

Property Inspection Report

714 Pershing Ave., San Jose, Ca.

Prepared By:

Barry Saugen
Inspections

2625 F. Coffee Road # 197
Modesto, California 95350-2050
Bus (209) 549-0900
Bus (408) 348-2262

Inspection Date: 02-25-13

Prepared For: Paul Younan

Report Number: 130224714PEB

Inspector: Barry Saugen

Real Estate Agent:
Paul Younan
Claremont Properties
225 North Santa Cruz Ave.
Los Gatos, Ca. 95030
408-354-9600



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This confidential report is prepared exclusively for: Paul Younan
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Barry Saugen Inspections

2625 F Coffee Road # 197
Modesto, California 95350-2050
Bus (209) 549-0900
Bus (408) 348-2262

February. 25, 2013

Inspection Address: 714 Pershing Ave., San Jose, Ca.
Report Number: 130225714PEB

Dear: Paul,

At your request, an inspection of the above property was performed on February 25, 2013. Barry Saugen Inspections is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the accessible components of the home. This report is not an exhaustive technical evaluation. An evaluation of this nature would cost many times more.

Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommend that you budget for unexpected repairs. On average, we have found that setting aside roughly one percent of the value of the home on an annual basis is sufficient to cover unexpected repairs.

Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. The Standards of Practice of the National Association of Certified Home Inspectors (NACHI ®) prohibits us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

The information provided in this report is solely for your use.

Thank you for selecting our company. We appreciate the opportunity to be of service. Should you have any questions about the general condition of the house in the future, we would be happy to answer these. There is no fee for this telephone consulting. Our fees are based on a single visit to the property. If additional visits are required for any reason, additional fees may be assessed.

Sincerely,

, Inspector
Barry Saugen Inspections

Barry Saugen Inspections

Inspection Agreement

Report # 130224

The address of the property is: 714 Pershing Ave., San Jose, Ca.

Fee for the home inspection is \$ 400.00 client to mail check with in 7 days of inspection to avoid fees. INSPECTOR acknowledges receiving a deposit of \$00.00 from the CLIENT.

THIS AGREEMENT made this 25 day of February, 2013, by and between

Barry Saugen Inspections (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR, agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.

2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.

3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. If billing to escrow, all information requested is needed before the report can be issued. Information needed is Escrow company name, escrow officers name, phone, fax number, email address. Billing to escrow is limited to 60 Days. A \$50.00 service fee is applied when billed to escrow. The bill is always issued on page 5 or 6 of the report. No further billing is issued and it is the client's responsibility to ensure payment for services rendered.

11. If billing to escrow, you agree to allow the escrow/title company to release the money to Barry Saugen Inspections weather the transaction closes or does not close. Barry Saugen Inspections has performed the inspection and the fees are due and payable.

12. With many homes being banked owned (REO); many of the utilities are not on. Per industries and association standards (and for our safety), we do not turn on any utilities main breakers, valves, or any other switches. If there was any type of an emergency, as an inspection company, we do not have the tools for repairs. We advise that the utilities be on and fully operating for standard/normal use before our inspection company arrives for the inspection. There is a trip fee for any return to the property, as this takes up another inspection time frame.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

FOR INSPECTOR Date

CLIENT OR REPRESENTATIVE Date

Frontline Inspection Services
2625 F Coffee Road # 197
Cupertino, CA 95014-2050
(408)353-9800
408-348-2262

Invoice

REPORT NO.:	130225714PEB
INSPECTION DATE:	02-25-13

SOLD TO: Paul Younan

PROPERTY INSPECTED: 714 Parshing Ave., San Jose, Ca.

Description	Amount
Standard Home Inspection	\$400.00
<u>Client to mail check with in 7 days of inspection to avoid escrow fees of \$100.00 being added to bill</u>	
<u>Balance Due: \$400.00</u>	

TOTAL	\$ 400.00
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T h a n k y o u f o r y o u r b u s i n e s s

Payment of this invoice is due upon receipt. The late payment charge rate of interest is
1.5% monthly (18.0% per annum), after 30 days

Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, *the improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

Home Status

The home was vacant at the time of the inspection. Personal belongings were not present during the inspection process.

