THE HOMETEAM INSPECTION SERVICE

Serving the entire Bay Area!
Professional reports for real estate professionals, investors, homeowners and buyers

Property INSPECTION REPORT

Inspection Date
July 13, 2026

Address of Inspection
24354 Chandler Rd
Hayward, Ca 94545

Prepared for who paid by;
Seller: Li Ping Xia

Prepared by
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Inspector

CERTIFICATIONS
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HomeTeam INSPECTION SERVICE

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REPORT SCOPE AND LIMITATIONS

Common components and common areas: Inspectors do not test, analyze, inspect, or offer an opinion on the condition or function of areas or structural components common to more than one unit, systems serving more than one unit, or areas which typically are under the jurisdiction of a homeowners' association, including, but not limited to, structure exterior (including decks, balconies, porches, patios, and parking structures), roof, chimney, foundation, fences, and utility service entries. Some areas or systems may or may not be under the jurisdiction of the association (garage, water heater, laundry, etc.).

A system or component has a major visual defect if it is considered significantly deficient, either unsafe or not functioning, and cannot be replaced or rendered safe or functional for less than $1,000. The HomeTeam inspects for evidence of structural failure and safety concerns. The cosmetic condition of the paint, wall coverings, carpeting, window coverings, etc. are addressed for buyer and/or seller informational purposes. All conditions are reported as they existed at the time of the inspection.

The purpose of the inspection is to identify major, visually observable defects that are present at the time of the inspection and that, in HOMETEAM opinion, might affect the typical home buyer purchase decision or the use of the property for its intended purpose. The inspection will be limited to readily accessible areas of the property.

The inspectors are not required to move personal property, debris, furniture, equipment, carpeting, walls, floors, ceilings, water, soil or vegetation or other materials or objects that may impede access or limit visibility. Latent or concealed defects are not within the scope of this inspection. Heavy furniture, personal belongings or stored items prevented the inspection of areas on the first floor, second floor and in the garage. Items not permanently affixed and/or hard wired to home, such as track lighting attached to ceiling using receptacle plug for power source, is considered personal or portable property, and are not included in this report.

It is recommended to have these areas checked through after the seller has vacated to ensure that no adverse conditions were concealed before the close of escrow.

Inspectors are not required to enter any area which may contain materials hazardous to the inspector's health and/or safety. No invasive or destructive testing will be conducted. No equipment or systems will be dismantled. Testing the function or operation of shutters, awnings, window coverings, or other such accessories is not within the scope of this inspection.

This report did not address the possible presence of or danger from asbestos, radon gas, lead exposure hazards, carbon monoxide, urea formaldehyde, toxic or flammable chemicals, water or airborne related illness or disease, or other similar or potentially harmful substances. Water and air quality, soil, geological site engineering conditions, and exterior insulated finishing systems (EIFS) are not within the scope of this inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items and should not be relied upon for such items.

Mold, mildew, fungus and other microbial organisms commonly occur in areas that show evidence of or have the potential for leaking, moisture intrusion and/or inadequate ventilation. The identification of the organisms is beyond the scope of the inspector. Any area or item exhibiting such conditions can be a health hazard to some people. If concerned about this possibility, we recommend further investigation be performed by a Certified Industrial Hygienist to determine if there exists an ongoing climate for incubation or microbial contamination and that steps be taken to eliminate this climate.

Product recalls and safety alerts: Product recalls and consumer safety alerts are added almost daily. If client is concerned about appliances or other items installed in the home that may be on such lists, client may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) web site www.cpsc.gov or www.recalls.com for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists
Other items: Soil condition or stability is not determined during this home inspection. Engineering analysis of

building structure is performed only by a licensed structural engineer. Engineering is beyond the scope of a typical home inspection. Check with the seller for information about the history of the sewer or septic system. Having a drain service company video review and service the main line to be sure it is open and flowing is recommended.

All items identified as "requires service, or maintenance or correction or recommendations for evaluation, repair or correction or inaccessible or not serviceable or beyond the scope of inspection" should be conducted by a licensed specialty contractor, engineer, specialist, or appropriate person well before the close of escrow as additional defects may be discovered and additional service may be required. The client is also strongly advised to further investigate or contract with appropriate person to further investigate and/all conditions/items in the inspection report that which may have been disclosed by others or which you may be concerned before the close of escrow or sooner if your residential purchase agreement has a time limit.

Compliance with past or present buildings, zoning, or other governmental codes or regulations is not within the scope of this inspection. Determining property boundaries or inspecting fences and/or privacy walls is not within the scope of this inspection. The inspection does not have to comment on renovation work and any safety, code or structural issues associated with this work. Permits and engineering approval are not verified and beyond the scope of this inspection. If you are concerned about code violations or building permit information you should: 1) Contract with a company to research permit information available at the appropriate building and safety office; 2) If you have additional concerns with regard to code violations, you may contract for a code compliance survey of the property. A typical home inspection is not such a service. We advise clients to ask for any/all permits and inspection records with final signatures for any modifications or additions that may have been made to the dwelling, and/or any known conditions that may have inadvertently left out of disclosure statements.

This inspection will not include the following systems or components, whether or not they are visually accessible; underground utilities, personal property, security systems, well/springs, drain fields, septic tanks, detached buildings, water analysis, intercom systems, garden light systems, and central vacuum systems.

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) who ordered and paid for inspections. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

This inspection report should not be considered a guarantee or warranty of any kind. This report only addressed the condition of visual area of accessible areas of the property at the time of the inspection.

GENERALIST VERSUS A SPECIALIST: **A** property inspector is a generalist, and the inspection is conducted along generalist guidelines as listed above. The generalist's job is to note material defects in the property he is inspecting. When he observes and finds one or more problems in a system of the property that affects its performance, he may then refer the entire system over to a specialist in that field for further detailed investigation. The specialist is expected to conduct a more detailed examination of that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist is inspecting from a depth of knowledge and experience that the generalist does not have.

The inspection of existence of insects, pests, termite and other organism is not within the scope of this inspection report.

We realize that there may have been other choices to meet your home inspection needs. Thus, we appreciate the opportunity to serve you! Thank you for your business.

INSPECTION KEY

For your guide and convenience, the report is defined in the following categories:

Service, correction or recommendations for evaluation or repair - Further evaluation recommended from a licensed specialty contractor, engineer, specialist, or appropriate tradespersons before close of escrow. These comments are duplicated in the Improvement Recommendations Summary.

Safety concern - A condition, system or component that is considered harmful or dangerous due to its presence or absence.

IMPROVE: Denotes improvements which are recommended but not required. These may be items identified for upgrading to modern construction and safety standards.

NOTE: **No** immediate action required but should be addressed. These include comments on deficiencies with are less than significant; routine maintenance, tips, and other relevant resource information.

MONITOR **-** No recommendation for repair or further evaluation at this time. The conditions should be monitored either by the homeowner and/or the appropriate tradespersons.

Serviceable **-** The inspected item/area that was visible was found to be in working order/serviceable condition (excluding cosmetic consideration and normal wear.) It does not imply that the system and/or components were in perfect or like-new condition or that it would meet every individual's interpretation of an acceptable state.

All interior directional references are made looking inward from the front entrance.
All exterior directional references are made from the street facing the building front.

GENERAL DESCRIPTION

- The seller was present at the time of inspection.
- The home was built in 1979.
- The house was occupied at the time of the inspection. For this reason, some wall and floor surfaces, electrical receptacles, windows and heating registers (if applicable) were not accessible to be inspected.
- The approximate temperature at the time of the inspection was 70 to 75 degrees Fahrenheit, and the weather was clear.
- The utilities, unless noted below, were on at the time of the inspection.
- The inspected property consisted of a one two-story wood-framed structure with stucco, cement board siding, and brick veneer.
- The home was situated on a level lot.
- There was a concrete walkway leading to a concrete entry way at the front side of the home.


