

# HOME INSPECTION AND REPORT SERVICES



**DAVE KAUFMANN**

*ASHI CERTIFIED INSPECTOR*

OFFICE AND SCHEDULING: **650-595-2055**

[WWW.DAVEKAUFMANN.COM](http://WWW.DAVEKAUFMANN.COM)

LISTING INSPECTION AT

**15134 MONROE AVE., MOUNTAIN VIEW, CA**

**PERFORMED FOR CHARLES AND DANA HOWELL**

**SELLERS AGENT: JOHN STEVENSON – STEVENSON REALTY, MOUNTAIN VIEW**



INSPECTION DATE: JANUARY 28<sup>TH</sup>, 2007

**HOME INSPECTION AND REPORT SERVICES**  
**BILLING AND PAYMENT INFORMATION**

<b>INSPECTION DATE:</b>	1/28/07	<b>INSPECTION ADDRESS:</b>			
<b>INSPECTION TIME:</b>	10:00 A.M.	<b>STREET:</b>	15134 MONROE AVE.		
<b>REPORTED SQ. FT.</b>	1750 (NOT VERIFIED)	<b>CITY:</b>	MOUNTAIN VIEW		
		<b>STATE:</b>	CA	<b>ZIP CODE:</b>	94040

**CLIENT INFORMATION**

<b>NAME(S):</b>	CHARLES AND DANA HOWELL				
<b>TELEPHONE:</b>		<b>E-MAIL:</b>			

**AGENT FOR THE CLIENT**

<b>NAME(S):</b>	JOHN STEVENSON				
<b>TELEPHONE:</b>	650-884-8848				
<b>E-MAIL:</b>					
<b>OFFICE:</b>	STEVENSON REALTY – MOUNTAIN VIEW, CA				

**THIS INSPECTION WAS PERFORMED FOR THE SELLER.**

**INSPECTION COST AND PAYMENT INSTRUCTIONS**

CHECKS SHOULD BE MADE PAYABLE TO: **HOME INSPECTION AND REPORT SERVICES**  
AND (IF NOT PAID ON SITE) MAILED TO: **237 FAIRMONT AVE., SAN CARLOS, CA 94070**

**HOME INSPECTION AND REPORT SERVICES: PHONE: 650-595-2055**  
**FAX: 650-654-5572**  
**E-MAIL: DAVEKAUFMANN@COMCAST.NET**

		<b><u>TOTAL COST OF INSPECTION:</u></b>	<b>\$450.00</b>		

<b>PAYMENT METHOD:</b>	PAID IN FULL WITH CLIENT'S CHECK #105.				
------------------------	----------------------------------------	--	--	--	--

<b>ESCROW COMPANY:</b>		<b>ESCROW #</b>			
<b>COMPANY ADDRESS:</b>					
<b>ESCROW OFFICER:</b>		<b>PH.#:</b>		<b>FAX:</b>	
<b>E-MAIL:</b>					

THIS REPORT WAS E-MAILED TO THE LISTING AGENT AND THE CLIENT ON 1/29/07.

## TABLE OF CONTENTS

<b>PAGE 1.</b>	<b>COVER PAGE</b>
<b>PAGE 2.</b>	<b>BILLING AND PAYMENT INFORMATION</b>
<b>PAGE 3.</b>	<b>TABLE OF CONTENTS</b>
<b>PAGE 4.</b>	<b>PURPOSE AND SCOPE OF THE INSPECTION AND REPORT - GRIEVANCE AND COMPLAINT PROVISIONS - MEDIATION AND ARBITRATION AGREEMENT</b>
<b>PAGE 5.</b>	<b><u>PART ONE</u></b> Descriptions of the house system components, the methods used to inspect them, and listings of what is and what is not inspected. The individual sections of the house systems (pages 6 through 12 listed below) comprise Part One.
<b>PAGE 6.</b>	<b>FOUNDATION, STRUCTURE, AND DRAINAGE</b>
<b>PAGE 7.</b>	<b>EXTERIOR AND ROOF SYSTEM</b>
<b>PAGE 8.</b>	<b>PLUMBING SYSTEM</b>
<b>PAGE 9.</b>	<b>ELECTRICAL SYSTEM</b>
<b>PAGE 10.</b>	<b>HEATING AND AIR CONDITIONING SYSTEMS</b>
<b>PAGE 11.</b>	<b>INTERIOR, KITCHEN, AND BATHROOMS</b>
<b>PAGE 12.</b>	<b>FIREPLACES, INSULATION, AND VENTILATION</b>
<b>PAGE 13.</b>	<b><u>PART TWO</u></b> <b>This section contains all items, components, or conditions found to be not functional or unsafe, in need of correction, or in need of further evaluation. Recommendations for correction or monitoring of the conditions are also included. Any important notes, recommendations, or maintenance suggestions follow these items. The house system sections appear in the same order as in Part One.</b>  (The number of pages needed to describe the observed conditions will determine the length of the report and the page numbers for Part Two.)
<b>LAST PAGE.</b>	<b>CONCLUSIONS AND GENERAL COMMENTS</b> This page(s) contains general conclusions and other important comments.

**PURPOSE AND SCOPE OF THE INSPECTION AND REPORT**

The purpose of this inspection and report is to provide the Client with information regarding the conditions of the visually observable and readily accessible systems and components of the home at the time of the inspection. The inspection and report is not technically exhaustive, and system components are not dismantled for inspection. Only conditions that can be observed without moving furniture, stored personal items, or area rugs, etc. are inspected. Systems or components of the home that the Inspector believes to have major deficiencies, or to be near the end of their service life, are reported. The report will explain why any such systems or components are deemed to be deficient (unless the reason is self evident), and will provide recommendations for further evaluation, correction, or monitoring of said deficiencies. The report endeavors to inform the client of various conditions observed by the inspector within a limited amount of time (and solely by visual means) on the day of the inspection. The report is not a guarantee or warranty, expressed or implied, regarding the conditions of the property and the items and system components inspected, and it is not to be taken as such. The inspection and report does not claim, imply, or guarantee that each and every adverse condition or item in need of correction has been observed and reported. Other conditions in need of attention may be found upon further evaluation, during performance of recommended repairs, or by any other subsequent inspection that may be performed.

