CHICAGO TITLE INSURANCE COMPANY

Fidelity National Financial Group of Companies' Privacy Statement

July 1, 2001

We recognize and respect the privacy expectation of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

* From applications or other forms we receive from you or your authorized representative;
* From your transactions with, or from the services being performed by, us, our affiliates, or others;
* From our internet web sites;
* From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
* From consumer or other reporting agencies.

Our Policies Regarding The Protection Of The Confidentiality And Security Of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We may also disclose your Personal Information:

* to agents, brokers or representatives to provide you with services you have requested;
* to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
* to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right To Access Your Personal Information And Ability To Correct Errors Or Request Change Or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Privacy Compliance Officer
Fidelity National Financial, Inc.
601 Riverside Drive
Jacksonville, FL 32204

Multiple Products or Services:

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.

LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorney's fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the ability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)

EXCLUSIONS

In addition to the exceptions in Schedule B, you are not insured against loss, costs, attorney's fees and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or governmental regulation. This includes building and zoning ordinances and also laws and regulations concerning:

   land use — land division
   improvement on the land — environmental protection

   This exclusion does not apply to the violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless:
   a notice of exercising the right appears in the public records on the Policy Date
   the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking

3. Title Risks:
   that are created, allowed, or agreed to by you
   that are known to you, but not to us, on the Policy Date - unless they appeared in the public records
   that result in no loss to you
   that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks

4. Failure to pay value for your title.

5. Lack of a right:
   to any land outside the area specially described and referred to in item 3 of Schedule A, or
   in streets, alleys, or waterways that touch your land

   This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

EXCEPTIONS FROM COVERAGE

In addition to the Exceptions, you are not insured against loss, costs, attorneys' fees and expenses resulting from:

1. Someone claiming an interest in your land by reason of:
   A. Easements not shown in the public records
   B. Boundary disputes not shown in the public records
   C. Improvements owned by your neighbor placed on your land

2. If, in addition to a single family residence, your existing structure consists of one or more Additional Dwelling Unit, Item 12 of Covered Title Risks does not insure you against loss, costs, attorneys' fees, and expenses resulting from:
   A. The forced removal of any Additional Dwelling Unit, or,
   B. The forced conversion of any Additional Dwelling Unit back to its original use,

   if said Additional Dwelling Unit was either constructed or converted to use as a dwelling unit in violation of any law or government regulation.

AMERICAN LAND TITLE ASSOCIATION HOMEOWNER'S POLICY OF TITLE INSURANCE (10-17-98)

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorney's fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:
   a. building — c. Land use — e. Land division
   b. zoning — d. improvements on the Land — f. environmental protection
   This Exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.
   This Exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17, or 24.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.

3. The right to take the Land by condemning it, unless:
   a. a notice of exercising the right appears in the Public Records at the Policy Date;or
   b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.

4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.d, 22, 23, 24 or 25.

5. Failure to pay value of Your Title.

6. Lack of a right:
   a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.
   This Exclusion does not limit the coverage described in Covered Risk 11 or 18.

AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (10-17-92)
WITH ALTA ENDORSEMENT - FORM 1 COVERAGE
and
AMERICAN LAND TITLE ASSOCIATION LEASEHOLD LOAN POLICY (10-17-92)
WITH ALTA ENDORSEMENT - FORM 1 COVERAGE

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorney's fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violations of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy); or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any statutory lien for services, labor or materials (or the claim or priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.

7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
   (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
   (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
   (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
      (a) to timely record the instrument of transfer; or
      (b) of such recordation to impart notice to purchaser for value or a judgment or lien creditor.

The above policy forms may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following General Exceptions:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (10-17-92)
and
AMERICAN LAND TITLE ASSOCIATION LEASEHOLD OWNER'S POLICY (10-17-92)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorney's fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violations of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
(a) created, suffered, assumed or agreed to by the insured claimant;
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
(c) resulting in no loss or damage to the insured claimant;
(d) attaching or created subsequent to Date of Policy; or
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
(i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
(ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
(a) to timely record the instrument of transfer; or
(b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above policy forms may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following General Exceptions:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

METRO INSPECTION SERVICES
6866 CHARING CROSS ROAD, BERKELEY, CALIFORNIA 94705 — 510-845-5745

JOB NUMBER 22248 August 25, 2002

RECEIVED AND READ
NUMBER OF PAGES 28
NAME [signature] DATE 2/17/04
NAME [signature] DATE 2/17/04

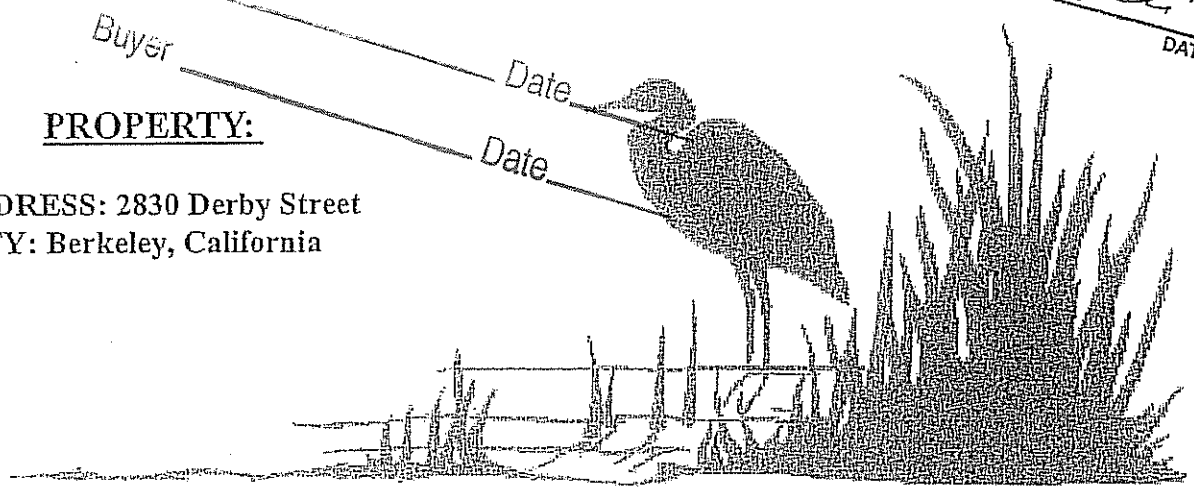
NONTRANSFERABLE AND CONFIDENTIAL INSPECTION REPORT

Buyer Date

Buyer Date

PROPERTY:

ADDRESS: 2830 Derby Street
CITY: Berkeley, California



PROPERTY DESCRIPTION
BUILDING TYPE: SFD
NUMBER OF STORIES: 2
SITE PROFILE: Flat Lot
EXTERIOR: Wood Shingle Siding
ESTIMATED AGE: 90-100 Years

BUILDING SYSTEM SUMMARY
ELECTRICAL SYSTEM: 220 Volts
- CAPACITY: 100 Amps
PLUMBING SYSTEM: Mixed
HEATING SYSTEM: Forced Air Furnace
SEISMIC: Needs More Bolts & Shear Panels

IDENTIFICATION OF PARTIES

INSPECTION DATE: August 22, 2002 **INSPECTED FOR:** Erik and Janet Larson

REALTOR: Helene Barkin **REALTY:** The Grubb Company

REALTY OFFICE: Claremont Office

Note: The property was inspected for the party listed above and this report was prepared for the exclusive use of that party only. The use of this report to make a purchase decision by a third party is not authorized unless Metro Inspection Services is notified. The report is not intended to stand alone, and it is normally accompanied by verbal explanations of conditions found at the site that may not be included in this report. This report is written using the standard practices of the American Society of Home Inspectors (ASHI).

JOB NUMBER 22248

August 25, 2002

TABLE OF CONTENTS

Page

GENERAL CONDITIONS 4

ELECTRICAL SYSTEM 6

PLUMBING SYSTEM 10

HEATING AND VENTILATING SYSTEM 13

SITE, AND DRAINAGE CONDITIONS 14

EXTERIOR CONDITIONS 18

ROOF CONDITIONS 19

INTERIOR CONDITIONS 21

STRUCTURAL SYSTEM 24

EARTHQUAKE PROTECTION 26

ATTIC AND ENERGY DESIGN CONDITIONS 27

NOTIFICATION ON ENVIRONMENTAL CONDITIONS

Our **inspection is a general building inspection** and is based on currently active issues in the construction of buildings. There have been news reports and scientific studies on possible environmental hazards found in buildings. These include such things as radon in the soil, lead in water supply lines, asbestos fibers in linoleum glue, concerns about toxic molds, and other hazards caused by the products commonly found in construction. This inspection does not cover possible threats from environmental contaminants and hazards. We may point out the obvious uses of well-known contaminants, but this should not be viewed as a thorough or in-depth review of this type of hazard. The degree of possible danger, in many cases, is still being debated by experts. We would not be in a position to define the hazards connected to these potential environmental contaminants.

DISCLAIMER

THE INSPECTION OF THIS PROPERTY DOES NOT ALTER OR CHANGE THE RESPONSIBILITY OF THE SELLER. IT IS THE SELLERS RESPONSIBILITY TO PROVIDE FULL DISCLOSURE. OUR EFFORTS ARE LIMITED TO A REASONABLY DILIGENT INSPECTION OF THE PROPERTY, USING THE STANDARD PRACTICE OF HOME INSPECTORS, TO PROVIDE THE CLIENT WITH ADDITIONAL INFORMATION CONCERNING THE PROPERTY BEING PURCHASED.

THIS INSPECTION DOES NOT TAKE THE PLACE OF ANY INSPECTION REQUIRED BY ANOTHER AGENCY OR AUTHORITY SUCH AS A REQUIRED BUILDING INSPECTION. WE ARE NOT SOILS ENGINEERS OR STRUCTURAL ENGINEERS. WE DO NOT COMPLETE A PEST CONTROL INSPECTION, NOR ARE WE INSPECTING FOR ENVIRONMENTAL HAZARDS.

IF INFORMATION IS EITHER MISUNDERSTOOD OR IS MISSING FROM THE REPORT, IT SHOULD NOT BE CONSTRUED THAT WE HAVE COMPROMISED THE ABILITY OF THE BUYER TO GAIN COMPENSATION FROM THE SELLER FOR MATERIAL DEFECTS. OUR OBSERVATIONS ARE BASED ON VISUAL INSPECTION OF EXTERIOR SURFACES. SUBSURFACE CONDITIONS MAY VARY FROM THOSE THAT WERE OBSERVED. THEREFORE, THERE CAN BE NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, OF THE CONDITION OR PERFORMANCE OF THE BUILDING OR EQUIPMENT UNDER CONTINUED DAILY USE.

ASSISTANCE IN READING THE REPORT:

Orientation - The right and left side of the building referred to in the report are based on a person standing in the street in front of the building, facing the building.

Numbering - The pages are numbered sequentially, the page headings are listed in the index and the last page of the report is designated as the "end of report". This allows the reader to determine whether they are seeing the entire report.

Need To Know - This report is generated for use by readers with different needs. The first text page gives a general summary and lists the major defects found on the property. The summaries at the start of each section describe the general conditions of the various building systems. The **highlighted** items indicate the basic subject matter in the paragraph or comment. However, the reader is encouraged to read the entire report.

GENERAL CONDITIONS

GENERAL SUMMARY:

The building being inspected is an **older home in Berkeley**. It is situated on a nearly flat lot and was constructed essentially at or above grade. The slope of the lot is less than five degrees. The basic structure of the building appears to be normal for this age dwelling. Normal seismic restraints are evident throughout the visible portions of the building, for the age of the construction, and some limited seismic upgrades have been completed. The home has been moderately well maintained.

IMPORTANT ITEMS:

Although there may be additional items of importance to the buyer, some items noted during the inspection stood out as the more important or **most significant findings**. They are as follows:

- A number of **irregularities were noted in the electrical system.** Some electrical work appears to have been completed by a non-professional and some outdated electrical equipment was found. A review and inspection by an electrician will be needed. A list of the items noted during our inspection can be found in the electrical section of this report.

- The **water supply pressure to the upstairs hall bathtub** was insufficient to provide a functional shower. This condition usually indicates a build-up of rust on the interior walls of the older galvanized piping, or a faulty mixing unit behind the wall. Repairs will be needed and they may require opening the wall cavity.

- The furnace is **quite old and near term replacement will be needed.** The furnace is an older forced air furnace located in the crawl space area. The upstairs is heated by a combination of older electric heaters and a direct draft heater. Some near term repairs and upgrading to the house heating system will probably be needed.

- The **roof has reached an age where replacement will be needed.** Ample evidence of age and degradation was apparent. The conditions of the roof surface indicate that the natural aging processes and the exposure to the elements have resulted in damaged and deteriorated roofing materials. The roof appears to be nearing the end of its service life.

- The **hot water heater was an older unit.** In older units it is quite common for rust to build up to a point where the heater is no longer efficient. Due to the number of repairs needed replacement is recommended at this time.

Information on these items and other items that were found to be of particular interest or are in need of a written record are noted in the enclosed comments and recommendations. This report covers major defects. Although some minor maintenance and aesthetic items are included, no attempt is made to record every minor defect or those items that are readily apparent to casual observation.

GENERAL CONDITIONS - COMMENTS AND RECOMMENDATIONS

This is an **older home**. The condition of older homes is heavily dependent on the care and maintenance provided by previous owners. Normal maintenance of a home includes an upgrading, from time to time, of the utility systems that supply the home with necessary services. These would be designated as utility maintenance items. The paint and decorating of the home would be considered aesthetic maintenance. This home would be considered about average in both the aesthetic and utility maintenance areas. The home appears to have been maintained on a reasonable basis, but some maintenance appears to have been postponed. Some important utility upgrades have been made in the past, but some components are getting older and improper repairs have been made in some areas.

Some design **modifications have been made to this home by non-professionals.** Whereas most of these modifications were made in an attempt to upgrade or improve conditions normally found in older homes, the quality of the work would seem to indicate that the work was done in a non-professional manner. There is some evidence that the work was done without permits. The permit process requires independent inspections that provide subsequent homeowners with some assurance that the work completed was done in a safe and responsible manner. This protection is especially important in areas that are not available for inspection such as behind walls. This inspector can make no presentations concerning conditions that are not accessible for inspection. The visible evidence of marginal or non-standard construction methods are as follows:

- Modifications and extensions to the electrical system.
- The installation of the sump pump.
- The installation of the fireplace on the upper back deck.
- The installation of some of the seismic upgrades.
- The installation of the skylight in the family room.
- Some plumbing pipes installed under the home.
- The installation of the water heater.
- The addition of the bathroom and steam shower on the main floor.
- The remodeling of the kitchen.

An **addition has been added** to the left side of this home. It is apparent that some of the workmanship and material used in this addition do not conform to standard

construction practices. There is evidence that some of the requirements of the Uniform Building Code have been overlooked or have been ignored. The workmanship would leave some doubt as to whether permits were obtained for this addition. The following items were noted in the new addition:

- The addition extends out in to the side yard.
- The steam shower is not a standard installation.

An **addition has been added** to the right side of this home just behind the front porch and the kitchen has been partially remodeled. The workmanship and materials used appear to be proper in most areas, but some evidence of non-standard construction was noted. With the increasing emphasis and importance of having work done with permits, it may be wise to obtain a copy of the signed off permits, or some other verification that the final approval of the addition and kitchen remodeling was obtained.

ELECTRICAL SYSTEM

ELECTRICAL SYSTEM SUMMARY - 100 Amp Main - **Breakers** Age: Older
Two Subpanels – Breaker and Plug Fused Age: Moderate Age and Older
Grounding: Some Improper Need: Repairs

ELECTRICAL SYSTEM COMMENTS -

This home has a **mixture of older wiring and newer wiring.** There has been a partial upgrading of the electrical system. A 100 amp breaker controlled main panel has been installed and newer style wiring now protects a portion of the home. The main panel was found in an exterior metal cabinet on the front right corner of the home. The supply to the main panel is through copper feed wires running in an overhead service drop from the street. The new main panel feeds two subpanels; one located under the steps and one located in the studio. The wiring in these subfeeds is copper. A number of branch circuits have been added to the newer subpanel to reduce the load carried by the older wiring. A number of older wiring runs still feed some old remaining circuits in the home, but these circuits appeared to be sized properly for the electrical equipment that would normally be used on these circuits. The condition of much of the older wiring, that does remain, is unknown. It was covered by wall material and therefore not available for visual inspection. A further upgrade of the remaining two wire outlets still found in some places would provide better ground protection and enable the use of newer three prong plugs.

This home has some remaining **"knob and tube" wiring**. This refers to the insulator posts and tubes that support the wiring. This is an older style of wiring found in older homes. There would always be some concern for older wiring if the wiring has been

frayed or abused to the point where the insulation material is not fully protecting the wire from contact. The most common fault found with older wiring is a build up of corrosion at the terminals and connection points. This problem is prevalent above old light fixtures where the heat from the light may have caused damage to the insulation or a build-up of corrosion where the wire is wrapped around a terminal. If older light fixtures are to be retained the wires and connection terminals should be cleaned. Older wall switches should be replaced if there is any arcing across contact surfaces when the switch is turned on. Older outlets should be replaced if the contact fins do not hold the prongs of the plug solidly or if there is any corrosion present.

It was noted that the **overhead drop for the electrical supply to the home passed through a tree.** This line should be kept free of any contact with tree branches and limbs. Contact with the tree can cause damage to the insulation on the wires. The tree will need to be trimmed from time to time to maintain a safe clearance.

There is a 100 amp breaker protected main panel, but the **subpanel in the studio has older plug type fuses.** A recent trend in insurance underwriting has developed which calls for replacement of all older fused electrical panels with new breaker protected main panels and subpanels. Some upgrading has been done to the electrical system in this home, but some additional upgrading may be required by the insurance underwriter.

During the inspection **some irregularities were found in the electrical system.** During an inspection, a partial check of the electrical system is completed. This partial inspection includes random checks with an electrical tester that indicates whether adequate grounding and proper wiring practice has been used. The faults noted were as follows:

- The home has a **main panel with components made by Zinsco.** This product line is developing a history of problems related to the aging of the breakers. Failures of the older Zinsco breakers are beginning to appear due to a breakdown in the mechanical function of the magnetically tripped breakers. Equipment made by this company is considered to be outdated and although the evidence is somewhat sparse, and anecdotal in nature, some electricians are beginning to recommend removal and replacement of these components.

- There is **no circuit directory in the subpanel.** Normally a directory of what areas or equipment the circuits protect is required to be shown in the main panel. This is required by code and is normally a requirement that must be met before final approval of the new electrical upgrade is provided by the city inspector.

- There was some **exposed Romex type wire** in the basement steps and under the newer subpanel. Wiring run in accessible areas needs to be run in metal clad cable

or be covered by wall coverings (sheetrock) to a height of at least seven feet.

- There was **no grounding wire** on top of the hot water heater. A ground wire connection, called a 'bonding jumper wire', is needed between the incoming water supply pipe and the outgoing water discharge pipe, and this ground wire should extend to the gas supply line. This ground wire is needed to maintain the house grounding system for protection against an electrical shock from plumbing that may have come into contact with a hot electrical wire.

- One of the **electrical subpanels** is located in a clothes closet. A recent change in the electrical code makes the location of subpanels in clothes closets unacceptable. If modifications are needed to the electrical system, which involve the subpanel, it may need to be relocated to meet current codes and standards.

- The **electrical subpanel in the converted garage/studio was overfused.** Normally this type of panel should be mostly 15 amp fuses, with an occasional 20 amp fuses, for an appliance circuit. This panel had a number of higher amperage fuses and, as such, does not provide the proper protection of the electrical system.

- There was a **pull chain light** in the closet by the subpanel. These pull chain lights are no longer recommended. The chain or string can become an electrical conductor and contact with the light and any other ground such as soil or plumbing can result in a serious electrical shock.

- There were several **ungrounded three prong outlets** on the upper floor, in the bathrooms, and one in the kitchen near plumbing. The installation of three prong outlets in older ungrounded boxes is not recommended. It gives the user the mistaken impression that the outlet is part of the new upgraded, and properly grounded, electrical system.

- The home is older with a **limited number of outlets** and many of these are the older two prong outlets. Due to the age of the home, the number of outlets in any given room is less than is found in newer homes. This may require the addition of some new outlets in areas where electrical service is needed or where appliances with three prong plugs will be used.

- Some **light fixtures have been removed** on the upper level leaving bare wiring some of which is still hot.

- The **outlet on the right exterior of the house** would normally have GFCI protection in a newer home or in a home with an upgraded electrical system. This

outlet did have the normal GFCI outlet, but it did not trip properly when exposed to an amperage imbalance. This GFCI outlet is defective or it was wired improperly.