P-1

NOTE: The storage shed at the right side is not within the scope of inspection. P-1

NOTE: The fence around the property is not within the scope of this inspection. If any information is desired regarding this system, consult with the appropriate person.

GRADE

NOTE: There were minor cracks observed in the walkway(s). There are no structural ramifications. It is a cosmetic concern. This condition does not appear to compromise the serviceability of the walkway. If so desired, flexible urethane caulk can be used to fill the cracks of those that are at least 1/8" in width.

Proper drainage is important to keep water from entering the basement or getting under the home. Provide adequate positive drainage so that surface water will drain away from the house. If the surrounding soil continues to be saturated, the resulting pressure on the foundation wall can be nearly twice the pressure of the soil that is not saturated. Prolonged exposure to hydrostatic pressures leads to the weakening and failure of the foundation walls.

Whenever excess water is introduced to the soil surrounding and supporting the foundation, many circumstances can lead to settlement of the home. If the soil surrounding the house becomes saturated, the load carrying capabilities of the supporting soil are reduced.

Accumulation of water next to the foundation causes an environment fit for the survival of a termite colony next to a home.

SPRINKLER

There was a sprinkler system observed on the property.
NOTE: The sprinkler system was not operated by the inspector. It is recommended to check the system with the seller and/or appropriate people to assure that the sprinkler system is functional.

The sprinkler sprayer should not be within six feet of the exterior wall. Sprinklers should not spray against the home or create water pooling around the foundation of the home as water is the worst course of damage to a home's structure and foundation soil.

EXTERIOR STUCCO WALLS

Stucco is a plaster now made mostly from Portland cement and sand and lime. Stucco is usually applied over a base of wire mesh, building paper, and plywood sheathing. It can be applied over existing surfaces or reapplied over existing stucco.

A number of causes create cracks and holes in stucco, including improperly applied or poor-quality stucco. Settling can also cause cracks without good reinforcement in the connecting points of the walls or with intrusion of other building components. Stucco is permeable and allows moisture to pass through. Check with the guidance of a local contractor before repair of stucco walls.

Trees and bushes should always be kept trimmed away from the structure to help prevent moisture and pest entry and to help prevent damage to the roof coverings.


P-2


P-3


P-4

EXTERIOR CEMENT BOARD SIDING

No major defects were observed on the cement board siding.

EXTERIOR TRIM

Trim does not serve a structural function. It is used as finishing around openings and to protect joints, edges and ends. All non-treated wood continually exposed to moisture is prone to decay.

EXTERIOR BRICK VENEER WALLS

There was a brick veneer wall in front of the house.

EXTERIOR SOFFIT & FASCIA BOARD

A. Moisture damage was observed to the soffit boards and roof trim at the front and rear. See TERMITE REPORT. P-2,3,4

There are two main parts to an eave, where the roof extends past

exterior walls, are the soffit, the flat underside of the overhang, and the fascia, the horizontal board that is nailed across the face of the eave.

The overhang of a roof is often the first area to give way to rot, peeling paint and other weather-related problems. Soffit and fascia boards are susceptible to water damage caused by improper flashing, torn shingles, and faulty gutters. When water seeps in, the rot spreads quickly because the wood stays soggy inside the dark, damp space. Damage is also caused by birds and squirrels nesting inside eaves. These animals are particularly attracted to a water-damaged fascia or soffit.

A well-ventilated fascia/soffit system prevents moisture from building up under the roof and in the attic. Most fascia and soffit problems can be corrected by cutting out sections of damaged material and replacing them.

DRIVEWAY

There was a concrete driveway at the front side of the home which led to the garage.

NOTE: There were minor cracks observed in the driveway. There are no structural ramifications. It is a cosmetic concern. This condition does not appear to compromise the serviceability of the driveway. If so desired, flexible urethane caulk can be used to fill the cracks of those that are at least 1/8" in width.

Concrete is one of the most long-lasting materials used for building and construction. It does occasionally require repair. Problems such as cracks are caused by outside forces, especially the effects of water, and by incorrect finishing methods and defective materials. It is best to address damage to concrete as they are discovered to prevent further damage.

GARAGE

The attached garage was designed for two cars with access provided by one overhead-style door.

The electric garage door opener was tested and found to be functional.

The automatic safety reverse on the garage door was tested and found to be functional.

The door to house was a self-closing door.

A. Moisture damage was observed to the garage door jamb. See TERMITE REPORT. P-5
B. Repair work was observed on the ceiling. Recommend consulting with property owner for the cause.
C. Due to storage, not all areas of the garage were visible for inspection. If a complete inspection is desired, contact us after the storage is removed.

P-5

NOTE: The garage door trim/casing extends into the ground. Install a mortar base to prevent moisture damage.

NOTE: The garage floor contained minor floor cracks. This condition does not appear to compromise the serviceability of the garage.
The U.S. Consumer Product Safety Commission requires that all garage door operators be outfitted with an external entrapment protection system. It is very important to know that your safety reverse works. The safety reversing feature on garage door openers should work in both directions. A garage door opener that is not equipped with safety reverse systems or is not adjusted properly can cause serious injury.

Recommend having the garage door opener if presently reprogrammed after taking possession of the home for security reasons.

PATIO


P-6

There was a cement block patio located in the back of the home. P-6

DECK

There was a wood deck located at the rear of the home. P-7

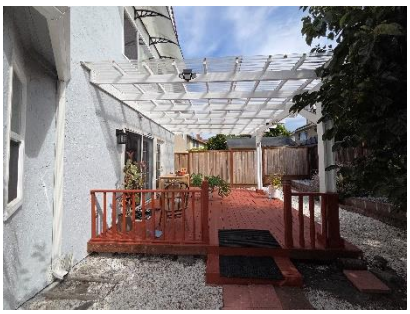

P-7

A wood deck should be cleaned and sealed regularly to prevent deterioration.

NOTE: The underside of the deck was inaccessible due to insufficient clearance.

Wood is made up of microscopically small cells. On a wooden deck, even though the cells are treated with an ordinary deck stain or wood preservative, they are still empty and subject to accumulated air-borne dirt and debris, such as carbon dust from automotive traffic (brake-pads, tires, and exhaust emissions,) dust, dirt and tree and plant pollen. Particles larger than the cells will be blown or washed away; smaller particles will fall into the cell and accumulate over time. As the cells fill, the color of the wood is no longer seen, but only the color of the combined particles appearing to the viewer as a muted gray.

Through the application of a penetrating finish of high solid content which changes from liquid to solid when exposed to warm air and ultra-violet light, there is little space remaining for the debris to lodge. For decks, fences, and siding, etc., penetrating finishes are superior to coatings such as varnish or polyurethane, because they do not crack, peel, or become opaque. The application of penetrating finishes actually strengthens the wood fibers, since the resin residual is stronger than the cellular structure of the wood to which it is applied.


P-8

DECK COVER

There was a corrugated plastic roof over the deck. P- 8

ROOF STRUCTURE

See attached report.

GUTTER SYSTEM

The roof drainage system consisted of aluminum gutters and aluminum downspouts which appeared to be functional but in need of cleaning out at the time of the inspection – except as noted.

All downspouts should terminate away from the building foundation area, by using of splash blocks or underground drainage piping.

Gutters and downspouts should receive routine maintenance to prevent premature failure. It is important to properly direct water away from the foundation of the home. The discharge from all downspouts should be routed sufficiently away from the structure (usually at least 6' to 10') to prevent puddling, pooling, and saturation of the soil around the property.

CHIMNEY


P-9

There was one chimney and there was a chimney cap. Observation of the chimney exterior was made from the roof top. P-9

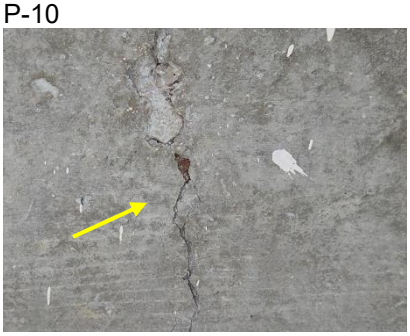
A chimney cap will save wear and tear on the chimney by keeping out the freezing rain, snow, leaves, birds, squirrels and other animals. In addition, a chimney cap will help to reduce wind induced downdrafts.

