WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
1015	Carolina Street	San Francisco, CA	94107	7-23-13	6

DIVERSE INSPECTION SERVICES, INC.
P.O. BOX 460447
SAN FRANCISCO, CA 94146-0447
Tel: (415) 665-8288 Fax: (415) 643-8729
WWW.DIVERSE.COM

Report #130280T

Ordered by:	Property Owner and/or Party of Interest:	Report sent to:
Rebecca Chang c/o Sheldon Rilliet **Alain Pinel Realtors** **1440 Chapin Avenue, Ste. 200** **Burlingame, CA 94010**	**Rebecca Chang c/o Sheldon Rilliet** **Alain Pinel Realtors** **1440 Chapin Avenue, Ste. 200** **Burlingame, CA 94010**	**Rebecca Chang c/o Sheldon Rilliet** **Alain Pinel Realtors** **1440 Chapin Avenue, Ste. 200** **Burlingame, CA 94010**

COMPLETE REPORT [x] LIMITED REPORT [ ] SUPPLEMENTAL REPORT [ ] REINSPECTION REPORT [ ]

General Description: **The above property is a three-story, three-level, single-family residence over a garage/subarea/slab. The structure has a masonite and masonry exterior. It is attached to the neighbor's on the left side. The structure faces in a westerly direction. At the time of this inspection, it was occupied and furnished.**

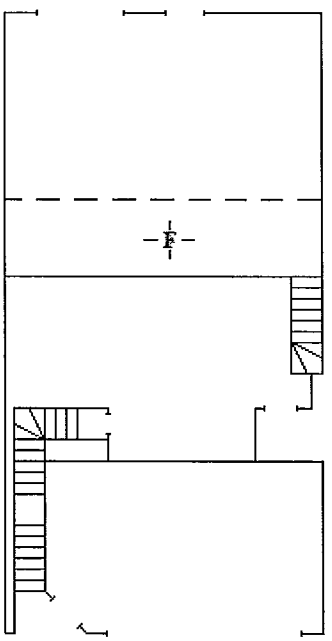
Inspection Tag Posted: **In the utility closet.**

Other Tags Posted: **None as of two years ago.**

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected. The drawing is not to scale. Items don't depict scope/amount of work.

Subterranean Termites [ ] Drywood Termites [ ] Fungus / Dryrot [x] Other Findings [x] Further Inspection [x]

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



FRONT

Total estimated contract price: N/A

Inspected by: Marco E. Donaldson **State License No.** FR38954 **Signature**_____

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Ste. 1500, Sacramento, California, 95815-3831.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov.

DIVERSE INSPECTION SERVICES, INC.

2nd PAGE OF STANDARD INSPECTION REPORT ON THE PROPERTY LOCATED

AT:

Address of Property Inspection

1015	Carolina Street	San Francisco, CA 94107
Bldg. No.	Street	City Zip

N/A	7-23-13	130280T
Stamp No.	Date of Inspection	Co. Report No.

Please read your report in its entirety.

Inquiries regarding the content, accuracy, clarity and recommendations should be immediately referred to the inspector!

Note:
This report has been categorized into 3 different sections, which are defined as:

(S1) Section 1 - Items where there is evidence of an active infection and/or infestation or conditions that have resulted in or from an infection and/or infestation, for example, structural repair.
(S2) Section 2 - Items deemed likely to lead to an active infection and/or infestation, but revealed no active sign of infection and/or infestation.
(S3) Section 3 - Further inspection; items which during the course of the original inspection did not allow the inspector access to complete the inspection and cannot be defined as (S1) & (S2).

SECTION 1 FINDINGS:

None.

SECTION 2 AND 3 FINDINGS:

A) Several of the interior spaces were inaccessible for inspection due to storage and/or personal belongings. This inspection by nature is limited to the accessible, visible portions of the structure, and does not include inaccessible areas such as areas occupied by furnishings, storage not moved and/or the interior of hollow walls. **(S3)**
RECOMMENDATION: Further inspection of the structure by Diverse Inspection Services, Inc. is suggested upon vacancy. If this inspection is desired, it will be performed upon request, at a reasonable cost. The findings will be reported in a supplemental report.