- The **outlet in the kitchen** by the sink would normally have GFCI protection in a newer home or in a home with an upgraded electrical system. This outlet did not have the normal GFCI outlet or it was wired improperly.

In modern homes, **Ground Fault Circuit Interrupt (GFCI) outlets** are required in selected areas to reduce the chances for electrical shocks to inhabitants. This device will trip the circuit off if there is a defect in the appliance being plugged into the outlet. Although this age home would not be expected to have these devices, some increase in safety could be obtained by adding them in important areas. GFCI outlets were not found in all of the locations that would normally be expected to be protected by these devices in a newer home, or in a home that has an upgraded electrical system.

The electrical system in this home is an older electrical system. The **grounding systems** on newer electrical systems include some improvements that this home does not have. If repairs are made to the electrical system, it is quite probable that the electrician will want to include some upgrading of the electrical system grounding.

Some **electrical modifications appear to have been made to this home by non-professionals**. Whereas most of these modifications were made in an attempt to upgrade or improve conditions normally found in older homes, and to add new service, the quality of the work would appear to indicate that the work was done in a non-professional manner. There is some evidence that the work was done without permits. The permit process requires independent inspections that provide subsequent homeowners with some assurance that the work completed was done in a safe and responsible manner. This protection is especially important in areas that are not available for inspection such as behind walls. This inspector can make no presentations concerning conditions that are not accessible for inspection. Based on the number of irregularities seen in the electrical system, it is **recommended that a professional electrician be brought in** for a complete review of the system for safety of operation and code compliance.

The **electrical system shutoff location for this home**, to be used in an emergency, is located in a metal cabinet on the left side of the house. The main panel is a breaker protected panel and the 100 amp breaker designated as the main service disconnect needs to be switched to the off position to disconnect all power to the home.

PLUMBING SYSTEM

PLUMBING SYSTEM SUMMARY - Pipe Type: Mixed Age: Older/Newer
Modifications: Some New Pipe Pressure: 90 PSI
Pressure Drop: Noticeable Need: Repairs

PLUMBING SYSTEM COMMENTS -

The **plumbing system in this home has been partially upgraded.** The incoming water supply line is a copper line. The water distribution system is a combination of older galvanized steel piping and newer copper piping. Some of the plumbing appears to be the original galvanized plumbing, but newer copper piping has been installed in some places. The extent to which the new copper piping extends into closed walls and floor spaces is unknown. The discharge system is older galvanized steel piping and the vent system is galvanized piping. The main waste drain is cast iron piping. The supply line to the home is a 5/8" diameter underground pipe entering at the right front corner of the house. The distribution system inside the home is mostly hidden from view, but appeared to be 1/2" diameter lines. Water supply pressures were slightly above normal.

The **water supply pressure to this home was slightly high,** at approximately 90 PSI. This may cause some increased degradation to faucet packing and seals, and can burst garden hoses, dishwasher hoses, and laundry washer hoses, that are left pressurized. A plumber can install a pressure-reducing valve that could be used to reduce the pressure. A water pressure of 40 to 80 PSI is more normally found, and a pressure of approximately 55 to 65 PSI is optimum. If the higher water pressures are to be used, it is recommended, as preventive maintenance, that any rubber water supply hoses be changed every three years, and that high quality hoses be installed.

Some plumbing repairs may be needed. The following items or conditions were noted during the inspection.

- The **piping in the basement** was a mixture of galvanized and copper piping. Whenever two different metals are joined, it is recommended that bimetallic couplings be used. These are required to limit damage from a cathodic chemical reaction between the dissimilar metals. If these couplings are not used the pipes may become clogged with rust. These couplings did not appear to be in all the proper locations in the piping in this home. It was also noted that some of the new copper piping was not supported properly.

- The **faucet valves need changing in the upper hall bathroom.** No functional flow could be established in the bathtub or shower faucets and nozzle.

- There was some **black unpainted ABS piping** on the roof of this home. When this type of plastic piping is extended to, or used on the exterior of the home, or above the roof line, it must be painted to protect it from the harmful rays of the sun.

- There is a **loose roof jack on a plumbing vent stack** protruding through the roof. The roof flashing was placed on top of the roof rather than under the shingles. It has pulled loose and is **not properly sealed.**

- The **laundry area has been moved to the garage.** This may result in a long delay in hot water reaching the washer. This may result in colder than normal water during the wash cycle.

This **home has a steam unit in the shower** on the added bathroom on the main floor. The steam unit was not inspected or operated and did not appear to be operational. The condition of the heating equipment and moisture protection of interior walls, floors, and ceilings, were considered to be outside the scope of this inspection. Demonstration of this equipment, including the proper cleaning and maintenance requirements, are best provided by the seller or the local sauna system supplier.

The **sprinkler system** in the yard is controlled by a time clock and automatically operated valves. This sprinkler system was not inspected or operated, and an evaluation of this system is considered to be outside the scope of a home inspection. Care should be taken to water the lawns or plants regularly but not to the point of over saturation. Generally lawns and plants do best if watered for approximately ten minutes for pop-up sprinklers, twenty-five minutes for micro head sprinklers, and forty five minutes for drip type sprinklers, on only three days in any given week during normal summer Bay Area weather conditions. It should be understood that some sprinkler systems do not reset after a power outage, and some sprinklers reset automatically to ten minutes every day.

This home appeared to have an **illegal sump pump discharge connection** to the sanitary sewer. The sump pump discharge appears to be connected into the sanitary sewer piping. Site drainage water is supposed to tie into the city storm drain system and not the sanitary sewer. If an illegal connection is found by a city inspector, they sometimes require a modification.

There were some **water pipes on the exterior of the home** that were not protected with insulation. The Bay Area has had several cold spells in the last five years that have caused freeze damage to exterior water pipes.

A number of older buildings have been found to have **broken sewer lines** under the soil surfaces. A break in the underground piping can result in the need for costly repairs to the existing underground waste drain system. It is becoming quite common to have underground video surveillance cameras used to find these broken lines, and two cities in the Bay Area are already making this a requirement for the sale of a building. This is an item that cannot be inspected by us. If the buyer wishes to insure against the need for near term repairs, that can be quite costly, it would be recommended that this type of investigation be performed.

The **plumbing system shutoff location for this home**, to be used in an emergency, is located on the front right side of the home. The valve is located near the ground. The valve needs to be closed by turning the valve clockwise to shutoff the water supply to the home.

HOT WATER HEATING SYSTEM -

The **water heater** in this home was a gas fired unit. It was **an older model** and had a storage capacity of **30 gallons**. It was attached to copper incoming and outgoing water lines. It did not have a safety valve for over pressure protection. It did not have the recommended flexible gas line connection for earthquake protection. It had one poor earthquake strap for protection against over turning during an earthquake, but this seismic restraint system needs to be improved with proper straps. The water heater was not properly vented, and the **vent pipe was loose and improperly supported**. It was glass lined for energy conservation.

The **gas line to the water heater is aluminum.** These older sections of aluminum tubing can become corroded and it is quite common to have gas leaks in this type of rigid tubing. It is recommended that the rigid aluminum tubing be replaced with a flexible metal gas supply pipe.

An **older water heater** without a safety relief valve is also considered to be an unsafe condition. If the burner controls malfunction, there is no escape mechanism for the pressure, and the water heater can explode, causing injury or damage to the home.

The **combustion gas vent pipe on the water heater was not attached properly** and needs a minor reattachment and repair.

The **hot water heater was an older unit.** In older units it is quite common for rust to build up to a point where the heater is no longer efficient and the pressure drop through the water heater causes a drop off in water pressure. The need for near term replacement of this heater should be expected and repairs are needed to heater at this time. A safety valve

needs to be added. The earthquake restraint system needs attention and the venting is improper. It would appear to be prudent to replace this older heater with a new water heater rather than make extensive repairs to an older heater.

HEATING AND VENTILATING SYSTEM

HEATING SYSTEM SUMMARY - Forced Air - 80,000 BTU Age: Older
Space Heaters: Gas, Electric Age: Various
Insulation: Fiberglass Need: Service/Monitor

HEATING SYSTEM COMMENTS -

The heating system in this home is an **older forced air furnace**, made by Rheem. On any older furnace, there would be some concern for the integrity of the combustion chamber. Gas appliances require regular servicing. If this furnace has not been serviced recently, a service call should be made at this time, and the servicing should include a check of the combustion chamber. The output capacity of this unit, at 80,000 BTU's, appears adequate for this size home.

The upper rear bedroom and bathroom in this home is heated by **electric resistance heaters** located in the room areas. Each of these heaters has its own thermostat and they can be controlled independently for a comfortable bathing and sleeping environment. The heaters were checked and found to be in operation.

The heat in the master bedroom of this home is supplied by a **direct draft wall heater** located in the bedroom area. The output of this unit is rated at 9,000 BTU's. This should be enough quantity of heat to heat the bedroom area. This unit was not in service at the time of the inspection, so it was not checked for operability.

The **burner quality in the furnace in this home was noted to be substandard.** The flame color was yellow. This is usually caused by an improper air to fuel mixture. It appears that the furnace has not been serviced for some time. Gas appliances require regular servicing. If this heating unit has not been serviced recently, **a service call should be made at this time**, and the servicing should include a check of the combustion chamber.

The **gas heating system in this home is getting older.** If it will continue in operation, it will need to be monitored. A gas heating system has an inner combustion chamber where the combustion occurs, and it is important to service and monitor this age heater for a crack in the combustion chamber. Although gas furnaces normally last much longer, a combustion chamber is normally warranted for only twenty years by the

manufacturer. When a furnace is more than twenty years old, it should be checked regularly for cracks in the combustion chamber, and **carbon monoxide detectors are recommended** for use in any home that has an older gas fired heating system, or one that has some other evidence of a possible crack in the combustion chamber. These detectors can be purchased quite cheaply and located on the interior of the home near the floor, of any heated room space, to provide constant monitoring of the older heating system.

The **gas fuel shutoff location for this home**, to be used in an emergency, is located on the left side of the house. The gas valve is located on a pipe near the ground and it needs to be turned a quarter turn, either direction, to disconnect all gas supply to the home. A gas shutoff wrench is recommended to be permanently located close to the gas shutoff valve.

SITE, AND DRAINAGE CONDITIONS

SITE AND DRAINAGE SUMMARY - **Soil Type:** Clayey Silt **Damage:** Yes
Site Profile: Nearly Flat Side Slope
Drainage: Fair **Needs:** Repairs and Drainage Controls

SOIL CONDITIONS -

The soil around and under this home shows signs of **expansive soil conditions.** Expansive clay soil swells when it gets wet and contracts when it dries, leaving behind telltale surface cracks in the soil surface. This cycling process sometimes causes damage to walkways and other unreinforced masonry. The driveway and the walkways around this home show signs of damage from this expansive soil characteristic.

The soil in and around this home is made up of a mixture of **sand, silt, and clay,** mixed with the normal soil materials produced by the decomposition of surface debris. Normally this material provides an adequate support base for foundations. The clay component in the soil requires that extra precautions be taken in the drainage area.

SITE CONDITIONS -

The **fences in the front yard have been damaged by a tree and** are in need of some attention. The **fences in the back yard** are also in need of some attention. They were found to be tilting or unsteady in places. This appears to be caused by poor placement of the posts and/or some wood rot in the bases of some of the posts. Posts for fences should be set in concrete lined holes at least two feet deep.

There is some **cracking of the walkways** around the home. Normally long continuous pour concrete slabs have some cracking due to contraction of the concrete during the curing period. However, the cracking in these walkways appears to be somewhat more pronounced and the cracks appear to be caused by the upheaval of the expansive clay soils under the walkways.

Stairs and walkways with **step systems can be hazardous** if they do not fit certain dimensions. A person using a stair system has prior experience with stairs and relies heavily on motor skills developed over a life time. Stairs should be uniform in tread width and riser height, especially if lighting is poor. Over the years, codes for stair systems have trended toward wider treads and tighter restrictions on dimensional tolerances. This home has a set of circular steps leading up to the upper back deck that would not meet present standard practice for safe step systems. The circular stairs have small steps and risers, and the handrails are minimal. Care should be taken to traverse these steps with great caution, especially when descending the steps in low light conditions. Children and others with physical impairments should be warned against use of the steps in a hurried or casual manner.

The **front entry** on this home has been constructed with some new materials that need to be kept sealed to protect against damage from wood rot. The joists and girders that support the redwood deck surface and steps are made from a Douglas Fir wood product that is inappropriate as an exterior building material in an unsealed or unpainted condition. Expensive repairs are quite common in these materials if they are left in their natural state over extended periods of time. The deck joists and girders should be sprayed with a soaking type sealant, containing a mildewcide and fungicide, approximately every two years.

The **back deck** on this home has been constructed with some materials that need to be kept sealed to protect against damage from wood rot. The deck is made from wood products that are inappropriate as exterior building materials in an unsealed or unpainted condition. Expensive repairs are quite common in these materials if they are left in their natural state over extended periods of time. The deck surface, the supporting joists, and girders should be sprayed with a soaking type sealant, containing a mildewcide and fungicide, approximately every two years.

The **handrails on the upper back deck** on this home do not meet present Uniform Building Code limits, which were set primarily for the safety of children. The openings in the deck rail are supposed to be such that a four inch sphere cannot pass through the rails. On this deck and stair system the rails or balusters are spaced more widely than this. If children will be permitted on the deck this condition should be remedied. Some loose handrails and wide openings in the rail were also noted on the deck and stairs on the left side of the home.

The **back upper deck** is over a wooden support structure and there is some living space below this deck. This deck surface must be maintained as a roof as well as a walking surface. Appropriate materials should be used to keep this surface sealed. These open decks over living spaces are a critical concern and a common leak problem in all construction. The deck surface must be water tight and the edges of the deck must have lapped joints or flashing that goes up under the deck rail or house siding. This deck could not be checked due to the deck surface covering. Some inquiry into the methods used to seal these deck surfaces and the age of the deck surface would be warranted.

The garage has been converted to a laundry room and storage area. There is **no garage** or other form of automobile protective covering on this property. There is a broken window in the side door on the converted garage.

The **roof on the converted garage** is in a deteriorated condition. If normally accepted standards are applied to this roof it would be considered substandard and in need of replacement.

There is some **cracking of the driveway concrete slab**. Normally large continuous pour concrete slabs have some cracking due to contraction of the concrete during the curing period. However, the cracking in this driveway appears to be somewhat more pronounced and the cracks appear to be caused by the upheaval of the expansive clay soils under the slab. These cracks could be grouted. If left open and ungrouted over many years, they will continue to grow in size and number.

DRAINAGE CONDITIONS -

There are **moisture stains on the interior foundations** that can be seen in the basement under the home. The cause of these stains is probably water movement toward the home, from roof drainage, or surface runoff from the soil areas around the foundations. During the rainy season some ground water appears to seep in onto the foundations and basement floor. All attempts should be made to limit the amount of water that may get trapped in soil areas around the foundations and especially on the uphill side of the foundations, or in areas close to the foundations.

The **basement room** under this home is cut into what would normally be the natural grade. This could result in some moisture seeping under and through the foundation concrete during the rainy seasons of wet years if water is allowed to accumulate next to the foundations. This might produce unwanted moisture conditions in the basement area. Should this become a problem, after all other precautions are taken, it may be necessary to divert more of the plant watering and/or natural drainage from neighboring lots around the foundation.

This **home has a sump pump installation** in the basement area. Sump pumps are used to control under house moisture accumulations. They are generally found on homes where the house foundations, have been cut into the natural grade, and have penetrated the natural ground water table. During the rainy season water seeps under and through foundation elements and enters the under house area. The sump pump is self-actuating and pumps out the water that fills a sump pump pit. Homes with sump pumps usually have dryer surface soils in the crawl space or basement areas. The sump pump was checked and found to be in operation at the time of the inspection, but some improvements could be made in the discharge piping. Normally these discharge pipes are solid wall pipes with a back flow prevention device installed and they discharge to the soil areas around the home rather than into the sanitary sewer.

The **gutter system** has been allowed to collect some significant tree debris. Wet material should not be allowed to collect in the gutters. This can cause damage from rust that can be avoided by regular cleaning of the gutters. The rust results from acids that build-up as part of the decomposition process in the wet pine needles or other biodegradable debris.

The **gutters on this home** have been installed with some details that have compromised some functional requirements in return for some aesthetic enhancements. The gutters have been installed on an almost flat slope. In addition, the exits into the downspouts were not all placed at the low spots in the gutter. These steps were taken to improve the looks of the home. Gutters work best if they are sloped a minimum of 1/8 inch per foot to the downspout exit points, and the gutters will drain completely, only if the downspout exits at the lowest point, from the bottom surface of the gutter. The type of gutters installed on this home tend to trap debris and tend to have standing water left in the gutter. It is very important that this type of gutter be cleaned regularly. Moist soil laying in the gutter can cause accelerated damage from rust.

This home has **no gutters and downspouts** at the edges of some of the roof areas. The left added room and the garage have missing gutters. Normally, it is recommended that all roof drainage be collected in some form of gutter system and carried to the ground through a downspout system where it is deposited to an underground drain system or to some form of outlet that protects the foundation area from concentrations of water.

The trees in the area are notorious for depositing large amounts of **debris onto roof areas**. The present build-up of drain clogging debris should be cleaned off the roof and out of the gutters and this should be a regularly scheduled maintenance item. Minor level adjustments to the gutters should be done during the cleaning operation, where necessary, to provide positive drainage to the downspout entry points.

EXTERIOR CONDITIONS

EXTERIOR DESIGN SUMMARY - **Siding Type:** Wood Shingle **Condition:** Fair
Windows: Wood **Condition:** Fair
Maintained: Fairly Well **Needs:** Stain on Siding

EXTERIOR DESIGN COMMENTS -

The **exterior of this building is covered with cedar shingles.** It is common to allow this type of material to age naturally. Natural weathering causes a slight shortening in the expected life span of the siding and results in uneven color patterns. The siding could be sprayed with a soaking sealant containing mildewcides and fungicides to lengthen service life and produce more even color changes caused by weathering.

The exterior of the home has **wood trim around the windows and doors** that is painted a dark color. Dark colors tend to absorb heat resulting in expansion of the wood materials. This causes an early aging of the wood, requires more paint maintenance, and the expansion causes small cracks to develop between the siding material and the trim. A small bead of pliable caulk should be maintained along the edge of this trim where the trim intersects with the house sidewall. This will keep water from entering into the space behind the trim where it can potentially leak into the interior. Ultraviolet inhibitors or absorbers are available in some paint and stain products that improve the life span of exterior dark colored finished surfaces in the Bay Area climates.

It was noted that the **siding on this home was close to the ground** surface in several places. The Uniform Building Code requires a clearance of six inches between the lowest wood members and the ground surface. This clearance is recommended to inhibit water damage to the wood sill and the siding that would be caused by soil wood contact. It is also recommended for protection against insect infestation. Wood destroying insects may build small tubes from the soil to the wood siding materials and do extensive damage. The concrete area under the siding should be reviewed regularly, by the homeowner or a pest control specialist, for signs of any small tan colored tubes.

Some of the windows, especially those on the southwest exposures, **need new paint and grout material.** Continued exposure of unsealed wood to the weather can cause accelerated damage to the material and can cause leaks. This home also has some **sash cords that are missing or broken.** Sash cords are the small ropes that attach the lower part of a double hung window to a counter weight. The counter weight offsets the weight of the window and makes opening the window much easier. The repairs of these sash cords require the removal of wood trim and, although the materials are quite inexpensive, the repair job can be somewhat time consuming.

Some of the **windows in the home have not been maintained** properly. It was noted that some windows have not been opened for some time and some windows are painted shut. There are fire exit requirements for windows in bedrooms and operable windows are sometimes needed in an emergency. Any window that would be needed for a fire exit, and especially those in the bedrooms, should operate properly and should be big enough to allow a quick exit.

It was noted that the **back doors on the home were keyed from the inside.** This type of keyed lock is usually installed to prevent a theft or unwanted entry from the outside. However, this kind of door lock is not recommended for fire safety reasons. An exit during a fire should not be impeded by having to look for a key and small children may not be capable of unlocking a door even if a key is left inserted in the lock.

It should be noted that this home has **coatings of paint that were applied before** 1978, which is when they stopped adding lead to paint products. The buyer should review and understand lead contamination prevention procedures before completing any paint removal, or paint application, on the home.

ROOF CONDITIONS

ROOF DESIGN SUMMARY - **Roof Type:** Composition Shingle **Condition:** Poor
Expected Life: 25 Years **Estimated Age:** 22 Years
Gutters: Galvanized **Condition:** Fair, Need Cleaning

ROOF CONDITION COMMENTS -

The primary roof on this home is a **composition shingle roof.** This type of roof is made from roofing felt which is impregnated with small mica chips to reflect the rays of the sun. It comes in different grades and different thicknesses. No information was available at the time of the inspection concerning the quality of the product, but it appears that this roof is made of materials that typically have a twenty to twenty five year life expectancy. This roof appears to be approximately twenty two years old.

