T/P RELIEF VALVE**

The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with.

## **The Hooker Report**

### **• GAS SUPPLY**

The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

### **• VENTING**

**Item # 29** The water heater vent is installed too close to a combustible surface (water supply pipe foam insulation). We recommend that approved clearance be provided.

### **• COMBUSTION AIR**

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met. The combustion air supply appears to be adequate.

### **• WATER CONNECTIONS**

The water heater is equipped with a cold water inlet shut-off valve. The valve was not tested.

### **• SEISMIC RESTRAINT**

The water heater tank has been secured. This feature will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.

### **• ELEVATION/LOCATION**

**Item # 30** There is no metal pan under the water heater to catch and divert any dripping water to the exterior. This is required by some jurisdictions for water heaters in this location. We recommend installation of such a pan and related piping be considered.

### **• GENERAL COMMENT**

**Item # 31** The water heater was operating. However, we recommend your attention be directed to the items noted above. For attention to the comments noted above and further evaluation, we recommend the advice and services of a licensed plumbing contractor.

## **HEATING**

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Regular servicing and inspection of fuel burning heating systems is encouraged.

### **FORCED HOT AIR FURNACE**

#### **• BASIC INFORMATION**

Furnace location: Hall closet

## **The Hooker Report**

Energy source: Natural gas  
Furnace btu input rating: 100,000 btu's  
Age: Estimated at 14 years old

### **• SYSTEM NOTES**

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

### **• GAS SUPPLY**

The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

### **• HEAT EXCHANGER**

The heat exchanger was inaccessible and could not be visually examined. We do not warranty the heat exchanger chamber(s) to be crack free.

### **• IGNITION SYSTEM**

The heating unit is equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light.

### **• AIR FILTERS**

The air filter for the heating unit is a conventional, disposable filter.

### **• VENT**

The heating system vent appears to be in serviceable condition.

### **• COMBUSTION AIR**

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met. There is adequate combustion air for this heating unit.

### **• DUCTS**

**Item # 32** Present building standards do not allow corrugated "flex" ducts in the garages where it penetrates the firewall. As an upgrade, we recommend replacement with rigid smooth wall metal ductwork (26 gage) in the garage for maximum fire safety.

### **• THERMOSTAT**

The thermostat responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat.

## **The Hooker Report**

### **• HEAT OUTLET**

#### **DINING ROOM**

There was minimal or no flow of air at the right heat outlet in the dining room. However, we received adequate heat flow from the left dining room heat outlet. If use of the right heat outlet is desired, we recommend further investigation by a qualified contractor.

### **• GENERAL COMMENT**

**Item # 33** The heating system responded to normal operating controls, with items noted above. For attention to the comments noted, the advice and services of a licensed heating contractor are recommended. Until eventual replacement of the heating system, we suggest periodic review by the local utility company and servicing by a qualified contractor for continued safe and efficient operation.

## **CRAWL SPACE**

The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper function, excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. Significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the crawl space, some items will be reported under the individual systems to which they belong.

### **• ACCESS**

The crawl space is accessible from an exterior hatch. Due to the presence of personal belongings, access to some of the area near the right access opening was effectively blocked at the time of our inspection. A "walk-through" is recommended when the area is cleared and accessible.

### **• MOISTURE**

The soil was dry at the time of our inspection. There may be occasional moisture entry and periodic accumulation of water in the crawl space. Moisture in the crawl space is not unusual. In most cases, some water entry is not a concern provided the crawl space has adequate clearance and venting. To keep the moisture infiltration to a minimum, we recommend that all surface drainage, including water from the downspouts, be directed as far away from the building as possible. Watering landscaping should be minimized and controlled. See notes in Grading. The crawl space should be monitored during the rainy season to determine if excess moisture is present. If excessive moisture develops, drainage upgrading should be considered.

