

Spottcheck Inspection and Consulting Services

Comprehensive Inspection Services for Your Peace of Mind

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Ms. Buyer

INSPECTION ADDRESS

824 ABC Street, Alameda, CA 94501

INSPECTION DATE

12/27/2006 9:00 am to 11:00 am



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GENERAL INFORMATION

Inspection Address: 824 ABC Street, Alameda, CA 94501
Inspection Date: 12/27/2006 Time: 9:00 am to 11:00 am
Weather: Recent Rainfall - Temperature at time of inspection: 50 Degrees
Humidity at time of inspection: 38

Inspected by: Susan Spott

Client Information: Ms. Buyer
2040 First Street, Alameda, CA 94501
Phone: 1 123 456 7891
EMail: msbuyer@sbcglobal.net

Structure Type: Wood Frame
Furnished: Yes
Number of Stories: one

Structure Style: California Bungalow

Estimated Year Built: 1925
People on Site At Time of Inspection: Buyer(s)

PLEASE NOTE:

This report is the exclusive property of Spottcheck Inspection Services and the client whose name appears herewith and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Spottcheck Inspection and Consulting Services and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of California Real Estate Inspectors Association and those that we do not inspect are clearly disclaimed in the contract and/or in the body of the report. Some components that are inspected and found to be functional may not necessarily appear in the report.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: SAMPLE REPORT

SCOPE OF WORK

You have contracted with Spottcheck Inspection and Consulting Services to perform a generalist building condition inspection. Generalist inspections are essentially visual and distinct from those of specialist inspections as they do not include the use of specialized instruments, the dismantling of equipment, building components, or the sampling of air and inert materials. As this generalist inspection shall be non-invasive and non-destructive, it is not intended to be as comprehensive or technically exhaustive as that generated by specialists. The purpose of this generalist inspection is to identify significant defects or adverse conditions that may warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards that are part of the signed contract.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented and public information about several environmental contaminants that could be of concern to you and your family. We do not have the expertise or the authority to evaluate these conditions. Health and safety, and environmental hygiene are personal responsibilities however, you may want to be familiar with some contaminants that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens may have adverse health effects on some segments of the population, such as the very young, the elderly, and people with suppressed immune systems. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled

and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Lead poses a serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent.

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Grading & Drainage

General Comments

Informational Conditions

Water infiltrating the building envelope can be destructive and foster conditions that are deleterious to the structure and to the occupants health. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We do not inspect the condition of any subterranean drainage system and problematic areas may not become apparent until significant rainfalls have occurred. The sellers or occupants will obviously have a more intimate knowledge of the site and we suggest that make careful inquiry of them for any known problems of moisture intrusion.

Moisture & Related Issues

Informational Conditions

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. If the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion. If such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you might consider scheduling a specialist inspection to determine if moisture intrusion is a problem in your home.

Drainage Mode

Informational Conditions

Drainage is facilitated by hard surfaces and soil percolation up next to the building.

Drainage problems

Components and Conditions Needing Service

There are areas where water will be directed toward the house instead of away from it, as recommended. This not only allows for the possibility of moisture intrusion but also differential settling, et cetera.



Sump Pumps

Informational Conditions

The drainage system includes a sump pump, located in the basement, which must be kept clean and monitored periodically or drainage problems could result.

House Wall Finish

House Wall Finish Type

Informational Conditions

The house walls are finished with a combination of stucco and siding.

House Wall Finish Wood Siding

Components and Conditions Needing Service

Portions of the wood siding are dry rot or termite damaged, and should be evaluated by a termite inspector.



There are instances of rusting nail heads that are popping through the painted surface. It is important to maintain proper paint covering over the fasteners as moisture intrusion will cause rust and consequently deteriorate the fasteners.

House Wall Finish Stucco Siding

Informational Conditions

There are typical cracks in the stucco, which you should view for yourself. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. However, you may wish to have this confirmed by a specialist.

There are stress fractures in the stucco around the chimney that result from movement, and are quite common. Most people do not realize that structures move, but they do and sometimes more or less continuously. Therefore, stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly. As the exterior wall finish is an important component in maintaining the weather tightness of the building, we recommend that these cracks be patched and monitored.

Exterior Components

General Comments

Informational Conditions

It is important to maintain a property, including painting or sealing walkways, decks as well as other hard surfaces and it is particularly important to keep the house walls sealed. These measure will provide a very important barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows to determine their serviceability and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

The driveway is in acceptable condition.