The inspection and report is based entirely on the Standards of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI), and is limited in scope to the systems, components, and inspection methods contained in the ASHI Standards. No other standards of any kind, whether written or implied, are applicable to this inspection or report. If any system or component that is designated for inspection by the ASHI Standards is not inspected, the reason why will be stated in the report.

The Inspector is not licensed or otherwise authorized to determine whether observed conditions of components or systems are code compliant. This is not in any way a code or regulation compliance inspection. Comments in the report regarding safety or installation deficiencies are not to be construed as code or regulation compliance statements. Building permit issues, such as whether a remodeling or component replacement project received permits and a subsequent final approval, are not to be addressed and are outside the scope of the inspection and report. The local building department of the city or county in which the inspection was performed should be consulted regarding all code, regulation, or building permit issues.

The inspection and report does not address and is not intended to address or determine the possible presence of or danger from any indoor or outdoor substance or environmental hazard. Examples include, but are not limited to, asbestos, soil contaminates of all types, radon gas, lead paint, and urea formaldehyde. The inspector is not licensed or otherwise qualified to determine the presence of, type of, or danger from fungus or mold. Qualified specialists should be consulted for inspections and recommendations regarding the above (and all other) environmental hazards.

**Buyers and Sellers:** If the Client is the Buyer, this report is not intended for use by any third party. The Inspector shall not be accountable to any such third parties in any manner. If the report is a "Listing Inspection" performed for the Seller, both the Seller and the Buyer that purchases the property from that Seller may rely on the Report (within the scope of the inspection described herein, and in adherence to the provisions set forth in this Agreement).

**GRIEVANCE AND COMPLAINT PROVISIONS**

If Client has a dispute or grievance with the Inspector regarding a condition(s) that Client feels the Inspector should have observed and disclosed in the report, Client agrees to promptly notify Inspector (by telephone, fax, or in writing), specifying the nature of the grievance and the condition(s) in dispute. Client agrees NOT to have any condition(s) of grievance repaired or otherwise altered (with the exception of issues that are immediate safety hazards) prior to review of the condition(s) by Inspector. If Inspector feels a return visit to the property for further evaluation is reasonable and necessary, Inspector will return to review the condition(s) of grievance without cost to Client. Client and Inspector agree to make every reasonable effort to resolve said issue(s) prior to initiating any legal action. Client agrees to follow the above grievance and complaint provisions prior to taking any type of legal action.

**MEDIATION AND ARBITRATION AGREEMENT**

Any matter concerning the interpretation of this Agreement, of the Inspection Report, or any claim based upon either of them shall be subject to mediation between the Parties, or, in the event mediation fails to resolve the matter, shall be resolved by arbitration in accordance with the California Code of Civil Procedures, (C.C.P. 1282, et seq.). Court action may only be taken for the review of arbitration proceedings as provided by California law. The arbitrator shall be either: 1) A home inspector with at least five years experience as defined by Bus. and Prof. Code 7195 et seq. 2) A licensed California Attorney with at least five years of real estate experience. 3) A retired Superior Court judge. The Superior Court of the county where the property is located will appoint an arbitrator if the Parties fail to agree on one. The Parties to any arbitration shall have discovery rights as provided in C.C.P. Section 1283.05. The prevailing party in any action or arbitration under this provision shall be entitled to recover attorney fees and costs incurred in the proceeding.

The undersigned has read, understands, and accepts the terms and conditions of the Purpose and Scope of the Inspection and Report, the Grievance and Complaint Provisions, and the Mediation and Arbitration Agreement.

Seller and Date: \_\_\_\_\_ Buyer and Date: \_\_\_\_\_ Inspector: 

## PART ONE

### DESCRIPTIONS OF THE HOUSE SYSTEM COMPONENTS METHODS USED TO INSPECT THE COMPONENTS WHAT IS AND WHAT IS NOT INCLUDED

### DEFINITION OF TERMS USED

#### FUNCTIONAL AND SERVICEABLE:

AS USED IN THIS REPORT, THESE TERMS MEAN THAT IN THE OPINION OF THIS INSPECTOR, BASED SOLELY ON VISUAL INSPECTION OF THE CONDITIONS FOUND AT THE TIME OF THE INSPECTION, THE ITEM OR COMPONENT WAS PERFORMING ITS INTENDED FUNCTION. EXAMPLES INCLUDE WATER HEATERS THAT HEAT WATER, FURNACES THAT SUPPLY HEAT, FAUCETS THAT SUPPLY WATER, AND SINKS THAT DRAIN IT AWAY. THESE TERMS SHOULD NOT BE TAKEN TO MEAN THAT SYSTEMS OR THEIR COMPONENTS ARE IN "LIKE NEW" CONDITION, OR THAT THESE SYSTEMS CANNOT BE IMPROVED OR UPGRADED.

## FOUNDATION, STRUCTURE, AND DRAINAGE

### FOUNDATION TYPE(S)

Poured concrete perimeter and interior walls. Poured concrete slab on grade at the garage.

### FLOOR STRUCTURE

At the front sub area: Concrete piers. Wood posts. Wood girders. Wood board sub floor.

At the rear sub area: Concrete piers. Wood posts. Wood girders. Wood floor joists. Plywood sub floor.

### WALL STRUCTURE

Wood 2"x 4" framing members where visible.

### CEILING STRUCTURE

2 x 4" and 2 x 8" wood joists visible in the front attic (not definitively identified in the rear (addition) attic.

### ROOF STRUCTURE

2 x 4" (mostly) and 2 x 6" wood rafters visible in the front attic. (Not definitively identified in the rear addition attic area.)

### FRONT ATTIC AREA ACCESS

Pull down ladder in the front hall.

### SUB AREA ACCESS

Exterior: Hatch at the left side deck.  
Master bedroom closet.