### **• VAPOR BARRIER**

The crawl space soil is covered with a thin layer of non-structural concrete known as "rat proofing". Besides the function that the name implies, the concrete helps to even out the moisture content of the soil and minimize overall moisture. This is considered a beneficial feature.

## **The Hooker Report**

### **• VENTILATION**

Because of the configuration of the foundations, ductwork, and other items, portions of the crawl space have inadequate cross ventilation. If mustiness becomes evident, installation of additional vents would be recommended. The vent openings feature louvered grills. This type of cover restricts air circulation and is easily clogged with debris. In order to improve ventilation, we recommend the louvered covers be removed and 1/4" wire mesh installed in their place.

## **GARAGE**

### **• GARAGE CEILING**

There are water stains on the ceiling near the upstairs bathroom area, but no indication that this is an active leak. No action is indicated, but if additional staining develops the source should be identified and necessary repairs performed.

### **• GARAGE FLOOR**

Much of the floor slab was covered by stored personal possessions and could not be inspected. The visible portions of the floor appear to be in serviceable condition. There is cracking in the floor slab but there is no vertical displacement of any portion of the slab. No action is indicated. The garage slab is at or below grade level. There was no evidence of moisture entry into the garage at the time of the inspection. We recommend inquiry with the owner as to any past problems.

### **• GARAGE DOOR**

The garage door is a single roll up design. Operation of the door(s) is controlled by a motorized mechanism, more commonly referred to as an automatic opener.

### **• GARAGE DOOR OPENER**

The garage door opener operated to raise and lower the door, including the auto-reverse mechanism, which stopped and reversed the direction of the door when it struck an object in its path.

**Item # 34** The garage door opener side door sensor is set too low or high above the garage floor. We recommend the sensor be placed a distance within 4" and 6" off of the floor.

### **• FIRE SEPARATION**

A high percentage of residential fires start in garages. This residence appears to be constructed prior to requirements for a fire separation between the garage and the living space. Upgrading with full fire-resistive construction is recommended. The local building department can provide minimum standards for fire separation in a dwelling.

### **• PASSAGE DOORS**

By today's building standards, the door between the garage and the living space should be an approved fire rated door with an automatic closer. Upgrading the doors would provide a greater margin of safety.

## **The Hooker Report**

### **• GENERAL COMMENT**

**Item # 35** Due to the presence of personal belongings, access to much of the area was effectively blocked at the time of our inspection. Further inspection is recommended when the area is clear and accessible.

## **INTERIOR**

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible because of furnishings and/or storage. In such cases these items are not inspected.

### **• BASIC INFORMATION**

Number of bedrooms: Four

Number of bathrooms: Two and one-half

Window type: Casement, double or single hung, horizontal sliding windows

Window glazing: Single and double pane

Finished ceiling material: Plaster, drywall

Finished floor material: Wood, tile and/or vinyl

Finished wall material: Plaster, drywall

### **• WALLS AND CEILINGS**

The wall and ceiling surfaces appear to be generally in good condition. There are minor cracks in the walls and/or ceilings (observed in a few closets). This is a common condition with this type of construction and does not usually indicate a structural deficiency. The cracks can be repaired or painted over during routine maintenance, but may recur over time. As with any recently refinished and painted surface, conditions may be present that were not readily apparent at the time of our inspection. We do not suggest or represent that this inspection will identify all such conditions.

### **• FLOORS: OVERALL**

The floors show routine wear and are generally in serviceable condition with items noted elsewhere in the report. For further evaluation and/or cost estimates for repair, refinishing, cleaning or replacement of the flooring surfaces, the advice and services of a licensed flooring contractor are recommended. There are minor slopes in the flooring. We noted no resulting weakness, failure or nonperformance as a result of the slope.

### **• STAIRS**

Several stairs are nonconforming. The risers of the stairs are not uniform and therefore pose a potential "trip" hazard. There is narrow width clearance at some of the stairs. Ideally, the stairs should be modified to ensure they comply with present building standards and safety regulations.

