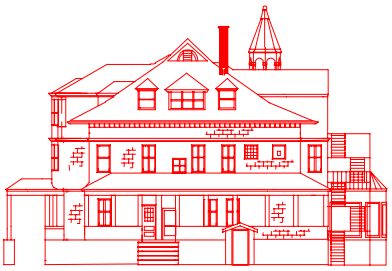

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Building Inspection Report

5869 Cannon Lane Petaluma California 94954

Inspection Date:
5/24/2004
Prepared For:
Sonoma County Agricultural Preservation and Open Space District
Report Number:
5244

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Aerial Photo

Report Overview

THE PROPERTY IN PERSPECTIVE

The property consists of five Residences, five Barns, and five Shops or Storage Structures. The current use is a family ranch. As is typical of family ranches, and buildings of this age, the buildings exhibit many unusual conditions. Many structural repairs and improvements are either needed or desirable. In practice, however, many buildings of this type are improved only on an as needed basis. Many less than ideal conditions are simply tolerated. Old timbers, for example, may exhibit evidence of rot and prior insect damage. These timbers could be replaced. Many owners undertake these costly repairs only if the timber fails or is substantially weakened. Questions regarding changing the use of the property from a family ranch to a public use are beyond the scope of this report. A Professional licensed Architect should be consulted about the change of use of the buildings, or how to exhibit the buildings and how to comply with the American Disability act requirements etc. Hazardous material sites, if any were not inspected for and are outside the scope of this building inspection. Compliance with Building, Use Permits, and Zoning is outside the scope of this report. Electrical work may have been done, as is typical on Ranches, "in house" and there may be some hidden problems. We recommend a Licensed Electrical contractor be hired to do a more detailed report and make recommendations for what use the County may find for these buildings. The plumbing is old, needs repair at several locations and a Licensed Plumbing contractor should be hired to repair the problems and further inspect the properties for the intended use of by the County. The water supply system is outside the scope of this inspection and buyers agent stated it will be tested by others. A professional Real Estate Broker or Real Estate Attorney would also be of great assistance to the county to deal with some of the type of questions that have arisen.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component, which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please refer to the body of this report for details on recommendations.

THE SCOPE OF THE INSPECTION

It is the goal of the inspection to put a property buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

We did not test for Mold.

Information is available at: California State Environmental Services, 1515 Clay Street suite 1700, Oakland California 94612, phone 510-622-4500

or http://www.dhs.ca.gov/deodc/ehib/ehib2/topics/mold.html **.**

Structure Residence 1

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Spaced Plank Sheathing

STRUCTURE OBSERVATIONS

Residence 1 has a concrete foundation, typical wood frame construction, and painted stucco exterior. Gable roof has two types of composition shingle and an asbestos shingle cover, with gutters and downspouts. Residence includes four bedrooms and one and one-half bathrooms. The home has been remodeled and additions made over the years. Garage area has been converted to office space. Area: 2,476 Approximate SF Swimming Pool

As is typical of homes of this age, the building exhibits many unusual conditions. Many structural repairs and improvements are either needed or desirable. In practice, however, many homes of this type are improved only on an as needed basis. Many less than ideal conditions are simply tolerated. Old timbers, for example, may exhibit evidence of rot and prior insect damage. These timbers could be replaced. Many owners undertake these costly repairs only if the timber fails or is substantially weakened.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Larger than typical foundation settlement cracking was observed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, more costly repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection.

Floors

- **Monitor:** The floor structure shows common sagging and movement. This is usually the result of the age and framing design of the building.

Exterior Walls

- **Improve:** More extensive than common wall cracks were observed. Since additional movement could lead to need for repairs, this area should be monitored.

Roof

- **Monitor:** The rafters of the roof structure show evidence of sagging. Strengthening the roof structure would resist further movement. This improvement is not priority unless the roof is likely to be subjected to heavy loads such as from additional layers of roofing material whose weight could cause further damage

Wood Boring Insects

- **Monitor:** This home is in an area known for termite activity. Termites can do a substantial amount of damage to the wood structural components of a home. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.

LIMITATIONS OF STRUCTURE INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Roofing Residence 1

DESCRIPTION OF ROOFING

Roof Covering: •Asphalt Shingle •Asbestos Cement Shingles
Roof Flashings: •Metal
Chimneys: •Masonry •Metal
Roof Drainage System: •Galvanized Steel •Downspouts discharge above grade

ROOFING OBSERVATIONS

Asbestos Shingles may be installed. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If replacement of the vent necessitates the removal of the asbestos containing insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.).

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Major Concern, Repair:** The roofing is at end of life and should be replaced.

Flashings

- **Repair:** The flashing is old and should be replaced to avoid leaks.

Gutters & Downspouts

- **Repair:** The old galvanized gutters and downspouts should be replaced.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Repair:** Loose or damaged downspouts should be repaired promptly.

LIMITATIONS OF ROOFING INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Interior finishes may disguise evidence of prior leaks.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors that are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Exterior Residence 1

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco •Hardboard
Exterior Doors:	•Solid Wood •French Doors
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Gravel
Entry Walkways And Patios:	•Concrete •Gravel
Porches, Decks, Steps, Railings:	•Concrete
Fencing:	•Wood

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.
- **Repair:** The exterior stucco surfaces should be painted.

Windows

- **Major Concern, Repair:** Installing replacement windows in place of the original windows would be a logical long term goal. This is a major expense.

Porch

- **Monitor:** The porch columns show evidence of typical movement. Repairs can be deferred.

Walkway

- **Repair, Safety Issue:** The walkway presents a trip hazard. This condition should be altered for improved safety.

Fencing

- **Repair:** The fencing is in only fair condition. Minor repairs are needed.

LIMITATIONS OF EXTERIOR INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Electrical Residence 1

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 90 amp •Breakers
Service Drop:	•Overhead
Service Grounding:	•Copper
Sub-Panel(s):	•Fuses •Breakers •Unable To Determine size
Distribution Wiring:	•Copper
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior
Smoke Detectors:	•Present
Telephone service:	•Present

ELECTRICAL OBSERVATIONS

Inspection of the electrical system revealed some non-standard and/or amateur wiring practices. They should be high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard***. A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Distribution Wiring

- **Repair:** Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- **Repair:** The installation of the distribution wiring is non-standard at some locations. It is suspected that installation was performed by an amateur, rather than a licensed electrician.

Knob & Tube Wiring

- **Repair:** Poor connections between newer wiring and the old knob-and-tube wiring were observed. All connections of this type should be performed within junction boxes, fitted with cover plates.

Outlets

- **Repair:** Ungrounded 3-prong outlets should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. A ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard.

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Smoke Detectors

- **Repair:** The installation of smoke detectors outside sleeping areas is recommended.