Remodeling and Renovations

Remodeling and/or additions to the structure were noted. Review of the Plans, Building Permits and associated documentation to verify code compliance is recommended.

Direction of the Home

For the purpose of this report, it is assumed that the front door faces west.

Weather and Temperature Conditions

Dry weather conditions prevailed at the time of the inspection with occasional rain experienced in the days leading up to the inspection. The estimated outside temperature was

Weather and Temperature Conditions

Dry weather conditions prevailed at the time of the inspection with occasional rain experienced in the days leading up to the inspection. The estimated outside temperature was 50 degrees F.

Time of Inspection

The Property Inspector was on site from 10:00am to 11:30am.

CONVENTIONS USED IN THIS REPORT

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

- ☒ **Major Concern:** a system or component that is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.
- ☒ **Safety Issue:** denotes a condition that is unsafe and in need of prompt attention.
- ☒ **Repair:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.
- ☒ **Improve:** denotes improvements that are recommended but not required.
- ☒ **Monitor:** denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long-term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

It should be noted that a home/property inspection is a general inspection, not specific to any construction trade. This report should be considered as an overview of the home only.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the NACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Keep in mind that a home inspection is a general overview, not a complete overview. Further evaluation/inspection is always recommended.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Structural Components

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	• Poured Concrete • Crawl Space Configuration
Floor Structure:	• Pier & post with wood columns • Wood Joist • Beams & Girders
Wall Structure:	• Wood Frame
Ceiling Structure:	• Joist
Roof Structure:	• Rafters • Spaced Plank Sheathing

STRUCTURAL COMPONENTS OBSERVATIONS

GENERAL COMMENTS

See the comments below.

RECOMMENDATIONS / OBSERVATIONS

Foundation

The foundation is constructed of a concrete stem-wall supporting the perimeter of the building with piers and post support the undercarriage of the home. The purpose of the foundation is to transfer and distribute the building weight onto the soil. As is commonly found in homes of this type and age, reinforcing steel is not likely to have been placed in the foundation stem-wall at the time of construction. The following conditions pertain to the concrete foundation.

- ☒ **Repair:** Several cracks in the foundation were observed from the exterior walls, the basement and crawl space areas. The amount of movement and associated damage is consistent with homes of this type and age in this general area. The soils conditions and the lack of structural reinforcing steel commonly are related to foundation damage. The rate of movement cannot be predicted during a one-time inspection. Additional information may be desirable, consultation with a structural engineer or qualified foundation contractor will provide a more in-depth evaluation.

Pictures for this comment are on the next page.



- ☒ **Improve:** Surface deterioration was observed on the interior of the exposed foundation walls. This condition is common in many older homes and does not usually represent a serious structural concern. In an effort to prevent long term deterioration, it would be wise to consider parging deteriorated areas. Lot drainage improvements, as outlined in the "Exterior" section of this report are also recommended.
- ☒ **Improve:** The proximity of a tree relative to the foundation may influence the integrity of the foundation. It is recommended that this tree be removed.
- ☒ **Monitor:** A calcium powder, sometimes-called efflorescence was observed on the surface of the concrete foundation as viewed from the crawl space. Efflorescence forms on concrete, and almost all masonry products, as a result of moisture migrating through the masonry material. When visible on the foundation, this condition is typically associated with poor roof and/or lot drainage or excessive landscape watering and should be addressed. While efflorescence in general is not a concern for the foundation, monitoring the crawlspace during the rainy season for signs of moisture intrusion is suggested. Look to the 'Roofing' and 'Exterior' page of this report as they may provide additional information on this matter.

Crawl Space

The crawl space was accessed through the opening in the basement. The sub area was entered and the soils were found to be dry at the time of inspection. The following observations were noted regarding the observations conducted in the crawl space area.

Mudsill / Anchor Bolts

The mudsill around the raised perimeter foundation of the home, where visible, was found to be in acceptable condition. Upgrading and retrofitting including the installation of anchor or strapping plates to secure the wood framing of the home to the foundation was noted. The anchor or strapping plates were observed through out the sub area, with size and spacing not determined. Consulting with the current occupant and review of the building permits associated with the seismic upgrades for additional information is recommended.