Walkways

Informational Conditions

The walkways are in acceptable condition.

Fences & Gates

Informational Conditions

The fences and gates are serviceable.

Fascia & Trim

Components and Conditions Needing Service

The fascia board around the house need maintenance type service.

Exterior Wooden Doors

Informational Conditions

The exterior doors are in acceptable condition.

Steps & Handrails

Informational Conditions

The steps are in acceptable condition.

Windows

Informational Conditions

The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

Screens

Informational Conditions

We do not evaluate window screens, because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection. Therefore, we choose to disclaim them.

Lights

Components and Conditions Needing Service

The exterior light at the front entry is not functional.

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

The floor structure consists of posts piers girders and joists sheathed with plywood or diagonal boards.

Identification of Ceiling Structure

Informational Conditions

The ceiling structure consists of standard joists.

Identification of Roof Structure

Informational Conditions

The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

Raised Foundation

General Comments

Informational Conditions

This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Raised Foundation Type

Informational Conditions

The foundation was originally unbolted, but has been seismically retrofitted. You should request the documentation from the sellers that would confirm that the work was completed with a permit and by a specialist, and which could include a transferable warranty or guarantee.



The foundation has been seismically retrofitted but does not conform to current standards. We suggest that you consider upgrading the bolting of the structure to current standards.



Method of Evaluation

Informational Conditions

We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

Foundation or Stem Walls

Informational Conditions

Bolts have been added to the foundation walls since the original construction. Therefore, you may wish to obtain documentation from the sellers for your records, which would also confirm that the work was completed by a specialist, and could include a transferable warranty or guarantee.

Intermediate Floor Framing

Informational Conditions

The intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but none that would have any serious structural significance.

Cripple Walls

Components and Conditions Needing Service

The cripple walls are not shearpaneled and will remain seismically vulnerable, and therefore should be upgraded.

Electrical

Informational Conditions

There is an open electrical junction box within the crawlspace, which should be sealed so that any arcing or sparking would be contained within the box.

Obsolete and suspect knob and tube wiring is present within the crawlspace, which should be inspected and certified as safe, or replaced by a licensed electrician.

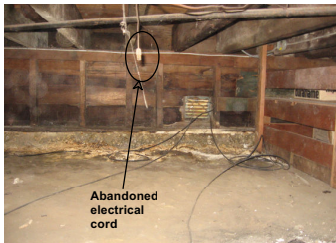
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Components and Conditions Needing Service

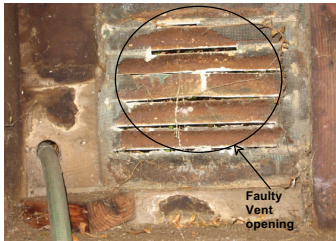
There are loose electrical cords in the subfloor area which appear to be abandoned and should be removed.



Ventilation

Components and Conditions Needing Service

Ventilation to the crawlspace area is substandard due to damaged vents. The existing vent louvers are damaged and not as open as they should be, thus obstructing the full exchange of air. We recommend these be replaced with functional louvers.



Floor Insulation

Components and Conditions Needing Service

There is no floor insulation, which would not have been required when this residence was constructed. We recommend that once the floor framing has been repaired as needed, insulation be installed as an energy savings measure.

Common Observations

Components and Conditions Needing Service

The brick chimneys between the sub-floor and grade are in need of repair. Several bricks have come loose and the mortar has crumbled. Re-pointing of bricks should be scheduled and completed.

Basement

General Comments

Informational Conditions

This residence has a basement foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although basement foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with basement foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Basement Foundation Type

Informational Conditions

The foundation was constructed without seismic bolting but has been bolted; however, the bolting is substandard and should be upgraded.

Method of Evaluation

Informational Conditions

We evaluated the basement foundation by accessing and evaluating the components within.

Basement Observations

Informational Conditions

The basement is accessible and in acceptable condition.

Poured Concrete Walls

Informational Conditions

The poured concrete basement walls are in acceptable condition.

Roof/Attic

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle Roof

General Comments

Informational Conditions

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Components and Conditions Needing Service

This is a low slope roof and water has ponded along the edges. We recommend that you obtain the services of a licensed roofer to provide maintenance and any necessary repairs.



Method of Evaluation

Informational Conditions

We evaluated the roof and its components by walking on its surface.

Estimated Age

Informational Conditions

The roof appear to be approximately eight to ten years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable.