B) No attic access was noted. The dwelling appears to have a low profile roof. The attic area would lack sufficient clearance for an inspection and was not inspected. **(S3)**

C) The exterior surfaces appear to have been recently painted and may conceal additional adverse conditions not stated. **(S3)**
RECOMMENDATION: The owner is advised to maintain periodic inspections and make corrections as needed.

D) A visual inspection of the exterior stucco revealed no outward sign of an adverse condition that would indicate a need for further inspection by means of test holes at this time. However, is further inspection of this area is desired, it will be performed upon request, at a reasonable cost and upon permission from the owner. The findings will be reported in a supplemental report. **(S3)**

E) There does not appear to be any flashing above some of the exterior window and door trim. Water intrusion is conducive to attracting future infections or infestations. **(S2)**
RECOMMENDATION: The owner is advised to consult with a licensed waterproofing contractor for the installation of proper flashing, as needed.

DIVERSE INSPECTION SERVICES, INC.

3rd PAGE OF STANDARD INSPECTION REPORT ON THE PROPERTY LOCATED

AT:

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SECTION 2 AND 3 FINDINGS: (continued)

F) The subarea was inaccessible for inspection due to lack of access. **(S3)**
RECOMMENDATION: Further inspection of this area is recommended. If this inspection is desired, it will be performed upon request, at an additional cost and when access is provided. The findings will be reported in a supplemental report.

G) The interior spaces of the structure appear to have been recently painted and may conceal additional adverse conditions not stated. **(S3)**
RECOMMENDATION: The owner is advised to maintain periodic inspections and make corrections as needed.

H) The hallway bathroom stall shower pan on the second floor level is over an inaccessible area and was not water tested. No outward sign of an adverse condition was noted to the shower walls or to the bathroom floor that would indicate a need for further inspection at this time. However, if further inspection of this area is desired, it will be performed upon request at a reasonable cost. The findings will be reported in a supplemental report. **(S3)**

I) The hallway bathroom sink fixture on the second floor level leaks. Plumbing leaks are conducive to attracting future infections and/or infestations. **(S2)**
RECOMMENDATION: The owner is advised to consult with a licensed plumber for inspection and/or correction of the plumbing lines and/or fixture, as needed.

J) Water stains and/or peeling paint were noted on the ceiling in the master bedroom. However, no determination was made as to the origin of the moisture or whether this is an on-going condition. The roof, however, is suspect. **(S2)**
RECOMMENDATION: The owner is advised to maintain periodic inspections and make corrections as needed. In addition, consult with a licensed roofing contractor for inspection and/or correction, as needed.

K) The master bathroom stall shower pan is over a finished ceiling making it inaccessible for inspection and was not water tested. No outward sign of an adverse condition was noted to the shower walls or to the ceiling below that would indicate a need for further inspection at this time. However, if further inspection of this area is desired, it will be performed upon request at a reasonable cost and upon receipt of a signed release for any damage that may occur to finished ceilings during the course of this inspection. The findings will be reported in a supplemental report. **(S3)**

L) The left side of the structure was inaccessible for inspection due to zero-lot line clearance, therefore, was not inspected and is excluded from this report. **(S3)**

M) Portions of the right side of the structure were inaccessible for inspection due to a lack of access onto the neighbor's property. **(S3)**
RECOMMENDATION: Further inspection of this area is recommended. If this inspection is desired, it will be performed upon request, at an additional cost and when access onto the neighbor's property is provided. The findings will be reported in a supplemental report.

N) Efflorescence was noted on the foundation walls at the rear of the garage. This is an indication of exterior forms of water penetration and is a condition conducive to attracting future infections or infestations. **(S2)**
RECOMMENDATION: The owner is advised to maintain periodic inspections and make corrections as needed. In addition, consult with a licensed structural and/or soil engineer for further information.

DIVERSE INSPECTION SERVICES, INC.