LIMITATIONS OF ELECTRICAL INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components, which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Heating Residence 1

DESCRIPTION OF HEATING

Energy Source: Only Heat source is Fireplace (See Fireplace)

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** Install Central Heat system to assure safe, reliable heat.

LIMITATIONS OF HEATING INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Insulation / Ventilation Residence 1

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation: •3" Vermiculite in Lower Attic
Exterior Wall Insulation: •Not Visible
Basement Insulation: •None

INSULATION / VENTILATION OBSERVATIONS

• **Safety Issue:** The ceiling insulation may be "Vermiculite Insulation" and may contain some asbestos. This can only be verified by laboratory analysis, which is beyond the scope of this inspection. ***The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard.*** Further guidance is available from the Environmental Protection Agency (E.P.A.). and: http://www.epa.gov/opptintr/asbestos/insulation.html

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- Insulation improvements may be cost effective, depending on the anticipated term of ownership.

Walls

- Insulation improvements may be cost effective, depending on the anticipated term of ownership.

Floors

- Insulation improvements may be desirable, to improve the comfort of the room above.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R-values or depths are rough average values.

Plumbing Residence 1

DESCRIPTION OF PLUMBING

Water Supply Source:	•Private Water Supply
Interior Supply Piping:	•Steel
Waste System:	•Private Sewage System
Drain, Waste, & Vent Piping:	•Steel •Plastic
Water Heater:	•Gas
Fuel Storage & Distribution:	•Liquid Petroleum "LP" Gas Tank

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor and not be reduced in size from ¾".
- **Repair:** Water heaters in seismic zones should be anchored or strapped to resist movement during earthquake conditions.

Supply Plumbing

- **Monitor:** The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.
- **Repair:** The supply piping is leaking at a few locations under the home.

Waste / Vent

- **Monitor:** For the most part, the waste piping is old. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.

Fixtures

- **Monitor:** The majority of plumbing fixtures are old.

LIMITATIONS OF PLUMBING INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys, which are not readily accessible, are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Interior Residence 1

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Plaster •Drywall •Wood
Floor Surfaces:	•Carpet •Vinyl/Resilient •Wood
Window Type(s) & Glazing:	•Double/Single Hung •Single Pane
Doors:	•Wood-Hollow Core •French Doors

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Damage to the interior finish was observed.

Floors

- **Monitor, Repair:** The vinyl flooring is damaged
- **Monitor:** The carpet is stained.

Windows

- **Repair:** The windows are in mild disrepair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well-maintained to avoid rot or water infiltration.
- **Repair:** Some window(s) are broken.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly.

Kitchen Counters

- **Monitor:** The kitchen counters are old. Improvement may ultimately be desirable.

Kitchen Cabinets

- **Monitor:** The kitchen cabinets are old. Improvement may ultimately be desirable.

Basement Leakage

- **Monitor:** The basement shows evidence of moisture penetration. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.
  The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

Environmental Issues

- **Monitor:** Insulation on the vent piping may contain asbestos. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If replacement of the vent necessitates the removal of the asbestos containing insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.

LIMITATIONS OF INTERIOR INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions

- Loss of the vacuum seal at dual-pane windows and sliding glass doors is not easily determined. The inspector does not claim to have detected all "failed" windows and sliding glass doors if any. Please check all glass windows and doors for signs of vacuum failure/condensation prior to close of escrow.
- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Appliances Residence 1

DESCRIPTION OF APPLIANCES

Appliances Tested: •Gas Range •Dishwasher

APPLIANCES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Gas Range

- **Monitor:** The gas range is an old unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.
- **Repair:** The oven door of the gas range is damaged.

Dishwasher

- **Monitor:** The dishwasher is an old unit. While replacement is not needed right away, it would be wise to budget for a new dishwasher . In the interim, a higher level of maintenance can be expected.
- **Repair:** The dishwasher lacks an airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed.
- **Repair:** The dishwasher should be better secured.

LIMITATIONS OF APPLIANCES INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Fireplaces / Wood Stoves Residence 1

DESCRIPTION OF FIREPLACES / WOOD STOVES

Wood Stoves: •Wood Stove •Metal Flue-Insulated Multi-Wall

FIREPLACES / WOOD STOVES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Wood Stove

- **Repair:** The wood stove chimney should be inspected and cleaned prior to operation.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The legality of use in the community of above systems is beyond the scope of this inspection. Please check with local building department.
- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Structure Residence 2

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Spaced Plank Sheathing

STRUCTURE OBSERVATIONS

Residences 2 (Paul's) has a concrete foundation, full basement, typical wood frame construction and painted stucco exterior siding. Gable roof has composition shingle cover. Residence includes three bedrooms and one and on-half bathrooms. Area: 1.408 Approximate SF

As is typical of homes of this age, the building exhibits many unusual conditions. Many structural repairs and improvements are either needed or desirable. In practice, however, many homes of this type are improved only on an as needed basis. Many less than ideal conditions are simply tolerated. Old timbers, for example, may exhibit evidence of rot and prior insect damage. These timbers could be replaced. Many owners undertake these costly repairs only if the timber fails or is substantially weakened.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Larger than typical foundation settlement cracking was observed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, more costly repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection.

Floors

- **Monitor:** The floor structure shows common sagging and movement. This is usually the result of the age and framing design of the building.

Roof

- **Monitor:** The rafters of the roof structure show evidence of sagging. Strengthening the roof structure would resist further movement. This improvement is not priority unless the roof is likely to be subjected to heavy loads such as from additional layers of roofing material whose weight could cause further damage

Wood Boring Insects

- **Monitor:** This home is in an area known for termite activity. Termites can do a substantial amount of damage to the wood structural components of a home. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.

LIMITATIONS OF STRUCTURE INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Roofing Residence 2

DESCRIPTION OF ROOFING

Roof Covering: •Asphalt Shingle
Roof Flashings: •Metal
Chimneys: •Masonry •Metal
Roof Drainage System: •Galvanized Steel •Downspouts discharge above grade

ROOFING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** The roofing is near the end of its life. Minor repairs might be possible to extend the roof life and to defer leaks. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Expect to replace the roof soon.

Flashings

- **Repair:** The flashing is old and should be replaced to avoid leaks.

Gutters & Downspouts

- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Repair:** Loose or damaged downspouts should be repaired promptly.

LIMITATIONS OF ROOFING INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Interior finishes may disguise evidence of prior leaks.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors that are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Exterior Residence 2

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Gravel
Entry Walkways And Patios:	•Concrete •Gravel
Porches, Decks, Steps, Railings:	•Concrete
Fencing:	•Wood

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

Windows

- **Major Concern, Repair:** Installing replacement windows in place of the original windows would be a logical long term goal. This is a major expense.

Porch

- **Monitor:** The porch columns show evidence of typical movement. Repairs can be deferred.