Roofing Material

Informational Conditions

The roof is in the primary stages of decomposition, which means that the roof is in decline and susceptible to leaks. It will need to be maintained and closely monitored, because it is reaching the end of its serviceable life, and you may wish to have a second opinion before the close of escrow.



Components and Conditions Needing Service

There are areas where post application patching at the valley and other locations has occurred. This may be indicative of repairs for past leakage problems. We recommend that you obtain the services of a licensed roofing

contractor to further evaluate the roof, and make suggestions as to the necessary repair and maintenance.

With Flat Roofed Sections

Components and Conditions Needing Service

The roof includes a flat-roofed section, and flat roofs can be problematic if they are not kept clean. Water ponds on most of them, particularly along the leading edges, and will only be dispersed by evaporation. Therefore they must be kept clean and inspected regularly. This is important because our service does not include any guarantee against leaks.

Flashings

Components and Conditions Needing Service

There are areas of patching at the roof flashings which may be indicative of past leakage. We suggest you obtain the services of a licensed roofing contractor to evaluate the flashings and make recommendations for their repair and maintenance.



Gutters & Drainage

Components and Conditions Needing Service

The roof has a gutterless drainage system that employs downspouts in the eaves, but no gutters. Water runs down the roof to a dam along the edges, where it is supposed to turn and flow sideways until it reaches a drainage scupper, or point in the eaves where it discharges into a downspout. However, level planes rarely exist in reality, and instead of performing as it is intended to the water invariably ponds along the edges and deteriorates the roof and its eaves, and this one will need to be kept clean and monitored annually.

Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

Living Room Chimney

General Unlined Masonry

Informational Conditions

Unlined chimneys, or those without flue liners, are suspect. Although such flues include a plaster coat of mortar, the corrosive effect of flue gases and the elements can deteriorate the mortar. In fact, the Chimney Safety Institute of America reported in 1992 that "all unlined chimneys, irrespective of fuel used, are very liable to become defective through disintegration of the mortar joints." For this reason, we recommend that all unlined

chimneys be evaluated by a specialist or video-scanned before the close of escrow.

Common Observations

Informational Conditions

The chimney walls appear to be in acceptable condition.

Weather Cap-Spark Arrestor

Components and Conditions Needing Service

The chimney does not have a spark arrestor, which is mandated in most jurisdictions and should be installed.

Chimney Flashings

Informational Conditions

The chimney flashings are in acceptable condition.

Fireplace

Informational Conditions

The fireplace is original to the building's construction and is very small by today's standards. We recommend that consideration be given to inserting a pre-fabricated fireplace insert. These are typically more energy efficient than what is currently provided.

Components and Conditions Needing Service

The fireplace has significant creosote deposits and we recommend it and the chimney be cleaned before it is used.

Damper

Informational Conditions

There is no damper to prevent energy from being lost up the chimney, and you should consider having one installed.

Hearth

Informational Conditions

The hearth is in acceptable condition.

Mantle

Informational Conditions

The fireplace mantle is in acceptable condition.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be

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evaluated by specialists.

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

The main water shut-off valve is located at the front of the residence.

Copper & Galvanized Pipes

Informational Conditions

The potable water pipes within this residence are predominantly galvanized and are assumed to be original. They will produce rusty looking water from time to time and, because the water volume in such pipes will gradually be reduced by a build-up of minerals within them, we do not fully endorse them. However, some of these pipes have been replaced with copper ones, and you should expect to continue replacing the remaining ones.

Pipe Insulation

Informational Conditions

There are hot and cold water pipes running through unheated space, which should be insulated to guard against freezing and energy loss.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located in the side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Gas Main Observations

Informational Conditions

There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and inasmuch as such tools are relatively inexpensive we recommend that you buy one and leave it in-place on the valve.

Gas Supply Pipes

Informational Conditions

The visible portions of the gas pipes appear to be in acceptable condition.

Gas Water Heaters

General Comments

Informational Conditions

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age Capacity & Location

Informational Conditions

Hot water is provided by a 5 year old, 40 gallon water heater that is located in the basement.

Water Shut-Off Valve & Connectors

Informational Conditions

The shut-off valve and water connectors appear to be functional but were not tested.

Gas Shut-Off Valve & Connector

Informational Conditions

The gas control valve and its connector at the water heater were not tested but appear to be functional.

Vent Pipe & Cap

Informational Conditions

The vent pipe is functional.