The **roof on the back of this home is a built-up rolled composition roof.** This type of roof is made from layers of roofing felt placed over wood sheathing and the layers are placed with hot tar or asphalt. The top layer has a mineral surface coating. The felts used come in different grades and different thicknesses. No information was available at the time of the inspection concerning the quality of the product, but it appears that this roof is made of materials that typically have an eleven to sixteen year life expectancy. This roof appears to be approximately five years old. Additional years of service could be obtained by keeping the roof surface clean and free of debris.

There were some **asphalt flashings on the roof around the kitchen stack.** Intersections of the roof and the sidewalls of the masonry chimney are normally recommended to be protected by metal flashings that are installed under the siding and extend out over the roof covering. On this home these areas are protected by some asphalt or roof mastic materials that have been placed in these intersections in place of metal flashings. This type of flashing material ages and cracks and maintenance will be needed approximately every four to five years. These asphalt flashing areas should be checked every year for any signs of aging and cracking, and then patched as necessary.

There appear to be **two to three layers of roofing** on at least some roof areas on this home and the roof structure is very lightly framed. Three layers of roofing are allowed on well framed roof systems, but this roof does not appear to be adequate for extra layers. The next roof application will probably require removal of at least one layer of old roofing and quite possibly all three layers will need to be stripped off and the skip sheathing replaced with solid sheathing. This will add some to the cost of the next roof.

This home has **skylight over the family room.** Some water stains were noted on the trim beneath the skylight. There appears to have been some water leaks around the skylight. Normally skylights are installed on a raised curb wall that has galvanized flashings to protect the intersection of the roof and the curb wall. This skylight has not been installed in the recommended manner and some leakage could result.

We have looked at the roof on this home and have evaluated the visible condition of the upper roofing surface. It should be recognized that **this is not a complete evaluation of the roof.** We are not professional roofers. We do not attempt, nor do we consider ourselves qualified to complete, a formal inspection of the quality, age, or leak tightness of the roofing system. We make our observations based on the condition of the visible surfaces of the roof, which may not be a true test of leak tightness. The upper surface is rarely the moisture barrier. It is most often a reflective surface that protects the underlying moisture barrier from the harmful rays of the sun. When a new roof is installed, it is usually only guaranteed for three years by the installer. We would not be in a position to guarantee leak tightness and cannot guarantee, in any way, that there are no leaks in this roof, or that the roof will last for a given number of years. For a complete inspection of the roof, or an estimate of the remaining life expectancy of the roof, it is recommended that a professional roofer be called in for a thorough evaluation.

INTERIOR CONDITIONS

INTERIOR SUMMARY - **Wall Covering:** Lath & Plaster **Condition:** Good
Floor Levels: Mostly Level **Condition:** Good
Maintained: Fairly Well **Needs:** Minor Repairs

INTERIOR COMMENTS –

The **rails on the interior stairs to the upper floor** do not meet the standard practice for railing design. Normally, by current construction standards, the top of the rail cap must be a contour that can be easily grabbed and one that provides a properly grip able contoured surface. These rails are quite low and do not have a proper top cap contour. It is recommended that this condition be remedied for safety reasons.

There are a number of **cracks in the surfaces of the interior of the home.** Most of these cracks are at the corners of doors or windows. Some cracking is normal and is caused by differential thermal expansion and drying of lumber and other building materials over the long term. However, on this home the cracking is somewhat more pronounced and the pattern of cracking suggests some differential settlement of the foundation. This is most likely due to moisture and drainage conditions under the house.

There are also some **out-of-level floor conditions** on the interior of the home. Floor level irregularities were noted in the living room and the dining room. A small amount of settlement is normal in a home and is caused by the settling in of the structure following construction. However, on this home the floor irregularities are somewhat more pronounced and the pattern of settlement suggests some differential settlement of the supporting foundations. It is quite probable that, if the drainage conditions are improved and maintained, future damage will be limited.

This home has **domed cathedral ceilings** that are sensitive to moisture entry and vibrations. The ceilings are made from mortar applied to contoured wood lath. Moisture entry causes a breakdown in the bond between the mortar and lath. There has been no moisture entry evident and cracks were minimal in these domed ceilings. Building vibrations caused by earthquakes or nearby construction have been known to cause excessive damage to these domed ceilings.

The **bathrooms in this home are older** and appear to have some original fixtures. It is more normal to find some upgrading of the bathroom environment to meet the needs of the modern family using modern appliances. This bathroom does not have the convenient and fully grounded GFCI (Ground Fault Circuit Interrupt) electrical outlets that are found in a newer bathroom. The modern bathroom also has some more advanced

protection of the floors and walls from damage caused by bathing activities. It is common to see damage done to bathroom floors and walls as a result of water entry. Some additional attention in this area could be very cost effective in the long run.

The **kitchen stove did not have a solid pipe vent line.** This has the potential for allowing unburned combustion gases to escape in the living space during use of the oven. Gas appliances should be serviced regularly to insure proper and complete combustion of gas mixtures at the burners. Some stoves do not require a solid pipe vent. PG&E could be consulted as to the safety of operation of this stove without a solid vent pipe.

The **pilot system was not working properly in the kitchen stove** and it appeared to need cleaning and servicing. The burners flared when lit, which usually indicates an improper air to fuel mixture. The burners should be cleaned, and PG&E, or a stove repair company, should be called in to make the necessary adjustments.

The dryer in the converted garage **vents to tin foil or plastic vent pipe.** This type of vent pipe is not rated for use with this type of gas dryer, and may melt. It is recommended that dryers be vented to the exterior of the home in rated dryer vent pipes.

A **security system** has been installed in this home. However, it was not tested or demonstrated during the inspection. Some investigation into its operability and coverage should be pursued to fully understand and utilize its capabilities.

Bathroom tubs and shower stalls **should be regularly grouted** to keep moisture out of walls and surrounding structural materials.

FIREPLACE CONDITIONS –

There is a **fireplace in the living room** of this home. It is a masonry style fireplace. It has a chain pull damper that appears to open and close properly. It does not have glass doors for energy conservation. The mortar in between the fire brick showed some minor deterioration. Repointing of this mortar from time to time is considered normal maintenance for a fireplace. The top of the column has been broken by an earthquake. This will be discussed later in the seismic portion of this report.

There is **deterioration in the mortar at the top of the masonry kitchen stack.** This is a vent stack for appliances. Masonry columns should be protected at all times by a rain cap and a concrete crown. Water entry causes moisture seepage through the brick mortar at the top and base of the column. This seepage causes degradation in the mortar. The top of this column has significant deterioration in the mortar and loose bricks. Repair of these conditions by an experienced fireplace brick mason should be considered.

The **flashing around the kitchen stack** appears to be leaking into the attic. Some water leak stains were noted on the chimney below the roof intersection. The stains could be from a previous leak, but the area should be inspected after the next major rain storm, and repairs made if necessary, to forestall any damage to living areas below.

There is a **free standing fireplace** in the family room. Each particular brand of this type of fireplace has a specification sheet which defines the requirements for heat resistant wall surfaces and the necessary distance to combustible surfaces. This specification sheet was not available during the inspection. It was noted that there was no protective covering on the column on the upper back deck. This is not normal, but may be acceptable based on the construction of the unit. The buyer should request or otherwise obtain a specification sheet and determine the safe operating conditions for this fireplace.

There is also a free standing **fireplace on the upper back deck.** It was casually installed over bricks placed on the deck surface. It does not have a proper chimney and the deck and railing materials are not properly protected from over heating. This fireplace should not be used without some modifications.

The inspection of the **fireplace in the living room has been only a partial inspection.** Because of the design of a fireplace, all interior surfaces cannot be seen. If the chimney column has not been protected by a rain cap for some of its' life, water entry may have caused damage that cannot be seen without cleaning and the use of special equipment. With the flue and chimney column arrangement in this fireplace, only approximately 30 percent of the column can be seen. Because of the damage noted in the mortar, and the other conditions mentioned above, it would be prudent to call in a fireplace brick mason for an evaluation and estimate of repair costs.

SMOKE DETECTORS -

This **home did not appear to have the newly recommended set of smoke detectors.** Smoke detectors provide a very important early warning function. There use and location is a function of the use patterns established by each occupant. The location of detectors in this home should be reviewed after any new occupant has moved in and reviewed periodically for operability. Recent changes in the fire safety codes recommend a smoke detector at the high point in each sleeping room as well as the previously required smoke detector in the access hallway outside each bedroom grouping.

STRUCTURAL SYSTEM

STRUCTURAL SUMMARY - **Foundations:** Spread Footings **Age:** Older
Structure: Wood Frame **Damage:** Some
Damage Area: Foundation Cracks and Settlement **Needs:** Drainage Control

STRUCTURAL COMMENTS -

The **crawl space under the home was inspected** by physical entry through a crawl space opening in the side of the home. The front left corner of the crawl space had limited access (less than two feet of clearance), so it was inspected using a flash light from the closest adjacent area that was accessible. There were some plumbing pipes which obstructed full access to some areas. These areas were inspected by viewing over and under the pipes, wherever it was possible to do so, without damaging the plumbing.

This is a **wood framed building**. There is a concrete perimeter foundation. There is a crawl space under the main floor. The main floor structure is supported by concrete footings with 2x6 cripple walls. The walls of the home are wood frame construction. The ceiling joists in the attic are 2x4. The roof structure is 2x4 rafters located at up to 48 inch intervals. The structure of this house is normal for the age of the construction.

The **primary foundation under this home is a concrete spread footing** placed at a shallow depth. The footing supports a short pony wall that in turn supports the lower floor of the home. The surface of the concrete indicates older but adequate concrete quality and there are the normal signs of age and wear that are expected in a home of this age. Normally a foundation poured when this home was built, did not include the same amount of structural steel that would be found in a new foundation.

There are several **significant cracks in the foundation under this home**. The probable cause is past differential settling of the structure over the life of the dwelling and the lack of structural steel reinforcement. Steel reinforcement is now required on new construction to forestall this type of failure. But, in older homes it was quite common to pour concrete with little or no steel reinforcement.

The **foundation system** on this home has been modified. It appears that the foundation have been replaced or capped in some areas. Capping is a widely used technique for improving older foundation systems made of brick or older concrete materials. In some areas the foundations are newer style tee footings and some repairs have been made to some of the older foundations. The results appear to be very positive. The structure appears to be solid and stable with very little recent evidence of recent cracking or structural settlement.

Portions of this **foundation system** have some signs of deterioration. In these sections of the foundation the surface shows signs of deterioration. It appears that the spread footing was constructed with an older concrete mix. The surfaces have the appearance of having been exposed to ground water. Spalling of the surface material has resulted leaving the underlying aggregate exposed. As a general rule properly protected older concrete does quite well with age, but an older concrete mix will deteriorate with age if it is exposed to ground moisture. These sections of the foundation would have to be of the latter category and can be expected to continue to degrade over time, if proper roof drainage controls are not installed and maintained.

There is **some rotation of the foundations** that has been caused by poor roof drainage controls and expansive soil conditions. The cyclic soil forces, on the outer edge of the foundation, have resulted in an outward rotation in the perimeter footings. As a general rule, the limits on rotation in a foundation footing are as follows. Rotation of up to three degrees is considered to be in the normal and acceptable range of settlement in a foundation. Rotation of between three degrees and five degrees is considered to be acceptable, but the cause of the rotation must be determined and remedied. A foundation wall that is supporting vertical house loads, that has rotated over five degrees is considered to be unstable for earthquake loadings and should be replaced or repaired. The repairs should include replacement of the sill in a level position and resetting of the pony wall studs in an upright position. This house has foundations along the right side of the home that are rotated approximately three to four degrees.

The **Uniform Building Code** requires that the distance between the soil surfaces and the wood sills be at least six inches. This is to keep the sills from being damaged by wood rot or insect infestation. It was noted that the soil level near the foundations have compromised this protective barrier in some places.

A number of **rodent droppings were found by the water heater**. There appears to have been some rodent activity in this area in the past. If these conditions are a concern to the buyer, precautions should be taken, or this matter could be reviewed by an appropriate expert.

The **foundation crack damage mentioned** above is most pronounced on a short section of the foundation at the rear of the front entry porch. In this section of the foundation, the cracks are quite wide (up to two inches). There is some undercutting of the supporting sills in some places and some rotation was noted. Based on the available evidence, it appears that major repairs or replacement of the foundations is unnecessary at this time. However, it should be recognized that other experts, with more conservative views or vested interests in foundation repair work, may take a different view. It would be prudent to obtain a second opinion on the need to make remedial repairs.

JOB NUMBER 22248 August 25, 2002

EARTHQUAKE PROTECTION

SEISMIC DESIGN SUMMARY - **Sill Bolts**: Sporadic **Spacing**: Varies
Bracing: Some **Type**: Unretained
Shear Panels: Some **Needs**: Needs More Bolts and Shear Panels

SEISMIC DESIGN COMMENTS -

There is **some seismic bolting of the foundation sill.** However, the spacing appears to be greater than would be normal for a fully bolted foundation in a newer home. Foundation bolts are added to the concrete to sill interface to transmit lateral loads during earthquakes. Whereas some bolts were found, the number and spacing of the existing bolts would not meet present new house standards. This home has what is referred to as a high center of mass which makes the bolting somewhat more important. If the home was to be brought to present new house standards, a three-quarter inch diameter bolt would be placed every two to three feet along the sill. There would be a minimum of two bolts per sill member, and a bolt would be located within twelve inches of the end of any wooden sill member.

This home has had some improvements made in the protection of the home for damage from earthquakes. **Some sill bolts have been added,** but some of these bolts have been improperly installed. Some shear panels are also in place. Although these improvements may not meet new house criteria, they are a step toward seismic safety. They appear to have been completed by professionals.

It appears that the recent earthquake, or past earthquakes, has **damaged the chimney column** on this home. Cracks were noted in the column just above the roof line. When pressure was applied to the top of the column, the column swayed from side to side. It appears that the column has been broken at the roof line by the lateral ground motions experienced during an earthquake. The column would be considered unsafe in future earthquakes and could cause injury to anyone in the vicinity of the column, or it could cause damage to the roof and building. It is recommended that the column be taken down to the line of the break and rebuilt. If a lateral brace to the adjacent roof can be added, it would decrease the chances of a future reoccurrence of this problem.

Whereas this home came through the Loma Prieta earthquake with an acceptable amount of damage, future earthquakes are predicted on faults closer to this structure, and more damage would be expected. To prepare for the future, the **following seismic upgrades could be completed.** This home would benefit from:

- A full set of foundation **sill bolts.**
- **Some additional shear panels** on the lower support walls.

Some **additional observations** were made during our inspection concerning items that may increase the safety of occupants during the next earthquake.

- The **water heater had two metal straps** to prevent overturning during an earthquake. Information and evidence gained during the Loma Prieta earthquake would appear to indicate the need for some additional attachments to structural members. On this size heater, a strap or set of struts is now required within nine inches of the top of the water heater, and a second strap located approximately four inches above the control panel (burner control thermostat), and the new supports or straps should be attached with 1/4 lag screws that are at least three inches long. In addition, the water heater needs to be back braced to hold it firmly against the straps.

- The **gas line connection to the furnace** needs to be switched to a flexible gas line to allow the furnace to move during an earthquake without severing the gas line.

- It is **recommended that all gas meters have a wrench handy** for shutoff of the gas supply in an emergency. No wrench was seen near the gas meter.

ATTIC AND ENERGY DESIGN CONDITIONS

ENERGY DESIGN SUMMARY - **Insulation:** Attic **R-Value:** 30
Type: Fiberglass Batts
Energy Design: Upgraded, Older Home

ATTIC CONTENTS AND CONDITIONS -

The attic space was inspected from the attic access opening only. Entry to the attic can cause damage to ceilings and wiring. The **following items were found in the attic:**

- Approximately ten inches of fiberglass batt insulation.
- Some electrical wiring runs on the surface of ceiling rafters.
- A very lightly framed roof support structure.
- Ventilation in the gable ends of the attic space.
- Several plumbing vent columns passing up through the roof line.

The attic in this home was inspected and found to **have very light framing members**. This is quite common in older homes, but some care should be taken not to overload this roof structure. The attic support members are smaller and more widely spaced that those found in newer construction. Care should be taken not to place too many

layers of roofing on this lightly framed structure. In addition, when new roofs are installed, it is a common practice to stack roofing materials on the roof surface. Concentrations of heavy roof loads should be avoided.

ENERGY DESIGN COMMENTS –

During the past twenty years the energy design regulations for new construction have gone through a number of changes. The amount of insulation required and the other energy conservation features have changed dramatically. This home is an older home that has had some **insulation added in the attic**, but the walls are probably not insulated. No insulation was seen in the floor spaces under the home. Some additional upgrading could probably be done. It is normally cost effective to have at least six to nine inches of attic insulation. If desired, PG&E could be contacted for an energy audit to cover this subject as well as providing other recommendations on energy conservation.

There is insulation in the attic of this home. The **insulation has been installed upside down**. The moisture barrier is supposed to face the heated side of the attic. The moisture barrier on this insulation faces upward toward the cold side of the attic. This would tend to trap moisture in between the ceiling and the moisture barrier on the insulation. This can cause mold and mildew on ceilings, and over time it damages the insulation. This insulation needs to be reversed.

-- END OF REPORT --

Buyer _____ Date _____

Buyer _____ Date _____

RECEIVED AND READ
NUMBER OF PAGES 3+cov
NAME _____ DATE 8/27/02
NAME _____ DATE 8/27/02

J. DAVID FORD
General Contractor - Lic. #348772
2342 Shattuck Ave. #372
Berkeley, CA 94704
Phone: 510-865-9076/ Fax: 510-769-6695

RECEIVED AND READ
NUMBER OF PAGES 3
NAME _____ DATE 2/17/04
NAME _____ DATE 2/17/04

PROPOSAL & CONTRACT

J. David Ford (hereinafter CONTRACTOR) and OWNER agree that the following work will be done on the property located at 2830 Derby, Berkeley, California (hereinafter PROPERTY):.

Accessible Sub-Area

CONTRACTOR observed some bolts in the foundation and that a few pieces of plywood have been installed. The bolts were very few in number and were spaced randomly. The plywood was installed improperly to provide shear strength or to comply with the standards necessary to qualify as shear panel. Therefore, the following earthquake retrofitting is recommended:

1. CONTRACTOR will install anchor bolts to create a pattern every 32" - 48" and within 12 inches of mudsill on accessible areas as necessary. Where access does not allow installation of anchor bolts, UFP connectors will be installed every 4 feet or 3 x 3 angle iron will be installed every 64" – 72".

   NOTE: All bolts will be installed with Simpson Bp 5/8-2 washers. These washers are the new heavy duty washers currently required in the newly adopted Uniform Building Code.

2. Install plywood shears panels on a minimum of 60% on perimeter and interior support walls. PHD hold downs will be installed in conjunction with the shear panel;

3. Install Simpson T Straps, MST Straps or plywood gussets on posts to girders and posts to piers;

4. Install A35 clips to attach rim joists or pressure blocks to the sub floor top plate;

5. Additional framing and/or blocking will be added as necessary in order to complete above described work.

Accessible Sub Area Retrofitting———$7,800.00

Foundation Work

1. CONTRACTOR observed numerous cracks in the foundation, most significantly at the retaining wall area in the basement on the wall where the water heater is located. It appears that excavation has been done in the past and a retaining wall was installed to support the foundation along this portion of the building. The retaining

wall was not dowelled into the foundation. As a result, the retaining wall is cracked and separated from the adjacent foundation. Therefore, the retaining wall is not providing proper support for the perimeter foundation.

CONTRACTOR recommends installing a new retaining wall in this area. The wall Should be designed by an engineer and installed according to these specifications

Retaining Wall——————$11,500.00

2. The girder under the front of the house has two areas where support is inadequate. Two piers will be installed to support the girder in these ——————$825.00

All work will be completed in a substantial and workmanlike manner according to standard practices for the sum of $21,125.00. All work is done pursuant to California Workers' Compensation and Liability policies. The total amount is due and payable upon completion.. There is a 1 1/2% service charge per month on overdue accounts.

OWNER is advised that the City Building Department requires that smoke alarms be installed in all houses where the contract for any type of work is contracted over the amount of $1,000.00. The City will not allow CONTRACTOR to receive a final inspection on CONTRACTOR's work if the smoke alarms are not installed. OWNER is advised to install these smoke alarms before the date of the final inspection. If smoke alarms are not installed by OWNER prior to the final inspection, CONTRACTOR will install the smoke alarms required by the City at a price of $30.00 each.