4th PAGE OF STANDARD INSPECTION REPORT ON THE PROPERTY LOCATED

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SECTION 2 AND 3 FINDINGS: (continued)

O) Water stains were noted at the rear of the garage. No determination was made as to the origin of the moisture or whether this is an on-going condition. **(S2)**
RECOMMENDATION: The owner is advised to maintain periodic inspections and make corrections as needed.

P) Portions of the garage area were inaccessible for inspection due to closed walls. A limited view of this area revealed no outward sign of an adverse condition that would indicate a need for further inspection at this time. However, if further inspection of this area is desired, it will be performed upon request at a reasonable cost and will entail installing access openings in the walls in various locations. The findings will be reported in a supplemental report. **(S3)**

Q) The doorjambs at the front of the garage were noted to be in slab contact. Slab contacts are conducive to attracting future infections or infestations. **(S2)**
RECOMMENDATION: The primary recommendation for this item is to cut off the base of the doorjambs and pack the voids with sand and cement.

Notes:

Note 1:
All items referencing to Section II and III items above when applicable can be further inspected upon request, at a reasonable cost and will entail accessing these areas by removing wall coverings, storage, furnishings, and/or sections of support framing and/or through the installation of bore/test holes. This type of inspection is beyond the normal scope of the initial inspection originally performed. These types of inspections are performed on a time and material basis. The findings would be reported in a supplemental report.

DIVERSE INSPECTION SERVICES, INC.

5th PAGE OF STANDARD INSPECTION REPORT ON THE PROPERTY LOCATED

AT:

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1015	Carolina Street	San Francisco, CA 94107
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Disclaimers:

1. This report is not a guarantee stating that all the area of possible infestation and/or infections within the structure have been identified. Water damage and/or pest infestation may also be concealed in enclosed walls and/or other areas not made accessible at the time of the inspection.

2. If you do not understand any portion of this report, refrain from use of report for any reason until you do understand. Please call for any explanations or enlightenment desired prior to report's use.

3. Your signature on contract is your acceptance of the report in its entirety, and all provisions as stated and is your agreement to meet and abide by contract with no other provisions unless in writing and signed by all parties in interest.

4. Your signature on contract accepts fact that we, (Diverse Inspection Services, Inc.), accept no responsibility for areas that are hidden to view by closed and finished walls, ceilings, or areas that are occupied by furnishings, storage or are otherwise concealed with no outward sign of infection or infestation. See structural pest control Regulations TITLE 16 ARTICLE 6 SECTION 1990 ITEM J.

5. Attics are inspected per structural pest control regulations, when a release for damages that may occur to finished ceilings during course of inspection is received and at an additional charge.

6. Infected, infested findings are bid by price - noninfected, non-infested items (conducive items), are mentioned on report and recommendations are made, but are not usually bid, unless requested.

7. Further inspections requiring carpentry to open and/or reclose areas are performed at an additional cost, and are left to the judgment of Diverse Inspection Services, Inc. as to what, where and at what cost further inspections will be performed.

8. Areas subject to moisture and not included in this report as such as, roofs, decorative and structural metal, exterior and interior finishes windows/doors, seepage through foundations, unless specific or mentioned in body of report are home owner's responsibility and should be maintained through home maintenance procedures.

9. Windows are checked for infection/infestation where they are readily accessible from interior and exterior. No furnishings or storage are moved to facilitate inspection and those areas are considered by necessity inaccessible. Inspection of those areas will be performed once furnishings and/or storage is removed, or relocated.

10. All areas treated or repaired by Diverse Inspection Services, Inc. for infestation or infections are warranted for one year.

11. Price quotations are subject to change at N/A days from issuance of original report. Diverse Inspection Services, Inc. reserves the right to reinspect any property where ninety days have elapsed from date of original report, if deemed necessary. This is not a contract to perform work off of this report. If you wish to have Diverse Inspection Services perform any repairs list in this report, please call us immediately.

