



The Service and Standards You Deserve.

16237 Rancho Viejo Ct, Tracy, CA 95304
Tel: 800-600-5558 Fax: 209-830-1992 Mobile: 209-321-7235
www.a2zinspections.com peter@a2zinspections.com

SUMMARY REPORT

Client: Gregory Finch
Realtor: David Kirchhoff, Headlands Realty

Inspection Address: 609 Northern Ave, Mill Valley, CA 94941
Inspection Date: 1/3/2007 Start: 1:00 pm End: 2:30 pm

Inspected by: Peter Nusser

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary.

The service recommendations that we make in this summary and throughout the report should be further evaluated well before the close of escrow by qualified state licensed contractors/specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

The information contained in this report is intended solely for the use of the individual or entity to whom it is addressed and others authorized to receive, and may contain confidential or legally privileged information. If you are not the intended recipient, please discard or delete if e-mailed and notify us immediately. Any unauthorized disclosure, copying, distribution or taking any action in reliance on the contents of this information is strictly prohibited and may be unlawful.

This report is not transferable. It is the exclusive property of A2Z Inspections, Inc. and the clients whose names appear herewith. Its use by any unauthorized persons is strictly prohibited, and agents are specifically cautioned against providing it to any unauthorized third party. Any unauthorized disclosure, copying, distribution or taking any action in reliance on the contents of this information is strictly prohibited and may be unlawful.

Structural

Raised Foundation

Foundation Exterior

Components and Conditions Needing Service

- 1.1 - There is evidence that the foundation walls have been braced or repaired at several areas around the home. There are several inches of additional concrete at the exterior of the foundation walls. Therefore, you should request the engineering report documentation from the sellers and who did the work which may include warranties or guarantees that might be applicable. We do not approve of, or tacitly endorse, any work done without permits and by unlicensed contractors as latent defects could exist. If there is no documentation, then you should have structural engineer or geo-technical engineer

evaluate to determine the appropriate course of action, because this may affect your evaluation of the property.

Stem Walls

Components and Conditions Needing Service

- 1.2 - The foundation walls are cracked in several locations and movement has occurred. Because of the age of the foundation, the adjacent creek and the home is on a hillside, it is recommended that you have a second opinion on the stability of the land. Please review the foundation exterior comments in this report.

Crawlspace Observations

Components and Conditions Needing Service

- 1.3 - There is cellulose debris in the crawlspace that should be removed. Cellulose debris (wood, cardboard, etc) in the crawlspace may attract termites and rodents.
Recommend you review the pest inspection report.

Piers and Posts

Components and Conditions Needing Service

- 1.4 - The post at the front of the home, at the kitchen area is moisture damaged at its bases, which should be commented on by the pest inspector.

Raised Foundation Electrical

Health and Safety Conditions Needing Service

- 1.5 - [Health & Safety] There is an open electrical junction box within the crawlspace, which should be sealed so that any arcing or sparking would be contained within the box. Indicating a homeowner type installation. This is a potentially unsafe condition.
Recommend further evaluation by an electrician.
- 1.6 - [Health & Safety] The neutral wires in the crawlspace have been incorrectly connected to the ground rod. Indicating a homeowner/occupant type installation, which is a potentially unsafe condition.
Recommend further evaluation and repairs by an electrician.

Exterior

Wall Covering

Wood Wall Finish

Components and Conditions Needing Service

- 2.1 - The wood siding is deteriorated in several areas around the home, possibly due to the age of the siding or sprinklers over spraying or the gutters overflowing which should be serviced. Please review the pest inspection report on the exterior for full details.
Recommend further evaluation by a pest inspector and/or a siding contractor.

Site and Other Observations

Trees and Vegetation

Components and Conditions Needing Service

- 2.2 - There are tree limbs overgrowing the residence that should be trimmed or monitored, to insure that they do not impact or damage the roof or its components.

Grading and Drainage

Drainage Mode

Components and Conditions Needing Service

- 2.3 - The downspouts emptied out at the foundation in several areas. The downspouts should be directed away from the foundation and flowerbeds. Moisture pooling in the flowerbeds against the home can cause problems with the foundation and walkways.

Exterior Components

Porch

Components and Conditions Needing Service

2.4 - The entryway porch deck has fungus on it, which should be further evaluated by a general contractor/part inspector. Please review the pest report for additional information.

Electrical Outlets

Health and Safety Conditions Needing Service

2.5 - [Health & Safety] A ground-fault protected outlet in the side yard does not trip on test, and should be serviced.
Recommend further evaluation by an electrical contractor.

Roof

Roof Components

Roof Drainage

Components and Conditions Needing Service

3.1 - The roof needs to be cleaned and any foliage trimmed away to facilitate drainage.

Gutters and Downspouts

Components and Conditions Needing Service

3.2 - Several of the downspouts do not extend down and away from the foundation. Recommend extending the downspout down and away from the foundation. If the downspouts discharge the roof water runoff next to the foundations it may cause settlement or expansion of the supporting soils? Add extender pipes that discharge water well away from the structure on to surfaces that slope away from the building.

3.3 - The gutters on the composition shingle roof should be cleaned and serviced to drain properly.

Plumbing

Gas Components

Gas Pipes

Components and Conditions Needing Service

4.1 - A gas supply pipe to the gas dryer, gas furnace and gas water heater may be undersized by today's standards and should be evaluated. Note, if all these appliances are used at the same time the pipe may not be sized correctly to supply the units with gas and one or more of the appliances may not operate.
Recommend a plumber further evaluate.

Water Heaters #1

Water Shut-Off Valve and Connectors

Health and Safety Conditions Needing Service

4.2 - [Health & Safety] The water connectors at the gas water heater are a rigid type and, for seismic safety reasons, should be replaced with safer flexible ones.
Recommend further evaluation by a licensed plumber.

Electrical

Main Panel

Grounding

Health and Safety Conditions Needing Service

5.1 - [Health & Safety] The main electrical panel ground wire is the wrong type of wire. The ground wire should be a minimum eight gauge bare copper wire. The ground wire was not connected to the driven rod with the appropriate clamp. Also, due to the location the ground rod may not have been driven into the ground eight feet.

Recommend an electrician evaluate and repair this.

Heating

Heating System 1

Gas Valve and Connector

Health and Safety Conditions Needing Service

- 6.1 - [Health & Safety] There is no gas shut-off valve and no flexible connection at the feed line to the furnace, which is required by modern building standards.
Recommend further evaluation by an HVAC contractor.

Return-Air Compartment and Filter

Components and Conditions Needing Service

- 6.2 - The return-air duct in the basement is damaged, crushed and has a hole in it, which should be replaced.
Recommend further evaluation by an HVAC contractor.

Low Air Flow

Components and Conditions Needing Service

- 6.3 - Low airflow was noted at several of the vents.
Recommend having an HVAC contractor evaluate and repair.

Metal Ducting

Components and Conditions Needing Service

- 6.4 - One of the ducts in the crawlspace has separated, which should be reconnected and secured.
Recommend an HVAC contractor further evaluate.

Chimney-Fireplace

Living Room Fireplace and Chimney

Crown or Termination Cap

Components and Conditions Needing Service

- 8.1 - The crown, which is designed to seal the chimney wall and to shed rainwater, is washed out or deteriorated and should be replaced.

Chimney Flue

Components and Conditions Needing Service

- 8.2 - The chimney flue is dirty and needs to be cleaned to be inspected.

Fireplace

Components and Conditions Needing Service

- 8.3 - There are carbon deposits or scorch marks around the fireplace, which suggest that the chimney does not draft well or the damper was closed when a fire was lit. If the fireplace is not drafting properly, this will cause carbon monoxide to enter the home. You should ask the sellers if they have ever had drafting problems, or you may wish to have a fireplace contractor evaluate and comment on this.
- 8.4 - There are cracks and deteriorated mortar in the refractory bricks of the fireplace, which is not uncommon, but which should be serviced.

Interior

Comments

Lights

Components and Conditions Needing Service

- 9.1 - There are several light fixtures within the house that do not respond or do not have bulbs in them.
Recommend all the missing or non-functional light bulbs be replaced and demonstrated to be functional before the close of escrow or you should have an electrician further evaluate.

Living Room

Electrical Outlets

Health and Safety Conditions Needing Service

- 9.2 - [Health & Safety] An outlet has reversed polarity, and should be serviced by an electrician. Recommend further evaluation by an electrician.
- 9.3 - [Health & Safety] An outlet has an open ground, and should be serviced by an electrician.

Bedrooms

Bedroom 2

Smoke Alarms

Health and Safety Conditions Needing Service

- 10.1 - [Health & Safety] The smoke alarm in the bedroom has been removed which should be replaced. We recommend the smoke alarms be replaced before the close of escrow for your safety.

Doors

Components and Conditions Needing Service

- 10.2 - The bedroom door sticks and needs to be shaved or trimmed, to open and close easily.

Built in Closets

Components and Conditions Needing Service

- 10.3 - The closet doors are rubbing against each other, which is damaging the paint. Recommend servicing the doors and checking their operation.