### **• DOORS: OVERALL**

The interior doors appear to be generally in good condition. Some of the doors do not latch properly



## **The Hooker Report**

(upstairs bathroom). We recommend that hinges, latches, and strike plates be adjusted or replaced to restore full operation.

### **• WINDOWS: OVERALL**

We operate a representative sample of the windows, but do not necessarily open, close, and latch every window. Our inspection standards require testing a minimum of one window in every room. The windows tested appear to be generally in serviceable condition, with items noted below or elsewhere in this report.

**Item # 36** Some of the windows are stuck, do not operate smoothly, and/or are difficult to latch. We recommend the windows be repaired or detailed, including scraping excess paint build-up, cleaning, lubricating, and adjusting or replacing hardware where necessary.

### **• FIREPLACE**

The fireplace appears to be in serviceable condition with items noted below. A fireplace has an interior, exterior and a fire burning area. Individual fireplaces may have a foundation, flue, firebox, mantel, hearth, damper, smoke shelf, lintel, cap, wash, gas log and/or gas lighter. Accessible components are visually inspected for signs of significant nonperformance, excessive or unusual wear and general state of repair. Portions of standard fireplace construction are inaccessible for our inspection.

Our inspection does not include actual operation of the fireplace and we cannot offer opinions regarding its performance. We recommend inquiries of the owner or occupant in this regard. Not all areas of the flue were visible. If confirmation of the condition of the flue is desired, the advice and services of a licensed chimney specialist should be obtained. Minor cracks and/or erosion are normal and should not be a concern unless or until the bricks become deeply eroded or loose. The mantle is too close to the fireplace opening by present standards. No evidence of overheating was observed, but as an upgrade, we recommend modification of this installation to meet present building standards for improved fire safety.

**Item # 37** There were smoke stains on the face of the fireplace, indicating either poor draft or improper care in lighting fires. We recommend actual testing or evaluation by others in this regard.

### **• FIREPLACE AT EXTERIOR BASE**

**Item # 38** The ash door is loose or missing at the exterior. We recommend repair or replacement. There are minor cracks and/or voids in the exterior mortar and masonry. We recommend they be patched as preventative maintenance.

### **• CHIMNEY AT ROOF**

**Item # 39** The chimney moves slightly when shaken. We recommend further inspection by a qualified contractor to determine the structural stability of the chimney. There is no spark arrestor or rain cap above the flue to prevent the escape of hot embers or rain entry. We recommend that a chimney cap/spark arrestor be installed for improved fire safety.

**Item # 40** For attention to the comments noted above, and for further evaluation of the chimney and

## **The Hooker Report**

fireplace, we recommend the advice and services of a National Chimney Sweep Guild Certified chimney specialist.

### **• DETECTORS: OVERALL**

It appears that smoke detection in this residence may be connected to an alarm system and, therefore, it was not tested. We recommend a schedule of maintenance and testing of the alarm system be arranged with the alarm company.

### **• MISCELLANEOUS**

There is a burglar alarm installed. The alarm system was not tested. We recommend consultation with the owner and the alarm company regarding the operation, serviceability, and maintenance of this system.

### **• GENERAL COMMENT**

In addition to any specific rooms noted, we inspected all rooms generally considered to be habitable space. These include, but are not limited to, the living room, dining room, family room, den, bedrooms, utility room, etc. if applicable. We make no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by normal maintenance and upgrading.

Several items were removed for painting and/or repairs (switch/receptacle cover plates, cabinet drawers, door hardware, light fixture covers, etc.) at the time of the inspection. We recommend that all removed items be replaced to restore acceptable appearance and function.

## **KITCHEN**

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated but refrigerators, portable dishwashers, and portable microwave ovens are not tested.