Floor Joists

The floor joists support the sub-floor and commonly are only visible from within the crawlspace. Where visible the floor joists were performing as intended and were in satisfactory condition.

Pier Posts, Beams & Girders

The posts, beams & girders were found to be in generally good condition and overall to be performing as intended. The following conditions were noted.

- ☒ **Improve:** Steel reinforcement strapping is recommended between the pier and the floor support framing. Reinforcing this structural connection will add seismic resistive strength to the floor framing. Alterations are discretionary. Consult a licensed structural engineer for further suggestions regarding seismic improvements.

Floors

The sub-flooring as viewed from the crawlspace appears to be well constructed and in generally good condition. It should be noted that floor coverings from within the home limit the accessible view of the actual subfloor. The following observations were noted.

- ☒ **Monitor:** Evidence of moisture staining on the wood subfloor material was observed from the crawl space in various locations. The wood surface was dry at the time of the inspection. Therefore, this is suspected to be from past leakage. Review of a current pest control report is suggested and may provide additional information on this matter.



Attic Area

The attic access opening is located in laundry room. The attic was found to have minimum clearance at the opening limiting the inspection to observations from the access opening. Where visible, the attic area appeared to be dry.



Ceiling Framing

The ceiling joists, which support the finished ceiling appeared to be installed in a manner typical of homes of this type and age. Where visible the joists are in acceptable condition and performing as intended.

Roof Framing

The roof framing where visible appears to be constructed in a manner typical of homes of the type and age. The rafters, which support the roof sheathing, were in acceptable condition and had performed adequately since their installation.

Roof Sheathing

- ☒ **Monitor:** Some moisture staining was noted in the attic on the roof sheathing. Moisture staining of this type is commonly caused by past/current roof leaks. Review of the roofing page in this report may provide additional information on the current condition of the roof covering. Further evaluation may be advisable.



LIMITATIONS OF STRUCTURAL COMPONENTS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

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

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing System

DESCRIPTION OF ROOFING SYSTEM

Roof Covering:	•Asphalt Shingle - House
Roof Covering:	•Built Up (Impregnated/rolled Asphalt)
Gutters and Downspouts:	•Metal •Downspouts discharge above grade
Method of Inspection:	•Walked on roof

ROOFING SYSTEM OBSERVATIONS

GENERAL COMMENTS

Repairs to the roof covering are needed. Please look to the observations below for specific information.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

An asphalt shingle roof covering is in use on this home. Generally, asphalt shingles are installed on a solid surface such as plywood or solid plank sheathing. The individual asphalt shingles are fastened over an underlayment comprised of asphalt felt paper. The asphalt roof covering is older and considered to be in poor condition with a limited life expectancy. Refer to the observations below for further details regarding the conditions affecting the performance of this roof covering.



- ☒ **Repair:** Damage of the asphalt roof covering was noted. This type of damage is likely to cause roof leakage at this location and requires repair. Further evaluation and repair by a qualified roofing contractor is recommended.



- ☒ **Improve:** Tree droppings and/or debris was noted on the roof covering. Accumulated tree droppings/debris can hold moisture in contact with the roof covering and is likely to cause premature deterioration of the roofing material. Seasonal cleaning of the roof may be required and is recommended as necessary to prolong the useful life of the roofing material.
- ☒ **Repair:** Un-sealed or exposed nail heads were noted in various locations on the roof surface. Over time, through continual heating and cooling exposed nails of this nature can pull (back) out which may lead to a leak at the nail location. Sealing the nail head flush with the roof surface will help prevent this condition from occurring. We recommend that all exposed nails on the roof surface be sealed with mastic or any weather resistant roofing sealant. Consult a qualified roofing specialist for additional suggestions and repairs.
- ☒ **Monitor:** The roof covering was found to have a number of layers of roofing material installed over time. Most building authorities limit this number of roofing layers to three. This may require the removal of the older roofing material at the time of re-roofing. If additional information on this matter is desired, we suggest consulting with a qualified roofing contractor.
- ☒ **Improve:** The roofing material was noted to be in contact with one or more trees at the perimeter. This contact can cause damage to the roofing material over time and should be addressed. We suggest trimming the tree/s as needed to provide adequate clearance.