### FOUNDATION BOLTS AND ANCHORS

Bolts anchoring the wood framing to the foundation were installed at the perimeter of the house. (The wood joist support ledgers were bolted to the side of the perimeter concrete walls at the addition area.)

### SITE DRAINAGE CONDITIONS

The sub area was dry at the time of inspection. See the Foundation and Structure Notes in Part Two of the report for observations and recommendations regarding site drainage control issues.

Each of the above items and components were found to be functional and serviceable unless otherwise noted in Part Two of the report. **All items, components, or conditions found to be not functional or unsafe, in need of correction, or in need of further evaluation or monitoring, are described in the Foundation, Structure, and Drainage Observations of Part Two, followed by any important notes, recommendations, or maintenance suggestions.**

### METHOD OF INSPECTION

**The foundation** is inspected for evidence of damage or other adverse conditions that may have an effect on the house structure. Perimeter and interior foundation walls that have sub area access are inspected from within the sub area unless otherwise noted in Part Two of the report. Any concrete slabs that may be present are inspected at the perimeters (where visible) for evidence of damage or other conditions that may need evaluation or correction.

**The floor support structure** is inspected from within the sub area (when applicable).

**The drainage conditions** are evaluated from inside the sub area when applicable and at the perimeter areas of the home.

**Attics** are entered, and the readily accessible areas are crawled when possible. If the attic is not accessible or entered, the reason why will be noted in Part Two.

### WHAT IS AND WHAT IS NOT INCLUDED IN THE INSPECTION

#### INCLUDED:

- The visible structural components of the foundation and framing
- The visible drainage conditions within the sub area (when applicable) and at the perimeter of the house. Please note that an accurate determination of drainage conditions that may have existed in the past, or that may exist in the future, cannot be made with only one visit to the property. The owner of the house should be consulted for information regarding any adverse conditions that may have been observed in the past

#### NOT INCLUDED:

- Engineering or architectural assessments
- Opinions regarding the structural adequacy of any system or component

## EXTERIOR AND ROOF SYSTEM

<b><u>DRIVEWAY</u></b> Poured concrete.
<b><u>WALKS AND PATIOS</u></b> Poured concrete.
<b><u>ATTACHED DECKS OR PORCHES</u></b> Wood deck at the left side of the house.

<b><u>ROOF COVERING MATERIAL</u></b> Asphalt composition shingles.
<b><u>CHIMNEYS</u></b> Brick (one chimney).
<b><u>WALL COVERING MATERIAL</u></b> Stucco. Wood siding. Wood trim.

Each of the above items and components were found to be functional and serviceable unless otherwise noted in Part Two of the report. **All items, components, or conditions found to be not functional or unsafe, in need of correction, or in need of further evaluation or monitoring, are described in the Exterior and Roof System Observations of Part Two, followed by any important notes, recommendations, or maintenance suggestions.**

### METHOD OF INSPECTION

**Driveways, walks, and patios** leading to and near the perimeter of the house are inspected for evidence of damage that may be in need of repair or maintenance, and for conditions (such as tripping hazards) that may lead to injury. The overall grading, surface drainage, vegetation, and retaining walls (if present and if near the structure) are inspected for visible evidence of conditions that may have an adverse effect on the building.

**Attached decks and porches** are inspected for evidence of damage or other adverse conditions that may need further evaluation or correction.

**The roof system** is inspected for visible evidence of damage, excessive wear or deterioration, or other visible conditions that may need further evaluation, correction, or maintenance. The roof drainage system, flashings, penetrations, and any skylights that may be installed are inspected.

The roof is inspected by walking upon the surface unless otherwise noted in Part Two of the report.

**Chimneys** (when installed) are inspected from atop the roof, and they are pushed on to determine if they are in sound condition. If any installed masonry chimney is not inspected with a pressure test from atop the roof it will be noted (along with the reason why) in Part Two of the report. Spark arrester/weather cap installations are not removed.

**Exterior wall coverings, flashing, trim, and windows** are inspected for visible evidence of damage or other adverse conditions that may be in need of correction or maintenance. A representative sampling of the windows are tested (from inside the house) to assure they can be operated and locked effectively.

**Exterior doors** and their locking hardware (including auto-garage door openers when installed) are inspected for visible evidence of damage and to assure proper and full function.

### WHAT IS AND WHAT IS NOT INCLUDED IN THE INSPECTION

#### INCLUDED:

- Exterior wall coverings • Flashing and trim • All of the exterior doors (unless otherwise noted)
- Attached decks, balconies, stoops, steps, porches, and their associated railings • Eaves, soffits, and fascias where accessible from ground level • Grading, surface drainage, and retaining walls when any visible adverse conditions are likely to have a negative effect on the building

#### NOT INCLUDED:

- Shutters, awnings, screens, and similar seasonal accessories • Geological, geotechnical, or hydrological conditions • Recreational facilities, fences, or outbuildings • Seawalls, breakwalls, or docks • Erosion control and earth stabilization measures

## PLUMBING SYSTEM

### WATER SUPPLY PIPING

Copper.

### DRAIN, WASTE, AND VENT PIPING

Cast iron and galvanized steel. ABS plastic.

### WATER HEATING – ENERGY SOURCE

A GE 50 gallon gas fired water heater was located in the garage. See the Plumbing System Observations in Part Two for seismic restraint issues.

### MAIN GAS SHUTOFF VALVE LOCATION

Front of the left side of the house.

### MAIN WATER SHUTOFF VALVE LOCATION AND SUPPLY LINE TYPE

Front of the house. Copper.

### PLUMBING SYSTEM PUMPS AND RELATED PIPING

None observed.

Each of the above items and components were found to be functional and serviceable unless otherwise noted in Part Two of the report. **All items, components, or conditions found to be not functional or unsafe, in need of correction, or in need of further evaluation or monitoring, are described in the Plumbing System Observations of Part Two, followed by any important notes, recommendations, or maintenance suggestions.**

### METHOD OF INSPECTION

**The interior water supply lines and distribution systems** are inspected where visible for evidence of leaking, excessive corrosion, damage, or improper installation. All of the fixtures are inspected and all of the faucets are tested. Any faucets that are not tested will be noted in Part Two of the report. Exterior hose faucets near the house are also inspected and tested.