Accumulated soot and debris in the chimney could block the escape of carbon monoxide fumes and cause toxic gases to enter the home. With deterioration of the flue, the carbon monoxide or sulfur dioxide gases can find their way into the home through even the smallest cracks.

The purpose of the inner liner is to keep the heat of flue gases inside the chimney, so the chimney can't overheat the nearby combustible materials, such as the framing and walls of the house, and possibly be a cause of fire.

FOUNDATION


P-10


P-11

The foundation was constructed of poured concrete.

A. There was a condition known as efflorescence on portions of the foundation walls. It indicates that the foundation is experiencing wet and dry cycles. Recommend improvement of the exterior grading and drainage to help minimize these conditions. Further evaluation of the drainage conditions and any corrective action recommended by a qualified drainage specialist is advised.
B. There were cracks (vertical) observed in the foundation at the left & rear side. There was no major movement or settlement observed. However, recommend repairing to prevent further damage. P-10,11

The foundation was anchored. Bolt frequency was not verified.

To prevent walls and floors from shifting under lateral loads, anchorage to the foundation is required. Anchor bolts can be used, as well as foundation straps, if installed in accordance with the manufacturer's instructions. When braced wall panels are supported directly on a continuous foundation, the wall wood sill plate or cold-formed steel bottom track should be anchored to the foundation appropriately. The wood sole plate at exterior walls on monolithic slabs and wood sill plates should be anchored to the foundation with anchor bolts spaced no more than 6 feet on center. There should be at least two bolts per plate section, with one bolt located not more than 12 inches, or less than 7 bolt diameters, from each end of the plate section. Bolts should be at least 1/2-inch in diameter and should extend at least 7 inches into masonry or concrete. There are some exceptions with straps and short walls connecting offset braced wall panels.

The condition of the foundation should be checked twice a year (spring and fall) for indication of change, movement, or deterioration. In addition, look for evidence of moisture infiltration, dampness, and mold.

CRAWL SPACE

A. There was evidence of water intrusion observed at one or more areas in the crawl space. While this may be common during the raining season, check with the appropriate people to see what control measures may be required.
B. There were wood scraps observed in contact with the soil. Recommend removing (scraps of a rakeable size). See TERMITE REPORT.

NOTE: The right crawl space was inaccessible due to blocked insulation at the time of the inspection (no access). Therefore, the condition of the crawl space was not inspected.

A crawl space should have a polyvinyl vapor barrier covering the surface and should be adequately vented at all times. The excess humidity and moisture resulting from a damp crawlspace can cause wood in the floor systems and support beams to decay, diminishing their load carrying capabilities and causing structural claims. The most effective crawl space ventilation system has open 8 inch x 16 inch vents spaced 8 feet around the structures. Proper ventilation in the crawl space keeps air flowing constantly, moving fresh air through the crawl space.

FLOOR STRUCTURE

The visible floor structure consisted of a plywood sub-floor, supported by 4X6-inch wood joists spaced forty-eight inches on center.

There were 4X4-inch wood posts on the concrete piers for load bearing support.

A. Moisture stains were observed on the sub-floor under bathroom and kitchen. See TERMITE REPORT.

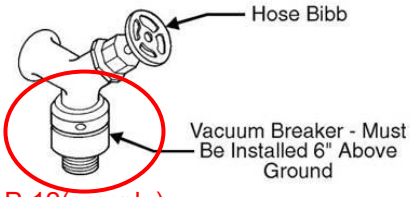
PLUMBING

The visible water supply lines in the home were copper and plastic pipes. The water was supplied by a public water supply.

The visible waste lines consisted of ABS plastic, galvanized and cast-iron pipes. Underground and/or buried piping are not inspected/tested, drain cleanouts and location not verified. The home was connected to a public sewer system. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks.

Water flow throughout the home was average (except sinks in the bathrooms).

A. The water pressure was tested to be above 80 pounds per square inch. Recommend installing a water pressure regulator.



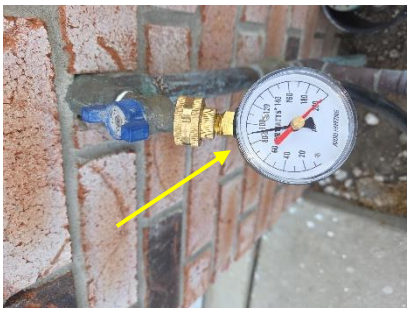
P-12(sample)

IMPROVE: One or more exterior valves did not have an anti-siphon valve. Recommend installing anti-siphon valves to prevent back-flow into the home. P-12

NOTE: The drain lines are an older cast iron system, parts of which have been replaced. A sewer camera inspection can help determine if these old drains are still functional. We recommend having such an inspection.

NOTE: Due to the time limitation (less than 1 minute) of water running test in each sink, tub, and shower, the water back-up problem due to clogged or damaged underground and hidden sewer lines is not possible to check and not inspected. The house may have one or more of the following: horizontal cast iron piping which may have deteriorated, clay tile sewer piping/orange burg piping connecting the house to the utility sewer system or onsite sewer system thus THE FOLLOWING SHOULD BE DONE; Have a licensed and qualified plumbing contractor check the main sewer line from the house to the street or onsite sewage system with a video camera to check for blockages BEFORE YOU CLOSE.

(IMPROVE)
Since 1992, a maximum of 2.5 GPM is the federally mandated flow rate for new shower heads. This means no more than 2.5 gallons of water should flow out each minute. Oct 20, 2017 - Federal standards require new toilets to use 1.6 gallons per flush. The aerator (the screw-on tip of the faucet nozzle) restricts the maximum flow rate of water from the faucet. New kitchen faucets are usually equipped with a 2.2 gpm (8.3 Lpm) aerator. Bathroom faucets can have aerators that restrict flow to 1.5, 1.2, 1.0, or 0.5 gallons per minute (5.7, 4.5, 3.8 or 1.9 Lpm).


P-13

Water pressure was tested at an outdoor sillcock and found to be 80-90 pounds per square inch. P-13

A regulator was not installed. With too little water pressure, showering, rinsing dishes and even a glass of water can be a major annoyance. On the other hand, dishwashers, clothes washers and other household appliances can be damaged by water pressure exceeding 80 psi, and high pressure can void an appliance warranty as well.

CLEAN OUT (PLUMBING)

The visible cleanouts were located on the roof and in the crawl space of the house.

All cleanouts should be accessible or reachable without having to remove a permanent portion of the structure. Cleanouts are designed to make the interior of a drainage system accessible for clearing stoppages without inconvenience, dismantling wall or ceiling finishes, or disturbing the sanitary drainage system.

Cleanout plugs are very common. They are usually located at changes in direction in a drain line and at the bottom of stacks. Cleanouts should be installed to open and allow cleaning in the direction of the flow of the drainage pipe, or at right angles thereto. They must be water-tight and gas-tight. A cleanout plug can be made of brass or plastic. A cleanout plug should have a raised square or a counter-sunk square head where a trip hazard may exist. The square shape minimizes the possibility of stripping the plug during removal.

Drainage pipe cleanouts should be installed not more than 100 feet apart in horizontal drainage lines, as measured from the upstream entrance of the cleanout.

A cleanout should not be covered with cement, plaster or other finished material. Where it is necessary for cleanout to be concealed, an approved type of cover plate or access door should be provided. The minimum clearance in front of cleanouts should be 18 inches (457 mm) on pipes 3 inches and larger, and 12 inches (305 mm) on smaller pipes.