Flashings

The roof flashings including the roof pipe jacks, roof to wall step flashings and other associated roof metal were inspected. Where visible these flashings appeared to be in generally good condition and functioning as intended. The following conditions pertain to the roof flashings at this time.

- ☒ **Repair:** The roof flashing in various locations was found to have voids or openings at the roof. Poorly sealed roof flashing is susceptible to leakage and resultant moisture damage. Improvement to seal the voids or opening is recommended.



- ☒ **Repair:** The roof flashing in various locations was found to be loose and/or inadequately secured. Loose flash is not likely to perform as intended and should be repaired. Improvement to better secure this flashing is suggested. Consulting with a qualified roofing contractor for additional information on this matter is suggested.



Gutters & Downspouts

The gutters and downspouts around the home are in generally serviceable condition and should be checked for debris and cleaned on a regular basis to prolong their useful life. The following conditions pertain to the gutters and down spouts.

- ☒ **Repair:** The gutter in various locations appears to be leaking with moisture stains noted. This condition is likely to worsen overtime and should be sealed or repaired as needed.

Discretionary Improvements

As a preventative measure, it may be wise to redirect all downspouts that drain above grade so they discharge at least five (5) feet from the base of the house. This can be a beneficial improvement that adds stability to the home by preventing the expansion and contraction commonly associated with moisture penetration into the soils around the foundation.

LIMITATIONS OF ROOFING SYSTEM INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

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

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior Components

DESCRIPTION OF EXTERIOR COMPONENTS

Wall Cladding:	•Combination of Stucco and Wood Siding
Soffit and Fascia:	•Wood
Window Type:	•Wood Framed
Driveways:	•Asphalt
Walkways and Patios:	•Concrete
Lot Grading:	•Level Grade
Fencing:	•Wood

EXTERIOR COMPONENTS OBSERVATIONS

GENERAL COMMENTS

See the comments below.

RECOMMENDATIONS / OBSERVATIONS

Exterior Observations

Exterior Walls

The stucco exterior siding appears to be in generally good condition. The following observations were noted.

- ☒ **Improve:** Improper clearance at the base of the exterior wall between the siding and the dirt was noted. A 6" minimum clearance should be maintained from the bottom of the exterior siding and the soils around the perimeter of the home to help prevent moisture damage and insect activity. Pulling back the soils as needed will correct this condition.
- ☒ **Monitor:** Some minor cracking on the stucco exterior walls of the home was observed. This is a common condition and implies that some structural movement of the building or shrinkage of the stucco has occurred, as is typical of most homes. Ideally, sealing of the cracks and voids that develop should be undertaken during the course of routine maintenance.
- ☒ **Improve:** The landscaping in various areas is overgrown and prevents a complete inspection of the exterior walls. Trimming back of bushes and trees is recommended to provide proper air circulation and access to the exterior walls.



- ☒ **Repairs:** Cracking on the exterior walls near the top of the foundation are signs of possible settlement. Further evaluation by a structural engineer or contractor is recommended.



- ☒ **Improve:** Peeling paint was noted on the exterior of the home in various areas. This can lead to moisture related issues. Repairs are recommended.



Driveway

The driveway is combination of a concrete slab on grade and asphalt on grade. While the driveway surfaces overall appeared to be in good condition, some damage was noted as listed below.

- ☒ **Safety Issue:** The asphalt/gravel driveway was noted on the property. However, the walking surface of the driveway has deteriorated at several locations with voids and uneven surfaces. **This condition represents a trip hazard and requires immediate attention.** Resurfacing is necessary to correct this condition.

Exterior Eaves

The exterior eaves, overhangs and fascia boards appear to be constructed in an industry standard manner and generally in good condition. The following observations and conditions were noted.

- ☒ **Improve:** Damage was observed in the eaves in various locations. Repairs will be needed at this location. Review of a current pest control report may provide additional information on this damage and the corrective action recommended.