Drain Valve

Informational Conditions

The drain valve is in place and presumed to be functional.

Waste & Drainage Systems

General Comments

Informational Conditions

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

The visible portions of the drainage system appears to be cast-iron and ABS.

Drain Waste & Vent Pipes

Informational Conditions

There does not appear to be a clean-out for the sewer lateral. This can be added without much difficulty as the access to the sewer lateral is at the rear of the house.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and

freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Components and Conditions Needing Service

There are apparent renovations to the electrical system that has been completed since the building's construction. We recommend that the records held by the local municipality be researched to determine if this work was completed under permit and was inspected at the time of it's completion.

Service Entrance

Informational Conditions

The service entrance, mast weather head, and cleat are in acceptable condition.

Panel Size & Location

Informational Conditions

The residence is served by a 125 amp, 220 volt panel, located at the front and side of the residence.

Main Panel Observations

Components and Conditions Needing Service

The panel was manufactured by Federal Pacific Electric Company and employs Stablok breakers and other components that have been alleged to be defective. The panel is old and the company is now out of business, and although field reports of defects and dangers were never apparently substantiated by laboratory tests they have been numerous and serious enough for us to recommend either upgrading the panel or seeking a second opinion. Also, you can learn more about this issue from Dan Friedman at www.inspect-ny.com/fpe/fpepanel.htm.

Panel Cover Observations

Components and Conditions Needing Service

The interior cover panel has voids or open knockouts that should be covered.

Wiring Observations

Informational Conditions

The visible portions of the wiring has no visible deficiencies.

Circuit Breakers

Components and Conditions Needing Service

The breakers for this service are Stablock type and are prone to malfunction. We recommend that a licensed electrician be retained to further evaluate their condition and provide an estimate for the main panels change out to a system that is more reliable and current.

Sub Panels

General Comments

Informational Conditions

Sub-panels are often located inside residences, but they should not be located inside clothes closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

Sub Panel Location

Components and Conditions Needing Service

The sub panel is located in the bedroom closet and is an eight circuit fused type. Although current code does not allow the placement of electrical panels within bedroom closets it was a common practice at the time of this buildings construction. We suggest this be further evaluated by a licensed electrician and estimates be obtained for changing out the fused system to that of circuit breakers.

Sub Panel Observations

Components and Conditions Needing Service

The electrical sub panel has no visible deficiencies; however, as it is the original installation and is not installed per today's minimum code standards, we suggest it be evaluated by a licensed electrical contractor for upgrading.

Panel Cover Observations

Components and Conditions Needing Service

The interior sub panel does not have a proper dead front with circuits identified. We recommend this be further evaluated by a licensed electrician and upgrades be considered.

Wiring Observations

Informational Conditions

There are no visible deficiencies with the wiring in the sub panel.

Grounding

Components and Conditions Needing Service

The proper grounding of this system should be evaluated by a licensed electrical contractor.

Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Floor Furnaces

Age & Location

Informational Conditions

Heat is provided by a single 10 to 20 year-old furnace that is located in the crawlspace area.

Floor Furnace

Informational Conditions

The floor furnace is a functional but a vintage heating system.

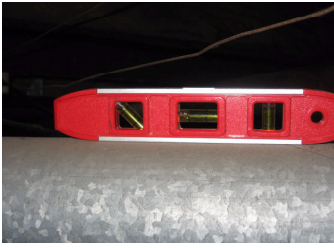
Vent Pipe

Components and Conditions Needing Service

The vent pipe has a negative pitch, which could inhibit the bi-products of combustion from being vented beyond the residence, and which could contaminate the residence, and should be serviced by an HVAC contractor.

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Gas Valve & Connector

Informational Conditions

The gas valve and connector are in acceptable condition but were not tested.

Thermostats

Informational Conditions

The thermostat responded and appears functional.

Living Areas

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Main Entry

A Renovation or Addition

Informational Conditions

It appears that the interior of this house has been recently painted. This recent work may obscure our visual inspection of the walls and ceilings.

Furnished Residence Comment

Informational Conditions

The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Doors

Components and Conditions Needing Service

The door rubs, and needs to be serviced to work smoothly.

The keyed deadbolt could prevent or impede an emergency exit, and should be replaced with a safer latch type.

Flooring

Informational Conditions

Inspection Address: 824 ABC Street, Alameda, CA 94501
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The flooring is carpeted which has some cosmetic damage. The floor beneath the carpet was not inspected.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

The windows are functional.