Bathrooms

Hallway Bathroom

Floor Covering Observations

Components and Conditions Needing Service

- 11.1 - The floor has several cracked tiles, which you may wish to evaluate for yourself.

Sink

Components and Conditions Needing Service

- 11.2 - The sink is functional, but rusted at the overflow.

Toilet

Components and Conditions Needing Service

- 11.3 - The toilet is loose which should be further evaluated by a plumber for leaks and moisture damage below it.

Electrical Outlets

Health and Safety Conditions Needing Service

- 11.4 - [Health & Safety] The GFCI sink outlet was not grounded and has an open-ground, therefore the GFCI safety features will not work. Recommend further evaluation by an electrical contractor.

Kitchen

Kitchen

Floor Observations

Components and Conditions Needing Service

- 12.1 - The kitchen floor has several loose tiles, which should be serviced to prevent anyone from slipping on the loose tiles. Recommend further evaluation by a flooring contractor.

Counter Top

Components and Conditions Needing Service

12.2 - The substrate under the formica countertop has puffed-up at the right side of the sink, indicating moisture penetration/damage. Please review the pest inspection report.

Sink Cabinet

Components and Conditions Needing Service

12.3 - The floor and walls of the kitchen sink cabinet are moisture stained and/or damaged. No active leak was noted at the time of the inspection. There is no way to determine if there is any damage under the cabinet floor without removing it.

Recommend further evaluation of the area under the cabinet floor by invasive means.

Garbage Disposal

Components and Conditions Needing Service

12.4 - [Health & Safety] The electrical connection to the garbage disposal has been made with romex which is incorrect. The disposal unit should be wired with an appliance cord.

Recommend an appliance technician or electrical contractor evaluate and repair.

Dishwasher

Components and Conditions Needing Service

12.5 - The dishwasher is not equipped with a mandated anti-siphon valve and discharges directly into the drain lines or garbage disposal unit, which is contrary to the installation instructions, and which also creates a potential drainage problem and health hazard.

Recommend plumber further evaluate.

Electrical Outlets

Health and Safety Conditions Needing Service

12.6 - [Health & Safety] One of the outlets to the left hand side of the range is not grounded and should be serviced by an electrician.

Recommend an electrician further evaluate.

Hallway

Primary Hallway

Smoke Alarms

Health and Safety Conditions Needing Service

14.1 - [Health & Safety] There is no smoke alarm in the hallway which is required by today's building standards. We recommend you add the smoke alarm for your safety.

Lights

Components and Conditions Needing Service

14.2 - A ceiling light in the hallway does not respond, and should be serviced.

Recommend replacing the light bulb and testing the light. If this does not resolve the problem then you should have a second opinion from an electrician.

Laundry

Laundry

Doors

Components and Conditions Needing Service

16.1 - The exterior door to the laundry area is moisture damaged. Please review the pest inspection report.

Recommend a general contractor or pest inspection company further evaluate.

Single-Glazed Windows

Components and Conditions Needing Service

16.2 - The windows in the laundry room are stuck or painted shut, and should be serviced to open them.

Inspection Address: 609 Northern Ave, Mill Valley, CA 94941
Inspection Date/Time: 1/3/2007 1:00 pm to 2:30 pm

Washing Machine Trap and Drain

Components and Conditions Needing Service

16.3 - The washing machine discharges into a home made sump, which does not meet any modern building standards. Also the flexible discharge pipe terminates incorrectly into the main drain line.
Recommend further evaluation by a plumbing contractor.



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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Gregory Finch

INSPECTION ADDRESS

609 Northern Ave, Mill Valley, CA 94941

INSPECTION DATE

1/3/2007 1:00 pm to 2:30 pm

REPRESENTED BY:

David Kirchhoff
Headlands Realty



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Email Address: peter@a2zinspections.com

INVOICE

1/4/07

Client:

Gregory Finch
216 4th Street South
Kirkland, Washington. 98033

Client's Agent:

David Kirchhoff
Headlands Realty
1620 Tiburon Blvd
Tiburon, CA. 94920
415-435-1040

Inspection Address:

609 Northern Ave
Mill Valley, CA 94941

Inspection Date:

1/3/2007

Single Family Residential Inspection	300.00
Escrow Billing Fee \$50	50.00

Total Due: \$ 350.00

- If full payment is not received within 7 days of the inspection, escrow will be billed at the company's current escrow fee.
- Escrow billing service does not relieve the client(s) of their responsibility for payment if the escrow does not close or escrow is extended.
- An account 30 days or more past the date of the inspection is subject to late fees, finance charges, collection fees and proceedings unless otherwise agreed upon.
- * 1.5 % per month late charge will be applied on any unpaid balance.
- * \$25.00 monthly account service fee will be applied to any unpaid.

Thank you for allowing A 2 Z Inspections, Inc. to be your inspection company of choice.



16237 Rancho Viejo Ct Tracy, CA. 95304
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CONTRACT AGREEMENT

Client: Gregory Finch
Address: 216 4th Street South, Kirkland Washington. 98033
Property Address 609 Northern Ave, Mill Valley, CA 94941
Date: 1/3/2007
Inspection Fee: \$ 315.00

CALIFORNIA REAL ESTATE INSPECTION AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT. PLEASE READ IT CAREFULLY

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a non-invasive physical examination, performed for the fee set forth below, designed to identify material defects in the systems, structures, and components of the herein-referenced primary building and its associated primary parking structure as they exist at the time of the inspection. A material defect is a condition that significantly affects the value, desirability, habitability or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective. The inspection shall be limited to those specific systems, structures, and components that are present and visually accessible. Components and systems shall be operated with normal user controls only and as conditions permit.

The inspection will be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association ("CREIA") in effect at the time of this inspection. A copy of the CREIA Standards is available upon request. This inspection is not intended to be technically exhaustive.

Inspector shall prepare a written inspection report for the sole use and benefit of Client. The inspection report shall describe and identify the inspected systems, structures, and components of the building and shall identify material defects in those systems, structures, and components observed during the inspection. Client agrees to read the entire inspection report when it is received & shall promptly call the Inspector with any questions or concerns client may have regarding the real estate inspection or the inspection report.

ENVIRONMENTAL CONCERNS: Client acknowledges that what is being contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to detect, identify or disclose any health or environmental concerns regarding this building or property, including, but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, mildew, PCBs, or other toxic materials or substances in the water, air, soil or building materials.

LIMITATIONS. EXCEPTIONS AND EXCLUSIONS: Excluded from this real estate inspection is any system, structure, or component of the building which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector, or which Client has agreed is not to be inspected. The following are excluded from the scope of this real estate inspection unless specifically agreed otherwise between Inspector and Client:

* Determining compliance with installation guidelines, manufacturers' specifications, building codes,

ordinances, regulations, covenants, or other restrictions, including local interpretations thereof.

* Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers.

* Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations.

* Examination of conditions related to animals, rodents, insects, wood-destroying insects, organisms, mold; and mildew or the damage caused thereby.

* Certain factors relating to any systems; structures, or components of the building, including, but not limited to: adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase.

* Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire, geologic or flood.

* Dismantling of any system, structure, or component, or perform any intrusive or destructive examination, test or analysis.

* Examining or evaluating fire-resistive qualities of any system, structure or component of the building.

* Systems, structures, or components of the building which are not permanently installed.

* Systems, structures, or components not specifically identified in the written inspection report.

* Common areas, or systems, structures, or components thereof, including, but not limited to, those of a common interest development as defined in California Civil Code section 1351, et seq.

* Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties, or neighborhood.

* Operating or evaluating low voltage electrical, antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, photo-electric, motion sensing, or other such similar non-primary electrical power devices, components, or systems.

* Examining or operating any sewage disposal system or component including, but not limited to: septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste.

Services for inspecting or evaluating the excluded items listed above may be available from Inspector for an additional fee or from specialists qualified to inspect or evaluate a particular category or item.

Inspector is a home inspection generalist and is not acting as an expert in any craft or trade. The inspection report may contain recommendations for further evaluation by an individual other than Inspector herein who is qualified as an expert or specialist. If Inspector recommends consulting other specialized experts, Client agrees to do so at their own expense.

It is Client's duty and obligation to exercise reasonable care to protect himself or herself regarding the condition of the subject property, including those facts which are known to or within the diligent attention and observation of Client.

CONFIDENTIAL REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. **CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD INSPECTOR HARMLESS FROM ANY THIRD PARTY CLAIMS ARISING OUT OF CLIENT'S UNAUTHORIZED DISTRIBUTION OF THE INSPECTION REPORT.**

SEVER ABILITY: Should any provision of this contract be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this contract shall remain in full force and effect, unimpaired by the courts' holding.

ARBITRATION: Any dispute concerning the interpretation of this Agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved between the parties by **BINDING ARBITRATION** conducted in accordance with the rules of the American Arbitration Association except that the parties shall select an arbitrator who is familiar with the home inspection industry.

The parties hereto shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure. The arbitrator shall apply the substantive and procedural laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction.