Windows

A sampling of the windows was tested in each room. While the majority functioned as intended the following observations were noted.

- ☒ **Monitor:** Several of the window screens were not installed at the time of the inspection. Screens should, ideally, be installed as needed to keep out pests. Improvements are discretionary.
- ☒ **Improve:** The window glazing (putty) on several of the windows is older and in need of improvements. Cracking and general deterioration of the putty is evident. Repairs should be undertaken as needed to maintain a water tight seal around the window.

Lot Drainage

The soils around the home should be sloped or graded in manner as to promote drainage away from the foundation. The following observations were noted.

- ☒ **Improve:** The grading in various locations should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.

Porch

The front porch is concrete slab on grade and appeared to be in generally good condition. Some cracking was observed on the walking surface and is considered a common condition in a home of this age and type.

- ☒ **Monitor:** The porch has settled relative to the house proper. This is a common condition that should be monitored.

Sidewalk

The concrete sidewalk at the street appeared to be in generally good condition with the following observations noted.

- ☒ **Safety Issue:** The soil below the sidewalk has settled and/or heaved with uneven surfaces noted. This represents a trip hazard and requires repair. Improvements are strongly recommended.

Walkway

A number of concrete walkways have been provided around the house. While the walkways were found to be in generally good condition, some improvements are needed. Please look to the observations below for specific information.

- ☒ **Monitor:** The walkways around the house appeared to have good drainage. However, some minor cracking from settlement was observed in several locations. While still functional the walkways should be monitored for further settlement and repaired or replaced if trip hazards develop.
- ☒ **Safety Issue:** The walkway has heaved and/or settled with raised and uneven walking surfaces noted. This condition presents a trip hazard and should be altered for improved safety. Improvements are strongly recommended.

Patio - Concrete

The concrete slab on grade patio in the backyard appeared to be in generally good condition and adequately sloped away from the home.

Fence & Gate

The majority of the wood fencing around the property appeared to be in adequate condition overall. The following observations pertain to the fencing.

- ☒ **Monitor:** Foliage covers a majority of the fence in various locations. The foliage obscures a visual inspection of the fencing in this area. Further evaluation may be desired once the foliage has been trimmed away in the future.



Landscaping

- ☒ **Improve:** Vines growing on exterior walls in various locations should be kept trimmed away from siding, window trims, and the eaves.



LIMITATIONS OF EXTERIOR COMPONENTS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, breakwalls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- The fountain and related equipment are beyond the scope of this inspection and are not tested.
- The wooden decorative trim utilized to case the exterior portion of the windows did not appear to have a steel flashing known as a "Z" flashing installed. "Z" flashing helps prevent moisture intrusion behind the trim and into the wall cavity of the home. The present configuration requires that caulking be utilized to seal the top seam of the trim to wall connection. Caulking levels should be maintained on a regular basis to reduce the likelihood of moisture intrusion. Whether or not moisture penetration has occurred in this case is unknown, during a visual inspection only observable facts are reported.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Garage Components

DESCRIPTION OF GARAGE COMPONENTS

Garage Floor:	•Concrete
Vehicle Door(s):	•Wood Slider

GARAGE COMPONENTS OBSERVATIONS

GENERAL COMMENTS

As is common in older neighborhoods, the detached garage is a low quality structure. With the exception of keeping the roof watertight and having functional gutters for roof water, it may not be worth investing in repairs. Rebuilding may be the better long term approach. Please look to the observations below for specific information.

RECOMMENDATIONS / OBSERVATIONS

Garage Floor

The garage floor is a concrete slab on grade, where visible the floor appears to be in serviceable condition. The following conditions were noted.

- ☒ **Monitor:** The concrete garage floor was not fully visible at the time of the inspection. Personal belongings covered all or part of the floor surface preventing a complete evaluation. Inspection of the concrete floor in the garage should be made when the area is cleared.



Garage Interior

The following observations and recommendations were noted.

- ☒ **Monitor:** All areas of the garage wall were not available for inspection. Personal belongings blocked access to portions of the firewall. These areas of the firewall were not evaluated.
- ☒ **Monitor:** Water staining was noted on the interior wall and/or of the garage. The water stain appears to be from past leakage and was dry at the time of the inspection. Monitoring this area in general is recommended to determine if additional leakage occurs.