12. Reinspection of properties where work has been performed by other than Diverse Inspection Services, Inc. will be performed as outlined in structural pest control regulations at a fee rate no higher than the original inspection fee, with exception to any areas where Diverse Inspection Services, Inc. deems it necessary to request further inspection, which will be performed on a current hourly basis plus materials required to close and refinish disturbed areas.

DIVERSE INSPECTION SERVICES, INC.

FINAL PAGE OF STANDARD INSPECTION REPORT ON THE PROPERTY LOCATED

AT:

Address of Property Inspection

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Disclaimers: (continued)

13. Plants, bushes, trees, and lawns disturbed during the course of construction, will be the owner's responsibility to replace, unless otherwise specified in the report or contract.

14. If contractor raises the building or any part thereof; or increases foundation heights, he shall not be liable for any damage to said building or parts thereof, including cracks in plaster, walls, wiring, pipes, windows or any other damage occasioned by said raising.

15. This inspection by nature is limited to accessible, visible portions of structure, and does not include inaccessible areas such as areas occupied by furnishings and/or storage not moved, the interior of hollow walls, spaces between a floor or porch deck, the ceiling or soffit below, stall showers over finished ceilings, structural segments as porte cocheres, enclosed bay windows, buttresses and similar areas which have no access without defacing or tearing out lumber, masonry or finished work such as cabinet work, floors beneath coverings or areas locked unless conditions are noted otherwise in body of report. Areas deemed likely to hold hidden infestation and/or infection if any, are identified and further inspection will be performed upon request if needed. If this inspection is desired for any of these areas, it will be performed upon request, at an additional cost. The findings will be reported in a supplemental report.

16. The exterior surfaces of the roof were not inspected. No determination was made as to the water tightness of the roof. If further information is desired regarding the conditions, life expectancies, and costs for repair and/or replacement of the roof, it is advised that a licensed roofing contractor be contacted.

17. The roof eaves were not inspected during the course of this inspection and are excluded from this report, as are all areas, which are considered out of normal reaching distance, and/or areas, which would require a ladder, scaffold, etc. If desired, further evaluation of these areas will be performed at an additional cost. The findings will be reported in a supplemental report.

18. This inspection was performed from the ground level only. The remaining exterior surfaces, from the inspector's reach to the roof, were visually inspected only with conditions stated in the finding and recommendation section of the report. This does not warrant that every adverse condition will be observed from the ground level. A ladder can be positioned in various locations against the walls to gain access to areas defined as inaccessible, which normally exceeds the scope of this original inspection. If this inspection is desired, it will be performed upon request, at a reasonable cost and the findings will be reported in a supplemental report.

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

20. An estimate will be provided for most if not all Section 1 items. This estimate is provided as a courtesy and in our opinion is competitive if not lower then most competitors. It is advised that qualified persons provide additional estimate for comparison based off the items mentioned in the report. There should not be any additional hidden cost once work begins for repair except for those items in the report that are limited to the scope of repairs to a specific location. Other contractors may low-ball the dollar amounts and/or not have a complete understanding as to the complexities regarding the requirements pass down by the Structural Pest control Board. For your safety be advised that all contractors should be licensed, have workmen's compensation and liability insurance.

Diverse
Inspection
Services, Inc.
www.diverse.com

READ AND APPROVED

READ AND APPROVED

The Contractor's Report®

Property Address: 1015 Carolina Street
San Francisco, CA 94107

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Roxanne Chang
7/28/2013 9:53:14 PM

07/28/2013

PO Box 460447
San Francisco, CA 94146-0447
(415) 665-8288

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7/28/2013 10:14:22 PM

07/28/2013

Table of Contents

I INTRODUCTION Read this report in its entirety!