OWNER is advised that the heavy nature of the work may cause some collateral cosmetic damage. This includes, but is not limited to, cracking plaster/paint, doors or windows sticking etc. Repair of this collateral cosmetic damage, if any, is not included in this contract. CONTRACTOR will supply a supplemental bid to do the cosmetic repairs, if any are necessary, after the cosmetic repair required, if any, can be evaluated.

It is necessary to do much of the above described work in areas where many small wires exist. Due care will be exercised not to damage any of the wiring (e.g. doorbells, phone lines, burglar alarms). However, OWNER is advised that during the course of the work it is possible that one or more of these wires may be damaged and need to be repaired. If it is necessary to repair any of the wiring, the cost of such repair is not included in this contract. CONTRACTOR will cooperate with OWNER's repair person or schedule the repair with CONTRACTOR's sub-contractor. OWNER will be billed directly for any such repair work.

If additional work, other than that specified in the contract is required by the City or County, it will not be performed under this agreement. A separate bid will be made if desired.

Any alteration or deviation from the above specifications involving extra cost will be executed upon written orders for the same and will become an extra charge over the sum mentioned in this contract.

Although this work is being done to strengthen the structure so that it will better withstand the forces of earthquake, no guarantees or representations are made regarding how the house will perform in

a future earthquake. There is no way to predict the strength of the next earthquake or its location in relation to the house. Given a strong enough magnitude and close enough epicenter, no house can be made "earthquake proof".

Contractors are required by law to be licensed and regulated by the Contractor's State License Board. Any questions concerning a contractor may be referred to:

Contractor's State License Board
P.O. Box 26000
Sacramento, California 95826

NOTICE TO OWNER

Under the Mechanics' Lien Law, any contractor sub-contractor, laborer, material man or other person who helps to improve your property and is not paid for his labor, services, or material, has a right to enforce his claim against your property.

Under the law, you may protect yourself against such claims by filing, before commencing such work or improvement, an original contract for the work or improvement or a modification thereof in the office of the county recorder of the county where the property is situated and requiring that a contractor's payment bond be recorded in such office. Said bond shall be in an amount not less than fifty percent (50%) of the contract price and shall, in addition to any conditions for the performance of the contract, be conditioned for the payment in full of the claims of all persons furnishing labor, services, equipment or materials for the work described in said contract.

Executed August_____, 2002 at *Berkeley*, California.

J David Ford
CONTRACTOR

I authorize CONTRACTOR to complete the above described work pursuant to the terms and conditions stated above:

_____

DATE OWNER PHONE NO.

KRUSE Plumbing Heating Cooling
A continuing of service

The Undersigned Has Read, Reviewed, Understood & Received A Copy Of This Document 2pgs

Signature 8/27/02 Date

Signature 8/27/02 Date

August 25, 2002

RECEIVED AND READ
NUMBER OF PAGES 4
NAME DATE 2/17/04
NAME DATE 2/17/04

Date

Date

Buyer

Buyer

Ms. Helene Barkin
The Grubb Company
3070 Claremont Ave.
Berkeley, CA 94705

Re: Heating inspection for 2830 Derby Street

1) A Rheem gas-fired forced air furnace located in the sub-area crawl space heats the main level of the structure. This furnace was manufactured in 1978. The furnace functioned at the time of this inspection. However, this furnace was found to have a cracked and failed heat exchanger that will cause a potential health and safety hazard. The most obvious crack is located at the right side base of the chamber above the pilot assembly. An arrow by someone other than myself marked this crack. Cracked and failed heat exchangers can allow poisonous exhaust gases to be circulated into the interior living spaces as well as unstable combustion. The only remedy is to replace the furnace.
2) This furnace only serves the main level. A measurable portion of the top upper level lacks a dedicated heat source. A small 14,000 BTU gas-fired direct vent furnace heats the front upper master bedroom. This furnace was found to have paint on the heat exchanger that may cause on-going odors to occur when the unit is hot. We recommend replacing this furnace.
3) The forced air system in the sub-area has a rigid galvanize intake duct that is making soil contact. This duct lacks the required clearance to soil.
4) The flue that vents this furnace lacks the required termination clearances to the wood framing of the roof deck railing. Due to this clearance requirement and the hot exhaust gases at this flue top we recommend that the new furnace installation utilizes a sidewall-venting furnace and that this flue be removed.
5) The water heater appears to be 35-40 years old. This tank is well beyond its expected lifespan and replacement should be anticipated. This water heater is improperly vented into an unlined masonry chimney. The tank lacks the required temperature/pressure relief valve and piping, which is required by code. This safety device is to protect against extreme conditions that could cause damage as well as bodily injury. The tank also lacks the required level of seismic strapping.

A) The cost to furnish and install a new Carrier 92% efficient sidewall venting furnace to reattach to the existing warm air duct system complete with new PVC venting system, condensate pump and drain and all related connections is $4290.00.
B) The cost to install a new direct vent furnace in the bedroom is $790.00. As discussed, this style furnace can cause operational noise that could bother the user when sleeping.

Tel (510) 644-0260 • Fax (510) 644-2497 • www.ljkruse.com
P.O. Box 2900, Berkeley, CA 94702 • 920 Pardee Street, Berkeley, CA 94710
CA License #405523

KRUSE Plumbing Heating Cooling
A century of service

ESTIMATE SUMMARY

DATE 8/23/02

CUSTOMER BILLING INFORMATION	LOCATION INFORMATION
2850 DERBY ST BERKELEY CA	X STREET PIEDMONT AV

DESCRIPTION OF WORK TO BE PERFORMED
OPEN UP T+G CEILING ABOVE ~~HB~~ PORCH NEXT TO FRONT BURNER
H&W HAS REDUCED WATER PRESSURE OR OPEN WALLS IN
HALLWAY BATHROOM TO ACCESS PIPES

LABOR SUMMARY (PLUMBER, LABORER, DRIVER)	TOTAL HOURS	TOTAL COST	NOTES
PLUMBER 94 $/HR	10	750.00	
~~LABOR~~			
TOTAL LABOR COST		~~750.00~~	940.00

MATERIAL/SUB/EQUIPMENT SUMMARY	QUANTITY	COST	TOTAL COST	NOTES
1/2 CX MIP AD	2	7.68 EA	15.36	
1/2" L. PIPE	20'	1.46/FT	29.20	
VARIOUS 1/2" FTGS 22.5EA	16	2.25 EA	36.00	
PIPE STRAPS 2.88	1	~~10.00~~	10.00	
MISC		10.00	10.00	
1/2 x 6 BRASS NIPPLES	2	18.58	36.56	
1/2 CX FIP AD	2	2.72	5.44	
The Undersigned Has Read, Reviewed, Understood & Received A Copy Of This Document	2 pages			
		SUBTOTAL	142.56	
Signature	Date	TAX	11.76	
		TOTAL MATERIAL COST	154.32	
Signature	Date	TOTAL ESTIMATE	1,094.32	

NOTES/RECOMMENDATIONS
THIS IS A BALLPARK ESTIMATE. PRICE SUBJECT TO CHANGE DEPENDING ON CONDITIONS. NOT RESPONSIBLE FOR PATCHING, TO BE DONE BY OTHERS.

PREPARED BY K CHAN
DATE 8/23/02
APPROVED BY

CUSTOMER SIGNATURE
DATE

This is an estimate and not the actual cost of the job. The acutal cost of the job could vary.

KRUSE L.J. KRUSE COMPANY — *Plumbing Heating Cooling*

PO Box 2900, Berkeley CA 94702
920 Pardee Street
Berkeley, CA 94710-2626
Phone: (510) 644-0260 Fax: (510) 644-2497

WORK ORDER

PAGE: 1 W.O. #: 416080
DATE: 08/20/02 08:25 AM
SCHEDULED: 08/23/02 1:00 PM

ASSIGNED TO: 010 CHAN, KEVIN C.

CUSTOMER: 06446
FAYE KEOGH
3070 CLAREMONT AVE
BERKELEY, CA 94705 (4)

LOCATION: 064460
KEOGH, FAYE
2830 DERBY ST
BERKELEY, CA 94705

CONTACT:
PHONE 1: (510) 652-2133
PHONE 2: (510) 220-6373
CUST PO #:

CROSS STREET: ASHBY
SERVICE TYPE: S stoppages of all kinds (7)

REQUEST: ALSO GIVE ESTIMATE TO REPLACE W/H
UPSTAIRS BATHROOM HAS LOW WATER PRESURE, REST OF HOUSE IS FINE. CHECK AND CORRECT. CALL CUSTOMER ON CELL# 220-6373 30 MINS PRIOR TO ARRIVAL

Date 8/23/02	Date	Date	Date
Travel 115P	Travel	Travel	Travel
Arrive 130P	Arrive	Arrive	Arrive
Depart 3~~20~~55P	Depart	Depart	Depart

WORK PERFORMED: REMOVED CARTRIDGES FROM TUB/SHOWER CONTROL VALVE AND FLUSHED. HOT WATER HAS DIMINISHED PRESSURE. GIVE ESTIMATE TO OPEN WALLS + CEILING TO ACCESS PIPING. HOME HAS 3 BATHROOMS W/ 3/4" MAIN SERVICE ONLY. NEED TO ORDER KOHLER CARTRIDG FOR SHOWER

MATERIALS:

QUANTITY	DESCRIPTION	PRICE	QUANTITY	DESCRIPTION	PRICE

2.5 Hrs X 94 = Labor $ 235.00 Material Subtotal $ ______ Tax $ ______ AMOUNT DUE $ ______

AMOUNT PAID $ ______

[signature] CLIENT SIGNATURE ___/___/___ DATE

K C CHAN TECHNICIAN SIGNATURE 8/23/02 DATE

WOOD DES ...NG PESTS AND ORGANISMS INSPECTION REPORT

This is an inspection report only -- not a Notice of Completion

BUILDING NO.	STREET, CITY, STATE, ZIP ADDRESS OF PROPERTY INSPECTED	COUNTY CODE	DATE OF INSPECTION	NUMBER OF PAGES
2830	DERBY STREET, BERKELEY, CA, 94705	01	06/12/02	11

SRI Structural Renewal, Inc.
6300 HUNTINGTON AVENUE • RICHMOND, CALIF. 94804 • (510) 524-3112 • FAX: (510) 524-3767

Affix stamp here on Board copy only. A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.

REGISTRATION #	REPORT #	STAMP #	ESCROW #
PR 0195	6781		

ORDERED BY: THE GRUBB CO. 3070 CLAREMONT AVENUE BERKELEY CA 94705
FAYE KEOGH

REPORT SENT TO:

PROPERTY OWNER: DOT BARAD 2830 DERBY STREET BERKELEY CA 94705

PARTY IN INTEREST:

RECEIVED AND READ
NAME [illegible] NUMBER OF PAGES 13
NAME [illegible] DATE 2/17/04
DATE 2/17/04

ORIGINAL REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐* REINSPECTION REPORT ☐* Original Stamp # Date

GENERAL DESCRIPTION: 2 STORY SINGLE FAMILY RESIDENCE

INSPECTION TAG POSTED: SUBAREA

OTHER INSPECTION TAGS: NO CURRENT TAGS POSTED

		INACCESSIBLE AREAS	NOT INSPECTED	FURTHER INSPECTION	SUBTERRANEAN TERMITES	DRYWOOD TERMITES	FUNGUS OR DRY ROT	OTHER WOOD PESTS	DAMWOOD TERMITES	EARTH - WOOD CONTACTS	FAULTY GRADE LEVELS	DELLUROSE BOARDS	EXCESSIVE MOISTURE	SHOWER LEAKS
1. SUBSTRUCTURE AREA														
2. STALL SHOWER	See 1A													
3. FOUNDATIONS	See 2A													
4. PORCHES -- STEPS	See 3A													
5. VENTILATION	See 4A,4B													
6. ABUTMENTS														
7. ATTIC SPACES														
8. GARAGES														
9. DECKS -- PATIOS														
10. OTHER -- INTERIOR	See 9A-9E													
11. OTHER -- EXTERIOR	See10A-10L													
	See11A-11J													

DIAGRAM AND EXPLANATION OF FINDINGS (This report is limited to structure or structures shown on diagram)

Replaced + Reset 8/22/02
12 pages

NOTE: DIAGRAM IS DISPLAYED ON PAGE 2.

Buyer _____ Date _____

Buyer _____ Date _____

Inspected by Thomas M. Murray License No. OPR 8281 Signature [signature]

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8705, or (800) 737-8188.
You are entitled to obtain copies of all reports and completion notices on this property filed with the Board during the preceding two years upon payment of a $2.00 search fee to: The Structural Pest Control Board, 1418 Howe Ave., Ste. 18, Sacramento, California 95825-3204.

WOOD D' DYING PESTS AND ORGANISMS INS. _CTION REPORT

This is an inspection report only – not a Notice of Completion

BUILDING NO.	STREET, CITY, STATE, ZIP ADDRESS OF PROPERTY INSPECTED	COUNTY CODE	DATE OF INSPECTION	NUMBER OF PAGES
2830	DERBY STREET, BERKELEY, CA, 94705	01	06/12/02	11

SRI Structural Renewal, Inc.

5900 HUNTINGTON AVENUE • RICHMOND, CALIF. 94804 • (510) 524-3112 • FAX: (510) 524-3767

Affix stamp here on Board copy only

A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.

REGISTRATION #	REPORT #	STAMP #	ESCROW #
PR 0195	5781		

ORDERED BY: THE GRUBB CO. 3070 CLAREMONT AVENUE BERKELEY CA 94705

REPORT SENT TO: FAYE KEOGH

PROPERTY OWNER: DOT BARAD 2830 DERBY STREET BERKELEY CA 94705

PARTY IN INTEREST:

ORIGINAL REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐* REINSPECTION REPORT ☐* *Original Stamp # Date

GENERAL DESCRIPTION: 2 STORY SINGLE FAMILY RESIDENCE

INSPECTION TAG POSTED: SUBAREA

OTHER INSPECTION TAGS: NO CURRENT TAGS POSTED

		INACCESSIBLE AREAS	NOT INSPECTED	FURTHER INSPECTION	SUBTERRANEAN TERMITES	DRYWOOD TERMITES	FUNGUS OR DRY ROT	OTHER WOOD PESTS	DAMWOOD TERMITES	EARTH • WOOD CONTACTS	FAULTY GRADE LEVELS	CELLULOSE DEBRIS	EXCESSIVE MOISTURE	SHOWER LEAKS
1. SUBSTRUCTURE AREA														
2. STALL SHOWER	See 1A													
3. FOUNDATIONS	See 2A													
4. PORCHES – STEPS	See 3A													
5. VENTILATION	See 4A,4B													
6. ABUTMENTS														
7. ATTIC SPACES														
8. GARAGES														
9. DECKS -- PATIOS														
10. OTHER – INTERIOR	See 9A-9E													
11. OTHER – EXTERIOR	See10A-10L													
DIAGRAM AND EXPLANATION OF FINDINGS (This report is limited to structure or structures shown on diagram)	See11A-11J													

NOTE: DIAGRAM IS DISPLAYED ON PAGE 2.

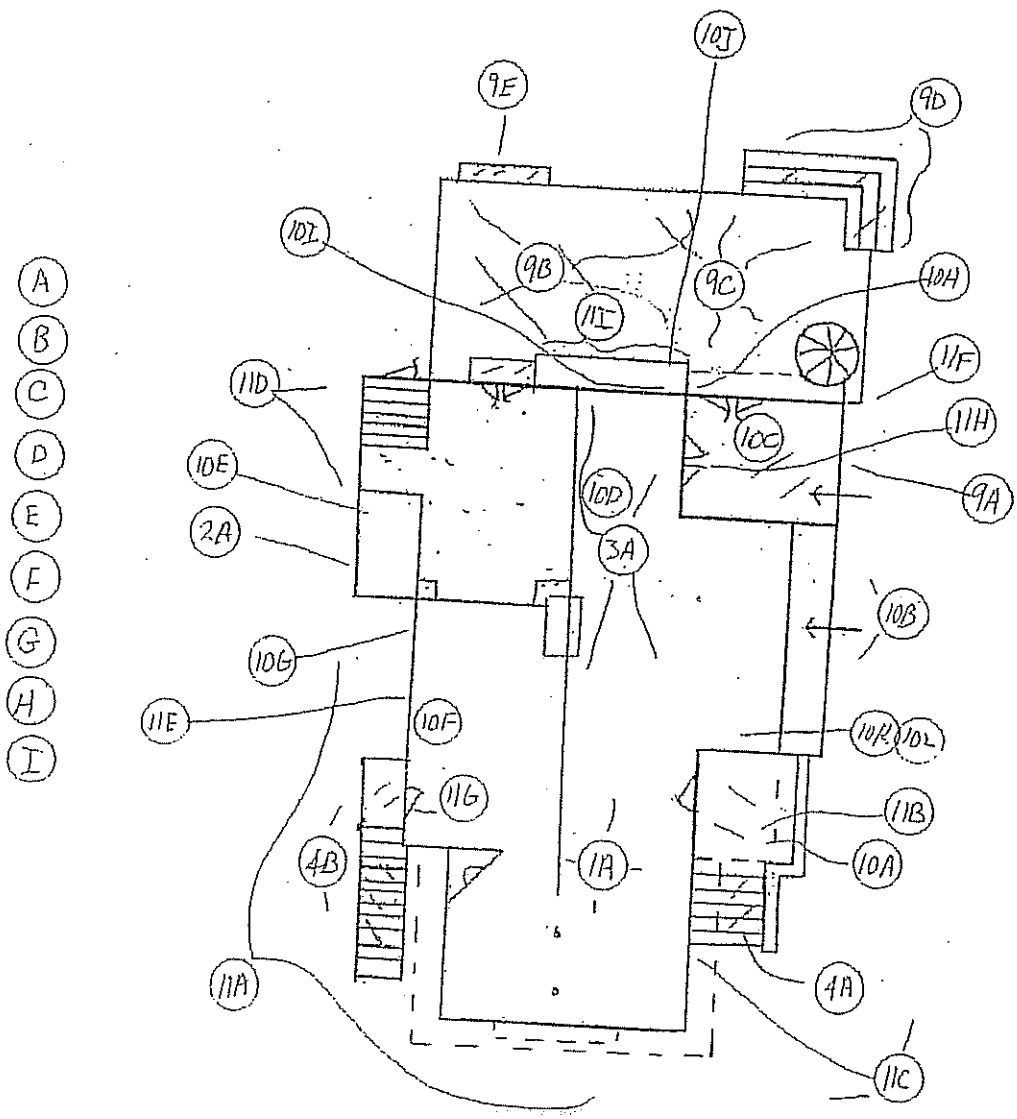
Inspected by Thomas M. Murray License No. OPR 8281 Signature

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, or (800) 737-8188. You are entitled to obtain copies of all reports and completion notices on this property filed with the Board during the preceding two years upon payment of a $2.00 search fee to: The Structural Pest Control Board, 1418 Howe Ave., Ste. 18, Sacramento, California 95825-3204.

2nd PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

2830 DERBY STREET, BERKELEY, CA, 94705 06/12/02 5781

BUILDING NO. STREET, CITY, STATE, ZIP INSPECTION DATE REPORT NO.



3rd PAGE

STANDARD INSPECTION REPORT ON PROPERTY AT:

2830 DERBY STREET, BERKELEY, CA. 94705 06/12/02 5781

BUILDING NO. STREET, CITY, STATE, ZIP INSPECTION DATE REPORT NO.

" ANYONE READING THIS REPORT MUST READ THE FOLLOWING"

What is a Wood Destroying Pest & Organism Inspection Report ?

READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the the presence or absence of evidence of Wood Destroying Insects or Organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the Wood Destroying Pest & Organism Inspection Report are governed by the Structural Pest Control Act and Its Rules and Regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to Wood Destroying Organisms. A Wood Destroying Pest and Organism Inspection Report does not contain information about any such defects as they are not within the scope of that license of the inspector or the company issuing this report.

IMPORTANT-----PLEASE READ CAREFULLY*

AREAS NOT INSPECTED

This is a report of an inspection for wood destroying pest and organisms at accessible and visible parts of the building shown on the diagram. We did not inspect areas immediateley under or behind finished walls, applicances, carpeting, insulation or personal stored property/articles. We did not open cabinet drawers, cabinet doors, or move personal articles inside closets. We did not inspect inside finished walls or ceilings. Inspection of these areas is not practical, unless noted. Our inspection does not include inspection of the electrical, heating, mechanical or plumbing systems unless noted. We did not inspect the roof covering. We did not use a ladder to inspect the exterior siding, windows or any other part of the exterior. If any information is desired about any areas not inspected by this firm, a company that makes home and roof inspections should be engaged. It is possible for wood destroying pests and organism, infestations of termites and infections to be concealed and not evident at the time of our inspection.