### **• BASIC INFORMATION**

Sink: Stainless steel

### **• KITCHEN FLOOR**

The hardwood flooring is in serviceable condition. Kitchen floors receive the most concentrated wear of any area in the house, especially at the sink and stove. We suggest these areas be coated every two to three years as preventive maintenance.

### **• KITCHEN EXHAUST**

Kitchen ventilation is provided by a range hood over the burners. The fan appears to be generally in serviceable condition.

## **The Hooker Report**

### **• KITCHEN APPLIANCES**

All appliances were tested using normal operating controls and were found to be in satisfactory working condition. The oven self-cleaning, timer/clock functions (if any) were not tested.

### **BATHROOM(S)**

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. A water test of the shower pan is beyond the scope of this inspection. This test is often performed as part of a standard pest inspection.

### **• BASIC INFORMATION**

Toilet: Ceramic unit with a porcelain finish

Wash basin: Ceramic unit with a porcelain finish, cast iron unit with a porcelain finish

Bathtub: Molded fiberglass, cast iron with porcelain finish

Shower walls: Ceramic tile

### **• SHOWER WALLS**

The shower walls appear to be generally in serviceable condition, with items noted below. The joints between adjacent surfaces and/or dissimilar materials will always exhibit slight movement over time, because of different rates of expansion and contraction. A flexible sealant in lieu of rigid grout is preferable at these joints.

There are gaps and/or cracks in the shower wall grout. We recommend regrouting or caulking, if appropriate. We suggest the use of a quality sealant such as "GE Sanitary Silicone" or "Dow Corning 786" for bathroom caulking. Latex and "latex with silicone" sealants are inferior materials and their use in bathrooms is strongly discouraged. All gaps between the shower/tub wall surfaces and the faucet/fixture trim rings should be sealed as preventative maintenance.

### **• GLASS ENCLOSURE**

There is no indication that the shower door glass is tempered or laminated safety glass at the upstairs bathroom. This does not conform to current building practices. Replacement, while optional, will increase the margin of personal safety and should be considered.

### **• BATHROOM FLOOR**

It is important to maintain the caulking around bathtubs and showers, especially at the intersection between the tub or shower and the floor. Failure to maintain this seal will often result in damage to flooring materials, subflooring and framing. There are cracks in the floor tiles. These cracks appear cosmetic in nature at this time and replacement is optional.

### **• CABINETS**

There is a small hole in the downstairs bathroom sink cabinet bottom. Patching the hole could be considered for a better appearance.

## **The Hooker Report**

### **• VENTILATION**

Ventilation in the bathrooms appears to conform with general building standards.

## **LAUNDRY AREA**

### **• WASHER/DRYER**

The hookups for the washer and dryer appear to be generally in serviceable condition. The appliances themselves were not tested.

## **BEDROOMS**

### **• WINDOWS**

Item # 41 The window sash opening width or height is smaller than required by current building standards at one or more bedrooms. Present standards require that each sleeping area have an operable window of certain dimensions to provide a means of secondary egress in the event of a fire. The newer insulated windows installed in downstairs bedrooms may have been allowed by the local building department. We recommend review of the permits required for this installation for verification and replace if necessary.

## **DOWNSTAIRS AREA**

### **• BELOW GRADE**

The downstairs area interior flooring is below the exterior grade level. Floor and wall surfaces below grade are susceptible to moisture entry if they are not completely waterproofed and drained. There were no signs of moisture entry exposed at the time of our inspection. We recommend consultation with the owner to determine if moisture has ever entered this area during adverse weather.

## **ATTIC**

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

### **• ACCESS/ENTRY**

The attic access is located in the bedroom closets. Portions of the attic were inaccessible due to low clearances and insulation. Based on related visible surfaces, no problems are suspected, but reportable conditions may be present in these areas.

## **The Hooker Report**

### **• PEST CONTROL**

Rodents have been active in the attic in the past. It is possible there is no current infestation. We recommend that bait or traps be set and monitored. The advice and services of a licensed exterminator would be recommended if problems persist.