Cleanouts should be installed at each change in directions greater than 45° (0.79 rad) in the building sewer, building drain, and horizontal waste or soil line. A cleanout is not required for each and every change in direction. If a 90°-change in direction is made with a single fitting, then a cleanout is needed. If the same change in direction is made with two bends, a cleanout is not required because rodding equipment should be able to easily pass through fittings having a change in direction of 45° or less.

WATER METER

The water meter was located in the front yard. The main shut-off valve was checked for presence and accessibility only – no operational test was attempted. These valves are prone to leak when turned off and back

on.

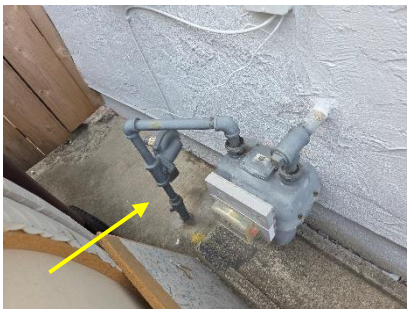
P-14

Main water shut-off valve was located on the front side. P-14

Water meters measure the volume of water used by a household in cubic feet. A water meter is useful to the water company in determining your monthly bill; it can be an effective tool in an effort to conserve two precious resources: safe drinking water and money. By learning to read a meter, it would be possible to detect plumbing leaks, learn about water usage in a household, save water and energy required to heat it and help to ease the environmental burdens associated with water storage, purification, distribution and treatment facilities.

Straight reading meters display a number under the dial. This number represents hundreds of cubic feet; the last two digits shown on a darker background can be ignored. Each 100 cubic feet equals approximately 750 gallons. Round reading meters are an older and less common style, consisting of a series of six dials marked off in divisions of ten. They should be read from the largest unit (10,000 cf) to the smallest (one cf). If the hand is between numbers, read the lower number.

You can use your meter to detect water leaks on your property. The low flow dial appears as a small colored triangle on most straight reading meters. It spins if any water flows through the system. If it is moving clockwise, water is passing through the meter, and you may have a leak somewhere in the system. Leaks of just one drop per second waste 2,700 gallons of water a year, so all leaks should be investigated and eliminated promptly.



P-15

GAS METER

The gas meter was located on the left exterior wall. Main shut-off: P-15

SAFETY: We recommend keeping a wrench attached to the meter to turn off the gas for emergency needs (available in most hardware stores).

An automatic gas shut-off device was not present. Some cities and counties have regulations that require the installation of automatic gas shutoff devices, which may include excess flow gas shutoff valves and/or earthquake actuated gas shutoff valves. Regulations vary, but generally apply to new building construction, or significant alterations or additions to existing buildings. Check with your local city or county agency to see if regulations apply in your area.

Gas meters measure a home's consumption of natural gas. Most meters are installed outside the home.

A metric meter has five numbers in a row and measures gas in cubic meters. To read a metric meter: read the numbers left to right just as you would a car odometer.

Older homes often have imperial meters which have four dials and measures gas in units of 100 cubic feet. To read an imperial meter: read

and record the numbers left to right as indicated by the hands on the four dials. If the hand is between two numbers, read the smaller number except when the hand is between 0 and 9, in which case you would record the number 9.

PG &E regularly inspects all of their pipelines to check for possible leaks or other signs of damage. However, as an additional safety precaution, PG & E adds a highly recognizable sulfur-like odor to natural gas. If you smell this distinctive “rotten egg” odor or suspect a gas leak, always leave the area immediately and move to a safe location and immediately call 911 and PG & E at 1-800-743-5000.

Until you are a safe distance away, do not light a match or operate any device that might create a spark, including electric switches, doorbells, radios, televisions, and garage door openers.

WATER HEATER


P-16

There was a 40-gallon capacity, natural gas-supplied water heater which was located in the garage and was rested upon an elevated platform as required. P-16

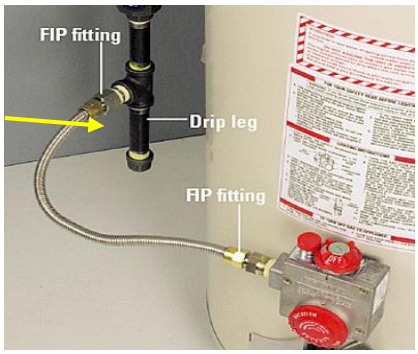
The water heater was manufactured by Rheem.

Model No: XG40T12EN38U0, Serial number M211927936.

Information on the water heater indicated that it was manufactured 7 years ago.

The water heater was adequately strapped.

A. The exhaust vent had improper clearance to combustible material, or the exhaust flue vent material lacked a metal bucket or space collar to maintain 1" a separation from the drywall where the vent pipe penetrates the drywall. Recommend corrections.



P-17(sample)

IMPROVE: There was no sediment trap observed to the end of the gas pipe. This was not required when the home was constructed but is now recommended as a safety upgrade to help catch debris in the piping. Improve by installation. P-17(sample)

NOTE: The visible hot water pipe above the water heater was not insulated. Improve by insulating with approved quality wrap or insulation.

The temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate close to the floor. Proper placing is 6" to 24" above the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor.

The water heater was functional.

The water temperature is not verified and/or tested. Water that is hotter than the manufacturer's recommended setting is a scald/safety hazard. The water temperature should never be set higher than the manufacturers recommended setting. We recommend that the temperature setting be checked at move-in for safety.

A water heater located in a garage should have the ignition source, or pilot light, elevated 18".

Pressure relieve valve should terminate to the exterior, 6" to 24" above grade with no thread fitting pointing downward. Minimum 1/4" per foot downward slope should be maintained at the pressure relief drain line. Water piping should be insulated within the first 5' of the water heaters. A drain pan should be installed if located in the interior other than the garage. The flu connection area and vent pipe should be in place, slope upwards and be physically sound, without holes or excessive corrosion.

ELECTRIC MAIN PANEL AND METER

The underground electric service wire entered the home on the left wall. The electric meter was located on the exterior wall. The main shut-off was noted but not tested. The main disconnect switch serves as a safety device to permit convenient shutdown of the system for emergencies or service. The main disconnect switch should always be kept accessible for use in emergencies.


P-18

Main disconnects: P-18

The electric meter belongs to the local power utility company. If the meter is not functioning properly, contact the power company.

The service wire entered a (not available) service panel, located on the exterior wall with 100 amps and a 120/240 volt rated capacity.

The branch circuits within the panel were copper and aluminum.

A. There was missing antioxidant paste at the feeder cable connections. Recommend repair by a qualified electrician.
B. There was rust observed in the panel. Humidity and excessive moisture are the most common cause of corrosion and rust. Recommend obtaining an evaluation from a qualified electrician.


P-19

ELECTRIC SUB PANEL

The service entered a Murray sub-panel, located on the garage wall.
P-10

IMPROVE: The electrical system components did not appear to meet current arc-fault circuit-interrupter (AFCI) standards. This may be an "as-built" condition, but according to today's local building standards, lack of AFCI protection is considered a defect.

P-20(sample)

P-21(sample)

Recommend obtaining an evaluation from a qualified electrician. P-20

NOTE: The sub panel cover was not removed due to personal storage.

ELECTRIC SERVICE

The visible house wiring consisted primarily of the Romex type.

A. There was an insufficient number of GFCI protected receptacles in the house. Recommend upgrading GFCI's at key locations for safety concerns: Hallway bathroom and exterior. P-21
B. The GFCI receptacle did not trip when tested with the test button. Recommend repairing by a qualified electrician for safety. Areas noted: Master bathroom.

NOTE:* The *National Electrical Code® (NEC) has been revised to include a requirement for all residential receptacles, or outlets, to be tamper resistant. Advise consulting with an electric contractor if the house was equipped with TR.

The electrical service was serviceable. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were not within the scope of this inspection.