A. GENERAL DESCRIPTION

1) Property Address

BUILDING NO.	STREET	CITY, ZIP	DATE	REPORT NO.
1015	Carolina Street	San Francisco, CA 94107	7-23-13	130280C

2.) Parties in interest

Ordered by:	Property Owner and/or Party of Interest:	Report sent to:
Rebecca Chang c/o Sheldon Rilliet Alain Pinel Realtors 1440 Chapin Avenue, Ste. 200 Burlingame, CA 94010	Rebecca Chang c/o Sheldon Rilliet Alain Pinel Realtors 1440 Chapin Avenue, Ste. 200 Burlingame, CA 94010	Rebecca Chang c/o Sheldon Rilliet Alain Pinel Realtors 1440 Chapin Avenue, Ste. 200 Burlingame, CA 94010

3) Property Description

The above property is a three-story, three-level, single-family residence over a garage/subarea/slab. The structure has a masonite and masonry exterior. It is attached to the neighbor's on the left side. The structure faces in a westerly direction. At the time of this inspection, it was occupied and furnished.

This report is limited to the visible and accessible portions of the structure only.

4) General scope of inspection

See Contract!

It is generated for the purpose of stating overall conditions and does not state every adverse condition that may be present. Interested parties should have a complete and thorough understanding of the conditions in the property, prior to its purchase. It will be the responsibility of the purchaser to obtain this information prior to the close of escrow. If further information is desired regarding any other item or any aspect of this report, it is advised that the appropriate tradesmen be contacted.

The structure has closed walls and ceilings. The framing that was not visible during the course of this inspection is considered inaccessible, as are all areas with closed walls and ceilings and/or areas with excessive storage and/or furnishings that were not moved. This inspection does not include any destructive discovery nor does it include the removal of access panels and/or covers, which are attached and/or mounted with screws and/or nails. These items should have been made accessible during the course of the inspection. If further inspection of these areas is desired, it will be performed upon request, at an additional cost and when access is provided. The findings will be reported in a supplemental report. This report by no means is, or is designed, to replace, contradict, discover pertinent information obtained and/or disclosed by the owner through the Transfer Disclosure Statement (TDS) and/or information obtained from the building department and/or agency disclosures. This is a confidential report issued to the person and/or persons who have paid for the inspection. It cannot be used by other outside parties because it is limited in its liability to the cost of the inspection fee only. This report should be evaluated in its entirety prior to the close of escrow.

5) Common Areas

Not applicable

I INTRODUCTION (continued)

B. INTENDED USE

Congratulations! We want to thank you and express our appreciation for this opportunity to serve you. Please don't hesitate to contact us at 415-665-8288 if you or any of your associates have any questions or need clarity regarding any aspect of this inspection.

These inspection results are CONFIDENTIAL and are intended only for the client who paid for this inspection/report. These results are not to be used by outside third parties (see Inspection Requirements). As a professional firm, we take seriously our ability to provide an unbiased perspective, outside the interests of parties engaged in real estate transactions. For all our inspections, we strive to maximize the satisfaction of our clients by evaluating the property fairly and effectively. We have attempted to be fair in stating both the strong and weak points of the structure. This report is not intended to solicit work of any sort and the appropriate tradesmen should be contacted for estimates if needed.

C. INSPECTION REQUIREMENTS

There are two requirements for producing this report.

- First, is the ***actual physical inspection.*** Ideally, the client or client's agent is present during the inspection.
- Second, is the ***Contractor's Report***, which consists of the ***written findings*** and the ***General Notes.*** The General Notes include definitions of findings, clarity regarding accessibility, required maintenance, and recommendations to contact tradesmen, as necessary. *A complete inspection* is defined by the condition where both requirements are fully performed.

The Written Report is presented in one of three styles: presale, pre-offer, and buyer.

1) Presale inspection

A Presale Inspection is ordered and paid for by the present owner/agent and is generated for the purpose of providing a transfer disclosure document that describes the property's current conditions. The results of a Presale Inspection are documented only as written findings. Third parties should schedule a walk-through for clarity and/or obtain a complete inspection. A Presale Inspection consists of comments and observations that are considered, for the most part, typical. The vast majority of these items often do not have to be upgraded in order to transfer real property.

2) Pre-offer inspection

A Pre-offer Inspection is ordered and paid for by a prospective buyer/agent before an offer is made and/or accepted. The inspection results are an aid to create a clean offer and determine the perceived value of the property. A Pre-offer inspection includes all the inspection requirements necessary to create a complete inspection.