**The drain, waste, and vent systems** and fixtures are inspected where visible for evidence of damage or other conditions that may be in need of further evaluation or correction.

**The water heating equipment**, visible venting components, and the seismic restraint (strapping) installations on water heaters are inspected for evidence of deficiencies, improper installation, safety hazards, or other adverse conditions that may be in need of further evaluation or correction.

**Drainage sumps and sump pumps**, (when installed) and their related visible piping are inspected and tested when accessible. Any observed sump pumps that were not accessible or tested will be noted in Part Two of the report.

**The fuel distribution systems** are inspected where accessible and visible.

### WHAT IS AND WHAT IS NOT INCLUDED IN THE INSPECTION

#### INCLUDED:

- The interior water supply lines and distribution system
- The drain, waste, and vent systems
- The water heating components
- Visible components of the vents, flues, and chimneys used to vent gas appliances
- Fuel storage and distribution systems
- Any drainage sumps, sump pumps, and related piping where visible

#### NOT INCLUDED:

- Clothes washing machine connections
- Interiors of flues or chimneys that are not readily accessible
- Wells, well pumps, or water storage related equipment
- Solar water heating systems and their components
- Fire sprinkler systems and components
- Landscape sprinklers and related piping
- Private waste disposal systems

## ELECTRICAL SYSTEM

### MAIN ELECTRICAL PANEL

**SERVICE VOLTAGE:** 120/240

**SERVICE AMPERAGE:** 200 amps (The panel amperage rating was 200 amps.)

**MAIN DISCONNECT:** 200 amp circuit breaker. The over current protection devices were circuit breakers.

**LOCATION:** Left side of the house exterior.

### SUB PANELS

None observed or inspected.

### OBSERVED WIRING METHODS

Nonmetallic sheathed cable where visible.

### OBSERVED WIRE TYPES

Copper at all visible circuit breaker connections in the main panel.

### 220 VOLT SERVICE LOCATIONS

Main panel. Kitchen. Laundry.

Each of the above items and components were found to be functional and serviceable unless otherwise noted in Part Two of the report. **All items, components, or conditions found to be not functional or unsafe, in need of correction, or in need of further evaluation or monitoring, are described in the Electrical System Observations of Part Two, followed by any important notes, recommendations, or maintenance suggestions.**

### METHOD OF INSPECTION

**The main electrical panel and any sub panels** are inspected by removing their interior covers and examining the wiring components. Circuit breaker or fuse over current protection device ratings are compared with the wire sizes installed for evidence of under sized wiring or other conditions that may need further evaluation or correction. If the interior wiring components of the main panel or sub panels are not inspected, the reason why will be noted above or in Part Two of the report. The visible sections of the service drop and the service entry cables and raceways are inspected. The visible components of the electrical service ground are inspected.

**A representative sample (at least one in each room) of the readily accessible electrical outlets** are tested with an external testing device. All of the accessible GFCI outlets or circuit breakers (if any) are tested by pressing the test and reset buttons. A representative sample of the light switches and fixtures are also tested for proper response.

### WHAT IS AND WHAT IS NOT INCLUDED IN THE INSPECTION

#### INCLUDED:

- The service drop where visible • The service entrance conductors, cables, and raceways where visible
- The service equipment and main disconnects • The service ground • The interior components of service panels and sub panels • The conductors • The overcurrent protection devices
- A representative number of installed and readily accessible outlets, light switches, and fixtures
- All readily accessible GFCI outlets and GFCI circuit breakers

#### NOT INCLUDED:

- Remote control devices (unless the device is the only means of control) • Burglar alarm systems and components • Low voltage wiring, systems, and components • Ancillary wiring, systems, and components that are not a part of the primary electrical power and distribution system. Swimming pool or spa equipment wiring and components

## HEATING AND AIR CONDITIONING SYSTEMS

### PRIMARY HEATING EQUIPMENT

An older Westinghouse gas fired forced air furnace was located in the garage.

### INSTALLED COOLING EQUIPMENT

Central air conditioning was not installed.

### OTHER INSTALLED HEATING EQUIPMENT

None observed.

Each of the above items and components were found to be functional and serviceable unless otherwise noted in Part Two of the report. **All items, components, or conditions found to be not functional or unsafe, in need of correction, or in need of further evaluation or monitoring, are described in the Heating and A/C System Observations of Part Two, followed by any important notes, recommendations, or maintenance suggestions.**

### METHOD OF INSPECTION

**The primary heating equipment and all of the readily accessible and visible heating components** are inspected and operated for evidence of conditions that may need further evaluation or correction to assure a properly functional and safe installation. The visible and readily accessible heating ducts are inspected.

**Gas fired furnaces** (forced air, wall, floor, and gravity fed) are tested with an ignition test and operated for approximately five minutes. If an ignition test was not performed on a gas fired furnace, the reason why will be stated in Part Two of the report. **Electric forced air furnaces** and heat pumps are also tested for approximately five minutes. **Electric wall or baseboard heaters** are tested with their thermostat or manual control for approximately five minutes to determine if there is heat output. **Gas fired hydronic boilers** are tested with an ignition test, and their visible components are inspected. Due to the nature of hydronic boiler/radiant heating systems, exhaustive testing (that is beyond the scope of this inspection) should be performed by a qualified heating specialist. See Part Two of the report for further recommendations if applicable. **Electric radiant heating** systems are difficult to assess in terms of function and heat output because their components are not visible or accessible. Radiant heating systems should be evaluated by a qualified specialist if an exhaustive inspection is wanted.

**Installed air conditioning systems and their visible and readily accessible components** are inspected and tested to determine if they are functional and serviceable. If an installed air conditioning system was not tested, the reason why will be stated in Part Two of the report.