GENERAL PROVISIONS: This inspection contract, the real estate inspection, and the inspection report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. The real estate inspection and inspection report are not a substitute disclosure for real estate transactions which may be required by law. No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company, or its officers, agents or employees more than one year from the date the Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

In the event Client discovers a material defect or other deficiency that was not identified and reported by inspector, Client shall so notify Inspector in writing and allow Inspector and/or Inspector's designated representative to re-inspect and document the condition(s) of the material defect or deficiency prior to making any repair, alteration or replacement to said material defect or deficiency.

The written report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the inspector prior to issuance of the written report.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors and assigns.

This agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions and exclusions of this Agreement.

CHANGES TO THE REPORT: In order to improve our service to you, we reserve the right to make changes, modify or supplement the report. We will make every attempt to notify you and/or your agent of these changes and provide you with a copy of the changes. You are responsible for addressing any changes made to the report, whether present at the time of the announcement or not.

Client acknowledges that they have read and understood all the terms, conditions and limitations of this contract and voluntarily agrees to be bound thereby and agrees to pay the fee listed on the signed agreement.

NOTICE TO THIRD PARTIES

If you have received the attached inspection report from anyone other than the home Inspector/Inspection Company that performed the home inspection as identified on the report, YOU SHALL NOT RELY UPON THE ATTACHED REPORT, or any representations contained therein, in any manner whatsoever, without first agreeing to and accepting each and every of the following terms and conditions:

1. The terms, conditions, and limitations of the Residential Listing Inspection Contract between Inspector and Seller are incorporated herein by reference as though fully set forth and fully bind the undersigned Recipient as if they were the original party to said Contract.
2. Recipient shall hire the original Inspector/Inspection Company, for a fee to be negotiated between Recipient and Inspector/Inspection Company, to perform an updated home inspection to identify any new or changed conditions constituting material defects in the systems, structures, and components of the subject primary dwelling and its associated primary parking structure(s) as they exist at the time of the updated inspection.
3. Recipient shall fill out completely and sign the Acknowledgement of Receipt form below and mail it to the Inspector/Inspection Company identified on the inspection report within three (3) days of receiving the inspection report.
4. This Notice to Third Parties is not intended to create any legal duties between Inspector and Recipient, except as expressly set forth herein.
5. Recipient's reliance upon the inspection report, or any representations contained therein, without Recipient's strict compliance with the terms and conditions set forth herein, would be unreasonable and contrary to Inspector's expectations regarding the attached inspection report.

[Detach and mail to Inspector]

ACKNOWLEDGMENT OF RECEIPT

Report Number: _____ Report Date: _____

Property Address: _____

Recipient's Name: _____

Recipient's Address: _____

Report Received From: _____

The undersigned agrees to and accepts each and every of the terms and conditions set forth in the Notice To Third Parties attached to the inspection report for the subject property.

Recipient's Signature: _____ Date: _____

[Detach and mail to Inspector]

ACKNOWLEDGMENT OF DELIVERY

Report Number: _____ Report Date: _____

Property Address: _____

Recipient's Name: _____

Date of Delivery: _____

Name of Person Delivering Report: _____

Signature of Person Delivering Report: _____ Date: _____

Inspector's Mailing Address: _____

GENERAL INFORMATION

Inspection Address: 609 Northern Ave, Mill Valley, CA 94941
Inspection Date: 1/3/2007 Time: 1:00 pm to 2:30 pm
Weather: Overcast, Cool & Wet - Temperature at time of inspection: 55 Degrees

Inspected by: Peter Nusser

Client Information: Gregory Finch
216 4th Street South, Kirkland, Washington 98033
EMail: greg@kuwatani.com

Buyer's Agent: Headlands Realty
David Kirchhoff
1620 Tiburon Blvd, Tiburon, CA 94920
Phone: 415-435-1040
Fax: 415-435-1253
Mobile: 415-531-2656
Email: david@headlandsrealty.net

Inspection Fee: \$ 315.00

Structure Type: Wood Frame
Furnished: No
Number of Stories: One

Structure Style: Single Family

Estimated Year Built: 1930
Unofficial Sq.Ft.: 809

People on Site At Time of Inspection: Seller's Agent

PLEASE NOTE:

This report is the exclusive property of A2Z Inspections, Inc. and the client(s) whose name(s) appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of A2Z Inspections, Inc. and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of California Real Estate Inspection Association- CREIA, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

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

Report File: 609 Northern Ave Mill Valley Ca

SCOPE OF WORK

You have contracted with A2Z Inspections, Inc. to perform a generalist inspection in accordance with the standards of practice established by California Real Estate Inspection Association - CREIA, a copy of which is available upon request or visit www.creia.org. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

We strongly recommend the Client seeks further evaluation by qualified, licensed contractors, technicians or engineers Within the Inspection Time Frame Allotted by their Real Estate Contract, on any systems, components or structures, which are found to be defective/deficient in the inspection report, and prior to making their final purchase decision.

We strongly recommend the Client read: CAR Contract # 10 - REPAIRS and understand this section of the contract.

Most buildings built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a Laboratory and/or a third party specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your buildings environment. You can learn more about contaminants that can affect your building from a booklet published by "The environmental Protection Agency", which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

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

an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any building built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter buildings through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your building.

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

Structural

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

Never store firewood, lumber or other wood debris against the foundation or inside the crawl space. Firewood, lumber, cardboard boxes, newspapers, and other cellulose materials attract termites and provide a source of food. When stacked against the foundation they offer a hidden path of entry into the structure and allow termites to bypass any termiticide soil barrier which is present. Vines, ivy, and other dense plant material touching the house should also be avoided. Where practical, dead stumps and tree roots around and beneath the building should be removed, along with old form boards and grade stakes left in place after the building was constructed.

Reduce humidity in crawl spaces. Most building codes call for 1 square foot of vent opening per 150 square feet of crawlspace area. For crawlspaces equipped with a polyethylene vapor barrier (see below), the total vent area often can be reduced to 1 square foot per 300 to 500 square feet of crawlspace area. One vent should be within 3 feet of each exterior corner of the building. Vents should be kept free of leaves, dirt, and debris, and should not be obstructed by vegetation. Moisture and humidity in crawl spaces can further be reduced by installing 4-6 ml polyethylene sheeting over about 75 percent of the soil surface. The soil cover will act as a vapor barrier to reduce evaporation from the soil and condensation of moisture on joists and sub flooring. Vents and vapor barriers are installed by most pest control companies.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

The first floor structure consists of beams, joists that are cross bridged and sheathed with diagonal boards.

Identification of Ceiling Structure

Informational Conditions

The ceiling structure consists of standard joists.

Identification of Roof Structure

Informational Conditions

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

Raised Foundation

Raised Foundation Comments

Informational Conditions

This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, but this should not deter you from seeking the opinion of any such expert if you have any concerns.

Access Location

Informational Conditions

The access to the crawlspace was located at the exterior of the home.

Method of Evaluation

Informational Conditions

The inspector evaluated the raised foundation by accessing the readily accessible areas of the main crawlspace, and evaluating the visibly accessible components within the crawlspace.

Description of Foundation Type

Informational Conditions

The foundation is a raised stem wall and bolted. The house was built to the building codes established in the year that the house was built. The codes established then can be quite different to those in use today. If you are concerned about this you can contact the local building department to determine what the local requirements are.

Many houses predating 1938 (World War II), have either deficient anchor bolts or none at all, are a worry. Seismic or ground motion can send such houses sliding off their foundations. That's a pretty good argument for a Seismic Retrofit, which strengthens the connections between a house and its foundation using specialized hardware and engineering methods. In the event of an earthquake, it reinforces the structure of the house, reduces and in some cases, prevents structural damages to the house. Seismic retrofit strengthens the connections between a house and its foundation using specialized hardware and engineering methods. In the event of an earthquake, it reinforces the structure of the house, reduces and in some cases, prevents structural damages to the house.

Therefore, we recommend a second opinion from a seismic retrofit contractor.

Foundation Exterior

Components and Conditions Needing Service

There is evidence that the foundation walls have been braced or repaired at several areas around the home. There are several inches of additional concrete at the exterior of the foundation walls. Therefore, you should request the engineering report documentation from the sellers and who did the work which may include warranties or guarantees that might be applicable. We do not approve of, or tacitly endorse, any work done without permits and by unlicensed contractors as latent defects could exist. If there is no documentation, then you should have structural engineer or geo-technical engineer evaluate to determine the appropriate course of action, because this may affect your evaluation of the property.

Inspection Address:
Inspection Date/Time:

609 Northern Ave, Mill Valley, CA 94941
1/3/2007 1:00 pm to 2:30 pm



Stem Walls

Components and Conditions Needing Service

The foundation walls are cracked in several locations and movement has occurred. Because of the age of the foundation, the adjacent creek and the home is on a hillside, it is recommended that you have a second opinion on the stability of the land. Please review the foundation exterior comments in this report.

Inspection Address:
Inspection Date/Time:

609 Northern Ave, Mill Valley, CA 94941
1/3/2007 1:00 pm to 2:30 pm



Crawlspace

Informational Conditions

The visible areas of the readily accessible areas of the crawlspace are dry, accessible and in acceptable condition.