Walkway

- **Repair, Safety Issue:** The walkway presents a trip hazard at the concrete area in front of the single car garage. This condition should be altered for improved safety.

Garage

- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation.

LIMITATIONS OF EXTERIOR INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Electrical Residence 2

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 90 amp •Breakers
Service Drop:	•Overhead
Service Grounding:	•Copper
Sub-Panel(s):	•Fuses •Breakers •Unable To Determine size
Distribution Wiring:	•Copper
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Inspection of the electrical system revealed some non-standard and/or amateur wiring practices. They should be high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard***. A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Distribution Wiring

- **Repair:** Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- **Repair:** The installation of the distribution wiring is non-standard at some locations. It is suspected that installation was performed by an amateur, rather than a licensed electrician.

Knob & Tube Wiring

- **Repair:** Poor connections between newer wiring and the old knob-and-tube wiring were observed. All connections of this type should be performed within junction boxes, fitted with cover plates.

Outlets

- **Repair:** Ungrounded 3-prong outlets should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. A ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard.

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Smoke Detectors

- **Repair:** The installation of smoke detectors outside sleeping areas is recommended.

LIMITATIONS OF ELECTRICAL INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components, which may not be inspected.

- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Heating Residence 2

DESCRIPTION OF HEATING

Energy Source: •Gas
Heating System Type: •Forced Air Furnace
Vents, Flues, Chimneys: •Metal-Multi Wall into Clay pipe (Possible asbestos pipe)

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.

Chimney

- **Repair, Safety Issue:** The "B-Vent" metal chimney does not appear to be sufficiently clear from combustible materials. This situation should be repaired for fire safety in the attic.

LIMITATIONS OF HEATING INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Insulation / Ventilation Residence 2

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation: •3" Vermiculite in Lower Attic
Exterior Wall Insulation: •Not Visible
Basement Insulation: •None

INSULATION / VENTILATION OBSERVATIONS

• **Safety Issue:** The ceiling insulation may be "Vermiculite Insulation" and may contain some asbestos. This can only be verified by laboratory analysis, which is beyond the scope of this inspection. ***The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard.*** Further guidance is available from the Environmental Protection Agency (E.P.A.). and: http://www.epa.gov/opptintr/asbestos/insulation.html

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- Insulation improvements may be cost effective, depending on the anticipated term of ownership.

Walls

- Insulation improvements may be cost effective, depending on the anticipated term of ownership.

Floors

- Insulation improvements may be desirable, to improve the comfort of the room above.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R-values or depths are rough average values.

Plumbing Residence 2

DESCRIPTION OF PLUMBING

Water Supply Source:	•Private Water Supply
Interior Supply Piping:	•Steel
Waste System:	•Private Sewage System
Drain, Waste, & Vent Piping:	•Steel •Plastic
Water Heater:	•Gas
Fuel Storage & Distribution:	•Liquid Petroleum "LP" Gas Tank

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor and not be reduced in size from ¾".
- **Repair:** Water heaters in seismic zones should be anchored or strapped to resist movement during earthquake conditions.

Supply Plumbing

- **Monitor:** The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.
- **Repair:** The supply piping is leaking at a few locations under the home.

Waste / Vent

- **Monitor:** For the most part, the waste piping is old. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.

Fixtures

- **Monitor:** The majority of plumbing fixtures are old.

LIMITATIONS OF PLUMBING INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys, which are not readily accessible, are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Interior Residence 2

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Plaster •Drywall •Wood
Floor Surfaces:	•Carpet •Vinyl/Resilient •Wood
Window Type(s) & Glazing:	•Double/Single Hung •Single Pane
Doors:	•Wood-Hollow Core •French Doors

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Damage to the interior finish was observed.

Floors

- **Monitor, Repair:** The vinyl flooring is damaged
- **Monitor:** The carpet is stained.

Windows

- **Repair:** The windows are in mild disrepair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well-maintained to avoid rot or water infiltration.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly.

Kitchen Counters

- **Monitor:** The kitchen counters are old. Improvement may ultimately be desirable.

Kitchen Cabinets

- **Monitor:** The kitchen cabinets are old. Improvement may ultimately be desirable.

Basement Leakage

- **Monitor:** The basement shows evidence of moisture penetration. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.
  The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

Environmental Issues

- **Monitor:** Insulation on the vent piping may contain asbestos. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If replacement of the vent necessitates the removal of the asbestos containing insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.

LIMITATIONS OF INTERIOR INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions

- Loss of the vacuum seal at dual-pane windows and sliding glass doors is not easily determined. The inspector does not claim to have detected all "failed" windows and sliding glass doors if any. Please check all glass windows and doors for signs of vacuum failure/condensation prior to close of escrow.
- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Appliances Residence 2

DESCRIPTION OF APPLIANCES

Appliances Tested: •Gas Range

APPLIANCES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Gas Range

- **Monitor:** The gas range is an old unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.
- **Repair:** A control knob on the gas range is damaged.

LIMITATIONS OF APPLIANCES INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Fireplaces / Wood Stoves Residence 2

DESCRIPTION OF FIREPLACES / WOOD STOVES

Wood/Coal Stoves: •Metal Flue-Insulated Multi-Wall

FIREPLACES / WOOD STOVES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Wood Stove

- **Major Concern: Safety Issue: Repair: Owner stated stoves in basement are not used. We recommend they be removed.**

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The legality of use in the community of above systems is beyond the scope of this inspection. Please check with local building department.
- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Structure Residence 3

DESCRIPTION OF STRUCTURE

Foundation: •Poured Concrete •Basement Configuration
Floor Structure: •Wood Joist
Wall Structure: •Wood Frame
Ceiling Structure: •Joist
Roof Structure: •Rafters •Spaced Plank Sheathing

STRUCTURE OBSERVATIONS

Residence 3 (Veras) has a concrete foundation, with a half-basement, typical wood frame construction, with painted stucco exterior siding. Gable roof has composition shingle cover, with gutters and downspouts. Residence includes three bedrooms and one bathroom. Area 1200 –1500 Approximate SF

Foundation

Major Concern: Substantial foundation settlement cracking was observed. Structural movement of the building has occurred. Since repairs are needed to protect the building from more serious damage, a structural engineer who is familiar with foundation repair or a company specializing in foundation repairs should be consulted to evaluate the condition and to suggest corrective measures. The rate of movement cannot be predicted during a one-time inspection.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Major Concern:** Substantial foundation settlement cracking was observed. Structural movement of the building has occurred. Since repairs are needed to protect the building from more serious damage, a structural engineer who is familiar with foundation repair or a company specializing in foundation repairs should be consulted to evaluate the condition and to suggest corrective measures. The rate of movement cannot be predicted during a one-time inspection.

Floors

- **Monitor:** The floor structure shows common sagging and movement. This is usually the result of the age and framing design of the building.