### **• VENTILATION**

Our feeling regarding attic ventilation is that "you can never have too much". Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above. The attic is minimally vented. Proper attic ventilation is particularly important in a well insulated attic or where additional attic insulation is going to be installed. We suggest additional vents if additional insulation is contemplated.

## **INSULATION AND ENERGY CONSERVATION**

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon a random sampling of accessible areas and does not constitute a warranty that all such areas are uniformly insulated or are insulated to current standards.

### **• ATTIC INSULATION**

The attic has fiberglass batt insulation. The level of insulation would appear to provide an R-19 insulating value. This provides moderate resistance to heat transfer and was the standard until recently. An insulation contractor could be consulted regarding upgrading. The attic is partially insulated. Upgrading with additional insulation is recommended for improved energy efficiency.

### **• WALL INSULATION**

We were unable to access the wall cavities and/or determine the presence or condition of insulation.

### **• FLOOR INSULATION**

There is no insulation beneath the floors in the crawl space, which is a common finding in older homes. While optional, upgrading would reduce cold air infiltration and make the home more comfortable. The downstairs rear bedroom wall appears to be uninsulated (visible in the crawl space). We recommend installing insulation as per conventional building standards.

**Item # 42** The insulation is installed with the vapor barrier exposed in the garage. To meet manufacturer's specifications for fire safety, we recommend it be reinstalled with the vapor barrier facing the areas being protected from heat loss.

### **• GENERAL COMMENT**

This structure appears to be partially insulated and energy efficient. Upgrading can further reduce heat

## The Hooker Report

loss, cold air infiltration and increase overall energy efficiency. For further evaluation, the advice and services of a licensed insulation contractor is recommended.

### ENVIRONMENTAL CONCERNS

Environmental issues include but are not limited to radon, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are recommended.

It should be noted that inspecting and testing for toxic molds or other allergens is beyond the scope of this inspection and was not performed by the inspector. Molds are present in all homes, even in new construction. The nature of mold and mildew can be microscopic and can go undetected or undiscovered during a typical home inspection. We recommend inquiry with the owner and/or occupant for information regarding the history of any mold and mildew in this building. Determining if molds are toxic or not requires analysis by a qualified specialist and laboratory testing. For a complete review of the structure for mold or mildew and more information of mold testing and treatment, we recommend a qualified specialist be consulted.

**PROPOSAL/CONTRACT #7464**

**U.S. PATENT NO. 6,282,850 B1**

TO: c/o Erica Damelio  
Alain Pinel Realtors  
520 S El Camino Real #100  
San Mateo, CA 94402

Date: February 11, 2011

Job Location: 339 Sonora Drive  
San Mateo 2/9

This chimney is non-reinforced masonry and when tested for lateral movement showed to be fractured at the roofline making this structure seismic unsafe and a fire safety hazard and should not be used until repairs are made. This chimney is too tall for today's codes and will be lower accordingly. The San Mateo Building Department requires smoke detectors as per Section 310.9. of the U.B.C. that must be installed prior to the start of this work. Dean Designs Co. requires access to the interiors, water, electricity and the attic and roof areas and hereby submits specifications and estimate as follows:

**Voluntary fireplace/chimney upgrade for structural and seismic reinforcement, fire safety and possible carbon monoxide.**

- 1) Drafting of all documents and plans for the City of San Mateo.
- 2) Engineering for the retrofit system.
- 3) Submit plans for new work per local codes and obtain permit.
- 4) All work to comply with 2007 CBC section 2102.
- 5) Remove existing chimney mortar cap at the top and chimney down to 5-feet above roof.
- 6) Retrofit with existing 8" X 17" terra-cotta clay flue liners rated at 2400 degrees.
- 7) Drill to area at base of the flue liners to embed or dowel new steel for seismic activity.
- 8) Place four #4 bar steel rods vertically, from top to bottom full height of chimney.  
One bar per inside corner between brick and flue liners.
- 9) Install new seismic steel rods with hold-downs to attic joist or rafters at eave line for horizontal anchorage. Two 3 1/4" iron malleable washers at the face of chimney.
- 10) Fill existing cavity with polymer concrete system through top of chimney void between brick and flue liners, sealing all liners, the entire height of the chimney.
- 11) New chimney mortar cap and bond beam and install new spark arrester with rain cap per code.
- 12) All scaffolding, labor, materials and equipment.