Crawlspace Observations

Components and Conditions Needing Service

There is cellulose debris in the crawlspace that should be removed. Cellulose debris (wood, cardboard, etc) in the crawlspace may attract termites and rodents.

Recommend you review the pest inspection report.

Ventilation

Informational Conditions

The ventilation in the foundation crawlspace appears to be standard for the age of the home.

Piers and Posts

Components and Conditions Needing Service

The post at the front of the home, at the kitchen area is moisture damaged at its bases, which should be commented on by the pest inspector.



Intermediate Floor Framing

Informational Conditions

There are areas of uneven flooring within the house which may indicate that the intermediate floor framing is not level or plumb or movement of the foundation has occurred. Please review all the comments in the raised foundation section of this report.

Floor Insulation

Informational Conditions

There is no floor insulation, which would not have been required when this residence was constructed.

Raised Foundation Plumbing

Informational Conditions

The plumbing components that are visible within the crawlspace appear to be in acceptable condition.

Raised Foundation Electrical

Informational Conditions

Knob and tube wiring is present within the crawlspace and is in acceptable condition. However, knob-and-tube wiring is outdated by current building standards, and you may wish to have it evaluated by an electrician with a view to upgrading the service to meet current building and safety standards.

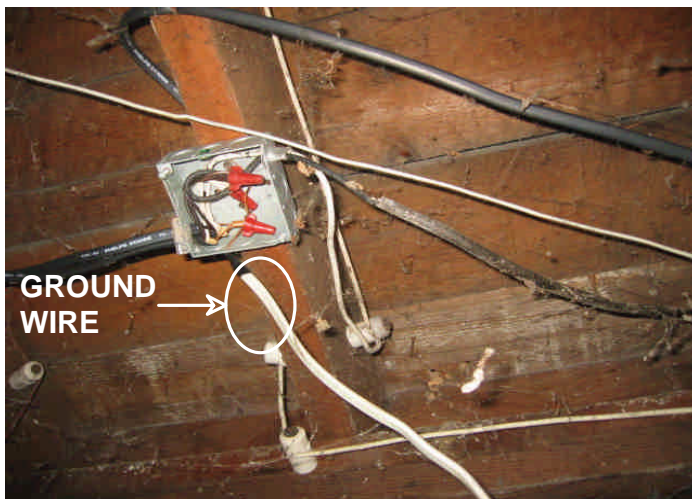
Health and Safety Conditions Needing Service

[Health & Safety] There is an open electrical junction box within the crawlspace, which should be sealed so that any arcing or sparking would be contained within the box. Indicating a homeowner type installation. This is a potentially unsafe condition.

Recommend further evaluation by an electrician.



[Health & Safety] The neutral wires in the crawlspace have been incorrectly connected to the ground rod. Indicating a homeowner/occupant type installation, which is a potentially unsafe condition. Recommend further evaluation and repairs by an electrician.



Exterior

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

Wall Covering

Exterior Siding Identification

Informational Conditions

The exterior house walls are clad with a combination of stucco and wood siding.

Stucco Wall Finish

Informational Conditions

The stucco extends down to the soil without the benefit of a weep-screed, which allows the house walls to move independent of the foundation, and not only prevent the plate-line cracks that are commonly seen at the base of many stuccoed walls but isolates the stucco from the soil and inhibits the wicking effect of moisture being drawn up into the stucco that, in turn, creates the flaking and peeling that is common on such surfaces.

There is a bulge in the stucco wall adjacent to the laundry area. It should also be noted that the floor in the bedroom above is sloped in this area. Please review the comments in the raised foundation section of this report.



Wood Wall Finish

Components and Conditions Needing Service

The wood siding is deteriorated in several areas around the home, possibly due to the age of the siding or sprinklers over spraying or the gutters overflowing which should be serviced. Please review the pest inspection report on the exterior for full details.

Recommend further evaluation by a pest inspector and/or a siding contractor.



Wall Components

Foundation Vents

Functional Components and Conditions

The crawlspace vents are serviceable.

Site and Other Observations

Trees and Vegetation

Components and Conditions Needing Service

There are tree limbs overgrowing the residence that should be trimmed or monitored, to insure that they do not impact or damage the roof or its components.

Grading and Drainage

Grading and Drainage Comments

Informational Conditions

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Water can be equally destructive, and can foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise wood framing or produce molds that are deleterious to health.

Moisture or Dampness

Informational Conditions

Moisture is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by

musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family are sensitive to allergens, you should schedule a specialist inspection.

Hillside

Informational Conditions

Because this is a hillside property, it is important to monitor the drainage from the homes above and around the foundation. Moisture entering the crawlspace may undermine the foundation and cause damage to the foundation and or movement.

Site Drainage

Informational Conditions

HOMEOWNER TIPS: Do not do anything to create poor drainage. Resist the temptation to install solid landscape barriers around the foundation that can trap drainage. Add soil to settled areas to maintain flow away from the foundation. Discharge your roof drainage beyond the limits of the backfill soils (3 to 5 feet from the foundation) with splash blocks or downspout extenders. Clean your gutters regularly as clogged gutters/downspouts can overflow water adjacent to the foundation. Resist the temptation to install sprinklers adjacent to the foundation (unless you live in an area with shallow/slab foundations and expansive soils, where moisture stabilization via wetting is the norm).

Drainage Mode

Components and Conditions Needing Service

The downspouts emptied out at the foundation in several areas. The downspouts should be directed away from the foundation and flowerbeds. Moisture pooling in the flowerbeds against the home can cause problems with the foundation and walkways.

Exterior Components

Exterior Comments and Description

Informational Conditions

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected home will always exceed that of having maintained it.

Steps and Handrails

Informational Conditions

The platform at the bottom of the steps to the laundry area does not extend past the doorway sufficiently, nor does it have a guard rail which is a recommended upgrade.

Porch

Components and Conditions Needing Service

The entryway porch deck has fungus on it, which should be further evaluated by a general contractor/per inspector. Please review the pest report for additional information.



Wood Decks

Informational Conditions

The screen in the deck rails is climbable which may not be child safe. Modern safety standards require the hand rail to be a minimum of thirty-two inches high with no more than a four-inch space between the pickets. This may have been the building standard at the time the deck was built. If this house was built today, the building standards would require less than four inch spaces between the pickets. Therefore, you may wish to add a non climbable protective barrier.



Drain Clean-Outs

Informational Conditions

There are no visible exterior clean outs at the exterior of the building.

Exterior Wooden Doors

Informational Conditions

Moisture damaged was noted at the bottom of the several of the exterior wooden doors. Please review the pest report.

Windows

Informational Conditions

In accordance with industry standards, we only test a representative sample of windows. Several of the windows appear to be the same age as the house, and will not necessarily function smoothly. However, we do test every unobstructed window in every bedroom to ensure that they facilitate an emergency exit.

Electrical Outlets

Health and Safety Conditions Needing Service

[Health & Safety] A ground-fault protected outlet in the side yard does not trip on test, and should be serviced. Recommend further evaluation by an electrical contractor.



Roof

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

Ventilation Components

Gable

Functional Components and Conditions

There are gable vents which are functional.

Roof Components

Flashings

Informational Conditions

The roof flashing on the house appear to be in acceptable condition.

Skylights

Informational Conditions

The roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.

Roof Drainage

Components and Conditions Needing Service

The roof needs to be cleaned and any foliage trimmed away to facilitate drainage.

Gutters and Downspouts

Components and Conditions Needing Service

Several of the downspouts do not extend down and away from the foundation. Recommend extending the downspout down and away from the foundation. If the downspouts discharge the roof water runoff next to the foundations it may cause settlement or expansion of the supporting soils? Add extender pipes that discharge water well away from the structure on to surfaces that slope away from the building.

The gutters on the composition shingle roof should be cleaned and serviced to drain properly.

Fascia

Functional Components and Conditions

The fascia board is in acceptable condition. Routine maintenance type service is recommended

Eaves

Functional Components and Conditions

The eaves are in acceptable condition. Routine maintenance type service is recommended

Main Roof

Method of Evaluation

Informational Conditions

The inspector does not walk on the roof when it is wet as it is too slippery to walk on. However, it was inspected from within the accessible attic areas, and from a variety of other vantage points with binoculars and/or a ladder. Therefore, the inspector is not able to see every detail of the roof and its components to sensibly endorse it.

Roofing Material

Informational Conditions

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service.

Age

Informational Conditions

The roof appears to be newer and in acceptable condition. This is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

Roof Evaluation

Informational Conditions

When the roofing material is wet it is difficult to determine its age or useful life span, as the wet look gives the roofing material a new look. Therefore you should ask the seller the age of the roof and if they have ever had any problems such as leaks.

Plumbing

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

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

Gas Components

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located at the front of the residence. (Informational only - You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers and/or PG&E, so that you can establish a norm and thereby be alerted to any potential leak. This does not mean that you have a leak).