Exterior Walls

- **Major Concern, Repair:** Pronounced exterior wall cracks were observed. This implies that structural movement of the building has occurred. While the rate of movement cannot be predicted during a one-time inspection it is likely that repairs are needed. A structural engineer or a repair specialist who is familiar with residential building failures should be consulted to further evaluate this condition and the remedies available.

Roof

- **Monitor:** The rafters of the roof structure show evidence of sagging. Strengthening the roof structure would resist further movement.

Wood Boring Insects

- **Monitor:** This home is in an area known for termite activity. Termites can do a substantial amount of damage to the wood structural components of a home. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.

LIMITATIONS OF STRUCTURE INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.

- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Roofing Residence 3

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle •Asbestos Cement Shingles
Roof Flashings:	•Metal
Chimneys:	•Masonry •Metal
Roof Drainage System:	•Galvanized Steel •Downspouts discharge above grade

ROOFING OBSERVATIONS

Asbestos Shingles may be installed. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If replacement of the vent necessitates the removal of the asbestos containing insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.).

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Major Concern, Repair:** The roofing is at end of life and should be replaced.

Flashings

- **Repair:** The flashing is old and should be replaced to avoid leaks.

Gutters & Downspouts

- **Repair:** The old galvanized gutters and downspouts should be replaced.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Repair:** Loose or damaged downspouts should be repaired promptly.

LIMITATIONS OF ROOFING INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Interior finishes may disguise evidence of prior leaks.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors that are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Exterior Residence 3

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Gravel
Entry Walkways And Patios:	•Concrete •Gravel
Porches, Decks, Steps, Railings:	•Concrete
Fencing:	•Wood

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.
- **Repair:** The exterior stucco surfaces should be painted.

Windows

- **Major Concern, Repair:** Installing replacement windows in place of the original windows would be a logical long term goal. This is a major expense.

Porch

- **Monitor:** The porch columns show evidence of typical movement. Repairs can be deferred.

Walkway

- **Repair, Safety Issue:** The walkway presents a trip hazard. This condition should be altered for improved safety.

Fencing

- **Repair:** The fencing is in only fair condition. Minor repairs are needed.

LIMITATIONS OF EXTERIOR INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Electrical Residence 3

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 90 amp •Breakers
Service Drop:	•Overhead
Service Grounding:	•Copper
Sub-Panel(s):	•Fuses •Breakers •Unable To Determine size
Distribution Wiring:	•Copper
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior
Smoke Detectors:	•Present
Telephone service:	•Present

ELECTRICAL OBSERVATIONS

Inspection of the electrical system revealed some non-standard and/or amateur wiring practices. They should be high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard***. A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Distribution Wiring

- **Repair:** Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- **Repair:** The installation of the distribution wiring is non-standard at some locations. It is suspected that installation was performed by an amateur, rather than a licensed electrician.

Knob & Tube Wiring

- **Repair:** Poor connections between newer wiring and the old knob-and-tube wiring were observed. All connections of this type should be performed within junction boxes, fitted with cover plates.

Outlets

- **Repair:** Ungrounded 3-prong outlets should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. A ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard.

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Smoke Detectors

- **Repair:** The installation of smoke detectors outside sleeping areas is recommended.

LIMITATIONS OF ELECTRICAL INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components, which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Heating Residence 3

DESCRIPTION OF HEATING

Energy Source: •Gas
Heating System Type: •Floor Heater

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.
- **Major Concern, Repair:** Given the age of the furnace, replacement should be expected soon.

LIMITATIONS OF HEATING INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Insulation / Ventilation Residence 3

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation: •3" Vermiculite in Lower Attic
Exterior Wall Insulation: •Not Visible
Basement Insulation: •None

INSULATION / VENTILATION OBSERVATIONS

• **Safety Issue:** The ceiling insulation may be "Vermiculite Insulation" and may contain some asbestos. This can only be verified by laboratory analysis, which is beyond the scope of this inspection. ***The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard.*** Further guidance is available from the Environmental Protection Agency (E.P.A.). and: http://www.epa.gov/opptintr/asbestos/insulation.html

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- Insulation improvements may be cost effective, depending on the anticipated term of ownership.

Walls

- Insulation improvements may be cost effective, depending on the anticipated term of ownership.

Floors

- Insulation improvements may be desirable, to improve the comfort of the room above.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R-values or depths are rough average values.

Plumbing Residence 3

DESCRIPTION OF PLUMBING

Water Supply Source:	•Private Water Supply
Interior Supply Piping:	•Steel
Waste System:	•Private Sewage System
Drain, Waste, & Vent Piping:	•Steel •Plastic
Water Heater:	•Gas
Fuel Storage & Distribution:	•Liquid Petroleum "LP" Gas Tank

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor.
- **Repair:** Water heaters in seismic zones should be anchored or strapped to resist movement during earthquake conditions.
- **Repair:** For enhanced safety, it is recommended that the connections of the water heater venting system be improved.
- **Repair, Safety Issue:** The "draft diverter" of the water heater venting system is configured in such a way that it could allow spillage of exhaust products. ***This is a potential safety concern that should be addressed promptly***.

Supply Plumbing

- **Monitor:** The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.
- **Repair:** The supply piping is leaking at a few locations under the home.

Waste / Vent

- **Monitor:** For the most part, the waste piping is old. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.

Fixtures

- **Monitor:** The majority of plumbing fixtures are old.

LIMITATIONS OF PLUMBING INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys, which are not readily accessible, are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Interior Residence 3

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Plaster •Drywall •Wood
Floor Surfaces:	•Carpet •Vinyl/Resilient •Wood
Window Type(s) & Glazing:	•Double/Single Hung •Single Pane
Doors:	•Wood-Hollow Core •French Doors

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Damage to the interior finish was observed.

Floors

- **Monitor, Repair:** The vinyl flooring is damaged
- **Monitor:** The carpet is stained.

Windows

- **Repair:** The windows are in mild disrepair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well-maintained to avoid rot or water infiltration.
- **Repair:** Some window(s) are broken.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly.

Kitchen Counters

- **Monitor:** The kitchen counters are old. Improvement may ultimately be desirable.

Kitchen Cabinets

- **Monitor:** The kitchen cabinets are old. Improvement may ultimately be desirable.

Basement Leakage

- **Monitor:** The basement shows evidence of moisture penetration. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.
  The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

Environmental Issues

- **Monitor:** Insulation on the vent piping may contain asbestos. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If replacement of the vent necessitates the removal of the asbestos containing insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.