3) Buyer's inspection

The Buyer's Inspection is ordered and paid for by a prospective buyer/agent after an offer is ratified. The inspection results are intended to aid the validation of the buy decision as well as increase the buyer's ability to ask informed questions regarding the property. Such questions can be geared to the owner's knowledge regarding specific conditions in the report and/or to obtain further evaluation and/or quotes by licensed contractors for specific conditions mentioned. A Buyer's Inspection includes all the inspection requirements necessary to create a complete inspection.

I INTRODUCTION (continued)

D. COLUMN UNDERSTANDING

Column A refers to the specific component in and/or on the property being inspected.

Column B states a specific general observation/condition and/or *General Note "GN"* reference number. A BLANK area in Column B beside a specific component usually means that it is not applicable.

Column C states a specific amplifying comment, significant adverse condition, and/or observation.

For example: Under Comments & Observation below, B.1 means B = Driveway and Walkways, 1 = Conditions, followed by the actual observation (Settling and cracks were noted in various locations.)

Sample column A		B	C **Comments & Observation**
A. Street/Roadway	—	*See-GN*	
B. Driveway and Walkways	—	*See-GN*	B.1 Settling and cracks were noted in various locations.
1. Conditions	—	*S*	

E. KEY/ABBREVIATION

Ade = Adequate
Inade = Inadequate
S = Serviceable
Oper = Operable
Inope = Inoperable
Y = Yes
N = No
Nd = No Determination
Ia = Inaccessible
Pa = Partially accessible
Ni = Not Inspected
Fea = Further evaluation is advised.
G = Good
F = Fair
P = Poor
N/A = Not Applicable

F. DEFINITIONS

Adequate - as much or as good as necessary for some requirement or purpose; fully sufficient, suitable, or fit.

Inadequate - not adequate or sufficient. Modification and/or repairs should be considered.

Serviceable - being of service or usefulness, an item capable of being used. Conditions that are serviceable may show sign of wear and tear and/or have conditions that warrant repairs.

Operable - capable of being put into use, operation, or practice.

Inoperable - not operable, not working.

Yes - component and/or condition exists.

No - component and/or condition is non-existent and/or was not detectable.

No Determination – unable to evaluate the specific component, therefore no opinion is provided.

I INTRODUCTION (continued)

G. DEFINITIONS (continued)

Inaccessible - unapproachable. Further inspection of this area is recommended.

Partially accessible - limited approachability. Further inspection of this area is recommended.

Not Inspected - component or area not viewed, or not evaluated according to inspector's mode of inspection. Further inspection of this area is recommended.

Further evaluation is advised - recommendation for an area to be further inspected or obtain greater knowledge pertaining to condition stated or consult with a licensed expert regarding condition.

Good - satisfactory in quality, or newer.

Fair - neither excellent nor poor, but slightly less than good.

Poor - lacking something specified; requires replacement/repair and/or further evaluation.

Not Applicable – Not relevant, suitable, appropriate

H. ORIENTATION

An orientation of a specific condition is referenced from the street facing the structure. For condos, the orientation is referenced from the hallway facing the front entry door to the unit.

I. WARRANTIES AND INSURANCE

This report is not intended to be an insurance policy or construed as a guarantee or warranty, expressed or implied, including any implied warranty of merchantability or fitness for use regarding the condition of the property, items and systems inspected, and it should not be relied upon as such.

J. INSPECTION CONTRACT

A copy of the contract is provided at the end of the *General Note* (GN) Section of the report. It is understood that this report is a CONFIDENTIAL report intended only for the clients who paid for this inspection/report. Third parties attempting to use this report, do so at their own risk. Diverse Inspection Services Inc. and its employees are not required to answer phone questions, to make copies of the report, to make mention of conditions regarding components and/or give comment regarding the necessity to perform further evaluation to any party other than our clients in contract.
Parties of interest/our direct clients understand and agree that whether there is a signed contract or not this report is not valid without the client's acceptance of the provisions in the contract.