Gas Seismic Shut-Off Valve

Informational Conditions

The gas main is not equipped with a seismic shut-off valve, which is not required by most local building departments. You should be aware that some banks or mortgage companies do require them to secure a loan, and therefore, you should consider upgrading and installing a seismic shut-off valve. Consult a licensed plumber who is qualified to install a seismic shut off valve and you may wish to seek the advice of the local utility company on this issue.

Gas Main

Informational Conditions

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

Gas Pipes

Informational Conditions

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

Components and Conditions Needing Service

A gas supply pipe to the gas dryer, gas furnace and gas water heater may be undersized by today's standards and should be evaluated. Note, if all these appliances are used at the same time the pipe may not be sized correctly to supply the units with gas and one or more of the appliances may not operate.

Recommend a plumber further evaluate.

Potable Water Supply Pipes

Water Main Location

Informational Conditions

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

Water Main Shut-Off Valve

Informational Conditions

The main water shut-off valve was not tested and is presumed to be functional.

Pressure Regulator

Informational Conditions

The water pressure at the street is approximately 60 psi. The optimal water pressure is 60 psi.

Hose Bibs

Functional Components and Conditions

The hose bibs are functional, but we may not have located and tested every one on the property.

Type of Material

Informational Conditions

The residence is served by galvanized potable water pipes.

Galvanized Water Pipes

Informational Conditions

The visible Galvanized potable water pipes are in acceptable condition.

Galvanized pipes are usually found in homes over 50 years in age. Commonly, these pipes will rust from the inside out. The pipes can corrode at any time however this rust accumulates over decades. Sometimes if the water is not in use and then turned on you can see that the water is brownish in color or that fixtures have become rust stained.

Although the water pressure can be reduced the volume of water is often restricted too from the rusting. This occurs as a result of the pipe rusting on its interior and becoming smaller and smaller over time. Eventually the pipe becomes blocked or worse yet bursts. Ultimately these pipes must be replaced as they have a life span of about 50 years.

Waste Drainage System

Comments and Description

Informational Conditions

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that

connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

The residence is served by a combination of Cast Iron and Galvanized drain waste and vent pipes. Galvanized pipes are usually found in homes over 50 years in age. Commonly, these pipes will rust from the inside out. The pipes can corrode at any time however this rust accumulates over decades.

Although the volume of water is often restricted too from the rusting. This occurs as a result of the pipe rusting on its interior and becoming smaller and smaller over time. Eventually the pipe becomes blocked or worse yet bursts. Ultimately these pipes must be replaced as they have a life span of about 50 years.

Drain Pipes Waste Pipes and Vent Pipes

Informational Conditions

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe(s) would confirm its actual condition.

Water Heaters #1

Location

Informational Conditions

The water heater that is located in the basement.

Gas Water Heater Comments

Informational Conditions

There are a wide variety of residential gas water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan, and preferably one plumbed to the exterior. Also, they can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Combustion Vent Ports

Functional Components and Conditions

The water heater does have appropriate combustion-air vents.

Age

Informational Conditions

The hot water heater is approximately 15+ year old.

Capacity

Informational Conditions

There is a 30 gallon gas water heater.

Seismic Straps

Functional Components and Conditions

The water heater is seismically secured in accordance with local building standards.

Vent Pipe and Cap

Informational Conditions

The vent pipe and cap on the gas water heater are functional, but are not tested for actual draft flow rate.

Pressure Release Valve and Discharge Pipe

Functional Components and Conditions

The water heater is equipped with a mandated pressure-temperature relief valve and plumbing. The discharge pipe from the pressure relief valve on the water heater extends to the exterior and terminates at a point no more than twenty-four inches above grade and no closer than six inches to it.

Water Shut-Off Valve and Connectors

Informational Conditions

The shut-off valve at the water heater was not tested and is presumed to be functional.

Health and Safety Conditions Needing Service

[Health & Safety] The water connectors at the gas water heater are a rigid type and, for seismic safety reasons, should be replaced with safer flexible ones.

Recommend further evaluation by a licensed plumber.

Gas Shut-Off Valve and Connector

Informational Conditions

The gas control valve and its connector at the water heater are functional.

Drain Valve

Informational Conditions

The drain valve of the gas water heater is in place and presumed to be functional.

Combustion Chamber

Informational Conditions

The combustion chamber is clean, and there is no evidence of a leak.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

Comments and Descriptions

Informational Conditions

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

Panel Location

Informational Conditions

The main electrical panel is located in the left hand side yard and has clear access.

Panel Size

Informational Conditions

The residence is served by a 60 amp, 240 volt panel.

Main Fuse Size

Informational Conditions

The main fuses are rated at 60 Amps.

Service Entrance

Informational Conditions

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

Exterior Panel Cover

Informational Conditions

The exterior cover for the main electrical panel is in acceptable condition.

Panel Wiring

Informational Conditions

The wiring in the main electrical panel has no visible deficiencies.

Fuses

Informational Conditions

The main fuse panel has two fuses and a fuses disconnect handle. Fused panels are considered to be outdated by today's standards. You should have the panel evaluated by an electrician with the view to upgrading the panel to a newer style.

Grounding

Health and Safety Conditions Needing Service

[Health & Safety] The main electrical panel ground wire is the wrong type of wire. The ground wire should be a minimum eight gauge bare copper wire. The ground wire was not connected to the driven rod with the appropriate clamp. Also, due to the location the ground rod may not have been driven into the ground eight feet.

Recommend an electrician evaluate and repair this.



Sub Panel #1

Comments and Descriptions

Informational Conditions

Sub-panels are commonly located inside residences, but not always. However, they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

Panel Location

Informational Conditions

The sub-panel is located in a utility closet at the side yard and has clear access.

Inaccessible Sub Panel

Informational Conditions

The electrical sub panel was inaccessible at the time of the inspection and therefore it, and it's components were not inspected. We recommend the sub panel be made accessible for inspection, which should be further evaluated by an electrician before the close of escrow as there may be defects.

Panel Size

Informational Conditions

The residence is served by a 60 amp, 240 volt sub-panel.

Branch Circuits

Informational Conditions

The electrical inspection that we performed on this property today is a visual inspection using industry standard receptacle/outlet testers. This is NOT a comprehensive diagnosis of the electrical system. The test equipment used by the inspector during the inspection has limitations, and will not indicate the quality of the service to the home, the quality of the ground system, or a combination of defects on the branch circuits. The test equipment can only detect a single fault, if there are two faults on a circuit, the tester may display a false positive. For a comprehensive diagnosis of the electrical system, you would need a licensed electrician to open all outlets, switches, junction boxes and remove all light and electrical fixtures to inspect the connections.

During the course of the inspection the inspector does not take the covers off outlets, switches and junction boxes.

The two wire ungrounded outlets that were tested, are functional, but considered obsolete by today's building standards. The outlets are ungrounded, which is considered to be unsafe, especially outlets within six feet of water. Also most modern electronic equipment needs to be grounded in order for it to work correctly and may be damaged if it is plugged into an ungrounded outlet. Therefore, you should consider further evaluation by an electrical contractor with a view to upgrading the electrical system to the current building standards, which is safer, and can provide a pathway for the current to travel harmlessly to ground.

Older homes with two-pin receptacles or ungrounded three-pin receptacles should have grounded receptacles or Ground Fault Circuit Interrupter (GFCI) receptacles installed where applicable. Most modern electronic equipment, such as computers, video games and TV's etc, require grounded receptacles. Without the grounded receptacle, the equipment may fail, or become damaged.

Knob and tube wiring is present within the home. Knob-and-tube wiring is outdated by current building standards, and you may wish to have it evaluated by an electrician with a view to upgrading the electrical service within the home to meet current building standards.

Heating

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

defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heating System 1

Location

Informational Conditions

The furnace is located in the basement.

General Evaluation

Informational Conditions

The furnace is at or beyond the commonly accepted design life of twenty years and there is no evidence that the furnace has been serviced per the manufacturers recommendations, which is typically every two years. Therefore, we recommend having the furnace serviced by an HVAC service technician/contractor.

Type of Heater

Informational Conditions

Heat is provided by a vertical, forced-air, gas furnace.

Thermostat

Informational Conditions

The thermostat operated the forced air heater under normal conditions.

Age

Informational Conditions

Heat is provided by a 20+ year old heater. The system is beyond its design life. Therefore, it will need to be more closely monitored, serviced bi-annually, and have its filters changed every two to three months. However, it would also be wise to keep a home protection policy current.

Type of Fuel

Informational Conditions

The building is served by a gas-fueled heating system.

Vent Pipe

Informational Conditions

The vent pipe is functional.

Gas Valve and Connector

Health and Safety Conditions Needing Service

[Health & Safety] There is no gas shut-off valve and no flexible connection at the feed line to the furnace, which is required by modern building standards.

Recommend further evaluation by an HVAC contractor.



Return-Air Compartment and Filter

Components and Conditions Needing Service

The return-air duct in the basement is damaged, crushed and has a hole in it, which should be replaced. Recommend further evaluation by an HVAC contractor.



Outlets

Functional Components and Conditions

The outlet in the furnace closet was functional.