LIMITATIONS OF INTERIOR INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions

- Loss of the vacuum seal at dual-pane windows and sliding glass doors is not easily determined. The inspector does not claim to have detected all "failed" windows and sliding glass doors if any. Please check all glass windows and doors for signs of vacuum failure/condensation prior to close of escrow.
- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Appliances Residence 3

DESCRIPTION OF APPLIANCES

Appliances Tested: •Gas Range

APPLIANCES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Gas Range

- **Monitor:** The gas range is an old unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.

LIMITATIONS OF APPLIANCES INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Structure Residence 4

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Spaced Plank Sheathing

STRUCTURE OBSERVATIONS

Residence 4 (Manuels) is a 3-bedroom, 1 bathroom residence with a concrete **pier foundation**, wood frame construction with painted wood siding, finished interior, and a gable roof with composition shingle cover. Area: 900 Approximate SF

Major Remodeling was being done at time of inspection

As is typical of homes of this age, the building exhibits many unusual conditions. Many structural repairs and improvements are either needed or desirable. In practice, however, many homes of this type are improved only on an as needed basis. Many less than ideal conditions are simply tolerated. Old timbers, for example, may exhibit evidence of rot and prior insect damage. These timbers could be replaced. Many owners undertake these costly repairs only if the timber fails or is substantially weakened.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Settling was observed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, more costly repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection.

Floors

- **Monitor:** The floor structure shows common sagging and movement. This is usually the result of the age and framing design of the building.

Exterior Walls

- **Improve:** More extensive than common wall cracks were observed. Since additional movement could lead to need for repairs, this area should be monitored.

Roof

- **Monitor:** The rafters of the roof structure show evidence of sagging. Strengthening the roof structure would resist further movement. This improvement is not priority unless the roof is likely to be subjected to heavy loads such as from additional layers of roofing material whose weight could cause further damage

Wood Boring Insects

- **Monitor:** This home is in an area known for termite activity. Termites can do a substantial amount of damage to the wood structural components of a home. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.

LIMITATIONS OF STRUCTURE INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Exterior Residence 4

DESCRIPTION OF EXTERIOR

Wall Covering:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Gravel
Entry Walkways And Patios:	•Concrete •Gravel
Porches, Decks, Steps, Railings:	•Concrete
Fencing:	•Wood

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** The wood siding should be painted to preserve the building.

Windows

- **Major Concern, Repair:** Installing replacement windows in place of the original windows would be a logical long term goal. This is a major expense.

Porch

- **Monitor:** The porch columns show evidence of typical movement. Porch needs immediate attention. **Major Remodeling was being done at time of inspection**

Walkway

- **Repair, Safety Issue:** The walkway presents a trip hazard. This condition should be altered for improved safety.

LIMITATIONS OF EXTERIOR INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Electrical Residence 4

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 90 amp •Breakers
Service Drop:	•Overhead
Service Grounding:	•Copper
Sub-Panel(s):	•Fuses •Breakers •Unable To Determine size
Distribution Wiring:	•Copper
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Inspection of the electrical system revealed some non-standard and/or amateur wiring practices. They should be high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard***. A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Distribution Wiring

- **Repair:** Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- **Repair:** The installation of the distribution wiring is non-standard at some locations. It is suspected that installation was performed by an amateur, rather than a licensed electrician.

Knob & Tube Wiring

- **Repair:** Poor connections between newer wiring and the old knob-and-tube wiring were observed. All connections of this type should be performed within junction boxes, fitted with cover plates.

Outlets

- **Repair:** Ungrounded 3-prong outlets should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. A ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard.

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Smoke Detectors

- **Repair:** The installation of smoke detectors outside sleeping areas is recommended.

LIMITATIONS OF ELECTRICAL INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components, which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Heating Residence 4

DESCRIPTION OF HEATING

Energy Source: •Gas
Heating System Type: •Gas Wall furnace (Stand alone without distribution system)
Vents, Flues, Chimneys: •Metal-Multi Wall into Clay pipe (Possible asbestos pipe)

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.

LIMITATIONS OF HEATING INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Insulation / Ventilation Residence 4

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation: •Not Visible
Exterior Wall Insulation: •Not Visible
Basement Insulation: •None

INSULATION / VENTILATION OBSERVATIONS

• **Safety Issue:** The ceiling insulation may be "Vermiculite Insulation" and may contain some asbestos. This can only be verified by laboratory analysis, which is beyond the scope of this inspection. ***The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard.*** Further guidance is available from the Environmental Protection Agency (E.P.A.). and: http://www.epa.gov/opptintr/asbestos/insulation.html

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- Insulation improvements may be cost effective, depending on the anticipated term of ownership.

Walls

- Insulation improvements may be cost effective, depending on the anticipated term of ownership.

Floors

- Insulation improvements may be desirable, to improve the comfort of the room above.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R-values or depths are rough average values.

Plumbing Residence 4

DESCRIPTION OF PLUMBING

Water Supply Source:	•Private Water Supply
Interior Supply Piping:	•Steel
Waste System:	•Private Sewage System
Drain, Waste, & Vent Piping:	•Steel •Plastic
Water Heater:	•Gas
Fuel Storage & Distribution:	•Liquid Petroleum "LP" Gas Tank

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor and not be reduced in size from ¾".
- **Repair:** Water heaters in seismic zones should be anchored or strapped to resist movement during earthquake conditions.

Supply Plumbing

- **Monitor:** The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.
- **Repair:** The supply piping is leaking at a few locations under the home.

Waste / Vent

- **Monitor:** For the most part, the waste piping is old. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.

Fixtures

- **Monitor:** The majority of plumbing fixtures are old.

LIMITATIONS OF PLUMBING INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys, which are not readily accessible, are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Interior Residence 4

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Plaster •Drywall •Wood
Floor Surfaces:	•Carpet •Vinyl/Resilient •Wood
Window Type(s) & Glazing:	•Double/Single Hung •Single Pane
Doors:	•Wood-Hollow Core •French Doors

INTERIOR OBSERVATIONS

Major Remodeling was being done at time of inspection

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Damage to the interior finish was observed.

Floors

- **Monitor, Repair:** The vinyl flooring is damaged
- **Monitor:** The carpet is stained.

Windows

- **Repair:** The windows are in mild disrepair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well-maintained to avoid rot or water infiltration.
- **Repair:** Some window(s) are broken.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly.

Kitchen Counters

- **Monitor:** The kitchen counters are old. Improvement may ultimately be desirable.

Kitchen Cabinets

- **Monitor:** The kitchen cabinets are old. Improvement may ultimately be desirable.

Basement Leakage

- **Monitor:** The basement shows evidence of moisture penetration. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.
  The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

Environmental Issues

- **Monitor:** Insulation on the vent piping may contain asbestos. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If replacement of the vent necessitates the removal of the asbestos containing insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.