NOTICE:

A reinspection of the structure (s) described herein will be performed by Structural Renewal, Inc. and an estimate given, if so requested by persons ordering the original report. This company will reinspect repairs done by others within (4) months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas are desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs. Structural Renewal, Inc. will reinspect but will not pass, repairs performed but not finaled by the Local Building Authority. In the event damage is found to extend further than outlined at any items listed below during the course of repairs, except where further inspection is recommended, our estimate includes repairs of these areas. SHOULD ANY PERSONS OR FIRMS UNDERTAKE REPAIRS OUTLINED IN THIS REPORT, THEY SHALL ALSO ASSUME RESPONSIBILITY FOR DAMAGE THAT MAY BE MORE EXTENSIVE THAN OUTLINED. Structural Renewal, Inc. will not be responsible for any damage more extensive than outlined, unless performing the repairs.

2830 DERBY STREET, BERKELEY, CA, 94705 06/12/02 5781

BUILDING NO. STREET, CITY, STATE, ZIP INSPECTION DATE REPORT NO.

NOTE: ONLY A LICENSED STRUCTUAL PEST CONTROL FIRM MAY APPLY ANY CHEMICAL FOR TREATMENT OF ANY WOOD DESTROYING ORGANISMS, INCLUDING FUNGICIDES. FOR EXEMPTIONS, SEE SECTIONS 8555 AND 8556 OF THE BUSINESS AND PROFESSIONS CODE. IF A CONTRACTOR TREATS FOR ACTIVE INFESTATIONS OR INFECTIONS - THE CONTRACTOR IS TREATING ILLEGALLY.

WARNING:
OWNER MUST BE AWARE OF THE ABOVE IF OBTAINING COMPETITIVE ESTIMATES. ALSO, NO GUARANTEES OR WARRANTIES SHALL BE GIVEN BY STRUCTURAL RENEWAL, INC, REGARDING THE WORKMANSHIP OR QUALITY OF MATERIALS IF REPAIR WORK IS PERFORMED BY OTHERS, EVEN IF WORK IS ACCEPTABLE AND APPROVED BY THIS FIRM.

GUARANTEE: All work performed by Structural Renewal, Inc. is guaranteed for a period of one (1) year from the date of completion. (EXCEPTIONS) Plumbing, caulking and linoleum work is guaranteed for thirty (30) days only. The report in regard to findings, shall be valid for one (1) year. There are no guarantees given for caulking, sealing, roofing, plumbing and other such mechanical failures. Outlined repair work will not be accepted after six (6) months without a new inspection report being issued. See Work Authorization Agreement regarding bill of acceptance.

NOTE: Areas of new wood replacement and/or stucco repair shall be prime painted one coat only unless specifically mentioned elsewhere in this report. It shall become the owner's responsibility to keep these areas finish painted during the course of property maintenance. All pesticides and fungicides shall be applied by state certified applicator and in accordance with the chemical manufacturer's label requirements.

NOTE: This inspection and report does not include any inspection for the presence of asbestos. The owner or contractor must determine whether asbestos is present prior to commencement of any work. Employees/occupants must be protected from asbestos fiber release. Any work in progress by Structural Renewal, Inc. will be halted if it is believed that asbestos is observed in such areas. Structural Renewal Inc. would then resume work only after the area has been certified as safe, by an asbestos abatement contractor. Owner to contact asbestos contractor. Structural Renewal, Inc. shall be held harmless from all claims of any nature pertaining to asbestos by owner/agent/tenant or third party.

"NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company."

NOTE:
THIS IS A SEPARATED REPORT WHICH DEFINES AS SECTION 1 OR SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1 CONTAINS ITEMS WHERE THERE IS VISIBLE EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2 ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

SUBSTRUCTURE AREAS:

ITEM 1A: Cellulose debris (wood, paper products) was noted in the subarea.
RECOMMENDATION: Remove all cellulose debris of a size that can be raked or larger.
****** This is a Section 1 Item ******

2830 DERBY STREET, BERKELEY, CA, 94705 06/12/02 5781
BUILDING No. STREET, CITY, STATE, ZIP INSPECTION DATE REPORT NO.

STALL SHOWER :
ITEM 2A: The stall shower is of a unique construction detail in as much as the shower walls and pan/tub area are of what appears to be mortar or plaster finish that is painted. A very small area of paint is loose. The door is hard to operate, the plaster on the outside of the door on the hinge side is deteriorated from oversplash or leakage through the door. I water tested it by running the showerhead for approximately 3 minutes and there are no visible signs of current leakage at this time.
RECOMMENDATION: Owner to realign or adjust the door as needed. Refinish the plaster outside the shower, paint and seal with a water resistant paint. It is imperative to keep the interior well painted to prolong serviceable life.
****** This is a Section 2 Item ******

FOUNDATIONS :
ITEM 3A: Some earth to wood contacts noted all along this section of the foundation wall.
RECOMMENDATION: Clear away soil here to provide for adequate clearance and redistribute within the substructure area. After grading has been completed we will chemically treat the sills with TIM-BOR.
****** This is a Section 2 Item ******

PORCHES - STEPS :
ITEM 4A: The front entrance steps and framing are decayed. The rise does not meet code. The step treads are 13" deep, which is more than normal. There is decay to some of the 1 x 4 tongue and groove porch landing. There is no hand rail. Decay extends into the sidewall framing.
RECOMMENDATION: Open the sidewall framing, remove the steps and framing in their entirety and replace the damaged tongue and groove on the porch. The tongue and groove on the porch will not match the existing due to today's manufacturing detail. We will install new step jacks and framing of pressure treated material. It will be necessary to have a proper step tread milled from larger material so as to be installed in one solid piece. Install new risers, refinish sidewalls and install a new wrought iron rail to meet the building code that the city will require. Prime paint one coat and finish paint one coat with a porch and deck enamel. The treads and risers will be glued and screwed together. The shingles will not be stained or painted.
****** This is a Section 1 Item ******

#4150. Steps replaced 7/02

ITEM 4B: There is decay to the steps and landing of the side entrance steps. The rail does not meet building code and the city will require new.
RECOMMENDATION: Remove the steps and landing in their entirety and rebuild using pressure treated framing on the existing pier system. We will install a concrete bottom step with necessary #4 reinforcing bar, install new cast iron or black wrought iron rails to meet existing building code. Steps and decking will be 2 x 6 redwood, spaced with no risers. There will be no painting or staining.
****** This is a Section 1 Item ******

#5950. Why not remove this ???

DECKS - PATIOS :
ITEM 9A: The upper deck has much debris and vegetation growing on it rendering a good portion inaccessible for a visual inspection. I pushed back some of the leaves and found no evidence of decay. I did not water test this deck and make no guarantees as to it's water tightness at this time, I did not see staining below to indicate a leak at this time. A water test would be performed for an additional fee only.
RECOMMENDATION: Owner to remove vegetation and debris and keep this deck cleaned and sealed. I make no guarantees as to it's water tightness.
****** This is a Section 2 Item ******

WOOD DESTROYING PEST AND ORGANISM INSPECTION REPORT ON PROPERTY AT:

2830 DERBY STREET, BERKELEY, CA, 94705 06/12/02 5781
BUILDING NO. STREET, CITY, STATE, ZIP INSPECTION DATE REPORT NO.

DECKS - PATIOS :

ITEM 9B: There is some earth contact of various portions of this lower rear deck, especially on this left side. Most of this deck is inaccessible for inspection due to restricted clearance. The spaces between the decking boards have debris which should be removed. Some of the decking is inaccessible for inspection due to potted plants and build up of vegetation around the edges.
RECOMMENDATION: I recommend that the owner have the entire deck cleaned especially the areas between the decking boards and apply a stain or sealant to the deck boards. Clear sides and framing of vegetation and any soil. I make no representations to the wood framing members at the underside of the inaccessible portion of the deck.
****** This is a Section 2 Item ******

ITEM 9C: There is sporadic white mycelium type fungus where framing meets decking at various areas as indicated on diagram.
RECOMMENDATION: Brush and remove debris and cobwebs under the deck and brush the fungus and chemically treat with TIM-BOR. I see no reason to replace any of these wood members at this time. This will not stop the fungus from continuing to grow but will not slow it down and limit the damage in the near future. I recommend you have this deck periodically cleaned and treated.
****** This is a Section 1 Item ******

ITEM 9D: There is decay to the lower portions of the step jacks.
RECOMMENDATION: Remove step treads and replace these step jacks as necessary, or if possible cut off the bottom of the step jacks and install pressure treated pads or sill plates as required. Reinstall existing or new decking boards. New decking boards will not match the existing. Staining or painting is not included.
****** This is a Section 1 Item ******

1785.

ITEM 9E: There is decay to this step framing.
RECOMMENDATION: Remove the step system and install a concrete step with necessary #4 bar.
****** This is a Section 1 Item ******

1250.

OTHER - INTERIORS :

ITEM 10A: The bathroom on the second level above the front porch was inspected. There were stored articles in the bathroom. I did not water test this bathroom as there is finished soffit above the porch. There are water stains on portions of the soffit wood finish, I probed and saw no evidence of decay. This could be from overflow of from previous leakage. Owner states the ceramic tile walls were replaced when the bathroom was repaired approximately 7 years ago and there have been no leaks since. A water test would be performed at opening the soffit for additional fees if desired. The pedestal sink, water closet offered no evidence of leakage or infestation.
RECOMMENDATION: I can only recommend that owner keep the floor to wall and bathtub seams well caulked and sealed.
****** This is a Section 2 Item ******

ITEM 10B: The skylights over the living room show evidence of water stains at visible accessible areas on beam framing. There are also some plaster cracking. I did not observe any fungus at these areas at this time.
RECOMMENDATION: I recommend any further questions regarding the water stains be directed to the owner. Any water testing or repair should be performed by appropriate trades person.
****** This is a Section 2 Item ******

ITEM 10C: The doors are in need of maintenance and sealing. The hardwood floor shows some separation, this may be from settling, although, I do not know this for sure and any further questions should directed to homeowner.
RECOMMENDATION: Owner to seal all doors and other wood members to prolong serviceable life.

****** This is a Section 2 Item ******

OTHER - INTERIORS:

ITEM 10D: There is a water stain in the closet. I do not know the cause of this water stain.
RECOMMENDATION: Parties of interest should inquire of home owner the origin of this water stain. Possibly it came from an old vent leak. I would perform further inspection by removing plaster for additional fees upon request. Owner should paint and refinish to avoid confusion in the future.
****** This is a Section 2 Item ******

ITEM 10E: The lower bathroom water closet, tile floor and corner were inspected. The hot water valve of the sink leaks and the stopper does not work.
RECOMMENDATION: Owner to engage the services of proper trades person to correct the valve leak. I also recommend owner keep the floor area where it abuts wall well caulked and sealed.
****** This is a Section 2 Item ******

ITEM 10F: At the upper level, there is a water stain on the wall ceiling area. I tap tested and plaster is not loose. This would probably normally be caused from a roof condition.
RECOMMENDATION: Any further questions should be directed to home owner. I would performed further inspection by removing plaster upon request only. However, if the water stain is from the roof, I recommend you engage the services of a licensed roofer to evaluate and correct. I recommend to finish paint and seal to prevent confusion in the future after any needed repairs are performed.
****** This is a Section 2 Item ******

ITEM 10G: This upper sash is decayed.
RECOMMENDATION: Replace to match as near as practical, apply a primer coat of paint only and reuse existing hardware. Weather stripping, if any, is not included. The lower sash is stuck and will need to be loosened to facilitate installation of the upper sash. Bid does not include finish paint or replacement of ropes or weights.
****** This is a Section 1 Item ******

ITEM 10H: At the upper level, this fixed dual glazed window with wood stops is decayed.
RECOMMENDATION: Owner engage the services of a proper trades person to replace this window and I refer reader to item #10I in regards to leakage.
****** This is a Section 1 Item ******

ITEM 10I: There are water stains on the wall below the window being recommended for replacement. I did not observe any fungus or decay at the visible surface areas during this inspection. It is possible that when others replace the window, that will correct the leak.
RECOMMENDATION: When the window is replaced, water testing should be performed and any further leak, each corrected. If when the window is removed, further decay is located contractor should continue repairs. After work has been performed, owner should refinish to avoid confusion in the future. If others desire further investigation would be perfotmed for additional fee.
****** This is a Section 2 Item ******

ITEM 10J: At the upper level, this window is in need of maintenance. Other wood windows could be in need of maintenance. On the exterior I did not inspect any windows above the level that I could reach and I make no guarantees or warranties to same.
RECOMMENDATION: Owner to maintain this window and any others that are in need.
****** This is a Section 2 Item ******

ITEM 10K: The bathroom and tub/shower and ceramic tile has some voids and there is some minor looseness of tile adjacent the interior.
RECOMMENDATION: Owner to engage the services of proper trades person to tightned grout, regrout, caulk and seal as necessary.
****** This is a Section 2 Item ******

2830 DERBY STREET, BERKELEY, CA, 94705 06/12/02 5781
BUILDING NO. STREET, CITY, STATE, ZIP INSPECTION DATE REPORT NO.

OTHER - INTERIORS :

ITEM 10L: The bathroom vinyl floor covering is loose in some places and I could not determine why. The water closet is also loose.
RECOMMENDATION: I recommend the water closet be removed, floor covering be lifted and the underlayment replaced. If any damage is observed at that time, we will make minor repairs to surface of subfloor. I do not feel framing repairs are warranted at this time, if so, there could be an additional fee. Install new vinyl floor covering of a minimum grade and reset the existing water closet.
****** This is a Section 2 Item ******

OTHER - EXTERIORS :

ITEM 11A: Soil and vegetation has sloughed up against the lower siding.
RECOMMENDATION: You shoud maintain a minimum of 2-6" clearance between soil and lower siding with foundation exposed. Owner to grade soil and keep vegetation cleared away in the future.
****** This is a Section 2 Item ******

ITEM 11B: The soffit below the bathroom above the porch shows water stains. Others have made repairs here.
RECOMMENDATION: Insure that leakage does not still exist and repaint and seal to avoid confusion in the future.
****** This is a Section 2 Item ******

ITEM 11C: There are voids in the shingles which are over old shingles and shingles to wood window door and other trim.
RECOMMENDATION: When you refinish, seal or paint the exterior in the future, I recommend you install caulking and any other needed wood to seal voids to prohibit moisture entrance.
****** This is a Section 2 Item ******

ITEM 11D: There is excessive decay to the roof system which is attached to a neighboring fence and there is possible condition at the lower wall above the roof.
RECOMMENDATION: Owner to engage the services of a proper trades person (roofer) to remove and replace as needed. You should also ensure that an attempt be made to isolate the fence from the structure with metal flashing or with a space between wood members.
****** This is a Section 1 Item ******

ITEM 11E: This swing out wood window has minor decay.
RECOMMENDATION: Replacement is not warranted at this time, in my opinion. I recommend to gouge out the decay as well as practical, chemically treat with TIM-BOR per label instructions and fill with an epoxy wood filler. Prime paint on coat only. Owner to maintain and keep sealed.
****** This is a Section 1 Item ******

ITEM 11F: There is decay to the lower fence and framing which is attached to the structure which has a wysteria vine growing on it. I do not wish to do this and disturb the wysteria vine.
RECOMMENDATION: Owner to engage the services of others to either isolate the fence with metal flashing of a void and make repairs to the fence system as needed.
****** This is a Section 1 Item ******

ITEM 11G: The doorsill is decayed and the lower part of one jamb is decayed. The hardwood floor is cupped and warped.
RECOMMENDATION: Replace the door sill and repair the lower part of jamb. The area of the wall area below is finished with plaster rendering lower fra ming inaccessible. If damage extends below the door sill into the wall area or framing, there will be an additional cost. Bid does not include replacement of the hardwood floor. We will prime paint one coat. Finish paint is not included.
****** This is a Section 1 Item ******

BROGAN HOME INSPECTION, INC.
1920 York St. Oakland, CA 94610-1640 ♦ (510) 835-3887 Fax (510) 835-9639

INSPECTION REPORT

RECEIVED AND READ
NUMBER OF PAGES 35
NAME [signature] DATE 2/17/04
NAME [signature] DATE 2/17/04

PROPERTY LOCATION: 2830 Derby
Berkeley, CA

COMMISSIONED BY: Dorothy & Harry Barad
352 Gardner Hollow Road
Poughquag NY 12570

TYPE OF STRUCTURE: Single Family Dwelling

INSPECTOR: John P. Brogan

INSPECTION DATE & TIME: 6/18/2002 at 9:00 AM

Buyer _____ Date _____

Buyer _____ Date _____

This report was prepared for the sole use of the within named client and is not intended for use by anyone else.

TABLE OF CONTENTS

PREFACE 3

REPORT INTRODUCTION 4

PERMITS 4

PESTS 5

ROOF 5

EXTERIOR 8

ATTIC 12

INTERIOR ROOMS 13

KITCHEN 17

BATHROOM(S) 17

LAUNDRY 18

FIREPLACE(S) 18

ELECTRICAL 20

PLUMBING 24

HEATING 27

WATER HEATER 29

STRUCTURE 31

SURFACE DRAINAGE 34

PREFACE

This report is given on the terms set out in our Inspection Agreement. We performed the inspection in accordance with the Standards of Practice of the American Society of Home Inspectors (available upon request).

This report gives an overview of the general condition of the building on the date of inspection. It is a limited review of the major building systems and structural components. An operational inspection of every minor component including, but not limited to, every door, electrical outlet, valve was not made.

We do not perform any destructive testing of exposed surfaces or dismantling of equipment. We inspected the visual and accessible areas only. Conditions of areas made inaccessible by walls, concrete, furniture, wall or floor coverings, storage, etc. are not included. No representations can be made regarding any conditions that may be present but were not visible at the time of our inspection. A full inspection can only be done if the areas are fully visible.

This report is intended for use by the person(s) who commissioned it. Use by others is unauthorized and prohibited.

The following information on some of the items that are outside the scope of our inspection should prove useful to you.

Owner(s)' Disclosure- The Real Estate Transfer Disclosure Statement required by law makes it the owner(s)' responsibility to provide full disclosure to the best of their knowledge.

Termite Report- Only a licensed pest control operator is qualified to inspect for wood destroying pests or organisms. If no recent Standard Structural Pest Control Inspection Report is available, commonly referred to as a "termite report", have a qualified pest control operator perform one. Call the operator with any questions.

Building Code- We are not building officials and therefore we are not authorized to cite building codes. Building codes are revised and added to every few years. Unless the building is new and all the applicable permits are finalized, it will not be in compliance with the current code. The permit history of the building should be available at the local building department for public review.

Warranty- This report is not a warranty or guarantee, expressed or implied, of the building's condition. Check with a real estate professional for information on home warranties.

Environmental Issues- Ask a real estate professional for a copy of "Environmental Hazards: Guide for Homeowners and Buyers", a State of California publication to help you better understand today's environmental issues within and around residential buildings. Some of these issues include, but are not limited to, mold, indoor air-quality, asbestos, lead contamination, formaldehyde, toxic waste, radon, electromagnetic fields, allergy-causing factors, underground storage tanks, ground water and soil contamination. If you are concerned about any of these or other environmental issues, consult with a qualified specialist.

Exclusions- Unless noted otherwise, this report does not cover structures detached from the dwelling or retaining walls. We do not inspect telephones lines, television cables, landscape lighting, intercom systems, swimming-pools, spas, hot tubs, storage tanks, construction drawings, report records, fire sprinklers, vacuum, solar heating systems, security systems, and irrigation systems.

REPORT INTRODUCTION

This report should be read in its entirety upon receipt. Should you need clarification, call our office.

For ease of reading, the report is divided into sections. At the end of each section, we may list recommendations we believe to be the most important ones. Some will call for further action(s) by the appropriate qualified contractor(s). The scope and cost of these action(s) should be determined.

All buildings need periodic maintenance. Within the report, items requiring maintenance will be noted. Establish a regular maintenance schedule.

As used in this report, "serviceable" means that an item was capable of providing its overall intended function at the time of our inspection.

The location of components are noted as if looking at the front of the building from the street.

* * * *

Our inspection and report were commissioned by Dorothy and Harry Barad. Our report is intended for their use. We recommend that persons interested in the property contact our office to commission a walk-through to explain the report findings or commission an inspection and report by a qualified professional of their choice.

The sky was clear. The lot gently sloped down from the right to the left as we faced the building. The building was furnished.

The detached studio was not included in this inspection and report.

A Residential Energy Conservation Ordinance affects all City of Berkeley residential structures or units that are being sold. The property owner(s) and/or real estate agent is responsible for filing the Certificate of Compliance -obtained from the RECO inspector (510) 644-8877- with the City of Berkeley.

PERMITS

Some of the original interior had been remodelled. We believe that small additions had been built. A permit history can be obtained from the local building department to see if properly finalized building permits are on file. We are not building officials and cannot verify if work performed is compliant to the local and national codes.

The public records can be checked to determine the legal description of the building.