A representative number of installed lighting fixtures, switches and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI) were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. The present and tested GFCI's were functional, except as otherwise noted in this report. A non-functional GFCI should be replaced with functional GFCI's.

In a home's wiring system, the GFCI constantly monitors electricity flowing in a circuit to sense any loss of current. If the current flowing through the circuit differs by a small amount from that returning, the GFCI quickly switches off power to that circuit. The GFCI interrupts power quickly to prevent a dangerous measure of electricity. One may receive a painful shock, but not electrocution or serious injury. An open ground means that there is no ground on the outlet (the third hole on the outlet).

CARBON MONOXIDE DETECTOR

There was a CO detector observed in the house.

Because carbon monoxide is slightly lighter than air and also because it may be found with warm, rising air, detectors should be placed on a wall about 5 feet above the floor. The detector may be placed on the ceiling. Do not place the detector right next to or over a fireplace or flame-producing appliance. Keep the detector out of the way of pets and children. Each floor needs a separate detector. If you are getting a single

carbon monoxide detector, place it near the sleeping area and make certain the alarm is loud enough to wake you up.

The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home.

Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside home and become deadly.

Carbon monoxide detectors should be tested periodically in accordance with manufacturers' recommendation, to assure these devices are operable and providing protection. Failure to perform periodic test reduces assurance that the home's occupants will be alerted in the event of hazardous events. If uncertain about the frequency of testing, the suggested frequency of testing is once per month. If devices are operated by or contain batteries as back-up power, it is suggested that batteries be changed in accordance with manufacturer's recommendations, or every 6 months if not specified.

SMOKE DETECTORS

There were smoke detectors observed in the house.

We only note the presence or absence of smoke detectors; we do not test them. We recommend installing and maintaining approved smoke detectors as per the manufacturer's instructions and local ordinance and testing all smoke detectors at your walk-through prior to the closing of this transaction. Older smoke detectors are estimated to have a 30% probability of failure within the first 10 years. Newer smoke detectors do better but should be replaced after 10 years. Unless you know that the smoke detectors are new, replacing them when moving into a new residence is recommended by the National Fire Protection Association. The batteries (if any) should be replaced with new ones when you move into the house and tested on a monthly basis thereafter.

Having a smoke detector cuts the chance of death nearly in half if you have a home fire. By properly placing, regularly testing and maintaining your detectors, you can ensure that they are in fact working and will alert you if a fire breaks out. Make sure you buy only those detectors that bear the mark of an independent testing laboratory. National Fire Alarm Code says homes must have smoke detectors on every level of the home including the basement and outside each sleeping area. New homes are required to have a smoke detector in each sleeping area as well as hardware for detectors to be interconnected, so that if one detector is activated, all detectors will sound the alarm signal. On floors without bedrooms, smoke detectors should be installed in or near living areas, such as family rooms and living rooms.

Since smoke and deadly gases rise, detectors should be placed on the ceiling at least 4 inches from the nearest wall, or high on a wall, 4-12 inches from the ceiling. This minimum inch is important to keep detectors out of possible "dead air" spaces, because hot air is turbulent and may bounce so much that it misses spots near the surface. Installing detectors near a window, door or fireplace is not recommended because drafts could detour smoke away from the unit. In rooms where the ceiling has an extremely high point, such as in vaulted ceilings, the detector at or near the ceiling's highest point.

OPTICAL SMOKE DETECTORS
An *optical smoke detector* is a light sensor. When used as a smoke detector, it includes a light source (incandescent bulb or infrared LED-Light-Emitting Diode), a lens to collimate the light into a beam, and a photodiode or other photoelectric sensor at an angle to the beam as a light detector. In the absence of smoke, the light passes in front of the detector in a straight line. When smoke enters the optical chamber across the path of the light beam, some light is scattered by the smoke particles, directing it at the sensor and thus triggering the alarm.

Photoelectric smoke detection is generally more responsive to fires that begin with a long period of smoldering (called smoldering fires). Photoelectric alarms react slower to rapidly growing fires than ionization alarms, but laboratory and field tests have shown that photoelectric smoke alarms provide adequate warning for all types of fires and have been shown to be far less likely to be deactivated by occupants.

IONIZATION SMOKE DETECTORS
An *ionization smoke detector* uses a radioisotope such as americium-241 to produce ionization in air; a difference due to smoke is detected and an alarm is generated. Ionization detectors are more sensitive to the flaming stage of fires than optical detectors, while optical detectors are more sensitive to fires in the early smoldering stage.

The radioactive isotope americium-241 in the smoke detector emits ionizing radiation in the form of alpha particles into an ionization chamber (which is open to the air) and a sealed reference chamber. The air molecules in the chamber become ionized and these ions allow the passage of a small electric current between charged electrodes placed in the chamber. If any smoke particles pass into the chamber the ions will attach to the particles and so will be less able to carry the current. An electronic circuit detects the current drop and sounds the alarm. The reference chamber cancels effects due to air pressure, temperature, or the aging of the source. Other parts of the circuitry monitor the battery (where used) and sound an intermittent warning when the battery nears exhaustion. A self-test circuit simulates an imbalance in the ionization chamber and verifies the function of power supply, electronics, and alarm device. The standby power draw of an ionization smoke detector is so low that a small battery can provide power for months or years, making the unit independent of AC power supply or external wiring; however, batteries require regular test and replacement.

An *ionization type smoke detector* is generally cheaper to manufacture than an *optical smoke detector*; however, it is sometimes rejected

because it is more prone to false (nuisance) alarms than photoelectric smoke detectors. It can detect particles of smoke that are too small to be visible.

For best protection, it is recommended both (ionization and photoelectric) technologies be in homes. In addition to individual ionization and photoelectric alarms, combination alarms that include both technologies in a single device are available.

Any smoke alarm that is within 20 feet of a bathroom should be the photoelectric type.

An ionization smoke detector (smoke enters a chamber and interrupts an electrical current, which triggers the alarm) should be installed no closer than 20 feet from a cooking appliance, and no closer than three feet from a bathroom door. Ionization smoke detectors are sensitive to even tiny amounts of smoke or steam.

Smoke alarms shall be installed no less than three feet (914 millimeters) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless that would prevent the detector from being installed per the above specifications. California Building Residential Code Chapter 3, part R314.3.3 uses NFPA 72 Section 29.8.3.4 to explain Specific Location Requirements, and states that detectors must be at least 3 feet from the blades of a ceiling fan or an air supply register. Smoke detectors must be installed at least 20 feet from a permanently installed cooking appliance unless the detector is a Ionization or Photoelectric style detector, in which case it can be installed at least 10 feet of the cooking appliance. For basement areas, 29.8.3.4(10) requires that the smoke detector must be installed on the ceiling near the staircase leading up to the main floor from the basement.

In new construction, smoke detectors must be hard-wired and must have a battery backup power supply. In existing structures, battery-operated smoke detectors are all that is required.

WINDOWS

A representative number of accessible windows were operated and found to be functional; unless otherwise noted in this report. The primary windows were constructed of vinyl; sliding and single hung style; with double pane glass.

A. Condensation was noted in this thermos pane which will reduce visibility and the insulating capability of the window. To restore visibility and regain insulation capability, repair or replacement of this window is required. Areas noted: Right bedroom.

NOTE: The window behind personal storage was not tested. Advise to re-test/inspect when cleared.

NOTE: The window coverings are not in the scope of this inspection and the windows behind window coverings were not tested. Advise to re-test when cleared.

NOTE: Missing or damaged screens are not typically considered to be major problems and are not within the scope of this inspection and was not inspected.

Double-paned windows reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window(s), depending on the climatic conditions.

We cannot assure the seal on each and every window, but we will note in the report the presence of visible condensation at the time of inspection. Due to climatic conditions, nature of the components and cleanliness of the glass, it is not possible to determine all failures. Unless otherwise noted in the report, no condensation or fogging was present when inspected.

Maintenance of windows in your home is simple and can save you money on heating, cooling and preventable repair costs. Here are some basic tips.