Retrofit	\$3,800.00
Removal	300.00
Engineering	150.00
Permit	250.00
<b>TOTAL</b>	<b>\$ 4,500.00</b>

**SPECIAL NOTES:** 1) The San Mateo Building Department does not allow masonry chimneys to be taken to the shoulders and rebuilt in masonry. To rebuild in masonry it must be removed to the ground and rebuilt. Cost will vary per plans and specifications approximately \$12-15,000.00  
2) To rebuild from the shoulders with a wood chase and stucco with stainless steel lining the cost is approximately \$8,500.00.

We propose hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of,  
FOUR THOUSAND FIVE HUNDRED AND NO CENTS Dollars.

PAYMENT TO BE MADE AS FOLLOWS: 10% DOWN WITH THE ACCEPTANCE OF THIS CONTRACT AND BALANCE DUE UPON COMPLETION. ALL PAYMENTS ARE DUE WITHIN 10 DAYS

All materials are of the description specified. Work will be performed in accordance with standard practice. Labor and materials for the retrofit portion have a limited 5-year warranty. All other work is limited to a 1-year warranty. Any change is subject to mutual agreement, and in the event of such a change, an equitable adjustment shall be made in price. Not responsible for any cause or condition beyond our control including the City Building and Planning Departments. Purchaser responsible for all necessary homeowner's insurance. A failure of payment in excess of 10 days or any escrow payment not received within 30 days after completion of work shall be considered a major breach of contract. This includes any change of escrow date. Past due accounts will be charged 1.5% per month or 18% annually.

\_\_\_\_\_  
(DEAN DESIGNS CO., INC GARY DEAN

\_\_\_\_\_  
DATE

NOTE: This proposal is subject to revocation if not  
accepted within 10 days

NOTICE TO THE CUSTOMER: Do not sign this Agreement before you read it or if it contains any blank spaces. You are entitled to a completely filled in copy of this Agreement. Owner/Buyer acknowledges that he/she has read and received a legible copy of this Agreement, including all the terms and conditions on the reverse side hereof, before any work is done, and that he/she has read and received a legible copy of every document that Owner/Buyer has signed during the negotiation. If Owner/Buyer cancels this Agreement after the right of recession has expired, and before commencement of work, he/she shall pay contractor the amount of expenses incurred to that date plus loss of profits.

APPROXIMATE STARTING DATE: TO BE SCHEDULED UPON RECEIPT OF SIGNED CONTRACT

APPROXIMATE COMPLETION DATE: 5 DAYS FROM THE STARTING DATE

**ACCEPTED** –The above proposal is accepted and you are authorized to proceed. I further understand that the fireplace/chimney cannot be used for 17 days after completion of the voluntary retrofit and that per section 310.9 of the U.B.C., smoke detectors shall be installed in each bedroom, at the top of each stair and on all floors. I further understand an adjustment of the firebox may be needed as per Section 3102.3.5 of the 1997 U.B.C.

\_\_\_\_\_  
OWNER/BUYER SIGNS HERE)

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PLEASE PRINT NAME

\_\_\_\_\_  
PHONE NUMBER

**Note:** This sheet is the result of a visual inspection done at the time of cleaning. It is intended as a convenience to our customer, not as certification of fire worthiness or safety. Since conditions of use are beyond our control, we make no warranty of the safety or function of any appliance and none is to be implied.