Low Air Flow

Components and Conditions Needing Service

Low airflow was noted at several of the vents.

Recommend having an HVAC contractor evaluate and repair.

Metal Ducting

Components and Conditions Needing Service

One of the ducts in the crawlspace has separated, which should be reconnected and secured.

Recommend an HVAC contractor further evaluate.



Chimney-Fireplace

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

Living Room Fireplace and Chimney

Lined Masonry Chimney Comments

Informational Conditions

The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.

Weather Cap-Spark Arrestor

Informational Conditions

The chimney has a functional weather cap/spark arrestor.

Crown or Termination Cap

Components and Conditions Needing Service

The crown, which is designed to seal the chimney wall and to shed rainwater, is washed out or deteriorated and should be replaced.

Chimney cleaning

Informational Conditions

We recommend having your chimney cleaned and inspected once a year as a preventative measure against chimney fires. Only burn seasoned dry wood. Never burn cardboard boxes, wrapping paper trash or Christmas trees

Chimney Flue

Components and Conditions Needing Service

The chimney flue is dirty and needs to be cleaned to be inspected.

Fireplace

Components and Conditions Needing Service

There are carbon deposits or scorch marks around the fireplace, which suggest that the chimney does not draft well or the damper was closed when a fire was lit. If the fireplace is not drafting properly, this will cause carbon monoxide to enter the home. You should ask the sellers if they have ever had drafting problems, or you may wish to have a fireplace contractor evaluate and comment on this.



There are cracks and deteriorated mortar in the refractory bricks of the fireplace, which is not uncommon, but which should be serviced.

Damper

Informational Conditions

The damper is functional.

Screen Doors

Functional Components and Conditions

The fireplace screen doors are functional.

Hearth

Informational Conditions

The hearth is in acceptable condition.

Mantle

Informational Conditions

The fireplace mantle is in acceptable condition.

Interior

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

Comments

Cracks in the Walls and Ceiling

Informational Conditions

Several cracks were noted in the walls and ceilings in various areas within the home. These cracks appeared to be typical settling cracks. What causes these? Expansive soils, incorrect drainage around the home, moisture in the crawlspace area, changes in temperature and humidity cause all building materials to expand and contract. Dissimilar materials expand or contract at different rates. This movement results in separation between materials, particularly dissimilar ones. You will see the effects in small cracks in drywall and in paint, especially where moldings meet drywall, at mitered corners, and where tile grout meets tub or sink.

Shrinkage of the wood members of your home is inevitable and occurs in every new home. Although this is most noticeable during the first year, it may continue beyond that time. In most cases, caulk and paint are all that you need to conceal this minor evidence of a natural phenomenon. Even though properly installed, caulking shrinks and cracks.

Maintenance of caulking is your responsibility.

Paint & Texture

Informational Conditions

The interior walls and ceilings appeared to have been touched up, repainted and/or retextured, therefore we were unable to determine if there were any cracks, leaks and or stains that occurred in the past. You should ask the seller if any pre existing conditions existed, which may include cracks, stains, leaks, repairs and or alterations. If stains appear over time you should seek further evaluation by a licensed plumber. Also we do not comment on cosmetic deficiencies, such as paint quality, the type of paint and texture patterns or evenness.

Floors

Informational Conditions

The floors in the home are not level. There are some deviations from level in the intermediate floor framing, which has little structural significance. It results when moist soils at the outside walls facilitates common settling, while the center remains dry and firm, and produces such deviations.

Lights

Components and Conditions Needing Service

There are several light fixtures within the house that do not respond or do not have bulbs in them.

Recommend all the missing or non-functional light bulbs be replaced and demonstrated to be functional before the close of escrow or you should have an electrician further evaluate.

Electrical

Informational Conditions

One or more of the electrical outlets were not visible or accessible as they were obstructed by furniture, which prevented the inspector from testing the outlets and limiting a through inspection. This obstruction was due to window coverings, furniture, appliances, TV's etc... which make it difficult to detect defects.

Homes that had ungrounded two-pin receptacles that have been upgraded to ungrounded three-pin receptacles should have the appropriate labels and Ground Fault Circuit Interrupter (GFCI) receptacles installed where applicable. Most modern electronic equipment, such as computers, video games plasma TV's and TV's etc, require grounded receptacles. Without the grounded receptacle, the equipment may fail, or become damaged.

NOTE; GFCI's do not take the place of a ground. We recommend an experienced licensed electrical contractor, further evaluate the electrical system and it's components, with a view to upgrading.

Living Room

Renovation or Addition

Informational Conditions

The living room appears to have been remodeled with the addition of a pop-out or "bay type window seating area". Therefore, you should request documentation that would include building permits and verify that the installation was done by a the appropriate licensed contractors, and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without building

permits or any work that was done by the occupants, homeowners or unlicensed contractors performing work, as latent defects could exist.

Front Door

Functional Components and Conditions

The front door is in acceptable condition.

Floor Covering

Informational Conditions

The floor is hardwood or a similar material which has no significant defects.

Walls and Ceiling

Informational Conditions

The walls and ceiling in the livingroom are in acceptable condition for the age of the home.

Single-Glazed Windows

Informational Conditions

The windows in the living room are functional for their age, however they will need service to work well, such as cleaning, lubricating or servicing the hardware.

Electrical Outlets

Informational Conditions

Older homes with two-pin receptacles or ungrounded three-pin receptacles should have grounded receptacles or Ground Fault Circuit Interrupter (GFCI) receptacles installed where applicable. Most modern electronic equipment, such as computers, video games and TV's etc, require grounded receptacles. Without the grounded receptacle, the equipment may fail, or become damaged.

Health and Safety Conditions Needing Service

[Health & Safety] An outlet has reversed polarity, and should be serviced by an electrician. Recommend further evaluation by an electrician.



[Health & Safety] An outlet has an open ground, and should be serviced by an electrician.



Dining Room

Floor Covering

Informational Conditions

The floor is hardwood or a similar material which has no significant defects.

Walls and Ceiling

Informational Conditions

The walls and ceiling in the dining room are in acceptable condition.

Lights

Functional Components and Conditions

The lights were turned on/off using the light switch, and are functional.

Electrical Outlets

Informational Conditions

Older homes with two-pin receptacles or ungrounded three-pin receptacles should have grounded receptacles or Ground Fault Circuit Interrupter (GFCI) receptacles installed where applicable. Most modern electronic equipment, such as computers, video games and TV's etc, require grounded receptacles. Without the grounded receptacle, the equipment may fail, or become damaged.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist.

Bedroom 1

Location

Informational Conditions

The first bedroom is located on the left hand side of the home.

Smoke Alarms

Informational Conditions

There is a smoke alarm in the bedroom which should have its battery replaced annually and tested monthly.

Doors

Functional Components and Conditions

The bedroom door is functional.

Informational Conditions

The exterior bedroom door is functional.

Floor Covering

Informational Conditions

The floor is hardwood or a similar material which has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling in the bedroom are in acceptable condition.

Single-Glazed Windows

Informational Conditions

The windows in the living room are functional for their age, however they will need service to work well, such as cleaning, lubricating or servicing the hardware.

Built in Closets

Functional Components and Conditions

The bedroom closet and its components are functional.

Lights

Functional Components and Conditions

The lights in the bedroom are functional.

Electrical Outlets

Informational Conditions

Older homes with two-pin receptacles or ungrounded three-pin receptacles should have grounded receptacles or Ground Fault Circuit Interrupter (GFCI) receptacles installed where applicable. Most modern electronic equipment, such as computers, video games and TV's etc, require grounded receptacles. Without the grounded receptacle, the equipment may fail, or become damaged.

Bedroom 2

Location

Informational Conditions

The second bedroom is located at the right hand side of the home.

Smoke Alarms

Health and Safety Conditions Needing Service

[Health & Safety] The smoke alarm in the bedroom has been removed which should be replaced. We recommend the smoke alarms be replaced before the close of escrow for your safety.

Doors

Functional Components and Conditions

The exterior bedroom door is functional.

Components and Conditions Needing Service

The bedroom door sticks and needs to be shaved or trimmed, to open and close easily.

Floor Covering

Informational Conditions

The floor is hardwood or a similar material which has no significant defects.

Floor Observations

Informational Conditions

The floor slopes towards the rear of the home. You may wish to have this further evaluated by a flooring contractor and/or general contractor with a view to leveling out the floor.

Walls & Ceiling

Informational Conditions

The walls and ceiling in the bedroom are in acceptable condition.

Single-Glazed Windows

Informational Conditions

The windows in the bedroom are functional for their age, however they will need service to work well, such as cleaning, lubricating or servicing the hardware.

Built in Closets

Components and Conditions Needing Service

The closet doors are rubbing against each other, which is damaging the paint. Recommend servicing the doors and checking their operation.



Lights

Functional Components and Conditions

The lights in the bedroom are functional.