### WHAT IS AND WHAT IS NOT INCLUDED IN THE INSPECTION

#### INCLUDED:

- Installed heating equipment and the visible vent systems, flues, and chimneys
- The installed central and through-wall cooling equipment

#### NOT INCLUDED:

- Flue and chimney interiors that are not readily accessible
- Furnace heat exchangers
- Humidifiers or dehumidifiers
- Electronic air filters
- Solar space heating systems
- A determination of the heat or cooling supply adequacy or distribution balance
- Window mounted air conditioning units

## INTERIOR, KITCHEN, AND BATHROOMS

### TESTED KITCHEN APPLIANCE LIST

#### PRIMARY COOKING APPLIANCES

Thermador gas cooktop. Thermador electric oven.  
Installed microwave oven.

#### KITCHEN EXHAUST FAN / VENTILATION

Exhaust hood and fan above the cooktop.

#### DISHWASHER

KitchenAid.

#### GARBAGE DISPOSAL

ISE.

### INTERIOR FLOOR COVERING

Hardwood. Wall to wall carpeting.  
Stone tile (precise tile types not identified).

### INTERIOR WALL COVERING

Sheetrock.

### INTERIOR CEILINGS

Sheetrock.

### SMOKE ALARM LOCATIONS

Front and rear halls. Each bedroom.

### KITCHEN AND BATHROOM GFCI OUTLETS

GFCI protected outlets were installed at some kitchen countertop locations, and in the bathrooms.

Each of the above items and components were found to be functional and serviceable unless otherwise noted in Part Two of the report. **All items, components, or conditions found to be not functional or unsafe, in need of correction, or in need of further evaluation or monitoring, are described in the Interior, Kitchen, and Bathroom Observations of Part Two, followed by any important notes, recommendations, or maintenance suggestions.**

### METHOD OF INSPECTION

**INTERIOR** - The floor, wall, and ceiling surfaces are inspected for evidence of damage or other conditions that may need further evaluation or correction. Installed stairs and railings are inspected as well. A representative sample of the interior doors and their hardware are inspected and tested to assure they can be operated effectively.

**KITCHEN** - The installed kitchen appliances listed above are tested for proper response and function. Temperature and other types of exhaustive testing are not performed, and an assessment of the remaining useful life of the kitchen appliances is not made. The countertops and a representative number of the installed cabinets are inspected and the sinks and fixtures are inspected and tested. Any of the above components that were not tested will be noted in Part Two of the report.

**BATHROOMS** - The sinks, tubs, toilets, other fixtures, and the bathroom surfaces are inspected for evidence of leaking and damage, and for other conditions that may be in need of further evaluation or correction. If hydromassage tubs are installed, they are filled and the jets are tested unless otherwise noted in Part Two of the report. Standing water tests are not performed in shower or tub enclosures.

### WHAT IS AND WHAT IS NOT INCLUDED IN THE INSPECTION

#### INCLUDED:

- The floors, walls, and ceilings
- Steps, stairways, and railings
- Countertops and a representative number of installed cabinets
- A representative number of doors and windows

#### NOT INCLUDED:

- Paint, wallpaper, and other finish treatments
- Carpeting
- Window treatments
- Central vacuum systems
- A determination of the remaining useful life of installed kitchen appliances
- Saunas or other recreational facilities

## FIREPLACES, INSULATION, AND VENTILATION

### FIREPLACE TYPES AND LOCATIONS

A brick wood burning fireplace was located in the living room.

### ATTIC VENTILATION

The attic was vented with rafter bay vents at the perimeter, wall vents, and roof vents.

### SUB AREA VENTILATION

The sub area was vented with screened foundation vents at areas of the perimeter.

### ATTIC AND SUB AREA INSULATION

Approx. 3" loose fill insulation was used to insulate the front attic area, along with approximately 10" of Fiberglass batt insulation at a few front attic locations. Approx. 10" of Fiberglass batt insulation was used to insulate the rear (addition) attic area (where visible from the front attic).

Fiberglass batt insulation was installed between the floor joists at most, but not all locations in the rear sub area.

The front (originally constructed) sub area was not insulated.

### WALL INSULATION

Insulation was not determined at the exterior walls due to a lack of visibility.

Each of the above items and components were found to be functional and serviceable unless otherwise noted in Part Two of the report. **All items, components, or conditions found to be not functional or unsafe, in need of correction, or in need of further evaluation or monitoring, are described in the Fireplaces, Insulation, and Ventilation Observations of Part Two, followed by any important notes, recommendations, or maintenance suggestions.**

## METHOD OF INSPECTION

**FIREPLACES** - The readily accessible components of the fireplaces are inspected and operated, and their visible vent systems, flues and chimneys are inspected for evidence of damage or other conditions that may need further evaluation or correction. When a fireplace has a gas supply the gas shutoff valve is tested. Ignition tests are not performed.

**INSULATION** - Insulation and vapor retarders (if any) in the unfinished spaces are inspected for evidence of incomplete coverage, detached sections, or other conditions that may need correction.

**VENTILATION** - The ventilation of the attic and sub area (when applicable) is evaluated. Readily accessible installed mechanical ventilation systems are inspected and tested unless otherwise noted in Part Two of the report.

## WHAT IS AND WHAT IS NOT INCLUDED IN THE INSPECTION

### INCLUDED:

- Fireplace system components, vents, flues, and chimneys
- Insulation and vapor retarders in unfinished spaces
- Attic and sub area ventilation
- Installed mechanical ventilation systems

### NOT INCLUDED:

- Interiors of flues or chimneys
- Fire screens and fireplace doors
- Seals and gaskets
- Automatic fuel feed devices
- Mantles and fireplace surrounds
- Combustion make-up air devices at fireplaces
- Heat distribution assists whether gravity controlled or fan assisted

## PART TWO

THE FOLLOWING SECTIONS CONTAIN ALL ITEMS, COMPONENTS, OR CONDITIONS FOUND TO BE NOT FUNCTIONAL OR UNSAFE, IN NEED OF CORRECTION, OR IN NEED OF FURTHER EVALUATION. RECOMMENDATIONS FOR CORRECTION OR MONITORING OF THE CONDITIONS ARE ALSO INCLUDED. ANY IMPORTANT NOTES, RECOMMENDATIONS, OR MAINTENANCE SUGGESTIONS FOLLOW THESE ITEMS IN EACH OF THE SECTIONS. THE HOUSE SYSTEM SECTIONS APPEAR IN THE SAME ORDER AS IN PART ONE.