RECOMMENDATION(S)- Check the permit history and the legal description of the building.

PESTS

The gnaw marks and the shingles at the small corner right side of the building at the front right corner below the right gable could imply past rodent activity. Rodent dropping was noted in the attic space and on top of the water heater.

For a positive finding on the presence of pests at the property, contact a qualified exterminator company. This is beyond the scope of our inspection.

RECOMMENDATION(S)- Have a qualified contractor inspect the building, carry out extermination as necessary, and make improvements to help prevent rodent entry.

ROOF

MAIN ROOF- Observations of the roof covering were made by walking on the rear portion. The front of the roof was too steep for us to safely access.

The roof covering consisted of at least two layers of composition shingles placed over wood shingles. The wood shingles were nailed to roofing boards spaced at intervals and served as a platform for the composition shingles. Due to the weight, most jurisdictions allow a maximum of three. Whenever a new roof covering is installed, it is likely that all the coverings will be removed and a plywood base will be secured to the existing skip sheathing.

The roof covering appeared serviceable except as follows.

Cracks were noted at some of the ridge shingles. Cracked shingles are vulnerable to wind blow off. Have the cracks sealed or the cracked shingles replaced.

Exposed fasteners were noted. They are potential locations for water entry especially as they corrode or loosen over time. Have the fasteners sealed.

During wet weather, moss may grow at the edge of the wood shingles. Moss and lichens may trap moisture which may damage the roofing felt below the covering. To help prevent moss growth, have a metal drip edge flashing installed at the edge under the roof covering and over the wood shingles.

REAR ROOF- Observations of the roof covering were made by walking on it. The roof had a mineral roll roof covering.

The roof covering appeared serviceable except as follows.

Stains were noted on the ceiling and on the rear of the right wall of the sunroom below the roof. We cannot verify if there is active leakage. If the roof is leaking, have corrections made.

During dry weather, active roof leakage can sometimes be verified by water testing the suspect area. Coating a dry moisture stain with a special primer or with spray shellac will help prevent the stain from "bleeding" through.

LOWER LEFT ROOF- The composition shingle roof covering appeared serviceable.

LOWER RIGHT ROOF- The front portion of the roof was covered with mineral roll roof covering. The rear portion of the roof was covered with composition shingles.

The roofs covering appeared serviceable except as follows.

The bottom edges of some of the composition shingles were damaged. The installation of sheetmetal flashing at this area will improve the condition.

BASEMENT STAIRS ROOF- The roof was covered with mineral roll roof covering. The roof covering was in general disrepair. Leak stains were noted below. Have a new roof covering installed.

FLASHING- Flashings are installed at all intersections formed by vertical surfaces (such as pipes, chimneys), they could only be partially seen. Periodic flashing maintenance should be done.

The main roof covering was sealed with roofing cement at the vent pipes, at the area where the lower roof met the building wall, and at the chimneys. Generally, these areas are flashed with metal roof jacks or step flashing. It is common practice on successive layers for roofers to seal with mastic. The mastic needed maintenance.

The preferred method for flashing a vent pipe to a roof covering is to install roof jack flashings. The roof jack flashing at the plastic vent pipe at the upper portion of the right front roof slope of the main roof had been installed in an unorthodox manner. The industry standard calls for the upper portion of the roof jack flange to be set below shingles. The perimeter of the flange was exposed on all four sides. The mastic at the perimeter of the roof jack flange had deteriorated. The condition is a potential leak source. Have a new roof jack flashing properly installed.

VENT PIPES- Have the exposed plastic (ABS) vent pipes at the main roof painted to help prevent deterioration from ultra-violet rays.

SKYLIGHTS- Leak stains were noted on the wood members below the skylight at the right side of the family-room/dining-room. A history of any past repair should be made available including the name of the repair contractor and the extent of the leakage and related damage. If leakage is ongoing, have the installation inspected and corrected. The skylight curb was low, generally the curb is approximately 6" above the roof surface.

Have the animal feces adjacent the top of the skylights removed.

Insulated glass was present at the skylights. It consists of double glass panes with an insulation space between the panes. Sometimes the seal between the glass panes can open allowing air to enter, resulting in a moisture film appearing inside the glass panes; this condition is sometimes referred to

as fogging. The glass was fogged. Internal building temperature and exterior temperature can affect the fogging of glass and make one hard to spot. To obtain a clear view, have the fogged glass replaced.

ROOF DRAINAGE- The roof drainage system should be regularly inspected. Leaves and other debris should be removed as necessary. Gutter connections may need periodic caulking or sealing. Leaf screens can be installed at the gutters to help keep debris from blocking them.

The gutters were galvanized, they are susceptible to rusting. Several sections of gutter were corroded through. Examples include but may not be limited to the gutter at the front left side of the roof and the gutters at the edge of the front upper roof slope.

When new gutters are installed, the installer should make sure that the gutters do not pass through and into the siding as any water overflowing the gutter at such a location could cause water intrusion that can lead to deterioration.

Some of the galvanized downspouts were not painted. Some of the paint at the downspouts was peeling, exposing the metal below. Although the downspouts were galvanized, they will eventually corrode. To help slow down the corrosion, have the downspouts prepped and painted.

The connections between some sections of downspouts were sub-standard.

Have a gutter (with a downspout attached) installed at the front edge of the lower left roof and at the edge of the roof where the skylight was located.

After correction/replacement/new installation has been carried out, have the gutters and downspouts cleaned. Having the gutter troughs painted with a rust-inhibitive paint will help to improve serviceability.

GENERAL NOTE(S)- The above observations are based on what could be seen of the roof surface and do not present an opinion on or a guarantee against any leakage. Comments concerning the roofing only reflect the condition of the top layer. For an in-depth inspection of the roof, consult a qualified roofing contractor.

Past roof leaks or repairs can sometime be difficult to find and may not be visible at the time of our inspection.

RECOMMENDATION(S)- Have a qualified roofing contractor make corrections/improvements to the roof coverings where necessary and install a new roof covering at the basement stairs roof.

Have a qualified contractor paint the exposed plastic (ABS) vent pipes.

Have a qualified roof drainage contractor install new gutters and downspouts where necessary and clean and make corrections/improvements to the gutters and downspouts.

EXTERIOR

Except as noted, all observations were made from within the perimeter of the building. Walk and inspect the entire property. Structures such as bird baths, garden sculptures, etc. should be inspected periodically for stability.

SIDEWALK- Some of the sidewalk was uneven. A section of the sidewalk had been spray painted. Check with the local public works department to see who is responsible for the sidewalk repair. Have corrections made to the sidewalk to provide a safe walking surface. One possible cause of the unevenness in the sidewalk could be tree roots. After corrections have been made, future unevenness should be anticipated.

WALKWAY- There was some unevenness in the entrance walkway. The unevenness can be a hazard to foot traffic. Have corrections made to provide a safe walking surface.

DRIVEWAY- Off street parking was provided by a driveway. The driveway was in a generally worn condition. Some of the concrete at the driveway front section was cracked and uneven. Have corrections made to provide a safe walking surface.

VEGETATION- Although the landscaping was not included in our inspection, we did note the following.

The branches of the trees at the front of the property were in contact with the overhead power lines at he street and with the overhead electrical service to the building. The wires' outer insulation can be worn away, exposing the electrically hot wires and/or the tree can put a strain on the wires. This is a potentially hazardous condition. It is the utility company's responsibility to give clearance to the ervice drop within their easement, they may not provide free trimming service over the property. They can cooperate in temporarily disconnecting the service drop so that a qualified contractor can rim obstructive vegetation that is not within their easement. Have the local utility company inspect he condition to determine the appropriate action.

Have the leaf debris cleared from the roof. Have adequate clearance provided between the branches nd the top of the chimney. As part of routine maintenance, plan to periodically have any ccumulated leaves removed. Due to the presence of the trees, the roof and roof drainage system vill need to be cleaned prior to each rainy season.

he trees next to the building may affect the foundation. Roots can cause uplifting of flatwork or undations.

ead branches were present at the top of the tall tree opposite the front left corner of the building.

ave a qualified arborist inspect the trees on the property and trim them as necessary.

o help prevent vegetation from growing up under the bottom edge of the siding and/or into the b-area through the foundation vents, have clearance provided between the vegetation and the ilding.

To help prevent deterioration, have clearance provided between the wisteria and the building. For fire safety, have adequate clearance provided between the flue serving the wood stove, the flue serving the furnace, and the wisteria.

Have any bushes growing next to the building periodically trimmed and adequate clearance provided between the vegetation and the building. Vegetation in contact with the building can encourage mildew growth.

SIDING- The building had wood shingles. The shingles should be inspected yearly for replacement, re-nailing, and caulking needs (especially at the corners). The south and west sides receive the most exposure to sunlight and typically require more maintenance than the other exposures. Replacement on an as needed basis should be anticipated.

There was no metal flashing at the top of the exterior openings as is the present day standard. The area should be kept well-sealed to help prevent water intrusion.

A few of the shingles adjacent the aluminum window of the upper rear bathroom were missing. A few shingles were loose. Some of the shingles at the rear of the left side and rear of the building had curled. This will make them more susceptible to wind blow-off. Have new shingles installed where necessary.

The shingle corner detail at some of the exterior corners was incorrect. The condition will allow water intrusion. Have the corners properly installed.

The bottom of some of the siding was in contact with the soil. This may allow water penetration of the siding which can lead to deterioration. Check the termite report regarding the condition of the wood. Where possible, the soil next to the exterior foundation should be graded for a clearance of at least 6" between siding and soil and for drainage away from the building.

The left gable wall was covered with stucco. The stucco surface may show absorption of moisture from rains. Stucco cracking is common and may be caused by movement in the wall framing, foundation movement, seismic activity, or stucco shrinkage. Minor cracks usually do not need repair and are normally filled when the stucco is painted. Cracks large enough to allow water entry should be caulked or patched. The stucco passed over the foundation below the finished grade. This was an accepted practice at the time of installation, but it is no longer approved as any hidden cracks may allow wood destroying insects access to the wood framing. As a precaution, a periodic structural pest control inspection is suggested.

In some areas, the paint was weathered and peeling. Have the exterior wood surfaces prepped and painted where necessary.

The beams projected beyond the roof edge. Very often the top edge is left unpainted which can lead to deterioration. Have the beams prepped and painted. Part of the prepping may involve some removal and repair of deteriorated wood.

As part of routine maintenance, the joints between the siding and any penetrations -for example around plumbing piping or windows and doors- should be inspected regularly for gaps or openings. Have these areas kept sealed with a good quality caulk.

ENTRANCE PORCH- As the porch and stairs were exposed to the elements, have them kept well-maintained.

The walls were lower than what is now considered a safe height to prevent a person from falling over them. The walls were probably built in accordance with the standard at the time of installation. While there is no requirement to change existing conditions, as a precaution have the safety of the walls improved to suit the modern standard.

As a safety improvement, have a grippable handrail at the stairs.

SIDE PORCH- The porch showed deterioration. Check the termite report.
The openings in the wrought iron guardrail were wide enough for a small child to slip through. The guardrail was loose.

There was no grippable handrail at the stairs.

It appeared that it would be more cost effective to have a new side porch and stairs installed.

SPIRAL STAIRS- The wood platform at the bottom of the stairs was deteriorated. Check the termite report. Have the condition corrected.

The inner portion of the tread was narrower than the outer portion of the tread. The openings in the metal guardrails were wide enough for a small person to fall through. The stairs can be a potential hazard. They should only be used in an emergency. Use the stairs with caution. As a precaution, do not allow children to play on or access the stairs. Have gates installed to help prevent access. Plan to have the stairs removed.

The paint at the stairs was peeling. Some corrosion was noted. Have the stairs prepped and painted.

DECKS- As the decks were exposed to the elements, they should be kept well-maintained. Regular maintenance can extend the serviceability of a deck. Debris that accumulates between deck boards can trap moisture and should be periodically removed. Having a deck power washed and coated with a preservative may improve its appearance and extend its service life.

The debris build-up between the deck boards can cause deterioration. Check the termite report. Have the debris removed.

Lower Deck- As a safety improvement, have a grippable handrail installed at the stairs.

Due to the low clearance, most of the underside of the deck was not accessible. No representations can be made regarding any conditions that may be present but were not observable at the time of our inspection.

From what could be seen, we did not note any bolts at the ledger. As an improvement, have the deck ledger bolted to the building wall.

The debris build-up between the deck boards can cause deterioration. Check the termite report. Have the condition corrected.

Some of the nail heads protruded above the deck surface. The condition could cause the boards to become loose. It could also be a potential hazard to foot traffic. Have the nails set.

We saw no flashings at the ledgers. The ledger is the board that is secured to the building to support the deck. Sheetmetal flashing is typically installed to help prevent water entry at the ledger to building connection. Water entry or debris at the location can cause deterioration. The area should be periodically inspected and flashed or sealed as necessary.

Roof Deck- Observations of the deck boards were limited due to the presence of leaf debris. The debris will cause deterioration. Check the termite report.

No representations can be made regarding any conditions that may be present but were not observable at the time of our inspection. Have the leaf debris removed. If conditions are noted at the deck boards that you are unsure of, call our office.

As the deck was over a living space, the surface below should be kept well maintained. We could not determine the condition of the surface below the deck. Having deck boards that are easily removed e.g. screwed in place or made up in sections, would allow easier access to the surface below to allow periodic inspection and maintenance.

The openings in the guardrail were wide enough for a child to fall through. Have the safety of the guardrail improved to suit the modern standard.

The guardrail was loose, have it secured.

FENCES/GATES- The determination of property lines and who is responsible for the repair of fences s beyond the scope of our inspection. Regular maintenance can extend the serviceability of fences nd gates. Debris and vegetation can trap moisture and should be periodically removed. Periodically oating the wood may improve its appearance and extend its life.

The fences on the property were covered with ivy, observations were limited. From what could be een, the fences on the property were in disrepair and needed corrections/improvements. The gate eeded corrections/improvements.

ENERAL NOTE(S)- A yearly maintenance schedule is recommended. The exterior surfaces should e maintained to help prevent moisture penetration, particularly at decks, areas around windows, and racks or gaps. Wood surfaces weather over time and will deteriorate if not maintained. The xterior surfaces should be inspected yearly before the rainy season for maintenance needs. Only aulks that are compatible with the surface application should be used; see the enclosed article.

Areas such as walkways, sidewalks, and footpaths should be monitored for foot traffic hazards and corrected. Roots can cause undermining of foundations, driveways, and walkways; vines can cause deterioration of facades. Any encroaching roots or vines should be removed periodically. Tree branches that overhang the roof should be trimmed back.

All the bushes growing next to the building should be periodically inspected to make sure they are not attaching to or entering any areas of the building surface.

RECOMMENDATION(S)- Walk and inspect the entire property.

Have a qualified contractor make corrections to the sidewalk, to the entrance walkway, and to the driveway to provide a safe walking surface.

Have the local utility company inspect the trees at the front of the property to determine the appropriate action.

Have a qualified arborist inspect and trim the trees on the property as necessary and clear the leaf debris from the roof.

Have clearance provided between the vegetation and the building. Have clearance provided between the wisteria, the building, the flue serving the wood stove, and the flue serving the furnace.

Have a qualified contractor install new shingles and properly install the shingle corner details where necessary.

Have a qualified painting contractor prep and paint the exterior surfaces where necessary and the spiral stairs.

Have a qualified contractor make corrections/improvements, including safety improvements, to the porches, to the porch stairs, to the spiral stairs, and to the decks.

Use the spiral stairs only in an emergency. Do not allow children to play on or access the stairs. Have gates installed to help prevent access.

Have a qualified contractor make corrections/improvements to the fences and gate(s).

ATTIC

To prevent damage to the ceilings, inspection of the attic was restricted to what could be seen from the access opening using a flashlight. If inspection of the balance of the attic space is required, this will be done at additional cost upon receiving a signed waiver releasing us from liability for any damage which may be caused to the ceilings due to the inspection.

VENTILATION- Ventilation was provided by louvers in the gable. Ventilation was minimal. Ventilation helps to prevent condensation build-up in the winter and excessive attic temperature in the summer. Have attic roof vents installed. Solar powered vents are now available.

INSULATION- Attic: Insulation thickness cannot be precisely determined. There were approximately 6" of batt insulation. For energy conservation, plan to have more insulation installed. New installations now require 10-11" for an R-30 value.

The insulation had been installed backward. Generally, the paper backing faces the heated side.

Walls: Few homes built before 1970 have insulated walls. Since January 1985, when Title 24 Energy Regulations were adopted, the building code requires that exterior walls be insulated. Any new construction on existing homes such as room additions or remodeling, has to follow the current building code.

Floor: The underfloor area of the building was not insulated. This is common for this climate area as heat loss through the floor is considered minimal.

RECOMMENDATION(S)- Have a qualified roofing contractor install attic roof vents.

INTERIOR ROOMS

We do not comment on the cosmetic condition of the interior (paint, window coverings, wall covering, floor covering, etc.)

Painting was in process. The presence of drop cloths and masking paper in the dining-room/family-room limited observations. No representations can be made regarding any conditions that may be present but were not observable at the time of our inspection. When the painting is completed, make sure that the cover plates are installed at the outlets and switches where necessary and that door knobs, latchest covers, light fixtures, etc., are re-installed.

Some of the interior surfaces were not visible due to the furniture, area rugs, and personal belongings. In general, the interior rooms appeared serviceable except as noted.

WALLS/CEILINGS- To help prevent insect entry, have the gaps where the plumbing passed through the walls below the sinks sealed.

Plaster patching was noted at the living-room left wall. The condition implies past repair. A history of past repair should be made available including the extent of any related damage.

FLOORS- The rear right corner of the living-room floor had been repaired/patched, possibly as the result of the removal of a floor furnace. Some slight give was noted when we stepped on the floor. Have improvements made.

Patching of the oak floor covering was noted adjacent the bottom of the bedroom stairs.

The stains on the sub-floor in the rear left corner of the closet below the bedroom stairs could imply deterioration to the sub-floor below. Check the termite report. Have the condition corrected.

The condition of the floor finish under the coverings cannot be determined.

MOLD/MILDEW- Dark sooty spots of the type associated with mold/mildew were noted at some of the wood windows frames. A possible cause of mold/mildew growth is condensation. The window frames should be cleaned where necessary. A diluted bleach solution is often used.

The determination of how mold/mildew may affect your health is beyond the scope of our inspection. For information, contact a qualified professional.

DOORS/WINDOWS- The door bell did not work. For convenience, plan to have it repaired/replaced.

A double deadbolt lock is operated by a key on the inside. Leave the key in or near the lock when the building is occupied so that the door can be unlocked quickly in an emergency.

Deterioration was noted at the bottom of the wood-framed glass doors that led to the roof deck. Check the termite report. Have the condition corrected. As a security improvement, plan to have a non-removable pin hinge installed at the exterior swing-out doors.

The handle for the latchset at the closet door adjacent the kitchen stove was missing. Have a new handle installed.

Some of the thresholds, including but not limited to the threshold at the entrances to the upper bathrooms, can be a hazard to foot traffic. As a precaution, have lower profile thresholds installed where necessary to provide a safe walking surface.

The upper front bathroom door hit the toilet bowl. To help protect the toilet bowl, have a bumper stop installed.

Some of the doors were missing stops. Door stops help to prevent the door handles from damaging the walls. Have door stops installed where necessary.

The windows were wood. Wood casement windows are subject to warping. Check the windows for warping and have extra catches installed. This will help to make them close tighter.

The hinge at the bottom of the right window at the left opening in the kitchen was no longer functional. Have a new hinge installed.

Deterioration was noted at the bottom of the rear right window in the sunroom. Check the termite report. Have the condition corrected.

Some of the windows were painted shut. For adequate ventilation, emergency egress or rescue, each room should have a window that will open. Have the windows made operable.

Some of the windows had broken/missing sash cords. For safe operation, new cords should be installed. As not all the windows could be operated, it is possible that there are broken/missing cords in other sashes. The cords at wood sash windows wear out and break over time, for safe operation periodically inspect the cords and re-cord when necessary.

Door and Window Notes: We operated a representative sampling of the doors and windows. An examination of each was not made. The condition and presence of door and window screens and a list of all window defects are beyond the scope of this inspection. We inspected the overall condition of the doors and windows. Dry rot and termite damage and cost for repair of wood windows and doors will be addressed in the termite report. In the dry season, consider painting the exposed edges of exterior wood doors and windows. This will help to prevent moisture entry that can swell the doors and windows and make them hard to open in the rainy season. To help prevent water entry and energy loss, consider installing weatherstripping at the doors and windows.

The perimeter of the exposed exterior doors should be inspected during periods of rain to check for rain water entry and provisions made to help protect them from rain water. Awnings, screen doors, storm doors, or storm covers are sometimes installed to protect exterior doors.