LIMITATIONS OF INTERIOR INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions

- Loss of the vacuum seal at dual-pane windows and sliding glass doors is not easily determined. The inspector does not claim to have detected all "failed" windows and sliding glass doors if any. Please check all glass windows and doors for signs of vacuum failure/condensation prior to close of escrow.
- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Appliances Residence 4

DESCRIPTION OF APPLIANCES

Appliances Tested: **Major Remodeling was being done at time of inspection**

RECOMMENDATIONS / OBSERVATIONS
Major Remodeling was being done at time of inspection

LIMITATIONS OF APPLIANCES INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Structure Residence 5

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Spaced Plank Sheathing

STRUCTURE OBSERVATIONS

Residence 5 (Julies) is a small, 1 bedroom 1 bathroom bungalow built on a pier foundation with wood frame construction, painted wood siding and composition shingle roof cover. Area: 520 Approximate SF

As is typical of homes of this age, the building exhibits many unusual conditions. Many structural repairs and improvements are either needed or desirable. In practice, however, many homes of this type are improved only on an as needed basis. Many less than ideal conditions are simply tolerated. Old timbers, for example, may exhibit evidence of rot and prior insect damage. These timbers could be replaced. Many owners undertake these costly repairs only if the timber fails or is substantially weakened.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Larger than typical foundation settlement cracking was observed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, more costly repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection.

Floors

- **Monitor:** The floor structure shows common sagging and movement. This is usually the result of the age and framing design of the building.

Exterior Walls

- **Improve:** More extensive than common wall cracks were observed. Since additional movement could lead to need for repairs, this area should be monitored.

Roof

- **Monitor:** The rafters of the roof structure show evidence of sagging. Strengthening the roof structure would resist further movement. This improvement is not priority unless the roof is likely to be subjected to heavy loads such as from additional layers of roofing material whose weight could cause further damage

Wood Boring Insects

- **Monitor:** This home is in an area known for termite activity. Termites can do a substantial amount of damage to the wood structural components of a home. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.

LIMITATIONS OF STRUCTURE INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Roofing Residence 5

DESCRIPTION OF ROOFING

Roof Covering: •Asphalt Shingle
Roof Flashings: •Metal
Chimneys: •Masonry •Metal
Roof Drainage System: •Galvanized Steel •Downspouts discharge above grade

ROOFING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Monitor:** The roofing is in fair condition. We did not see evidence of active leaks nor need for immediate major repair.

Gutters & Downspouts

- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

LIMITATIONS OF ROOFING INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Interior finishes may disguise evidence of prior leaks.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors that are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Exterior Residence 5

DESCRIPTION OF EXTERIOR

Wall Covering:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Gravel
Entry Walkways And Patios:	•Concrete •Gravel
Porches, Decks, Steps, Railings:	•Concrete
Fencing:	•Wood

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** The exterior wood surfaces should be painted.

Windows

- **Major Concern, Repair:** Installing replacement windows in place of the original windows would be a logical long term goal. This is a major expense.

Porch

- **Monitor:** The porch shows evidence of typical movement.

LIMITATIONS OF EXTERIOR INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Electrical Residence 5

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 90 amp •Breakers
Service Drop:	•Overhead
Service Grounding:	•Copper
Sub-Panel(s):	•Fuses •Breakers •Unable To Determine size
Distribution Wiring:	•Copper
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior
Smoke Detectors:	•Present
Telephone service:	•Present

ELECTRICAL OBSERVATIONS

Inspection of the electrical system revealed some non-standard and/or amateur wiring practices. They should be high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard***. A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Distribution Wiring

- **Repair:** Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- **Repair:** The installation of the distribution wiring is non-standard at some locations. It is suspected that installation was performed by an amateur, rather than a licensed electrician.

Knob & Tube Wiring

- **Repair:** Poor connections between newer wiring and the old knob-and-tube wiring were observed. All connections of this type should be performed within junction boxes, fitted with cover plates.

Outlets

- **Repair:** Ungrounded 3-prong outlets should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. A ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard.

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Smoke Detectors

- **Repair:** The installation of smoke detectors outside sleeping areas is recommended.

LIMITATIONS OF ELECTRICAL INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components, which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Heating Residence 5

DESCRIPTION OF HEATING

Energy Source: Wall Heater

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS
No recommendations

LIMITATIONS OF HEATING INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Insulation / Ventilation Residence 5

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation: •Not Visible
Exterior Wall Insulation: •Not Visible
Basement Insulation: •None

INSULATION / VENTILATION OBSERVATIONS

• **Safety Issue:** The ceiling insulation may be "Vermiculite Insulation" and may contain some asbestos. This can only be verified by laboratory analysis, which is beyond the scope of this inspection. ***The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard.*** Further guidance is available from the Environmental Protection Agency (E.P.A.). and: http://www.epa.gov/opptintr/asbestos/insulation.html

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- Insulation improvements may be cost effective, depending on the anticipated term of ownership.

Walls

- Insulation improvements may be cost effective, depending on the anticipated term of ownership.

Floors

- Insulation improvements may be desirable, to improve the comfort of the room above.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R-values or depths are rough average values.

Plumbing Residence 5

DESCRIPTION OF PLUMBING

Water Supply Source:	•Private Water Supply
Interior Supply Piping:	•Steel
Waste System:	•Private Sewage System
Drain, Waste, & Vent Piping:	•Steel •Plastic
Water Heater:	•Gas
Fuel Storage & Distribution:	•Liquid Petroleum "LP" Gas Tank

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor and not be reduced in size from ¾".
- **Repair:** Water heaters in seismic zones should be anchored or strapped to resist movement during earthquake conditions.

Supply Plumbing

- **Monitor:** The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.
- **Repair:** The supply piping is leaking at a few locations under the home.

Waste / Vent

- **Monitor:** For the most part, the waste piping is old. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.

Fixtures

- **Monitor:** The majority of plumbing fixtures are old.

LIMITATIONS OF PLUMBING INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys, which are not readily accessible, are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Interior Residence 5

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Plaster •Drywall •Wood
Floor Surfaces:	•Carpet •Vinyl/Resilient •Wood
Window Type(s) & Glazing:	•Double/Single Hung •Single Pane
Doors:	•Wood-Hollow Core

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Damage to the interior finish was observed.

Floors

- **Monitor, Repair:** The vinyl flooring is damaged
- **Monitor:** The carpet is stained.

Windows

- **Repair:** The windows are in mild disrepair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well-maintained to avoid rot or water infiltration.
- **Repair:** Some window(s) are broken.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly.

Kitchen Counters

- **Monitor:** The kitchen counters are old. Improvement may ultimately be desirable.

Kitchen Cabinets

- **Monitor:** The kitchen cabinets are old. Improvement may ultimately be desirable.

Basement Leakage

- **Monitor:** The basement shows evidence of moisture penetration. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.
  The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

Environmental Issues

- **Monitor:** Insulation on the vent piping may contain asbestos. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If replacement of the vent necessitates the removal of the asbestos containing insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.