A. Cracked panes and missing glaze allow drafts, which raise heating and cooling bills.
B. Badly chipped, cracked or chalky (to the touch) paint mostly requires re-painting. A poor painting job permits moisture to penetrate the wood, causing rot and bulging.
C. Ensure that windows close tightly and check around window casings.
D. Weather stripping can be applied to loose windows. Make sure existing weather is stripping in good condition.
E. Check for cracked or broken glass.
F. Look for moisture between panes of glass with double or triple-pane windows. Moisture indicates that the seal between the panes has failed. If the seal is broken, the value of the window's insulation diminishes.

If repairs are done in the absence of a professional, be sure to be well protected, especially when working with broken glass.

DOORS

All interior and exterior doors were operated and found to be functional; unless otherwise noted in this report. Recommend having all exterior door locks re-keyed after taking possession of the home for security reasons. Possible problem areas may not be identified if the windows or doors have been recently painted.

NOTE: Doors in the home did not stay open or function properly. Areas noted: Laundry room to hallway.

NOTE: The doorknob did not function properly: Laundry room to hallway.

NOTE: The bottom guide under the closet door was missing. Repair for proper function and to keep the doors lined up: Left and right bedroom.

Maintaining doors in the home is quite simple yet of value to your time and money. Taking simple preventative steps on doors will help them last. Once in a while check all screws on every hinge of each door in your house periodically. This will prevent premature wear and tears. As weather changes, doors tend to stick or not close. Wooden doors swell as humidity increases. This type of condition is usually easy to fix. Doors can become misaligned as a result of settling of the structure or simply from loose screws. If you own pets, check for screened doors that are resistant to tearing.

WALLS AND CEILINGS

The interior wall and ceiling surfaces were finished with drywall and wood panle. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted.

NOTE: Areas of the structure have been recently painted, not making it possible to accurately assess visible damage. It is the responsibility of the owner or his agents to disclose any information pertaining to damage in those locations.

NOTE: The wall behind the personal storage was inaccessible and was not inspected. Advice to re-inspect when cleared.

Drywall is a building material also known as gypsum wallboard (GWB), plaster board, or sheetrock. Drywall is formed into a flat sheet of wet plaster between two sheets of heavy paper. This material is fire-resistant because in its natural state, gypsum contains water, and when exposed to heat or flame, this water is released as steam, inhibiting heat transfer.

LIVING LEVEL

The living level consisted of one bedroom, one bathroom, living room, family room, breakfast nook, and kitchen.

SECOND LEVEL

The second level consisted of four bedrooms and two bathrooms.

The HomeTeam inspects for the evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc., are not addressed.

NOTE: There were creaking floors noticed on the floor. Squeaky floors are not a structural problem. The floor usually squeaks when walked on because the flooring finish or sub-floor is not tightly secured to the floor joists below. Ensure the existing sub-floor is completely fastened. Areas noted: Hallway (second level) and master bedroom.

NOTE: There was unevenness observed to the floor. This may be caused of different underlayment, or support system settlement/ support system modifications. Due to the floor covering, the cause was unknown. Areas noted: Hallway (living level) and master bedroom.

STAIR AND HANDRAIL

There were no major visual defects observed on the visible portions of the stairway and handrail.

MASTER BATHROOM (SECOND LEVEL)

A. There was low water pressure observed at the sink. Recommend having the appropriate persons determine the cause and repair as necessary.

HALLWAY BATHROOM (SECOND LEVEL)

A. There was low water pressure observed at the left sink. Recommend having the appropriate persons determine the cause and repair as necessary.

HALLWAY BATHROOM (LIVING LEVEL)

A. There was low water pressure observed at the sink. Recommend having the appropriate persons determine the cause and repair as necessary.

IMPROVE: There was no exhaust fan observed in the bathroom. It was not required when house was built. However, lack of bathroom exhaust can cause a buildup of moisture and eventually mold in the structure - especially where showers are in use. All house exhausts should be directed and vented towards the exterior of the structure. For further evaluation/correction, consult with the appropriate persons.

NOTE: The window at the tub was installed lower than the shower head. This may allow water penetration behind the tiles or surround. Recommend ensuring all joints and tiles are adequately caulked.

NOTE: Bubble paint was observed on the ceiling.

IF PRESENT: A shower pan test was not performed and is beyond the scope and duties of this inspection. This type of test is usually performed by a wood destroying pest control inspector during the course of their inspection duties. Review of a current pest control report is recommended on determination of leakage and deterioration. No representation can be given to past, present or future leakage.

BATHROOM VENTILATION

The following conditions indicate insufficient bathroom ventilation:

B. Moisture stains on walls and/or ceiling
C. Corrosion of metal
D. Visible mold on walls and/or ceiling
E. Peeling paint or wallpaper
F. Frost on windows
G. High level of humidity

Ventilation ducts must be made from appropriate materials and oriented effectively to ensure that stale air is properly exhausted.

Above all else, a bathroom ventilation fan should be connected to a duct capable of venting water vapor and odors into the outdoors. Mold growth within the bathroom or attic is a clear indication of improper ventilation that must be corrected in order to avoid structural decay and respiratory health issues.

BATHROOM CAULKING

Failure to keep walls sealed can cause deterioration and extensive moisture damage including mold growth to the interior walls, which is not always visible at the time of the inspection.

MILDEW & FUNGUS

Mildew is a type of fungus often found on grout between tiles, shower walls, faucets and on organic materials such as soap and shampoo. Mildew can be identified by its thin, sheet-like appearance. Mildew can be black or white in color. The most common causes of mildew include: poor air circulation, low or no lighting, warm and humid temperatures, damp or wet conditions.

Cleaning is the best method for fighting fungus. Use bleach, which not only cleans, but kills bacteria. To prevent mildew, decrease the humidity, use bathroom fans, dehumidifiers, air conditioners, or open a bathroom window to help circulate air. Fans will help pull moisture from the air, preventing the growth of mildew altogether. In the winter, turn on the heat. Electric and gas heat will help dry the bathroom faster and remove excess moisture from the air. Use bathroom lighting before, during and after a shower or hot bath. Mildew does not grow in well-lit areas.

Our inspection of bathrooms is to report on visible water damage and the operation of fixtures. Toilet rings and inaccessible plumbing are not within the scope of inspection. Supply valves(s) for sinks and toilets are not turned. The devices will frequently leak after being moved if they have not been used or regularly maintained. All areas under sinks may not be visible due to stored personal items at the time of inspection. Whirlpools and Jacuzzis are not within the scope of inspection.

KITCHEN

A. There was exposed electrical wiring observed in the cabinet above the hood. The wiring should be properly protected in conduit. Recommend repairing.

NOTE: The dishwasher door was noisy when operated.

KITCHEN CABINET: Stained wood finish

KITCHEN COUNTERTOP: Quartz

KITCHEN SINK: Stainless steel double bowl

KITCHEN APPLIANCES:

Cabinet doors and drawers were opened and closed. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components.

The following items were not tested: refrigerators, icemakers and ice maker water lines including shut-off valve of refrigerator, water purifiers, the self cleaning capacity of ovens, can openers and/or instant hot water dispensers. Suggest checking the above items by the seller before the close of escrow. Evaluation of freestanding appliances is not within the scope of this inspection.

The kitchen contained the following appliances:

The Fisher & Paykel natural gas oven and range combination was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The Fotile vented range hood was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

There was no microwave installed.

The Frigidaire dishwasher was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle.

The LG refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

There was a water line connected to the refrigerator.

The Kenmore disposal was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.


P-22

LAUNDRY ROOM

The laundry room was located in the room adjacent to the hallway (living level) of the house. P-22

There was electricity supplied to the laundry room.

The 220 volt outlet was noted but not tested.

IMPROVE: The receptacle for the dryer was an old configuration 3-prong type. Recommend upgrading to current standards as the 4-prong plug will provide a higher level of electrical safety.