Metal-framed and large glass windows can be susceptible to condensation depending on weather condition and location.

SAFETY GLASS- In new installations, glazing in locations subject to human impact such as glass at doors, glazing immediately adjacent doors, glazing adjacent to any surface normally used for walking, sliding glass door units (including fixed glass panels which are part of such units), shower doors, tub enclosures, and storm doors have to be made of safety glazing materials. Safety glazing materials are those so constructed, treated or combined with other materials as to minimize the likelihood of cutting and piercing injuries resulting from human contact with this glazing material and include such materials as laminated glass, tempered glass, wired glass and safety plastic.

In older buildings unless the glass in the doors has been replaced with safety glass, it will be regular glass. To help identify safety tempered glass, an etched mark is made in one corner. We could not see an etched mark at the glass to the doors and at the glass at the side of the entrance door.

Etched marks were noted at the glass in the side entrance door.

A transparent polyester film which is applied to existing glass can reduce the potential for injury, check with a qualified glazing contractor for details. There is no requirement to change existing glass but safety glass is required for replacement.

Furniture can often be arranged to direct traffic away from non-safety glass.

STAIRS- As a safety improvement, have an easily grippable handrail installed at the bedroom stairs. A circular handrail 1½" to 2" in diameter provides good grip.

The guardrail was lower than what is now considered a safe height to prevent a person from falling over it. The guardrail was probably built in accordance with the standard at the time of installation. While there is no requirement to change existing conditions, as a precaution have the safety of the guardrail improved to suit your needs.

SMOKE DETECTORS/EMERGENCY ITEMS- California law requires that every single-family dwelling being sold must have operable smoke detectors that are approved by the State Fire Marshall

and installed in accordance with the Marshall's regulations. Obtain a copy of the "Smoke Detector and Water Heater Statement of Compliance" from a realtor.

No smoke detectors were observed. Make sure operational smoke detectors are installed in accordance with the Marshall's regulations and with the applicable local ordinances. Smoke detectors should be tested periodically. Smoke detectors are more efficient when installed at the ceiling and away from the vertical walls.

As a safety precaution, have a carbon monoxide detector(s) installed.

For fire safety, consider installing multi-purpose fire extinguishers. For suggestions on fire extinguishers, consult your local fire department.

Consider storing an emergency roll down ladder to allow for exterior escape from any levels above the ground floor in an emergency.

ASBESTOS- For asbestos information, refer to the enclosed Sunset magazine article. A determination as to whether the following material contains asbestos can only be determined by laboratory analysis which is beyond the scope of our inspection.

Some sheet floor coverings, even those sold now, may contain asbestos. They may become a hazard when removed and broken up. Also the mastic and adhesives used to apply them often contain asbestos. A portion of the tile sheet floor covering at the entrance to the kitchen from the hallway was missing. Layers of sheet floor covering were present below. Have corrections made. If the floor coverings are to be removed, as a precaution, have samples analyzed.

A portion of sheeting was present on the wood blocking above where the water heater vent pipe entered the brick chimney. In older homes, sheeting usually contains asbestos.

For information on methods used to abate, encapsulate, or remove asbestos containing material, consult a qualified asbestos abatement contractor.

Due to the age of the building, there may be other materials within the building that contain asbestos but are not identified by this inspection and report.

RECOMMENDATION(S)- When the painting is completed, make sure that the cover plates are installed at the outlets and switches where necessary and that door knobs, latchset covers, light fixtures, etc. are re-installed.

Have a qualified contractor make corrections/improvements to the floors where necessary.

Have a qualified contractor make corrections/improvements to the doors and windows where necessary.

Have a qualified contractor install a grippable handrail at the bedroom stairs and make safety improvements to the guardrail to suit your needs.

Make sure operational smoke detectors are installed in accordance with the State Fire Marshall's egulations and with the applicable local ordinances. As a safety precaution, have a carbon monoxide etector(s) installed.

f the kitchen floor coverings are to be removed, as a precaution, have samples analyzed.

KITCHEN

Ve do not operate kitchen appliances in occupied buildings.

he stove was old. For safety, have the local utility company inspect it and periodically thereafter. Most gas utility companies offer free inspections of appliances, they do not make any repairs but ometimes make minor adjustments. Appliances they determine to be defective are often isconnected.

he oven at stove was designed to be positively vented to the exterior. Have the oven properly ented.

ave the dishwasher secured to the underside of the countertop.

he cabinets and countertop appeared serviceable except that some of the cabinet doors needed to be immed and adjusted to work properly.

ENERAL NOTE(S)- Have the kitchen area re-caulked wherever necessary. Generally, the caulk at e sink area needs to be periodically replaced.

ECOMMENDATION(S)- Have the local utility company inspect the stove.

ave the oven properly vented.

ave the dishwasher secured to the underside of the countertop.

ave the cabinet doors trimmed and adjusted as necessary.

BATHROOM(S)

e bathrooms appeared serviceable except as noted.

OWER BATHROOM- A note on the shower door stated "Use upstairs shower. Thanks." therefore shower operation was not checked. The condition implies that the shower may not be operational that it leaks. Have the shower made operational as necessary.

e shower was in an enclosed compartment with plaster walls. The walls should be kept well-intained to help prevent water intrusion to the framing behind. Some of the paint near the shower in was peeling. The peeling wall covering at the exterior of the enclosed shower could imply nage to the walls. Check the termite report regarding the condition of the walls. Have corrections de.

UPPER REAR BATHROOM- The missing grout at the perimeter of the tiles at the window could allow water entry to the area behind, this could cause damage to the framing. Check the termite report regarding the condition of the area below.

Have the area between the tub and the wall tile re-caulked.

The unevenness and looseness of the floor covering adjacent the tub imply deterioration to the sub-floor below. Check the termite report regarding the condition of the area below.

There was a gap between the toilet tank and the wall. Care should be taken when using the toilet not to put pressure on the tank, otherwise leakage may occur between the tank and the toilet bowl. As an improvement, plan to have some backing installed between the wall and the tank.

GENERAL NOTE- The interior perimeter of the frames at tubs and shower enclosures should be kept well-sealed.

Generally, the caulk in areas such as between the tile and the bathtub, between the floor covering around the base of the tub or shower enclosure, and around the sink area should be periodically inspected for re-caulking.

RECOMMENDATION(S)- Have a qualified contractor make corrections/improvements to the lower bathroom shower enclosure and to the upper rear bathroom as necessary.

LAUNDRY

No clothes washer or dryer was present at the main building.

FIREPLACE(S)

We did not light a fire in the fireboxes, certainty as to the draft efficiency of the fireplaces can only be determined after a thorough review by a qualified contractor.

LIVING-ROOM FIREPLACE- The fireplace was a masonry wood burning unit.

At the firebox, the mortar between the bricks was soft in some areas. The condition can cause the bricks to become loose.

Open gaps were noted between some of the bricks at the top of the firebox just behind the fireplace opening. The condition may allow smoke, heat, or fire to escape the firebox and enter areas not designed for high temperatures.

Have corrections made to the firebox.

Damper- A damper is a metal door which prevents downdrafts and the escape of heated air up the chimney. There was a cable inside the fireplace which was connected to a chimney top damper. The chimney top damper can reduce the effective cross-sectional area of the flue. This may result in a spillage of smoke.

We found very little tension in the pull cord that would operate the chimney top damper. The condition implies that the damper is not operating properly. Have the condition corrected.

Chimney- Due to the roof steepness, the top of the chimney was not accessed. Some of the bricks at the top of the chimney were missing. The condition implies soft mortar at the brick joints. Have corrections made.

Most chimneys are lined with clay tiles. The purpose of the liner is to contain a potential chimney fire. Liners and the mortar which join them together may deteriorate with age and use, reducing their effectiveness. When a flue is inaccessible, we cannot determine if there is a defective flue liner or if there is no flue liner.

Tall chimneys may be subject to damage or failure in an earthquake. The installation of bracing can reduce the potential for property damage or bodily injury.

A chimney cap/spark arrester was present.

ROOF DECK FIREPLACE- A pre-fabricated sheetmetal fireplace was present at the roof deck. The top portion of the flue was missing. The fireplace could be a potential hazard. Have it removed.

GAS APPLIANCE FLUE CHIMNEY- The mortar at the brickwork at the flue chimney was soft in some areas. This can cause the bricks to become loose. Some of the bricks were missing. Some of the bricks were loose. Some of within the chimney was noted.

As seen in the attic space, stains were noted on the chimney brickwork. Water entry at the brickwork could cause soft mortar. When the chimneys are inspected, have the contractor access and inspect the section of appliance chimney within the attic space.

Have corrections made to the chimney.

To help prevent water intrusion down the two flues in the chimney, have rain caps installed.

WOOD STOVE- A free standing wood stove was present in the corner of the dining-room/family-room. The installation of a wood stove requires a building (mechanical) permit. Verify that the unit was installed with the necessary permit. For earthquake preparedness, have the stove secured to the floor.

The handle at the side of the stove (which we believe operates the damper) needed to be secured in position.

We could not see the bottom of the flue from the stove and we could not see down the top of the flue due to its height, therefore we could not determine if the flue needed to be cleaned. If the flue has not been cleaned in some time, have it cleaned.

Corrosion was noted at the exterior of the flue. Have the condition corrected. We could not determine if a spark arrester was present at the chimney cap. Have one installed as necessary.

Have the top of the flue properly braced.

GENERAL NOTE(S)- Fireboxes should be kept well-sealed at all times, even minor cracks need to be sealed. Silicate cement is often used to seal minor cracks in fireboxes, it comes in cartridge tubes available at most hardware stores.

For fire safety, the fireplace and chimney should be inspected regularly by a qualified chimney sweep and cleaned when necessary.

RECOMMENDATION(S)- Have a qualified contractor inspect the fireplaces and chimneys and make corrections/improvements.

Have the pre-fabricated sheetmetal fireplace at the roof deck removed.

ELECTRICAL

The visible and accessible portions of the electrical system were inspected. We do not check service entry wiring or underground cables. We do not analyze circuit distribution or load demands, that is a job for a qualified electrical contractor. Some unusual conditions of the electrical system cannot be determined through a general inspection but would only be known under daily living conditions.

MAIN PANEL- The main panel was of circuit breaker design. It was located at the middle of the left side of the building.

A double pole disconnect breaker was present. There was no label on the breaker or on the panel stating the capacity of the panel. We estimate the capacity of the panel to be at least 100 amps. Both 120 volt and 240 volt services were available.

The outer cover needed to have hinges installed.

CAPACITY- For the connected electrical loads, the service capacity appeared adequate.

GROUNDING/BONDING- There were television antennas at the chimneys. The television antenna hat was attached to the gas appliance flue chimney was loose. This is a potential hazard. If the ntennas are to be kept, have the loose antenna made secure and have all the antennas grounded for rotection against lightning strikes. Alternatively have them removed.

Modern electrical services are typically grounded to the water piping, a driven rod in the earth, nd/or steel rods embedded ("Ufer" ground) in the foundation. Older electrical services were pically grounded only to the water piping. In many houses, a grounding conductor is visible at the ain panel but it is not possible to locate the grounding connection. There was a grounding cable in e main panel. We could not verify what it was connected to. For safety, electrical systems should e grounded. If a fault occurs in a live conductor, the grounding system will provide a safe path for e current to be dissipated. Have the grounding verified and upgraded to suit the modern standard as ecessary.

To improve the electrical safety, have the water piping and any piping which can become energized bonded to maintain electrical continuity. This is generally carried out at the water heater where the water pipes and gas pipe are easily accessed. Dielectric unions that are used to connect galvanized to copper piping should be supplied with bonding jumpers around the union. Though the jumper may reduce the ability of the dielectric union to prevent corrosion, electrical safety is a greater priority.

SUBPANEL- A subpanel gets power from the main panel and distributes it through the branch circuits.

A circuit breaker design subpanel was located in the closet below the bedroom stairs. Circuit breakers should be switched off and on periodically to assure operational integrity. The television and compressor-type equipment (refrigerators, freezers, etc.) should be turned off beforehand. We do not determine which outlets, switches, and fixtures are connected to each circuit breaker.

For convenience, the circuits should be labeled to make future repair or servicing easier.

Have the open knock-out hole at the bottom of the subpanel properly sealed.

The subpanel had some circuit breakers made by a different manufacturer than the one who made the subpanel. Many brands of circuit breakers can be made to fit within some electrical panels, only the types for which the panel has been tested and approved should be used. Using other breakers could be a potential hazard. The manufacturers of subpanels will not warrant the safety of subpanels when breakers by other manufacturers are installed. Have the correct breakers installed.

For fire safety, keep combustible material e.g. clothing away from the subpanel. Since the early 1980s, the installation of electrical panels in closets or other areas where flammable materials might be stored has not been allowed by most jurisdictions. Stored items can also block access to the panels.

WIRING- The building had some original knob-and-tube wiring which uses porcelain insulating knobs, tubes, and flexible non-metallic tubing for the protection and support of single insulated conductors. Knob-and-tube wiring, although obsolete, is generally considered safe providing no modifications are made to it. Due to the potential for deterioration of the insulation on knob-and-tube wiring, the replacement of sections or all of the wiring with modern wiring may be necessary. Wherever knob-and-tube wiring is exposed during remodelling work, have it replaced with new wiring.

There were splices from knob-and-tube wiring to non-metallic sheathed cables in the attic space. The connections were wrapped in electrical tape. For fire safety, all electrical connections should be housed in a junction box. Have the condition corrected.

The insulation had been installed over the knob-and-tube wiring in the attic. This type of wiring was originally intended to be installed in the open air which helps cool the wire. Placing insulation over the wiring may cause it to overheat. The splices in knob-and-tube systems are soldered and overheating could melt the solder, causing loose connections and a possible fire hazard. Placing insulation over the wiring has been done in many attics in the past. To help prevent overheating,

have a qualified electrical contractor make sure that all the circuits with knob-and-tube wiring have an overcurrent protection of not more than 15 amps.

Exposed non-metallic sheathed cables were present in the closet below the bedroom stairs, at the top of the basement stairs, and in the basement. Unprotected non-metallic cables are susceptible to damage. All non-metallic sheathed cables below 7' should be suitably protected.
Have the loose cables in the crawl space properly secured.

Sections of armor (BX) cable were laid on the sub-area floor. It should be determined what the cables served. All abandoned wiring should be removed. The cables should be removed as necessary and the ends properly terminated where necessary in junction boxes.

Although the detached studio was not included in this inspection and report, please note the following. When electrical work is carried out, have the contractor access and inspect the wiring to and in the studio. In new installations, detached buildings have to have an exterior service rated disconnect and grounding electrode. As an electrical safety improvement, have them installed.

OUTLETS AND SWITCHES- Due to the presence of furnishings and storage, several of the outlets were not accessible therefore no representations can be made regarding any conditions that may be present but were not noticeable at the time of our inspection. When the building is vacant, have these outlets checked and corrections made where necessary.

We operated a representative sample of switches and inserted a plug-in outlet tester at a representative sample of accessible outlets. A 3-prong outlet tester (an inexpensive device available at most hardware stores) should be used to check all the 3-hole outlets for proper installation prior to use.

All of the tested switches and outlets were found in service except when so noted.

Sometimes the function of some switches is unknown. Due to the time constraint, we are unable to determine their use.

The dimmer control switch for the kitchen light fixture was wired with knob-and-tube wiring. The back of the switch box was missing. The splices on the wiring was made outside of the switch box. This is a potential hazard. Have the wiring properly installed.

The function of the switch to the left of the lower bathroom door is unknown.

We do not check to see if a building has sufficient outlets to suit individual electrical needs. In some older homes, a room may have only one outlet. There may be the need for more outlets to serve the kitchen.

Have cover plates installed at the outlet/switch in the lower bathroom, at the outlet in the baseboard at the rear of the left side of the breakfast room, and at the basement outlets.

The outlets were 2-hole and 3-hole. Use only double-insulated appliances at the 2-hole outlets (the majority of household appliances are double-insulated and have 2-pronged plugs).

he refrigerator was served by a 2-hole ungrounded outlet. The appliance cord was equipped with a -pronged plug. As a safety improvement, have the outlet replaced with a properly installed rounded 3-hole outlet.

he light fixture at the kitchen ceiling appeared to be temporary. It was hanging by its wires. Have new light fixture installed.

he function of the timer control plugged into the outlet at the front of the crawl space as seen rough the trellis vent is unknown.

he light fixture attached to the underside of the overhang at the front lower portion of the building ad been wired using non-metallic sheathed cable. Non-metallic sheathed cable is not approved for xterior installation. As an improvement, have the fixture properly wired. We did not locate the witch to operate the light fixture. The fixture was in an unusual location. The reason for this is nknown.

s a safety precaution, have a protective cages installed at the light fixtures in the crawl space.

he light fixture near the furnace was close to combustible material. This is a potential fire hazard. s a fire safety precaution, have the incandescent light bulb replaced with a fluorescent light bulb.

he fluorescent light fixture in the basement had been wired with single-strand wiring from an open unction box. This is a sub-standard installation. Have the wiring removed and a cover plate nstalled over the open junction box. Have a new light fixture properly installed.

or fire safety, replace all light bulbs in closets and small spaces with screw-in fluorescent bulbs. ight bulbs that are near combustible material pose a fire hazard. For fire safety, in new nstallations, only exposed fluorescent light fixtures that are at least 6" from the nearest shelf, nclosed incandescent light fixtures that are at least 12" from the nearest shelf, or recessed ncandescent light fixtures are allowed in closets.

GROUND FAULT CIRCUIT INTERRUPTERS- A GFCI protects against hazardous electrical shock hat may be caused if the body becomes a path through which electricity travels to reach ground. In ew construction ground fault protection is now required for all outlets in bathrooms, garages (except hose in spaces designated for appliances), outdoors (where there is direct grade level access to the uilding), outlets serving the kitchen counter within 6' of the sink, and in unfinished basements except for refrigerator or sump pump outlets).

GFCIs come in two types, circuit breaker and outlet. The outlet type is the most common. When rotected by the GFCI, you may still feel a shock, but the GFCI should cut it off quickly enough so a erson in normal health should not have serious electrical injury (infants, very small children, etc. nay still be affected).

A GFCI should provide adequate protection even when the outlet is not grounded. Some building epartments allow a GFCI receptacle to replace ungrounded 2-hole outlets. The GFCI outlet in the pper front bathroom was not grounded.

The exterior GFCI outlet at the middle of the right side of the building did not test using the test button. The 3-hole outlet at the right of the kitchen sink was loose and it showed open ground (either the grounding wire was not connected or no grounding wire was provided). Have the outlets replaced with properly and securely installed GFCI outlets.

Have a cover plate installed at the GFCI outlet in the front upper bathroom.

GFCI outlets should be tested periodically by pressing the test and reset buttons on the face of the outlets.

As a safety upgrade, have the outlets in locations that in new construction are required to be GFCI protected, replaced with GFCI outlets. Note that older outlet boxes sometimes are not big enough to receive modern GFCI outlets therefore it is possible that new outlet box(es) would have to be installed.

All electrical work should be performed with the power shut off at the service panel.

RECOMMENDATION(S)- Have a qualified electrical contractor make corrections/improvements.

PLUMBING

As seen in the sub-area, the gas piping, water piping, and drain piping needed to be properly supported.

GAS PIPING- The main gas shut-off valve was located at the front of the left side of the building. It was frozen. Call the local utility company to free it. Once this is done, to shut off the gas to supply the building, turn the valve 90° (right angle to the pipe). Store a large wrench near the valve so that you can turn the gas off quickly in an emergency.

The connection between the gas piping at the front of the right side of the crawl space had been made with copper piping. Have the copper piping and the shut-off valve next to it removed and the connection made with iron piping.

All gas appliances should be supplied with a gas shut-off valve. Generally, most gas shut-off valves are not accessible due to the presence of the appliances they serve. Removal of appliances to determine if a gas shut-off valve is present is beyond the scope of our inspection.

WATER SUPPLY PIPING- The main water shut-off valve was located at the front of the building. Check its operation.