Garage Vehicle Doors

The garage vehicle door is a wood sliding type with two doors provided. Each of the doors operated smoothly when tested and was found to be in generally good condition with a latching device installed.

Garage Door Exterior

The garage door to the exterior was in good condition overall with the following observations noted.

- ☒ **Repair:** The garage door to the exterior door knob is damaged. Repairs are recommended.

Garage Storage Platform

- ☒ **Monitor:** The garage storage platform appears to be home made and has a limited storage capacity. The load or carrying capacity of the platform was not determined during the inspection. Further evaluation is advisable; improvements to strengthen the platform may be needed.

LIMITATIONS OF GARAGE COMPONENTS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

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

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical System

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•120/240 Volt Main Service
Service Entrance Wires:	•Overhead
Main Disconnect:	•Breakers •Main Service Rating 100 Amps
Main Distribution Panel:	•Breakers •Located on the east exterior wall
Distribution Wiring:	•Copper •Aluminum •Knob-and-Tube Copper

ELECTRICAL SYSTEM OBSERVATIONS

GENERAL COMMENTS

See the comments below.

RECOMMENDATIONS / OBSERVATIONS

Service / Entrance

The service entrance is provided by overhead cables and appears to be well secured. The drip loop at the mast is adequately configured and in good condition overall.

Main Panel

The main distribution panel is located on the exterior east wall of the home. The main disconnect rated at 100amps. There are - 120 volt circuits and - 240 volt circuits. The circuits and their breakers are in generally good condition and well labeled as to their purpose.

- ☒ **Monitor:** The panel seal tags typically provided by the local utility have been removed. Seal tags are intended to indicate un-authorized access to secure areas of the electrical panel. Contacting the local utility for review of this condition is recommended.



Outlets

This home is provided with both 2-prong ungrounded and 3-prong grounded electrical outlets. A sampling of the outlets, where accessible, was tested. The majority was found to be functioning as intended and in serviceable condition with the following observations noted.

- ☒ **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended at all of the wet locations throughout the home. This home was built at a time when GFCI outlets were not required in these areas. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. Upgrade improvements are recommended.
- ☒ **Improve:** An outlet in various locations is loose within its junction box. This outlet should be properly secured.
- ☒ **Repair:** This house was originally constructed with a non-grounded wiring system. The use of 2-prong ungrounded outlets was standard at the time. Today's 3-prong grounded outlets are often improperly installed as replacements for the original 2-prong outlets. This condition should be corrected when found. A number of 3-prong outlets throughout the home were found to be ungrounded when tested and require repair. Several corrective options are available; filling the lower ground slot with epoxy glue to prevent insertion of a 3-prong power cord is a cost effective solution. Alternatively, upgrading the electrical circuit to provide a ground source for each ungrounded outlet can be undertaken or the receptacle can be returned to the original 2-prong type. Most building officials allow the installation of GFCI type outlets (Ground Fault Circuit Interrupter) where a ground source to outlets has not provided. Improvements are recommended.

Knob & Tube Wiring

Some knob-and-tube wiring was found to be in use for part of the wiring system. Knob-and-tube wiring is a method of wiring no longer used. Where visible, the knob-and-tube wiring appeared to be in serviceable condition, however much of the wiring system is not visible. The following observations and recommendation were noted.

- ☒ **Monitor:** Heavy wear and loss of insulation due to age are characteristics common with this type of wiring. Any knob-and-tube wiring that is exposed during renovations should be replaced.

Switches

A sampling of the light switches, throughout the home were tested and appear to be operating properly and in serviceable condition with the following observations noted.

- ☒ **Monitor:** Several light switches throughout the home did not appear to control any electrical device. The purpose of each switch and its function could not be determined. These switches when found should be investigated to verify their use. Consulting with the current occupant is recommended and may provide additional information.

Lights

A sampling of the light fixtures throughout the home were tested. The light fixtures tested responded to controls and are in operating condition.

LIMITATIONS OF ELECTRICAL SYSTEM INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

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

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.