Electrical Outlets

Informational Conditions

Older homes with two-pin receptacles or ungrounded three-pin receptacles should have grounded receptacles or Ground Fault Circuit Interrupter (GFCI) receptacles installed where applicable. Most modern electronic equipment, such as computers, video games and TV's etc, require grounded receptacles. Without the grounded receptacle, the equipment may fail, or become damaged.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. During the inspection the inspector does not test the tubs overflow. You should be aware that the tub overflow may contain a rubber seal connection to the drain pipe, which obviously is not visible to inspect or verify if properly installed. Over time, the rubber gaskets/seals can become brittle, crack and can leak, therefore you should monitor the ceilings below these areas. We do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Good ventilation protects both your health and your home. Ventilation is especially important in bathrooms to remove unwanted moisture or high humidity. This helps prevent the growth of mold and mildew, which can cause allergic reactions and aggravate lung diseases such as asthma. During renovation, be sure to check that your bathroom fan is functioning properly. This means not only that the motor makes noise or that the fan is running; it needs to be exhausting a sufficient amount of air*. And the air should be exhausted directly to the outside, and not just into an attic or some other space in the house. For information on how to determine if your fan is working properly see the Homeowner's Guide to Ventilation, published by the New York State Energy Research and Development Authority (NYSERDA). If you do not have a bathroom exhaust fan or if your current fan is not working, you should install one.

You should also be aware that if the wall area above/around the shower head is unprotected from moisture, it may become moisture damaged when the shower is used. We cannot determine the type of materials used for the wall around the shower head as the wall is finished. The Gypsum Manufacturers Association recommend that the wall above the shower head should be protected from moisture at least six inches above the shower head, and you should consider upgrading to a water resistant material to protect this area as shower head leaks are common, and over time this area can become damaged.

Hallway Bathroom

Size and Location

Informational Conditions

The hallway bathroom is a full function bathroom.

Doors

Functional Components and Conditions

The bathroom door is functional.

Floor Covering Observations

Components and Conditions Needing Service

The floor has several cracked tiles, which you may wish to evaluate for yourself.

Walls & Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

The windows in the bathroom are functional for their age, however they will need service to work well, such as cleaning, lubricating or servicing the hardware.

Mirror

Functional Components and Conditions

The mirror is in acceptable condition.

Cabinets

Informational Conditions

The floor of the sink cabinet is functional but moisture stained, which you may wish to see for yourself. Please review the pest report.



Sink Countertop

Functional Components and Conditions

The bathroom sink countertop is functional.

Sink

Informational Conditions

The bathroom sink is rusted, but functional.



Components and Conditions Needing Service

The sink is functional, but rusted at the overflow.

Faucet

Functional Components and Conditions

The bathroom sink faucet is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The bathroom sink and its components are functional.

Tub-Shower

Functional Components and Conditions

The tub/shower is functional, however the area below the tub is inaccessible and the inspector could not view the plumbing in this area. During the inspection the inspector does not test the tubs overflow for leaks. You should be aware that the tub overflow may contain a rubber seal connection to the drain pipe, which obviously

is not visible to inspect or verify if properly installed which you may wish to have an invasive inspection performed. Over time, the rubber gaskets/seals can become brittle, crack and can leak. Therefore if you overfill the tub it may leak and you should monitor the ceilings and floors below and around these areas.

Toilet

Informational Conditions

The toilet in the hallway bathroom had no visible defects and was rated for a maximum water usage of 1.6 gallons per flush (GPF) as indicated by its label.

Components and Conditions Needing Service

The toilet is loose which should be further evaluated by a plumber for leaks and moisture damage below it.

Lights

Functional Components and Conditions

The bathroom lights are functional.

Electrical Outlets

Health and Safety Conditions Needing Service

[Health & Safety] The GFCI sink outlet was not grounded and has an open-ground, therefore the GFCI safety features will not work.

Recommend further evaluation by an electrical contractor.

Kitchen

The inspector only operates the appliances, as the homeowner would normally operate them. A simple on/off test is usually performed; you should be aware that the appliances are not load tested for long periods of time during the course of the inspection, as they would be by the occupants under normal use. The inspector does not comment on the cosmetic condition or cleanliness of the appliances, only readily visible defects are noted. Also no specialized test equipment or tools are used by the inspector.

However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

All kitchens should have exhaust ventilation to remove odors and excess moisture associated with cooking. While there are various ventilation strategies for kitchens, a range hood is the most common. When using a gas range, a range hood directly vented to the outside should be used to capture the combustion products. These range hoods should be sized correctly. For a typical kitchen range the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) and the Home Ventilation Institute (HVI) recommend 100 cfm. Larger fans may need to have makeup air provided to avoid excessively depressurizing the house, causing backdrafting or other problems.

Kitchen

Kitchen Comments

Informational Conditions

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

Doors

Functional Components and Conditions

The kitchen door, or doors, are functional.

Floor Observations

Components and Conditions Needing Service

The kitchen floor has several loose tiles, which should be serviced to prevent anyone from slipping on the loose tiles.

Recommend further evaluation by a flooring contractor.

Walls and Ceiling

Informational Conditions

The walls and ceiling in the kitchen are in acceptable condition for the age of the home.

Single-Glazed Windows

Informational Conditions

The window(s) in the kitchen are functional for their age, however they will need service to work well, such as cleaning, lubricating or servicing the hardware.

Counter Top

Components and Conditions Needing Service

The substrate under the formica countertop has puffed-up at the right side of the sink, indicating moisture penetration/damage. Please review the pest inspection report.



Sink

Functional Components and Conditions

The kitchen sink is functional.

Faucet

Functional Components and Conditions

The kitchen sink faucet is functional.

Cabinets

Functional Components and Conditions

The visible parts of the kitchen cabinets are functional, and do not have any significant damage. The cabinets were too full to permit a complete view, therefore inspection was limited.

Sink Cabinet

Components and Conditions Needing Service

The floor and walls of the kitchen sink cabinet are moisture stained and/or damaged. No active leak was noted at the time of the inspection. There is no way to determine if there is any damage under the cabinet floor without removing it.

Recommend further evaluation of the area under the cabinet floor by invasive means.



Valves and Connectors

Functional Components and Conditions

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

Trap and Drain

Functional Components and Conditions

The trap and drain at the kitchen sink are functional.

Garbage Disposal

Components and Conditions Needing Service

[Health & Safety] The electrical connection to the garbage disposal has been made with romex which is incorrect. The disposal unit should be wired with an appliance cord.

Recommend an appliance technician or electrical contractor evaluate and repair.



Dishwasher

Components and Conditions Needing Service

The dishwasher is not equipped with a mandated anti-siphon valve and discharges directly into the drain lines or garbage disposal unit, which is contrary to the installation instructions, and which also creates a potential drainage problem and health hazard.

Recommend plumber further evaluate.



Gas Range

Informational Conditions

The inspector visually inspected the gas range and found it to be functional and in acceptable condition, but older, and will not have the same degree of efficiency as a newer model, and you should not expect it to last indefinitely. The inspector turns on the cook top and oven heating burners for a short time and checks to see that the door operates as intended. The inspector does not check for calibration or performance and does not remove any panels. The inspector does not move the range to access the gas connections. It is assumed that a licensed professional and not the homeowner installed the appliance.

Exhaust Fan or Downdraft

Functional Components and Conditions

The ducted kitchen exhaust fan or downdraft is functional. The inspector does not check the performance, he only checks to see if the fan and/or light turns on and off. Because there is a wide range in sizes, power and draw, the inspector does not determine if the unit and the duct are sized correctly, or if the duct is functional, as most of the duct is inaccessible.

Lights

Functional Components and Conditions

The ceiling lights in the kitchen are functional.

Electrical Outlets

Health and Safety Conditions Needing Service

[Health & Safety] One of the outlets to the left hand side of the range is not grounded and should be serviced by an electrician.

Recommend an electrician further evaluate.

Hallway

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

Primary Hallway

Smoke Alarms

Health and Safety Conditions Needing Service

[Health & Safety] There is no smoke alarm in the hallway which is required by today's building standards. We recommend you add the smoke alarm for your safety.

Floor Covering

Informational Conditions

The floor is hardwood or a similar material which has no significant defects.

Walls and Ceiling

Functional Components and Conditions

The walls and ceiling in the hallway are in acceptable condition.

Built in Closets

Functional Components and Conditions

The hallway closet and its components are functional.

Lights

Components and Conditions Needing Service

A ceiling light in the hallway does not respond, and should be serviced.

Recommend replacing the light bulb and testing the light. If this does not resolve the problem then you should have a second opinion from an electrician.

Laundry

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

Homes that were built before the 1990's had a 3-pin 220 volt dryer outlet and the frame of the dryer is usually grounded to the wall outlet. Current building standards now requires the 220 volt outlet to be a 4-pin outlet, which has 4-wires, including a dedicated ground. The plug and receptacle serve as the disconnecting means.

Always vent clothes dryers directly outside. In addition to combustion products produced by gas dryers, all dryers generate large amounts of moisture and particulates which should be vented out of the house before they have the opportunity to create problems. <http://www.epa.gov/iaq/homes/hip-moisture.html>

Laundry

Laundry Comments

Informational Conditions

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

Location

Informational Conditions

The laundry room is located in the basement.