LIMITATIONS OF INTERIOR INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions

- Loss of the vacuum seal at dual-pane windows and sliding glass doors is not easily determined. The inspector does not claim to have detected all "failed" windows and sliding glass doors if any. Please check all glass windows and doors for signs of vacuum failure/condensation prior to close of escrow.
- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Appliances Residence 5

DESCRIPTION OF APPLIANCES

Appliances Tested: •Gas Range

APPLIANCES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Gas Range

- **Monitor:** The gas range is an old unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.

LIMITATIONS OF APPLIANCES INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Grainary Barn

DESCRIPTION OF STRUCTURE

The Grainary Barn has a concrete foundation, board floor, wood frame construction and painted wood and metal siding. Gable roof has a corrugated metal cover. There is an attached shed roof on one side and an "aviary" shed on the other. The main structure is 30' x 50', the aviary shed is 20' x 50'. Area: 2,500 Approximate SF

STRUCTURE OBSERVATIONS

As is typical of buildings of this age, the building exhibits many unusual conditions. Many structural repairs and improvements are either needed or desirable. In practice, however, many buildings of this type are improved only on an as needed basis. Many less than ideal conditions are simply tolerated. Old timbers, for example, may exhibit evidence of rot and prior insect damage. These timbers could be replaced. Many owners undertake these costly repairs only if the timber fails or is substantially weakened.

RECOMMENDATIONS / OBSERVATIONS

Foundation: Old

Floors: Needs some attention

Exterior Walls: Needs attention

Roof

- **Monitor:** The rafters of the roof structure show evidence of sagging. Strengthening the roof structure would resist further movement.
- **Monitor:** Roof will need replacement soon.

Electrical: Monitor: Old system in need of modernization.

Plumbing: Monitor: Old system in need of modernization.

Wood Boring Insects

- Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.

Wood Stoves

Safety Issue: Owner stated wood stoves no longer used. We recommend removal or safety caps be installed on non-usable stoves.

LIMITATIONS OF STRUCTURE INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a building inspection.

Tractor Barn

DESCRIPTION OF STRUCTURE

The Tractor Barn has a concrete foundation, dirt floor, wood frame construction with painted wood siding and corrugated metal roof-with attached shed area. Measures 90' x 50'. Area: 8,500 Approximate SF

STRUCTURE OBSERVATIONS

As is typical of buildings of this age, the building exhibits many unusual conditions. Many structural repairs and improvements are either needed or desirable. In practice, however, many buildings of this type are improved only on an as needed basis. Many less than ideal conditions are simply tolerated. Old timbers, for example, may exhibit evidence of rot and prior insect damage. These timbers could be replaced. Many owners undertake these costly repairs only if the timber fails or is substantially weakened.

RECOMMENDATIONS / OBSERVATIONS

Foundation: •Repair: Wood/soil contact should be eliminated. This condition risks rot and wood boring insect activity. Where there is extensive material to be replaced significant cost could be involved.

Electrical: •Old wiring

Plumbing: •None

Exterior Walls: •Holes

Roof

- **Monitor:** The rafters of the roof structure show evidence of sagging. Strengthening the roof structure would resist further movement. This improvement is not priority unless the roof is likely to be subjected to heavy loads such as from additional layers of roofing material whose weight could cause further damage
- **Monitor:** The corrugated metal roof has holes.

Wood Boring Insects

- Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.

LIMITATIONS OF STRUCTURE INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

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Hay Barn

DESCRIPTION OF STRUCTURE

The Hay Barn has a concrete foundation, stone floor in the main section with dirt floor in the attached shed area, typical post and beam construction with painted wood siding. Attached shed along one side has dirt floor, open walls and corrugated metal roof cover. Main barn portion is 100' x 60' attached shed is 100' x 25'

RECOMMENDATIONS / OBSERVATIONS

Foundation: •**Repair:** Wood/soil contact should be eliminated. This condition risks rot and wood boring insect activity. Where there is extensive material to be replaced significant cost could be involved.

Floors: •**Monitor: Repair, Safety Issue:** The stone floor presents a trip hazard. This condition should be altered for improved safety.

Electrical: •**Monitor:** Old wiring

Plumbing: •**None**

Exterior Walls: •**Monitor:** Holes

Roof

- **Monitor:** The rafters of the roof structure show evidence of sagging. Strengthening the roof structure would resist further movement. This improvement is not priority unless the roof is likely to be subjected to heavy loads such as from additional layers of roofing material whose weight could cause further damage
- **Monitor:** The corrugated metal roof has holes.

Wood Boring Insects

- Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.

LIMITATIONS OF STRUCTURE INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

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New Hay Barn

DESCRIPTION OF STRUCTURE

The New Hay Barn is a pole barn with a gravel floor, steel frame posts with wood cross-members, and metal siding and roof cover. Measurements area 125' x 50'. Area: 6.250 Approximate SF

STRUCTURE OBSERVATIONS

As is typical of buildings of this age, the building exhibits many unusual conditions. Many structural repairs and improvements are either needed or desirable. In practice, however, many buildings of this type are improved only on an as needed basis. Many less than ideal conditions are simply tolerated. Old timbers, for example, may exhibit evidence of rot and prior insect damage. These timbers could be replaced. Many owners undertake these costly repairs only if the timber fails or is substantially weakened.

RECOMMENDATIONS / OBSERVATIONS

Electrical:	•None
Plumbing:	•None
Exterior Walls	•**Monitor:** Minor siding damage.

Wood Boring Insects

- Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.

LIMITATIONS OF STRUCTURE INSPECTION

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Barn On The Hill

DESCRIPTION OF STRUCTURE

The Barn on the Hill has post and beam box construction, a dirt and partial board floor, unfinished interior and corrugated metal siding and roof cover. Area: 10,912 Approximate SF

Electrical: •None
Plumbing: •None

STRUCTURE OBSERVATIONS

As is typical of buildings of this age, the building exhibits many unusual conditions. Many structural repairs and improvements are either needed or desirable. In practice, however, many buildings of this type are improved only on an as needed basis. Many less than ideal conditions are simply tolerated. Old timbers, for example, may exhibit evidence of rot and prior insect damage. These timbers could be replaced. Many owners undertake these costly repairs only if the timber fails or is substantially weakened.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** Decay of old wood siding was noticed.

Roof

- **Repair:** The rafters of the roof structure show evidence of sagging and being broken. Strengthening the roof structure would resist further movement.
- **Monitor:** Roof leaks are apparent.

Wood Boring Insects

- Preventative chemical treatment, performed by a licensed pest control specialist, is advisable.