## **PART TWO**

*(Exterior, sub area, attic, and room locations in this report are described as if a person were standing in the street and facing the front garage door. Locations in rooms are described as if standing in the doorway or entry and facing into the room. Specific object locations, such as sinks, tubs, or a stove, are described as if facing the object.)*

### **FOUNDATION, STRUCTURE, AND DRAINAGE OBSERVATIONS**

1. Two vertical cracks (each approx. 1/4" in width) were observed at the middle poured concrete interior foundation wall (one at the left area and one below the front hall bathroom area). A vertical crack (approx. 1/8" in width) was observed at the middle of the left perimeter foundation wall, and another vertical crack (approx. 1/8" in width) was observed at the rear of the right perimeter foundation wall. (There were approx. 4 cracks - all at the older/original foundations of the front sub area.) A qualified foundation contractor should evaluate the cracks. Corrections should be performed as needed to maintain or repair the foundation walls. (Filling the cracks with an appropriate epoxy adhesive or other sealant may be recommended to help protect the foundation from moisture and to serve as a benchmark for monitoring any possible future movement.)

### **IMPORTANT NOTES, RECOMMENDATIONS, AND SUGGESTED MAINTENANCE FOR FOUNDATION, STRUCTURE, AND DRAINAGE**

- The site moisture conditions should be managed by control of the roof runoff water, correct grading, and by limiting excessive irrigation (especially near the perimeter of the structure). The sub area crawl space should be monitored during the rainy season. If excessive soil saturation or standing water is observed, a qualified drainage control specialist should be consulted for evaluation and possible corrective recommendations.
  - Drainage conditions that may have an effect on the structure were evaluated only on the day and time of the inspection. Conditions that may have existed in the past, or that may be present at other times of the year were not determined. The current owners should be consulted regarding drainage conditions that may have been observed at other times of the year.
  - The attic areas above the rear addition were not readily accessible and were not inspected.
-

## EXTERIOR AND ROOF SYSTEM OBSERVATIONS

1. A damaged shingle was observed at the ridge of the right front roof (**See the top photo to the right**). The shingle should be repaired or replaced to maintain the roof covering and to help avoid water penetration and possible damage. Exposed nail heads were observed at a front roof ridge area. Sealing the nail heads is recommended as a preventive measure to help avoid water penetration and possible damage. A qualified roofing contractor should evaluate the conditions and perform the necessary corrections.
2. Faulty flashing overlaps were observed at the chimney counter flashing (**See the middle photo to the right**). The flashing and seals should be evaluated by a qualified roofing contractor and corrected as needed to assure a proper and leak free installation.
3. Standing water and debris were observed in the gutters. The gutter and downspout system should be cleared now (and regularly) to help assure the effective control of the roof runoff water.
4. The chimney termination opening should have a spark arrester for safety, and a weather cap to help prevent water penetration and possible damage to the chimney interior and fireplace components. For specific installation recommendations, a qualified contractor or chimney specialist should be consulted.
5. Damage (deterioration) was observed at the right end of the front barge rafter on the roof above the garage (**See the bottom photo to the right**). The condition should be evaluated by a qualified contractor and corrected as needed to repair the damaged component.
6. Weathering was observed at various sections of the roof barge rafters, and at some of the wood trim components. Weathered areas should be resealed or painted to maintain the installations. A qualified painting contractor should be consulted for evaluation and corrections as needed.
7. Lifting or settlement (displacement) was observed at the front of the driveway and at the sidewalk. Areas with a plane differential of 1/4" or more should be corrected to help avoid a possible tripping injury. A qualified contractor should evaluate the condition and perform the necessary corrections.



## IMPORTANT NOTES, RECOMMENDATIONS, AND SUGGESTED MAINTENANCE FOR THE EXTERIOR AND ROOF SYSTEM

- Keep the gutters and downspouts free of debris to help assure the effective control of the roof runoff water.
- Fill any cracks in the driveway or concrete work to help seal them from moisture and help protect the installations from further damage. For further or more extensive corrections, a qualified contractor should be consulted for specific recommendations.
- Cracks in the stucco that are larger than hairline width should be properly filled to help maintain the wall surface. A qualified contractor should be consulted for specific recommendations.

**IMPORTANT NOTES, RECOMMENDATIONS, AND SUGGESTED MAINTENANCE FOR THE EXTERIOR AND ROOF SYSTEM (CONTINUED)**

- Monitor and maintain any caulking or other seals at the windows, doors, flashings, and trim to help seal them from moisture and help protect the installations from possible damage.
  - The roofing surface components, flashings, penetrations, and seals should be monitored, maintained, and restored as needed on a yearly basis prior to the rainy season. A qualified roofing contractor should be consulted for evaluation and corrections when necessary, or for a yearly maintenance inspection.
  - The storage shed at the left rear of the property was not included in this inspection.
- 

**PLUMBING SYSTEM OBSERVATIONS**

1. The seismic restraint at the water heater is in need of correction to comply with current safety requirements. Inadequately sized fasteners were used to secure the restraint straps to the wood wall framing components. The restraint straps should be installed to the wall framing with the use of proper fasteners (3" x 1/4" lag screws are the standard accepted size and type). A qualified contractor experienced in the installation of seismic restraint systems should perform the necessary corrections to assure that the water heater is fully stabilized.
2. Inadequate clearance between the water heater/furnace flue vent and the roof sheathing was observed in the garage. There should be at least 1" of clearance between the flue vent and combustible material to conform to standard and safe venting practices. A qualified general or plumbing contractor should evaluate the condition and perform the necessary corrections to provide the proper amount of clearance.
3. Exterior hose faucet bibs at the front and rear of the house leaked at the handle/valve stems (when tested only). Correction is needed to halt the leaking and to help avoid a possible worsening of the condition. Tightening the nut directly below the handles may be the simple remedy.