Additions - Upgrades - Renovation

Informational Conditions

The laundry area appears to have been an addition. If so, you should request documentation that would include building permits and verify that the installation was done by the appropriate licensed contractors, and request any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without building permits or any work that was done by the occupants, homeowners or

unlicensed so called contractors performing contracting work, as latent defects could exist.

Doors

Components and Conditions Needing Service

The exterior door to the laundry area is moisture damaged. Please review the pest inspection report. Recommend a general contractor or pest inspection company further evaluate.

Floor Observations

Informational Conditions

The floor has wear or cosmetic damage that is commensurate with its age.
The floor in the laundry room is not level.

Walls and Ceiling

Informational Conditions

The walls and ceiling in the laundry room are in acceptable condition for the age of the home.

Single-Glazed Windows

Components and Conditions Needing Service

The windows in the laundry room are stuck or painted shut, and should be serviced to open them.

Lights

Functional Components and Conditions

The lights in the laundry room are functional.

Electrical Outlets

Functional Components and Conditions

The outlets in the laundry room that were tested are functional.

Washing Machine Valves and Connectors

Functional Components and Conditions

The valves and connectors at the washing machine were not tested and are presumed to be functional. There were no visual signs of them leaking. However, because they are not manually turned on or off daily they typically become stiff or frozen.

Washing Machine Trap and Drain

Components and Conditions Needing Service

The washing machine discharges into a home made sump, which does not meet any modern building standards. Also the flexible discharge pipe terminates incorrectly into the main drain line. Recommend further evaluation by a plumbing contractor.



Washing Machine Catch Pan

Informational Conditions

The washing machine is not equipped with a drip pan or overflow pipe, which is designed to minimize water damage from a leak. We recommend upgrading, if the washing machine is moved or replaced, then we recommend having one installed with a drain pipe to the exterior or some other sensible alternative.

Washing Machine 220 Volt Receptacle

Informational Conditions

There is no 220 volt receptacle for the dryer.

Gas Valve & Connector

Functional Components and Conditions

The gas line for the dryer is servicable.

Dryer Vent

Informational Conditions

The visible portion of the dryer vent has no visible defects, but was not pressure tested. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard. However, only a video-scan of the vent would confirm its actual condition.

Attic

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

Primary Attic

Attic Comments

Functional Components and Conditions

In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. On any attic inspection most of the attic is inaccessible and visibly inaccessible when insulation is installed, therefore only a small percentage of the attic is actually visible for inspection.

Access Location

Informational Conditions

The attic can be accessed through a hatch in bedroom one closet.

Access

Informational Conditions

The attic has less than thirty-six inches of headroom, and is too restricted to enter. Therefore, the inspection was limited to what is visible from the access point.

Property

Safety Information

Smoke Alarms

Informational Conditions

We recommend upgrading and installing smoke alarms in each of the sleeping areas of the home.

Smoke detectors should be replaced every ten years.

- * Install smoke detectors near where individuals sleep.
- * Take care of your smoke detector.

* Develop and rehearse an escape plan so when your detector sounds, family members react appropriately.
Where Should I Install Smoke Detectors?

Where you place smoke detectors depends on the size and layout of your home, and where people sleep in your home. Since the primary job of a smoke detector is to awaken sleeping persons and warn them of urgent danger, put your detector(s) in each of the bedrooms or other places where people frequently sleep. If two sleeping areas are separated, each should have its own detector. The hallway next to the bedrooms or other sleeping areas should be a priority location for detectors. It is also a good idea to make certain there is one on each level of the house. The basement ceiling, near the steps to the rest of the house, is another good location.

Monthly Testing

At least once every month, test your detector by holding a candle six inches under it. If you're testing an ionization detector, let the flame burn. To test a photoelectric unit, extinguish the candle and let visible smoke drift into the detector. Heavy tobacco smoke also will work. The unit's alarm should begin to sound within twenty seconds. To stop the alarm, fan the smoke away from the detector. Soon the detector will become silent, and you can walk away knowing it's still on guard.

Replace Batteries and Lamps At Once

Batteries will last approximately one year. If your battery-powered detector begins to emit its low-power warning sound, remove the weak battery and replace it immediately with a fresh one. Have a new battery on hand always.

Don't put detectors within six inches of where walls and ceilings meet, or near heating and cooling ducts. Detectors located in these areas may not receive the flow of smoke required to activate the alarm.

Source

U.S. Consumer Product Safety Commission, What You Should Know About Smoke Detectors (January 1985).

Carbon Monoxide

Informational Conditions

We recommend upgrading and installing a carbon monoxide detector in all homes with gas appliances.

The use of carbon monoxide detectors in a home will greatly reduce the number of deaths and injuries. Inexpensive testing for carbon monoxide can also be done by professionals.

Carbon Monoxide detectors have a limited life. Check with the manufacturer for details.

Utilities

Electrical

Informational Conditions

Electrical power was on at the home.

Report Information

Changes to Report

Informational Conditions

In order to improve our service to you the client, we reserve the right to make changes, modify or amend this report. We will make every attempt to notify you the client and/or your agent of these changes and provide you with a written copy of the changes. You are responsible for reading and addressing any changes made to the report.

If you have received this report and your name is not on the cover of the report as the client, this may not be the complete and/or final report and an amended copy of the report may have been given to the client. Therefore, you should not use this report to make any of your decisions and you should call us for additional

information.

Notice to Absent Clients

Informational Conditions

We prefer to have our clients present during or immediately following the inspection, so that we can elaborate on complicated or technical issues that may be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to consult with us directly and to ignore anything that we might have been purported to have said. Issues can become distorted, and particularly by people with a vested interest in them. If you have any concerns we would be happy to meet you at the property to discuss these issues.

Property Information

Recommendations

Informational Conditions

CAR Contract # 10 - REPAIRS

REPAIRS: Repairs shall be completed prior to final verification of condition unless otherwise agreed in writing. Repairs to be performed at Seller's expense may be performed by Seller or through others, provided that the work complies with applicable Law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good, skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible.

Seller shall: (I) obtain receipts for Repairs performed by others; (II) prepare a written statement indicating the Repairs performed by Seller and the date of such Repairs; and (III) provide Copies of receipts and statements to Buyer prior to final verification of condition.

Site Address

Informational Conditions

Premises Identification. Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

Site Observations

Renovations Additions Alterations

Informational Conditions

The property has been renovated or remodeled. Therefore, you should request documentation that would include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work done without building permits, or any work that was done by unlicensed, unqualified or unskilled workers, as latent defects could exist. Check with the local building department to see what building permits have been issued.

Since January 1, 1986 every single-family dwelling which is sold is required to have an operable smoke detector. A battery-operated smoke detector, properly installed, will satisfy this requirement of the Health and Safety Code.

The California Building Code requires smoke detectors be provided in the entire building as required for new buildings, when additions, alterations, or repairs exceed \$1000 valuation and a building permit is required or when sleeping rooms are created. Repairs to the exterior surfaces are exempt from these provisions. The retroactive provisions of the code are unique to residential occupancies. The intent of the code is to speed up the installation of smoke detectors in residential buildings. Smoke detectors have proven to be effective in the reduction of fire deaths. Many of the deaths that have occurred in residential fires were attributed to delay in alerting sleeping occupants.

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The retroactive provisions allow the use of solely battery operated smoke detectors to be installed in existing buildings, buildings without commercial power or in buildings undergoing repair, alteration, or remodel. However, whenever possible smoke detectors that fully comply with the code requirements should be installed. Interconnected hard-wired with battery backup smoke detectors provide the highest level of safety.

REFERENCES

2001 California Building Code Sections 310.9 through 310.9.1.5 and 310.16.1 & 310.16.3
California Health and Safety Code Sections 13113.7 & 13113.8

Legal Disclosures

Transfer Disclosure Statement

Informational Conditions

The Transfer Disclosure Statement, or TDS, is an important legal document that the sellers are required to provide by civil code. You should read it very carefully, and seek a second opinion regarding any disclosure that could become contentious or subject to interpretation. This is important, because sellers generally have the most intimate knowledge of the property, its history, and its components. For example, they might know the exact age of a roof, and be able to relate its maintenance history and report if there have been any leaks or if there are any defects that have resulted from the leaks. Also, the sellers would be aware of any class action lawsuits. These are just a few of the facts that you deserve to be informed about, and that we may not necessarily discern during our relatively brief visit to the site.

Escrow

Escrow Billing Information

Escrow Terms and Conditions

Informational Conditions

Escrow billing does not relieve the client of their responsibility for payment if the escrow does not close. It is not the responsibility A2Z Inspections, Inc. to send the escrow company a copy of the attached invoice. However, as a courtesy we usually mail and/or fax a copy of the invoice if we have the information.

* A \$25.00 monthly account service charge.

**A 18% per year, as per California Law.

***Accounts that are 30 days past the date of the inspection are overdue and are subject to finance charges, collections fees and proceedings.

REPORT CONCLUSION

609 Northern Ave, Mill Valley, CA 94941

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

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

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

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This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.

All printed comments and the opinions expressed herein are those of A2Z Inspections Inc.

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