Living Room

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The flooring is covered with carpet with some cosmetic damage. Due to the presence of the carpet inspection of the floor was not made.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

The front window is single pane and needs caulking.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Informational Conditions

The ungrounded and obsolete outlets should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

Dining Room

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The flooring is covered with carpet with some cosmetic damage. Due to the presence of the carpet inspection of the floor was not made.

Walls & Ceiling

Informational Conditions

The walls have typical cosmetic damage.

Components and Conditions Needing Service

There is a moisture stain on the ceiling, which you should ask the sellers to explain or have explored further. As this ceiling was recently painted and there was known damage due to past moisture intrusion, it may be that the material was not sufficiently dried prior to the application of paint. This should be carefully monitored.

Single-Glazed Windows

Informational Conditions

The window hardware is original and was not successfully operated. It may be that the hardware is fully functional but needs maintenance type service.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Informational Conditions

The ungrounded and obsolete outlets should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

Common Areas

With the exception of kitchen appliances over 10 years old, we test each appliance for its functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

A Renovation or Addition

Informational Conditions

The kitchen appears to have been remodeled, and we recommend that you obtain documentation for your records, which will confirm that the work was done by professionals. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects may exist.

Doors

Informational Conditions

The doors are functional.

Flooring

Informational Conditions

The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

The windows was not tested.

Sink & Countertop

Informational Conditions

The sink and countertop are functional.

Cabinets

Functional Components and Conditions

The cabinets are functional, and do not have any significant damage.

Valves & Connectors

Functional Components and Conditions

The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Faucet

Functional Components and Conditions

Inspection Address: 824 ABC Street, Alameda, CA 94501
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The sink faucet is functional.

Trap and Drain

Functional Components and Conditions

The trap and drain are functional.

Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.

Gas Range

Informational Conditions

The gas range was not tested. The appliance was not plugged in.

Dishwasher

Informational Conditions

The dishwasher was not tested.

Components and Conditions Needing Service

We could not activate the dishwasher, which should be serviced and demonstrated by the sellers.

Exhaust Fan or Downdraft

Informational Conditions

A ceiling vent for the kitchen is in place and part of the original construction; however, it may not be sufficient for modern applications.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Informational Conditions

The outlets at the sink and countertop are grounded but should be upgraded to include GFCI protection.

Environmental Concerns

Informational Conditions

There is a mold-like substance observed on the outside on the bay window over the kitchen sink.

Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Primary Hallway

No Recommended Service

Informational Conditions

We have evaluated the hallway, and found it to be in acceptable condition.

Doors

Components and Conditions Needing Service

The doors rubs, and needs to be serviced to work smoothly.

Flooring

Informational Conditions

The flooring is covered with carpet with some cosmetic damage. Due to the presence of the carpet inspection of the floor was not made.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Inspection Address: 824 ABC Street, Alameda, CA 94501
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Smoke Detector

Components and Conditions Needing Service

There is no smoke detector, which is mandated in this jurisdiction and should be installed.

Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Stairs to Basement

Substandard Clearances

Informational Conditions

The head height clearance at the stairs is substandard. Every stairwell should afford a minimum of six-feet eight inches.

Stair Risers

Informational Conditions

The risers are of excessive height and should be used with caution.

Handrails and Guardrails

Informational Conditions

If small children occupy or visit this residence suitable precautions should be taken to safeguard them.

Components and Conditions Needing Service

There is no handrail on the stairs, which is an essential safety feature that should be added..

Lights

Informational Conditions

There is not a designated light for this stairway which could be hazardous.

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Attic Access Location

Informational Conditions

The attic can be accessed through a hatch in the hallway ceiling.

Method of Evaluation

Informational Conditions

We evaluated the attic by direct access.

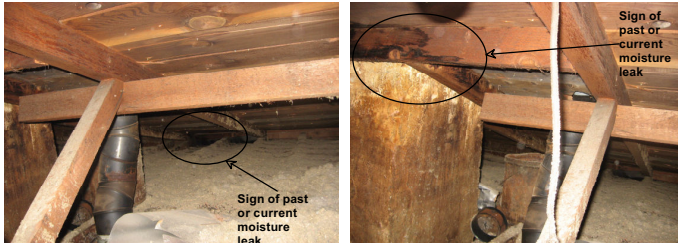
Common Observations

Components and Conditions Needing Service

There appears to be staining from a past or current moisture leak at the north side toward the front and around the vent chase close to the point of access. We suggest this be further evaluated by a licensed roofing contractor.