IMPROVE: There was no exterior form of air ventilation observed in the laundry room. Exhaust fans should be installed in laundry room and are designed to exhaust odors and moist air to the home's exterior. Typical systems consist of a ceiling fan unit connected to a duct that terminates at the roof. For further evaluation/correction, consult with the appropriate persons.

NOTE: The drain system or water valves were not inspected or tested. We recommend the seller/property owner or appropriate people be consulted regarding the functionality of this system, as hidden defects may be present.

NOTE: There was no pan observed under the washer. This is not required but recommended to prevent damage to the walls or floor in the event of a leak.

NOTE: The appliances were not in the scope of this inspection. Advise to re-test if interested.

Evaluation of dryer and washer and gas line shut-off valve are not within the scope of inspection. If these appliances are to be conveyed to the buyer, it is recommended to have these appliances checked by the seller before the close of escrow. The interior of dryer vents should be frequently examined for lint buildup and cleaned to prevent the possibility of fire.


P-23

FIREPLACE

A wood-burning fireplace was located in the family room. P-23

The damper did appear to be functional.

There was no visual evidence of creosote buildup in the firebox and/or chimney.

There were no cracks observed in the firebox or visible portions of the chimney.

The damper is located in the throat of the chimney area, above the actual fireplace. The damper is the hardware inside your fireplace which

controls and regulates the air allowed inside the fireplace and chimney. Dampers also get incrusted Creosote, soot, and misdirected ash buildup.

To care for the damper, watch for debris that may restrict air flow and remove it using a chimney or fireplace brush. Use a flashlight and check around the damper area for cracks or rusted sections of metal. Dampers which are broken or corroded should be replaced immediately. Dampers must be fully open before lighting a fire.

Creosote is a black, gummy and highly combustible that forms on chimney and stove-pipe interiors. Deterioration in the chimney can cause gases and a fire to enter a house. Due to the possible fire hazard, chimneys should be cleaned on an annual basis or more depending upon frequency of use.

Having an ash pit on the outside of the house of the chimney base can be convenient. It allows for ashes to be brushed down a chute to an ash cleanout for removal through a hatch at a later time.

For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and re-inspected as there may be hidden defects, not fully visible at the time of the inspection.

Fireplaces are not checked for actual function in burning gas or solid fuels. Gas shut off valves are not tested. Fireplaces should be inspected on an annual basis and more often depending on usage. Inspection of the fireplace is limited to visible and accessible sections only. The inner reaches of the flue or chimney throat are relatively inaccessible, so the view from the fireplace or chimney is not adequate to discover possible deficiencies or damage, even with a strong light. Inspectors do not remove rain caps and spark arrestors on the chimney top to look inside the chimney flue.

The National Fire Protection Association (nfpa.org) and HOMETEAM recommend that all fireplaces and chimneys receive a “Level II” inspection whenever real estate is sold or transferred. Many qualified chimney professionals can be located on the web site of the Chimney Safety Institute of America, csia.org. Recommend consulting with seller concerning most recent inspection and service/maintenance and further evaluation by a qualified fireplace professional if it cannot be proven that fireplace has been inspected within the past twelve months. Recommend annual inspections by a qualified fireplace professional.

ATTIC STRUCTURE

The attic was accessed through a scuttle in the master bedroom closet.

A visual inspection of the attic was made from the scuttle only due to safety concerns and/or to prevent damage to the attic structure.

The attic above the living space was insulated with loose-fill insulation, approximately 4-inches in depth.

Ventilation throughout the attic was provided by gable and soffit vents.


P-24

The roof structure consisted of two-inch by four-inch wood rafters spaced 24 inches on center and plywood over the skip sheathing.

A. The exhaust vent in the attic discharged in the attic. Recommend installing a dedicated vent termination for this exhaust line. P-24

IMPROVE: There was insufficient insulation observed in the attic space. Recommend having the appropriate specialist install insulation with a rating of R-30 (Typically with loose-fill insulation this will be over 12" inches).

Because the configuration of the framing and absence of a catwalk limited visibility to the attic, it was not possible to inspect all areas of the attic. The visible sections of the roof framing appeared to be functional.

There was no moisture visible in the attic space – except as noted. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during heavy rain.

The large temperature difference between attics and ducts makes heat conduction through ducts almost as big as a problem as air leakage and obstructions. Ducts in attics should be insulated heavily in addition to being made airtight. Insulated ceilings are one of the most cost-effective energy efficiency measures. In addition to reducing heat loss in the winter and heat gains in the summer, ceiling insulation improves comfort by bringing ceiling temperatures closer to room temperatures and providing an even temperature distribution throughout the house.

It is generally required that one square foot of free vent area be provided for everyone hundred and fifty square feet of ceiling area. Building codes require roof vents to expel moisture that could cause insulation of other building materials to deteriorate during winter. In summer, ventilation may reduce roof temperatures, thus lengthening a roof's life. Powered attic ventilators create negative pressures in the attic and home which may have detrimental effects such as: Removing conditioned air from the home through ceiling leaks and bypasses; Pulling pollutants from the crawlspaces such as mold, radon, and sewer gases into the home; Back-drafting fireplaces, water heaters, and fuel-burning appliances. The level of ventilation throughout the attic shall be improved.

HVAC (HEATING)


P-25

The heating and ventilating systems were inspected. Annual maintenance of this equipment is essential for safe and efficient performance, which will maximize the system's useful life.

Periodic preventive maintenance is recommended to keep this unit in good working condition.

The home was heated by a Carrier natural gas forced air furnace. P-25

The Model Number (not available) Serial Number (not available), which is (unknown) years old. It has an approximate net heating capacity of

(unknown) BTUH.

Please consult with the property owner and/or appropriate persons regarding missing information.

The unit was located in the garage of the home.

NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible.

The heating system was found to be functional.

NOTE: The furnace was inaccessible due to personal storage around.

Manufacturers recommend annual inspection and servicing of heaters, which requires some disassembly as well as specialized equipment beyond the scope of our inspection. We recommend that the system be serviced and cleaned by a qualified HVAC technician before the close of escrow to confirm that the heating system is in safe and satisfactory operable condition. Dirty heaters and duct system (when present) could produce contaminated conditioned air. Cleanliness is critical to system life and the health of the occupants.

Safety: Make sure that you've cut power to the system before you start your maintenance work. Since systems vary from one manufacturer to the next, it's prudent to consult your owner's manual for specific instructions. If you're in doubt about your ability to perform the maintenance safely, don't take chances --call a professional. It is recommended to have your furnace and ductwork tuned and cleaned once every two years.

Blower motors: At the start of each heating season, open the blower compartment and check the blower. Gently scrape the dust and grime off the blades with a screwdriver or putty knife. Lightly oil the bearings and the shaft so the blower turns freely. For units with belt drives, check the belt for snugness, wear, and alignment.

Most modern blower motors are sealed and self-lubricating. But if you have an older system, the motor may have an oil reservoir. If so, you should fill it at the start of the heating season; check your owner's manual for details.

If you see a cooling coil (a loop of metal tubing) inside the blower compartment, gently clean it with a vacuum cleaner using a brush attachment or with a mild, degreasing detergent and a soft brush (an old toothbrush works well).

Filters: Change or wash the air filter on your forced-air furnace about once a month during the heating season. You'll prolong the life of the equipment, raise its efficiency, and improve your indoor air quality.

There are two standard kinds of filters:

1. A disposable variety, made with woven fiberglass.
2. A washable one, made with steel mesh.

The filter slides into the ductwork or blower compartment near the furnace.

Examination of heating and cooling (if present) systems is mechanically limited since the units are not dismantled to examine interior components. The heating and cooling systems should be inspected and serviced on an annual basis. Recommend obtaining from seller well before close of escrow any documents concerning regular maintenance and service and/or a safety check by public utility, or a complete system evaluation by a qualified heating and cooling specialist, particularly if heating and cooling cannot be proven to have been inspected within the past twelve months. Utility companies typically, but not always, provide a free safety check of all gas-using appliances.