**IMPORTANT NOTES, RECOMMENDATIONS, AND SUGGESTED MAINTENANCE FOR THE PLUMBING SYSTEM**

- In the event of an emergency, the gas may need to be turned off quickly. A wrench (permanently sized for the shutoff valve) should be located at the gas meter area so it is readily accessible.
- 

**ELECTRICAL SYSTEM OBSERVATIONS**

1. The circuit breaker disconnects at the main electrical panel were not labeled (past labeling was no longer legible). All circuit disconnect devices in electrical panels should be identified and labeled for safety reasons and for convenience. A qualified electrical contractor should evaluate and accurately label each of the circuit breakers.

## ELECTRICAL SYSTEM OBSERVATIONS (CONTINUED)

2. An external testing device indicated that three prong receptacle outlets at various locations in the front (originally constructed sections) of the house were not grounded. (Not every receptacle outlet was accessible or tested.) All of the three prong receptacle outlets in the front house areas should be fully evaluated by a qualified electrical contractor to determine any and all miswiring conditions that may be present. Corrections should be performed as needed to assure that the three prong receptacle outlets are properly wired and safely grounded (or possibly changed back to the original two prong receptacles where applicable).
3. The GFCI receptacle outlet at the left exterior wall did not have power. The outlet could not be reset with the reset button, and a different receptacle outlet or circuit breaker that may control and reset this outlet was not located. A qualified electrical contractor should evaluate the condition. Corrections should be performed as needed to restore power (and proper GFCI protection) to the receptacle outlet.
4. The safety feature of the GFCI receptacle outlet at the rear exterior and interior garage walls functioned properly when the test buttons and reset buttons were tested. These GFCI receptacle outlets did not have a ground wire (or were otherwise not grounded). GFCI receptacle outlets that are not grounded should be labeled "No equipment ground".
5. Exposed nonmetallic sheathed cable was observed within 7' of the garage floor (on the edges of wood framing members at the rear garage interior wall), and an electrical box without a cover plate was noted. (See the top photo to the right.) All nonmetallic sheathed cable in the garage (within 7' of the floor) should be installed within the wall bay(s) or otherwise protected from harm to conform to standard and safe installation practices. A proper cover should be installed at the electrical box to safely shield the wiring. A qualified electrical contractor should evaluate the conditions and perform the necessary corrections to assure a proper installation.
6. Exposed splicing was observed in the attic, at the front hall bathroom ceiling fan (See the bottom photo to the right). The splices should be contained in the appliance enclosure box (or in a properly installed and covered electrical box) to safely shield the wiring. A qualified electrical contractor should evaluate the condition and perform the necessary corrections.



## IMPORTANT NOTES, RECOMMENDATIONS, AND SUGGESTED MAINTENANCE FOR THE ELECTRICAL SYSTEM

- GFCI protected receptacle outlets were installed at some, but not all locations at the kitchen countertops. GFCI protection is recommended for safety (required with new construction) at all kitchen countertop receptacle outlets. It is recommended that a qualified electrical contractor be consulted for specific GFCI upgrade and installation recommendations where necessary.
- GFCI receptacle outlets should be tested by pressing the test button approx. once each month. A qualified electrical contractor should be consulted for correction or replacement if the outlet fails to trip or does not reset.

## HEATING AND A/C SYSTEM OBSERVATIONS

1. The furnace filter was not secured in place in the fan compartment, and the filter was not properly sized to fully cover the return air opening. Corrections are needed to assure that the filter remains in place when the fan is in operation (the filter will not function effectively if it is not secured). A filter sized to provide full coverage should be installed.
2. The cold air return duct was in contact with the ground at one section in the right rear of the front sub area. If the duct were to come into contact with excessive moisture, deterioration could result over time. The duct should be raised and secured to the floor framing or otherwise isolated from ground contact to help avoid this condition.
3. Sections of missing insulation were observed at various heating ducts in the front sections of the attic. The insulation should be restored where necessary to help assure optimum heating efficiency.

## IMPORTANT NOTES, RECOMMENDATIONS, AND SUGGESTED MAINTENANCE FOR THE HEATING AND A/C SYSTEM

- Change (or clean when applicable) the furnace filter after every six months of use. Have the furnace evaluated and serviced by a licensed heating contractor at the intervals specified by the manufacturer (generally every one to two years for newer furnaces). Gas fired furnaces that are approximately 15 years or older should be evaluated and serviced on a yearly basis.
- The furnace heat exchanger is not within the scope of this inspection. For a full inspection of the heat exchanger, the local utility company or a licensed heating contractor should be consulted. A carbon monoxide monitor installed according to the manufacturer's specifications can give an early warning of possible heat exchanger, venting, and other combustion gas problems.

## INTERIOR OBSERVATIONS

### GENERAL INTERIOR

Items or conditions in need of immediate attention were not observed at the time of the inspection (unless noted otherwise at a different section of Part Two), and the house system components of this section were found to be functional and serviceable.

### KITCHEN

1. The duct for the kitchen exhaust fan terminated in the attic (**See the photo to the right**). The duct should be properly terminated at the exterior of the house to conform to standard venting practices, and the duct should be metal with a smooth interior wall (not corrugated flex ducting). A qualified contractor should evaluate the condition and perform the necessary corrections.



## **BATHROOMS**

1. Leaking was observed at the showerhead connections of the front hall bathroom tub when the fixture was tested. Correction is needed to halt the leaking and to help avoid a possible worsening of the condition.
2. Possible fungus, and damage to the sub floor, was observed below the hall bathroom (**See the photo to the right**). The extent of any damage that may be present beneath the visible surfaces was not determined. A qualified contractor should evaluate the conditions. Corrections should be performed as needed to repair the damaged components. See the pest control report performed the same day as this inspection for other possible observations and recommendations regarding the above conditions.