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Framing

Informational Conditions

The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

Ventilation

Informational Conditions

Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate. While existing ventilation is adequate the addition of an attic fan may be beneficial in the energy savings and comfort in the home.

Electrical

Components and Conditions Needing Service

Obsolete and suspect knob and tube wiring is present, which should be inspected and certified as safe, or replaced by a licensed electrician.

There is attic insulation covering knob and tube wiring



There is evidence of worn insulation on electrical conductors



Exhaust Ducts

Informational Conditions

The visible portions of the exhaust ducts are functional.

Blown-In Cellulose Insulation

Informational Conditions

The attic is insulated, with approximately three-inches of blown-in cellulose. Current standards call for nine and even twelve inches, which we do not necessarily recommend upgrading unless the savings in energy costs warrants the expenditure.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bedroom

Location

Informational Conditions

The master bedroom is located off the living room.

Doors

Components and Conditions Needing Service

The door rubs, and needs to be serviced to work smoothly.

Flooring

Informational Conditions

The flooring is currently covered with carpet and not visible for inspection

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

The window that was unobstructed was checked, and found to be functional.

Closets

Components and Conditions Needing Service

The closet door needs to be shaved or trimmed to close easily.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Components and Conditions Needing Service

The obsolete and ungrounded outlets should be replaced modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

Smoke Detector

Components and Conditions Needing Service

There is no smoke detector, which is mandated in this jurisdiction and should be installed.

1st Guest Bedroom

Location

Informational Conditions

The first guest bedroom is located at the end of the hallway.

Doors

Components and Conditions Needing Service

The door rubs, and needs to be serviced to work smoothly.

Flooring

Informational Conditions

The floors were covered with carpet and not visible for inspection.

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Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

The windows that were unobstructed were checked, and found to be functional.

Closets

Functional Components and Conditions

The closet and its components are functional.

Lights

Functional Components and Conditions

The lights in the bedroom are functional.

Outlets

Components and Conditions Needing Service

The obsolete and ungrounded outlets should be replaced modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

Smoke Detector

Components and Conditions Needing Service

There is no smoke detector, which is mandated in this jurisdiction and should be installed.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Main Hallway Bathroom

Size and Location

Informational Conditions

The main hallway bathroom is a full, and located off the main hallway.

A Probable Remodel

Informational Conditions

The main hallway bathroom appears to have been remodeled. Therefore, you should obtain documentation for your records so that you can be assured that the work was done with permit to professional standards, because we do not approve of, or tacitly endorse, any work that was done without permit, and latent defects could exist.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

Inspection Address: 824 ABC Street, Alameda, CA 94501
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The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

The overflow inlet is blocked and not functioning.

Hydro-Spa

Functional Components and Conditions

The hydro-spa is functional but should be flushed with a cleanser if not used frequently.

Informational Conditions

The access to the spa motor was not located. Current code requires that the disconnect for this motor be accessible and GFCI protected. We recommend that this be serviced and upgraded.

Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Components and Conditions Needing Service

The bathroom sink outlet, which appears to be GFCI protected, when tested emitted a spark and did not disconnect when tested. This is a serious defect that should be evaluated by a licensed electrician.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

The window was not tested.

Cabinets

Informational Conditions

The cabinets have typical cosmetic damage, or that which is commensurate with their age.

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Valves & Connectors

Functional Components and Conditions

The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

Trap & Drain

Functional Components and Conditions

The trap and drain are functional.

220 Volt Receptacle

Components and Conditions Needing Service

The 220 volt receptacle for the dryer is not secure, and should be serviced.

Dryer Vent

Informational Conditions

Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

Components and Conditions Needing Service

The dryer vent is a flexible plastic type that traps lint more easily than a smooth metal type, which can compromise the performance of the dryer and can facilitate a fire, and you may wish to consider replacing it.

Lights

Functional Components and Conditions

The lights are functional.

AFFILIATIONS AND CERTIFICATIONS

ICC Certified Building Inspector #1063339-10
ICC Certified Mechanical Inspector # 1063339-M5
ICC Certified Combination Building Inspector 1063339-CB
ICC Certified Plumbing Inspector #1063339-P5
CREIA Certified Inspector
ASHI Associate Member

REPORT CONCLUSION

824 ABC Street, Alameda, CA 94501

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties. As recommended throughout this report, we advise using licensed professionals when undertaking home improvements.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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