LIMITATIONS OF STRUCTURE INSPECTION

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Old Shop Structure

DESCRIPTION OF STRUCTURE

The Old Shop has a concrete floor and foundation, box construction, painted wood siding and corrugated metal roof cover. Measures 45' x 25'. Area: 1,125 Approximate SF

Electrical: •Both Old and remodeled non-grounded electrical system.
Plumbing: •None

STRUCTURE OBSERVATIONS

As is typical of buildings of this age, the building exhibits many unusual conditions. Many structural repairs and improvements are either needed or desirable. In practice, however, many buildings of this type are improved only on an as needed basis. Many less than ideal conditions are simply tolerated. Old timbers, for example, may exhibit evidence of rot and prior insect damage. These timbers could be replaced. Many owners undertake these costly repairs only if the timber fails or is substantially weakened.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- The Walls are rotted. Where there is extensive material to be replaced significant cost could be involved.

Roof

- **Monitor:** The rafters of the roof structure show evidence of sagging. Strengthening the roof structure would resist further movement.
- **Repair:** The roof has several leak areas in the metal roof system.

Wood Boring Insects

- Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.

LIMITATIONS OF STRUCTURE INSPECTION

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Storage Shed Structure

DESCRIPTION OF STRUCTURE

The Storage Shed is constructed on concrete piers, has wood frame construction with painted wood siding and composition shingle roof cover. The building measures 35' x 15' and has an attached 35' x 10' shed of similar construction with metal roof. Area: 875 Approximate SF

Electrical: •None
Plumbing: •None

STRUCTURE OBSERVATIONS

As is typical of buildings of this age, the building exhibits many unusual conditions. Many structural repairs and improvements are either needed or desirable. In practice, however, many buildings of this type are improved only on an as needed basis. Many less than ideal conditions are simply tolerated. Old timbers, for example, may exhibit evidence of rot and prior insect damage. These timbers could be replaced. Many owners undertake these costly repairs only if the timber fails or is substantially weakened.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Repair:** Wood/soil contact should be eliminated. This condition is risks rot and wood boring insect activity. Where there is extensive material to be replaced significant cost could be involved. Consideration should be considered to demolition of building.

Floors

Major Concern: Safety Issue: Repair: The floors are rotted. Where there is extensive material to be replaced significant cost could be involved. Consideration should be considered to demolition of building.

Exterior Walls

- The Walls are rotted. Where there is extensive material to be replaced significant cost could be involved. Consideration should be considered to demolition of building.

Roof

- **Major Concern: Repair:** The rafters of the roof structure show evidence of sagging. Strengthening the roof structure would resist further movement.

Wood Boring Insects

- Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.

LIMITATIONS OF STRUCTURE INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

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Slaughter House Structure

DESCRIPTION OF STRUCTURE

The Slaughter House, is now used for storage, has a stone foundation and floor, wood construction with painted wood siding, and a gable roof with corrugated metal cover. Area: 600 Approximate SF

Electrical: •None
Plumbing: •None

STRUCTURE OBSERVATIONS

As is typical of buildings of this age, the building exhibits many unusual conditions. Many structural repairs and improvements are either needed or desirable. In practice, however, many buildings of this type are improved only on an as needed basis. Many less than ideal conditions are simply tolerated. Old timbers, for example, may exhibit evidence of rot and prior insect damage. These timbers could be replaced. Many owners undertake these costly repairs only if the timber fails or is substantially weakened.

RECOMMENDATIONS / OBSERVATIONS

Foundation
Repair: The building is old and the foundation is in need of replacement or repair.

Floors
Safety Issue: Repair: Not currently usable by public.

Exterior Walls
- **Repair:** The Walls are rotted. Where there is extensive material to be replaced significant cost could be involved. Consideration should be considered to demolition of building.
- **Repair:** Wood/soil contact at the base of the siding
- **Repair:** It is recommended that the siding be replaced.

Roof
- **Major Concern, Repair:** The roofing is at end of life and should be replaced.
- **Monitor:** The rafters of the roof structure show evidence of sagging. Strengthening the roof structure would resist further movement.

Wood Boring Insects
- Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.

LIMITATIONS OF STRUCTURE INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

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Wine Cellar Structure

DESCRIPTION OF STRUCTURE

The Wine Cellar is a small structure with dirt and concrete floor, stone foundation, and wood framed construction with painted wood siding. Gable/shed roof has corrugated metal cover. Area: 1,440 Approximate SF

Electrical: •None
Plumbing: •None

STRUCTURE OBSERVATIONS

As is typical of buildings of this age, the building exhibits many unusual conditions. Many structural repairs and improvements are either needed or desirable. In practice, however, many buildings of this type are improved only on an as needed basis. Many less than ideal conditions are simply tolerated. Old timbers, for example, may exhibit evidence of rot and prior insect damage. These timbers could be replaced. Many owners undertake these costly repairs only if the timber fails or is substantially weakened.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Repair:** Surface deterioration (spalling, crumbling material) was observed on foundation walls
- **Major Concern:** Substantial foundation settlement cracking was observed. Structural movement of the building has occurred. Since repairs are needed to protect the building from more serious damage, a structural engineer who is familiar with foundation repair or a company specializing in foundation repairs should be consulted to evaluate the condition and to suggest corrective measures. The rate of movement cannot be predicted during a one-time inspection. Lot drainage improvements and elimination of water or roof runoff splashing against foundation walls also recommended.

Floors

- **Major Concern: Safety Issue: Repair:** Not currently useable for public area.

Exterior Walls:

- **Major Concern: Safety Issue: Repair:** Various wall systems used. See Foundation comment above under **Major Concern.**

Roof

- **Monitor:** The rafters of the roof structure show evidence of sagging. Strengthening the roof structure would resist further movement. See Foundation comment above under **Major Concern.**

Wood Boring Insects

- Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.

LIMITATIONS OF STRUCTURE INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

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New Shop Structure

DESCRIPTION OF STRUCTURE

The New Shop has a concrete slab floor, steel frame construction and metal siding and roof cover. The building measures 50' x 75'. Area: 3,750 Approximate SF

Electrical: •Panel Labeled
Plumbing: •None

STRUCTURE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Floors: Normal cracking in concrete floor for Agriculture shop.

Insulation:
Monitor: The ceiling insulation has fallen down in several location and should be re-installed.

LIMITATIONS OF STRUCTURE INSPECTION

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Home Energy Information

DESCRIPTION OF HOME ENERGY INFORMATION

A Home Energy efficiency inspection was not requested by the client and was not performed.

Resources For Lowering Your Energy Costs

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

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

Utility Bill, Rebates, and Other Assistance

- California Energy Commission, 1-800-772-3300 or online at www.consumerenergycenter.org
  for information on utility bill assistance programs.

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

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

- Local utility companies

Pacific Gas and Electric @ 1-800-743-5000

LIMITATIONS OF HOME ENERGY INFORMATION INSPECTION

A Home Energy efficiency inspection was not requested by the client and was not performed.