## **IMPORTANT NOTES, RECOMMENDATIONS, AND SUGGESTED MAINTENANCE FOR THE INTERIOR**

- Caulking or grout at all areas in bathrooms (especially where the floor joins with a tub or shower enclosure) should be monitored and carefully maintained to help avoid water damage. A qualified contractor should be consulted if necessary for recommendations and application.
  - Check under the sinks at all locations once every month or two for possible leaking.
  - Smoke alarms are not tested by this inspector. Smoke alarms should be tested at the time of occupancy, and at intervals recommended by the manufacturer (at least once a month), to assure proper response.
- 

## **FIREPLACE, INSULATION, AND VENTILATION OBSERVATIONS**

1. Cracked and damaged firebricks were observed at the rear wall in the fireplace enclosure. A qualified fireplace or chimney specialist should be consulted for evaluation and corrections as needed to repair the brickwork.

## **IMPORTANT NOTES, RECOMMENDATIONS, AND SUGGESTED MAINTENANCE FOR FIREPLACES, INSULATION, AND VENTILATION**

- For safety and to assure proper function, fireplace interiors and flues should be examined each year (if used frequently) and cleaned when necessary.
  - The insulation in the front attic sections was estimated to be less than the current R-30 required rating. An upgrade to the current standard R-30 rating would help to provide optimum effectiveness. A qualified contractor should be consulted for specific recommendations if interested.
  - The front (originally constructed) sub area was not insulated. Insulation at the sub floor may aid in the conservation of energy, which in turn may help to lower heating costs. A qualified contractor should be consulted for evaluation and specific recommendations.
-

*The ASHI Standards of Practice and Code of Ethics governing the content of this report require a recommendation for every observed condition. As a general rule (and unless specifically stated otherwise) all observed conditions in each section of Part Two of this report should be evaluated and corrected as needed by a qualified licensed contractor. Any other condition(s) that may be discovered upon further evaluation, or while performing repairs, should also be corrected as needed.*

### **ADDITIONAL NOTES AND RECOMMENDATIONS (GENERAL)**

- This report does not include a mold inspection, and this inspector is not licensed or otherwise qualified to identify mold. If a definitive determination of the presence of mold is to be made, a licensed environmental scientist should be consulted for further information and inspection.
- This inspector does not probe areas where damage is not suspected or visible during the inspection, and this inspection and report should not in any way be utilized or interpreted as a substitute for a structural pest control report.
- The observations in each home system category of Part Two are not necessarily numbered or listed in order of priority or significance.
- Photos included (if any) in this report are not to be interpreted as giving the pictured conditions priority over other observed conditions that do not include photos.
- All photos (if any) included with the original report are in full color. Any copies of reports containing photos should be made in color or grayscale. Photos printed in "black and white" (as opposed to color or grayscale) may not provide useful information.

### **CONCLUSIONS AND GENERAL COMMENTS**

The inspection found various items or conditions that are in need of further evaluation, correction, monitoring, or maintenance. Contractors or specialists who are both licensed and experienced in the appropriate fields should evaluate (on site) any system component or condition found to be in need of further evaluation, correction, repair, or replacement. This report should not be used as the sole method by which to bid repairs, as this can only be done by means of a visit to the site by the contractor or specialist who will evaluate the condition(s) and perform the work. **If information contained in this report is to be used as an aid for deciding whether or not to purchase the home, it is highly recommended that bids or estimates regarding all observed conditions be obtained prior to the close of escrow.**

The house was furnished and being lived in at the time of the inspection. Inspections performed at dwellings that are not vacant are limited to those areas that were not obscured with furniture or stored personal items. Some of the outlets, wiring, wall and floor surfaces, and cabinet interiors will not have been visible or inspected. The obscured components in each obstructed area should be evaluated and corrected if needed once access can be gained.

## CONCLUSIONS AND GENERAL COMMENTS (CONTINUED)

The inspection and this report does not claim, imply, or guarantee that each and every adverse condition or item in need of correction has been observed and reported. The report endeavors to inform the client of various conditions observed by the inspector within a limited amount of time (and solely by visual means) on the day of the inspection. Other conditions in need of attention may be found upon further evaluation, during performance of recommended repairs, or by any other subsequent inspection that may be performed.

The inspector has no jurisdiction or authority of any kind regarding building code issues or other government requirements. Only the building department of the applicable city or county can determine and enforce code compliance matters. Information that may appear in Part Two of this report regarding standard building practices and other installation requirements is provided as information only, and is intended to address functional and safety matters regarding the various house system components. The information is not intended to address or enforce code or regulation compliance. For information regarding all local, state, or federal requirements and building codes, and for their interpretation and enforcement, the appropriate government building department or agency should be consulted. A permit search with the appropriate building department may help to verify that any remodeling or component replacement work was performed in accordance with the local building codes that were in effect when the work was performed.

The inspection and this report are in full compliance with the Standards and Practice and Code of Ethics of the American Society of Home Inspectors (ASHI), and the inspector is an ASHI Certified Inspector. A copy of these standards is included for the Client when hard copies of the report have been provided, and with e-mailed reports. The Standards can also be found online at [www.ashi.org](http://www.ashi.org). To gain a thorough understanding of the intent and scope of the inspection and report, the ASHI Standards of Practice should be read by the Client. Important information regarding the purpose and scope of the inspection is also contained in the Inspection Agreement on page 4 of the report.

This report is the property of the Client or Agent that hired Home Inspection and Report Services to perform the inspection. Copies of the report will not be released to any other parties without the direct consent of the Client or Agent.

**Note To the Client (Seller):** A copy of the Purpose and Scope of the Inspection and the Mediation and Arbitration Agreement on page 4 has been signed by the Client, and is on file with Home Inspection and Report Services. Please call if you would like to have a copy of the Agreement faxed or mailed.

Thank you for choosing Home Inspection and Report Services to perform your inspection. Please read the entire report. If you have any questions regarding the contents of the report or the inspection please do not hesitate to contact me.

Office and Scheduling: 650-595-2055  
Direct Telephone: 650-619-5710  
Website: [www.davekaufmann.com](http://www.davekaufmann.com)  
E-mail: [davekaufmann@comcast.net](mailto:davekaufmann@comcast.net)  
Fax: 650-654-5572

Sincerely,

Dave Kaufmann