Title 24 of the Building Energy Efficiency Standards
Per the California Energy Commission, "Beginning October 1, 2005, Title 24 of the Building Energy Efficiency Standards requires that ducts be tested for leaks when a central air conditioner or furnace is installed or replaced. Ducts that leak 15% or more must be repaired." A property inspection will not be able to determine if air loss (leaky ducts etc) exceeds the maximum allowed of 15%. This test can only be done by a qualified technician and is beyond the scope of this inspection. It is advised to consult with a qualified specialist on this matter as the examination may determine that repairs or replacement of the ducting system is required.

AIR CONDITIONER (COOLING)

There was no air conditioner.

DUCTWORK

A. There was inadequate clearance observed between the ducts and soil. A minimum 6" clearance should be provided between ducts to prevent potential damage from moisture.

The heating ducts should be insulated at all times. An enormous waste of energy occurs when cooled, hot air escapes from supply ducts or when hot attic leaks into return ducts. Ducts must be sealed with duct mastic.

Air flow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers.

FILTER TYPE

The disposable filter was located on the wall in the stairway. P-26


P-26

The filter should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

CONTROLS

The control for the heating and cooling system was a 24-volt thermostat located on the hallway (second level) wall of the home.


P-27

The thermostat was manufactured by Honeywell and was found to be in working order. P-27

The thermostat is a device that senses the temperature of a specified area inside your home. If the temperature drops below what it is set for, it will signal the gas valve or the motor in the oil furnace to power on and create heat inside the furnace. The heat from the furnace is then distributed by a fan in a forced air system or by pump in a water or steam heat system. Once the heat has risen above the setting on the thermostat, the thermostat sends a message to limit control element, which shuts off the furnace.

LEAD-BASED PAINT

NOTE: This house may contain lead-based paint. For further evaluation, consult with a qualified lead-based paint expert.

Lead paint or lead-based paint (LBP) is paint containing lead. It is one of the major health and environmental issues with paint. Lead exposure is especially harmful to young children and pregnant women.

Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X, to protect families from exposure to lead from paint, dust, and soil. Section 1018 of this law directed HUD and EPA to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978.

Lead paint that is intact--with no cracking, chipping or wear--is considered unlikely to pose health risks. Watch for: 1) Peeling, chipping, or cracking paints. 2)Areas susceptible to wear and tear that causes cracking or exposure to underlying layers of paints on stair railings, banisters, windowsills, door frames, porches and fences. 3) Lead dust that results when paint is sanded or dry scraped. 4) Lead in the soil surrounding your home, caused by flaking lead paints on its exterior, since it's a risk to children playing outdoors and in a prime spot to be tracked inside on shoes.

PEST INSPECTION

The pest inspection was performed by Chang An Termite.

Pre-Closing Walkthrough & Other Information

This report was written exclusively for our client. It is not transferable to other parties. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve quality of our service and our report.

PRE-CLOSING WALK-THROUGH

The walk-through prior to closing is the time for the client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The client should be thorough during the walk-through.

Any defects or problems discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases Home Inspection, of all responsibility. The client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through of your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees, You should not operate a heat pump in the heating mode when it is over 75 degrees outside.

2. Operate all appliances.

3. Run water at all fixtures and flush toilets.

4. Operate all exterior doors, windows, and locks.

5. Test smoke and carbon monoxide detectors.

6. Ask for all remote controls to nay garage door openers, fans, gas fireplaces, etc.

7. Inspect areas that may have been restricted at the time of the inspection.

8. Ask the seller questions about anything that was not covered during the home inspection.

9. Ask seller about prior infestation treatment and warranties that may be transferable.

10. Rear seller's disclosure.

NOTE: This inspection report is only for the condition of house on the day of inspection. Advise consulting with the property owner if something different is found that is not mentioned in this report during the day of final walk-through.

IMPROVEMENT RECOMMENDATION SUMMARY

The “Improvement Recommendation Summary” section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED. The Report Summary is intended to follow the flow of the main body of the Property Inspection Report. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as “Deficient”. There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable. You should read and understand the entire Home Inspection Report prior to completing any repair request. This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the expiration of any time limitations such as option periods.

1.EXTERIOR SOFFIT & FASCIA BOARD

A. Moisture damage was observed to the soffit boards and roof trim at the front and rear. See TERMITE REPORT. P-2,3,4

2.GARAGE

A. Moisture damage was observed to the garage door jamb. See TERMITE REPORT. P-5
B. Repair work was observed on the ceiling. Recommend consulting with property owner for the cause.
C. Due to storage, not all areas of the garage were visible for inspection. If a complete inspection is desired, contact us after the storage is removed.

3.FOUNDATION

A. There was a condition known as efflorescence on portions of the foundation walls. It indicates that the foundation is experiencing wet and dry cycles. Recommend improvement of the exterior grading and drainage to help minimize these conditions. Further evaluation of the drainage conditions and any corrective action recommended by a qualified drainage specialist is advised.
B. There were cracks (vertical) observed in the foundation at the left & rear side. There was no major movement or settlement observed. However, recommend repairing to prevent further damage. P-10,11

4.CRAWL SPACE

A. There was evidence of water intrusion observed at one or more areas in the crawl space. While this may be common during the raining season, check with the appropriate people to see what control measures may be required.
B. There were wood scraps observed in contact with the soil. Recommend removing (scraps of a rakeable size). See TERMITE REPORT.

5.FLOOR STRUCTURE

A. Moisture stains were observed on the sub-floor under bathroom and kitchen. See TERMITE REPORT.

6.PLUMBING

A. The water pressure was tested to be above 80 pounds per square inch. Recommend installing a water pressure regulator.

7.WATER HEATER

A. The exhaust vent had improper clearance to combustible material, or the exhaust flue vent material lacked a metal bucket or space collar to maintain 1" a separation from the drywall where the vent pipe penetrates the drywall. Recommend corrections.

8.ELECTRIC MAIN PANEL AND METER

A. There was missing antioxidant paste at the feeder cable connections. Recommend repair by a qualified electrician.
B. There was rust observed in the panel. Humidity and excessive moisture are the most common cause of corrosion and rust. Recommend obtaining an evaluation from a qualified electrician.

9.ELECTRIC SERVICE

A. There was an insufficient number of GFCI protected receptacles in the house. Recommend upgrading GFCI's at key locations for safety concerns: Hallway bathroom and exterior. P-21
B. The GFCI receptacle did not trip when tested with the test button. Recommend repairing by a qualified electrician for safety. Areas noted: Master bathroom.

10.WINDOWS

A. Condensation was noted in this thermos pane which will reduce visibility and the insulating capability of the window. To restore visibility and regain insulation capability, repair or replacement of this window is required. Areas noted: Right bedroom.

11.MASTER BATHROOM (SECOND LEVEL)

A. There was low water pressure observed at the sink. Recommend having the appropriate persons determine the cause and repair as necessary.

12.HALLWAY BATHROOM (SECOND LEVEL)

A. There was low water pressure observed at the left sink. Recommend having the appropriate persons determine the cause and repair as necessary.

13.HALLWAY BATHROOM (LIVING LEVEL)

A. There was low water pressure observed at the sink. Recommend having the appropriate persons determine the cause and repair as necessary.

14.KITCHEN

A. There was exposed electrical wiring observed in the cabinet above the hood. The wiring should be properly protected in conduit. Recommend repairing.

15.ATTIC STRUCTURE

A. The exhaust vent in the attic discharged in the attic. Recommend installing a dedicated vent termination for this exhaust line. P-24

16.DUCTWORK

A. There was inadequate clearance observed between the ducts and soil. A minimum 6" clearance should be provided between ducts to prevent potential damage from moisture.