The visible water piping in the building was galvanized iron and copper piping. Galvanized iron piping is common in older buildings it is prone to rusting and the build-up of minerals which restricts water flow. Water hardness and pipe quality are main factors affecting the useful life of the piping. Eventual replacement of galvanized piping should be anticipated. Wherever galvanized piping is exposed during remodelling work, have it replaced with copper piping.

he water flow was reduced when more than one fixture was operated. Mineral and/or corrosion eposits can form inside a galvanized pipe, reducing the effective pipe opening. This causes a low ow even when the water pressure is within the normal range. Check the water flow. Turn on the old water faucets and flush the toilet. Turn off the water, then repeat the procedure with the hot ater faucets. Usually, not all the fixtures will be used at the same time. To help improve the flow ave the sink spouts, showerheads, valve seats at the faucets and angle stops (shut-offs below the nk) inspected for blockage. Sometimes backflushing the pipes can help improve the flow, check with qualified plumbing contractor for information.

he hot and cold water flow at the upper front bathroom tub faucet was very low. Have the ondition corrected.

here were direct connections between some of the galvanized and copper water pipes. The direct onnections of dissimilar metals can cause mild electrolysis which may lead to rusting and leakage. o signs of leakage were noted. To help prevent the direct contact of dissimilar metals, have electric unions installed.

ue to the presence of galvanized piping, the aerators at the sink spouts will need to be periodically eaned of corrosion deposits.

epending on the distance between each fixture and the water heater, the delivery time of hot water the faucet will vary.

inor corrosion was noted at some of the galvanized pipe connections. The connections should be spected periodically for leakage.

rip leakage was noted at the connection of the galvanized pipe to the shut-off valve at the front left rner of the basement ceiling. Have the condition corrected.

ngle stops (shut-off valves) are usually found beneath plumbing fixtures. They allow the water pply to the fixture to be turned off for repair or to stop a leak. They are often not operated and ay freeze in place or leak when operated. They were not operated in the inspection.

general, water controls are set with the hot water on the left side and the cold water on the right de. At the upper front bathroom tub faucet, the water supply had been set the opposite way.

help prevent the laundry tub type faucet at the rear wall of the basement from being accidentally ened, have the faucet removed and the pipes capped.

blue metal rectangular box labelled "Thermasol" was present in the basement. We noted what we lieve to be the outlet end of the pipe from the box to the enclosed shower in the lower bathroom. e determination of whether the steamer unit is functional is beyond the scope of our inspection. A mperature pressure release valve (TPR valve) was present at the unit. If the unit is to be used, as a ecaution, have a drain pipe attached to the TPR valve. Alternatively have the unit removed.

ASTE AND VENT PIPING- The sewer lateral (the main drain from the building to the main wer) in many older homes was made with clay pipes. Clay pipes can be easily damaged and can be

blocked by roots or may crack/separate from ground movement. If there is a history of blocked sewer lateral, have it video inspected. Eventual repair/replacement of the sewer lateral may be necessary.

As a precaution to help prevent a sewer lateral back up from entering the building, have an exterior clean out and mushroom valve installed.

The visible drain, waste, and vent system was iron, copper, and plastic (ABS). No signs of back-up were noted at the drains when they were used.

There has been concern regarding plastic ABS piping. Some plastic piping have been known to break due to the inferior material used in the manufacturing process. From what we know, the piping most subject to breakage was manufactured between 1985 and 1990. For information, go to www.abspipes.com.

Plastic drain piping can be noisy when used. The determination of what is an acceptable noise level when the drains are in use is beyond the scope of our inspection.

Most jurisdictions do not allow plastic (ABS) pipes to be exposed at the exterior of a building. The plastic drainage pipe at the exterior rear right corner of the building was exposed. This can subject it to damage, have it protected or replaced with metal piping.

A short section of cast iron drain at the middle of the right side of the crawl space had a back slope. The exposed section of copper pipe at the edge of the porch roof had a back slope. This will result in standing water in the pipe which can encourage bacterial growth, causing pipe blockage. Have corrections made as necessary to provide a gravitational flow.

Active leakage was noted below the wye connector on the drain pipe below the rear left corner of the entrance porch. Have the condition corrected.

The top of a vent pipe at the middle of the right side of the building terminated below the roof overhang. The condition could impede the venting action of the pipe. The standard is for the top of vent pipes to terminate above the highest roof line. As an improvement, have the pipe extended to terminate at least 6" above the roof at its present location.

Corrosion was noted at the bottom of some of the cast iron pipes. The condition implies past leakage. No signs of active leakage were noted at the time of our inspection. Check the area periodically for the need of repair. Repair/replacement should be anticipated.

The handle at the lower bathroom sink pop-up plug was loose, have it secured.

The lower right bathroom toilet was loose. Have it lifted, a new wax seal installed, and the toilet secured in place.

The upper front bathroom sink pop-up plug did not work. Have it made operational.

ROSS-CONNECTION- A cross-connection is a plumbing configuration which would allow the ontaminated water to enter the potable water supply.

he dishwasher drain pipe was installed without an air gap to prevent the backflow of waste water nd possible contamination. This may have been compliant with the local codes at the time the ishwasher was installed. As a precaution, have an air gap installed.

he outlet for the bidet was close to the overflow, if the overflow is blocked, water from the bidet owl could enter the potable water supply piping.

ENERAL NOTE(S)- Some unusual conditions cannot be determined through a general inspection ut would only be known under daily living conditions such as drains that back up, noisy plumbing, tc. The determination of what is an acceptable noise level when the plumbing fixtures are in use is eyond the scope of our inspection.

he gas, water and drain piping was not fully accessible and an inspection of each connection was not ade. The standard test for leakage is to have the piping pressure tested. This is sometimes required efore the gas can be turned on after it has been disconnected. With testing and a close inspection of l the piping, leaking or other defects may be found.

Vaste piping should be periodically to remove any accumulation of grease, hair, and dirt to help revent future debris blockage and subsequent drainage failure.

nderground sewer piping was not a part of this inspection. All observations of the plumbing system re based on what could be seen. The system was inspected only to the point where it entered the round at the building.

o conserve energy and help prevent pipe bursts during cold weather, insulate all exposed water ipping.

ECOMMENDATION(S)- Have the local utility company free the main gas shut-off valve.

heck the water flow.

Iave a qualified plumbing contractor make corrections/improvements.

HEATING

he determination of the ability of a heating system to heat the interior of a building to a comfortable evel and the determination of what is an acceptable noise level when the forced air furnace is being sed are beyond the scope of our inspection.

An electric wall heater was present in the upper middle right room, in the upper rear bathroom, nd in the lower bathroom. The front of the heaters will get hot. Observe the following fire safety easures. Do not place combustible material in front/above the units or leave children unattended in ie rooms when the heaters are on.

Having the interior of an electrical wall heater periodically cleaned will help to prevent odors when it operated.

A manually controlled direct vent gas wall furnace was present in the front bedroom. The outer over of the furnace had been painted. When the furnace is in operation, some peeling of paint and possible odor from the paint being heated should be expected.

An abandoned gas appliance flue was present at the front right corner of the main roof.

Gas wall furnaces need periodic cleaning and may not function properly when the burners or grills are obstructed by dust, lint, or personal property. Wall furnaces should be routinely inspected for safety by the local utility company or a qualified heating contractor. Special care should be taken to keep children and combustible material well away from potentially hot surfaces.

The furnace was not in service during this inspection. The gas supply to it was OFF. Have the local utility company light the furnace, perform a safety check, and inspect the heat exchanger.

A wall furnace will provide heat to the room where it is located but may not supply heat to the rest of the rooms.

A gas fired, forced-air furnace with an electric ignition, a maximum input heating capacity of 100,000 BTUs, and an output heating capacity of 80,000 BTUs was located in the crawlspace.

Due to the presence of drop cloths and ongoing painting in the lower rooms, the furnace was not operated. Once the painting is completed, check that the rooms have heat registers as necessary and check the heat flow delivery at the registers.

We saw no heat registers in the upper rooms.

Heat Exchanger- A heat exchanger is a metal chamber inside the furnace which surrounds the flame. It separates the air which circulates through the building from the fumes generated by the burner flame. With age and use, holes or cracks can occur in the heat exchanger; this can allow poisonous fumes to enter the living space. When a heat exchanger is defective, the furnace has to be replaced. Heat exchangers should be inspected as part of routine service maintenance.

Only a small portion of the heat exchanger is accessible during a typical home inspection. A thorough inspection for the evidence of cracking is beyond the scope of our inspection as it requires special equipment or the partial disassembly of the furnace. This type of inspection should be performed by a qualified heating contractor.

A small hairline crack was noted at the front right side of the heat exchanger. We could not determine if the crack will compromise the heat exchanger. Have a qualified heating contractor inspect to see if the heat exchanger is serviceable and service the furnace as necessary. If the heat exchanger is defective, have the contractor install a new furnace in accordance with the manufacturer's specifications and the local building department's requirements.

ilter- The filter was a throwaway type that should be replaced every 3 months. The filter was dirty. dirty air filter can result in a reduced air flow over the heat exchanger, resulting in premature ailure of the heat exchanger. Have a new filter installed.

enting- The top of the furnace flue terminated below and near the wood guardrail at the upper deck. he condition could impede the flow of the combustion product (which can contain poisonous gases) nd be a potential fire hazard. Have the flue extended and the top of the flue properly secured.

ucting- To help prevent corrosion, have clearance provided between the sheetmetal cold air return uct and the soil and have the duct properly supported off the soil.

s part of the heating system service, have the interior of the ducts vacuum cleaned.

ENERAL NOTE(S)- We do not inspect individual safety valves (thermocouple, gas valve limit, fan vitches, etc). The purpose of the heating system inspection is to verify that it was operational.

onsider purchasing a bi-annual professional maintenance and service contract.

o not store combustible material near heating appliances.

ECOMMENDATION(S)- Have the local utility company light the furnace in the front bedroom, rform a safety check, and inspect the heat exchanger.

ave a qualified heating contractor inspect to see if the heat exchanger at the gas fired forced-air rnace is serviceable and service the furnace as necessary. If the heat exchanger is defective, have e contractor install a new furnace in accordance with the manufacturer's specifications and the local ilding department's requirements. Have a qualified heating contractor make rrections/improvements to the ductwork and flue.

WATER HEATER

ot water was supplied by a gas-fired water heater with a 40-gallon capacity.

general, the minimum capacity requirements for water heaters are: 30 gallons for a 1-bath home, gallons for a 2-bath home, and 50 gallons for a 3-bath home.

e temperature of the hot water was very hot. The constant high temperature can cause the glass ing to dissolve, exposing the steel tank to corrosion. Water temperature over 125° Fahrenheit can se severe burns or death from scalding. Children, the disabled and the elderly are at highest risk being scalded. Check the water temperature before bathing or showering. The temperature can be usted at the water heater thermostat. Temperature limiting valves are available to help control ctuating temperatures.

NTING- Spillage of the combustion product which contains poisonous gases occurs when normal ting is obstructed by improper configuration, improper vent piping materials, vent blockage or ufficient combustion venting.

he vent pipe was connected to a clay tile lined masonry flue. This type of flue heats up slowly and e low temperature may restrict the upward flow of flue gases. For this reason, most manufacturers ecify modern galvanized sheetmetal vents which terminate above the roof line.
he vent pipe had a downward slope, this will impede the venting action.

brown stain was noted on one of the nipples at the top of the water heater adjacent the draft verter. This condition implies spillage of the combustion product (which contains poisonous gases). Ve held a mirror near the draft diverter after the water heater had been running for several minutes nd noted misting of the mirror. The condition verifies the spillage of the combustion product.

he single-walled vent pipe at the water heater was close to combustible material. For fire safety, a ngle-walled vent pipe requires a minimum of 6" of clearance to combustible material. Double- alled vent pipes require a minimum of 1" of clearance to combustible material.

EMPERATURE PRESSURE RELEASE VALVE (TPR VALVE)- If a water heater malfunctions nd overheats, pressure builds up in the tank. Therefore, it is essential to have a TPR valve. Instead f the tank exploding from a pressure build-up, the valve activates, releasing the pressure build-up in e form of scalding water. In new installations, the pipe terminates at the exterior of the building so at if the valve is released the condition would be more noticeable and prevent flooding of the area here the water heater is located.

Ve could not feel a TPR valve through the insulation surrounding the water heater. The water heater as an older model. At the time it was installed, TPR valves may not have been required by the uilding code therefore no hole may have been provided for such an installation.

EPLACEMENT- The projected life of a water heater is from 7 to 10 years although some units ve been known to last over 15 years. The water heater was older. Due to the age of the water eater and due to the corrections needed, it would be more cost effective to have a new one installed.

ave a qualified plumbing/heating contractor install a new water heater in accordance with the anufacturer's specifications and the local building department's requirements.

alifornia law requires water heaters to be secured in accordance with the local building department's quirements. Have the new water heater secured to help it resist falling or horizontal displacement e to earthquake motion. Having flexible supply connectors installed will help reduce the danger of pe breakage due to earthquake motion.

ENERAL NOTE(S)- Water temperature over 125° Fahrenheit can cause severe burns or death from alding. Children, the disabled and the elderly are at highest risk of being scalded. Check the water mperature before bathing or showering. The temperature can be adjusted at the water heater ermostat. Temperature limiting valves are available to help control fluctuating temperatures.

ater heater tanks should be flushed periodically to remove any accumulated sediment and mineral posits.

o not store combustible material near the water heater(s).

ECOMMENDATION(S)- Have a qualified contractor install a new water heater in accordance with e manufacturer's specifications and the local building department's requirements.

STRUCTURE

he visible and accessible portions of the foundation and main structural members were inspected. he underground support system is unknown (existence of piers, width of footings, specific load earing quality of subsoil, etc). We do not probe the soil adjacent foundations to determine their epth. Our opinions are based on a visual inspection.

UB-AREA- The sub-area consisted of a crawlspace and a basement.

lave the cellulose debris in the crawlspace removed.

'he rise at the bottom step of the basement stairs was less than the rise at the rest of the steps. The eadroom at the stairs was low. The surface of the steps had broken away. The conditions can be a azard to foot traffic. Use the stairs with caution.

.s a safety improvement, have grippable handrail installed at the stairs.

'ENTILATION- Sub-areas should be provided with ventilation openings to the exterior. Ventilation s important to help control moisture build-up. For maximum effect, ventilation openings should be nstalled equally along the length of two opposite sides.

'entilation of the sub-area was provided by foundation vents, it appeared to be inadequate. 'entilation is important to help control moisture build-up. Have additional vents installed.

'o help prevent small animal entry, have screen mesh installed at the wood vents.

'OUNDATION- The building had a raised concrete foundation. Most of the foundation was original.

Older foundations generally have no steel reinforcement and are not set as deeply into the ground as s required with new foundations. This can make them more vulnerable to movement that can lead to racking. It is not possible to determine if a crack will grow in size or if new ones will form.

Cracks were noted, examples of which include but may not be limited to the following. Measurements are approximate.

A ½" wide crack was noted at the foundation below the left side of the entrance porch. Two cracks, one ¼" wide and one ½" wide were noted at the front of the interior foundation. A 3/8" to 0" wide crack was noted at the right side of the front foundation 3' from the front right corner. A ¼" wide crack was noted at the front right corner. A ¼" wide crack was noted at the front of the left foundation 4' from the front left corner. A ¼" wide crack was noted at the front foundation 7' from the front left corner. A ½" wide crack was noted adjacent the front of the furnace.

here was a gap approximately ½" wide between the short section of foundation at the middle of the ght side of the building and the section of foundation approximately below the rear of the entrance rch.

he right and rear retaining walls in the basement were cracked and leaning. As the walls continue lean, they will cause undermining of the foundation which they are helping to support.

he original surface of the concrete at the exterior foundation at the front right corner had fallen vay in the past, leaving rough exposed concrete surface. The condition may reduce the bearing pacity of the foundation.

me crumbly concrete was noted at the interior foundation opposite the crawl space entrance door. his condition is generally due to moisture passing through the concrete and/or the type of mix used hen the concrete was placed. As moisture moves through the concrete and dries on the surface, ineral salts dissolved in the water form crystals which expand and cause surface deterioration. The ndition may reduce the bearing capacity of the foundation.

a few locations, the concrete showed "honeycombing". This occurs when voids are present tween the aggregate and is caused by the concrete not being fully compacted when the foundation is ured.

RAMING- The building construction was wood frame.

here was some unevenness in some of the floors. A hump was noted in the kitchen floor. Some of e interior cripple wall framing in the sub-area was leaning.

me of the cripple wall framing was leaning.

he front end of the 4x6 center beam was not supported.

vo cripple studs towards the front of the 4x6 center beam had been set on loosely placed bricks.

he cut end of a floor joist at the front of the right side of the crawl space was not supported.

he 4x6 beam connection above the basement entrance was not supported.

the time of construction, no blocking was installed between the floor joists to help prevent the ists from twisting.

me slight deflection was noted in the beams at the dining-room/family-room.

NGINEER'S INSPECTION- The conditions noted above imply that foundation and framing ovement has occurred and that sections of the concrete foundation have deteriorated. The exact easurement of these conditions is not within the scope of our inspection. Have a qualified engineer spect the foundation and framing to determine the appropriate corrections and have a qualified ntractor carry them out.

EARTHQUAKE PREPAREDNESS- See the enclosed EQE Earthquake Home Preparedness Guide. A foundation sill plate is the lowest horizontal framing member that sits on the foundation. For earthquake preparedness, sill plates are secured to the foundation.

Most of the visible sill plate was not bolted to the foundation.

Some sections of the sill plate were bolted to the foundation. The bolts were ½" in diameter. Generally bolts for a two-story building are 5/8" in diameter. The bolts were placed to the standard of the time of installation. The standard in new installations calls for one bolt every 4' with an additional bolt within 9" of the end of each foundation sill plate.

The function of the plywood that had been attached to some of the cripple wall framing is unknown. The plywood should not be considered to be shear bracing.

Have a qualified engineer determine the appropriate seismic upgrades for a building of this age and design and have a qualified contractor carry them out.

WATER INTRUSION- As the basement was below grade, during periods of prolonged rainfall, some water/moisture may enter. As a precaution, all storage should be elevated above the slab, e.g. by placing it on pallets. It is not unusual to find unexpected water entry in below grade areas that have been dry for years.

The sub-area soil was dry.

Stains and efflorescence were noted on the basement walls. Efflorescence is a white powdery hydrate that forms when moisture has been or is present.

A sump pump was present in the basement. This indicates that the area is subject to water intrusion. The sump well should be periodically filled with water to make sure the pump is operational. A failed sump pump could lead to flooding. Have the sump well cleaned of debris, filled with water, and the operation of the sump pump inspected.

The function of the hole in the wall next to the sump well is unknown.

The loosely placed mesh covering the sump well was not strong enough to carry weight.

The sump pump was connected directly to the building drain. In most jurisdictions, the discharge of ground water into the main sewage system is not allowed. If there is a blockage, sewage could back up through the pump well.

Have a qualified contractor install the sump pump to comply with the local ordinances.

Battery back-up/pump failure alarm units are available for sump pumps so that if the electrical supply to the building is turned off, the pump will still operate and if the pump fails, the alarm will go off.

Damp/wet sub-areas can lead to moisture build-up which can affect the foundation, the framing and indoor air quality. The exterior measures that can be taken to help control water intrusion into

b-areas include making sure that gutters are present at all the roof edges, that existing gutters are ean, that the downspouts discharge away from the foundations, keeping all the exterior surfaces aled, and grading the exterior soil to slope away from the foundation.

fter the above improvements have been implemented, the sub-area should be checked during the iny season to see if the condition is acceptable or if further improvements are necessary.

ENERAL NOTE(S)- The adequacy and condition of area soils, footings, foundations, and structural aming can only be determined by qualified engineer(s). This is beyond the scope of our inspection.

ECOMMENDATION(S)- Have the cellulose debris removed.

lave a qualified contractor install foundation vents. Have screen mesh installed at the wood vents.

lave a qualified engineer inspect the foundation and framing to determine the appropriate corrections nd have a qualified contractor carry them out.

lave a qualified engineer determine the appropriate seismic upgrades for a building of this age and esign and have a qualified contractor carry them out.

lave the sump well cleaned of debris, filled with water, and the operation of the sump pump nspected. Have a qualified contractor install the sump pump to comply with the local ordinances.

SURFACE DRAINAGE

ffective surface water drainage is crucial to maintain proper foundation support and to help reduce vater intrusion into the sub-area. The area around the building should be inspected during a rain fall or water pooling near and drainage toward the foundation and corrections made as necessary. Normally, the level at the foundation should be 6" higher than the level 6' away to direct water un-off away from the foundation. Any surface drains should be periodically cleaned.

Downspouts that discharge next to the foundation can cause local ground saturation which can lead to vater intrusion into the sub-area and foundation movement. Have improvements made. Generally, his is done by installing a rain drain pipe (a flexible plastic pipe attached to the base of the lownspout) or an inground drain to direct the water away from the foundation.

As it was not raining at the time of our inspection, we have no knowledge of any water run-off from he neighboring properties. Check the surface drainage during the next rainfall.

RECOMMENDATION(S)- Have improvements made to direct water away from the building.

* * * *

For a more detailed inspection of any area covered by this general inspection, refer to qualified pecialists (contractors, foundation contractors, etc).

have no interest present or contemplated in the property or its improvement. Thank you for
ing Brogan Home Inspection, Inc. perform this inspection for you. If we can be of service, please
(510) 835-3887.

cerely,

OGAN HOME INSPECTION, INC.-A CALIFORNIA CORPORATION