II General Exterior

			Comments & Observation
A. Street/Roadway	—	*See-GN #1*	
B. Driveway and Walkways	—	*See-GN #2*	
1. Conditions	—	*Serviceable*	
2. Drainage	—		
a. Surface	—	*Adequate*	
b. Drain system	—		
C. Landscaping	—	*See-GN #8*	
1. Drainage	—		
a. Surface	—	*Adequate*	
b. Drain system	—	*Adequate*	
2. Retaining walls	—	*Yes*	
3. Fencing	—	*Serviceable*	
4. Vegetation	—	*Serviceable*	
5. Properties Geographic	—	*Incline*	
D. Exterior Surfaces	—	*See-GN #17*	B.1 Minor settling and cracks are evident in various locations.
1. Type(s)	—	*Standard*	B.1 Deterioration is evident. See-GN #4
a. Stucco	—	*Yes*	B.1 Make necessary repairs to these surfaces as required.
b. Wood lap	—		
c. Wood shingles	—		C. revealed no significant adverse conditions.
d. Plywood	—		
e. Asbestos	—		D.1a Further inspection of the exterior surfaces via test holes/bores is warranted. See-GN #18
f. Aluminum	—		
g. Vinyl	—		D.2b Some header trims are missing flashing. See-GN #25
h. Masonite	—	*Yes*	
i. Masonry	—		
2. Condition	—	*Serviceable*	G. Portions of the exterior are inaccessible for inspection on both the left and right sides of the structure.
a. EC/slab contacts	—	*No*	
b. Water Intrusion	—	*Yes*	G. Exterior spaces have been recently painted.
c. Weathered surfaces	—	*No*	
d. Ext. compromised	—	*No*	
3. Veneers present	—	*No*	
4. Vented bays	—		
E. Fire Escapes	—		
F. Trash Chutes	—		
G. Inaccessible Areas	—	*See-GN #33*	
H. Detached Structures	—		
I. Area Not Inspected	—	*See-GN #35*	

III General Interiors

			Comments & Observation
A. Doors	—	*See-GN #36*	A.1 There should be an elevated landing positioned at the door that swings out to prevent a tripping hazard at the garage entry. See-GN #40 A.1 There is no doorbell installed at the front gate. A.2 The utility closet door does not comply with current fire regulations. See-GN #41 A.7 Slab contacts exist at ground level doorjambs at the front of the garage. See-GN #46 A.8 The utility closet is considered an exterior space therefore the door should have weather stripping. See-GN #50
1. Condition	—	*Serviceable*	
2. Fire-rating	—	*Inadequate*	
3. Dead bolts	—	*Adequate*	
4. Tempered glass	—	*Adequate*	
5. Broken panes	—	*No*	
6. Tweaked frames	—	*No*	
7. Water intrusion	—	*No*	
8. Weather stripping	—	*Inadequate*	
B. Windows	—	*See-GN #51*	B.1 The lower casement window adjacent the front entry stairs in the living room does not completely open due to the exterior handrailing.
1. Condition	—	*Serviceable*	
2. Insulator compromised	—	*No*	
3. Broken panes	—	*No*	
4. Painted shut	—	*No*	
5. Weathered surfaces	—	*No*	
6. Fire-rating	—	*Adequate*	
7. Tempered glass	—	*Adequate*	
8. Water intrusion	—	*No*	
C. Fireplaces	—		
1. Condition	—		
2. Extend hearth	—		
3. Firebox deterioration	—		
4. Damper	—		
5. Flue	—		
6. Water intrusion	—		
7. System cleaning	—		
8. Spark arrestor	—		
D. Interior components	—	*See-GN #68*	D.2 Tiled floors on the second and third floor level appears installed over wood. See-GN #70 D.2 Minor scrapes and scuff marks were noted in various locations. D.3 Minor surface deviations were noted in various locations. D.3 The interior spaces have been recently painted and may conceal additional adverse conditions not stated. D.5 Battery operated carbon monoxide detectors should be installed in the master bedroom. See-GN #71 D.9 Water stains and/or peeling paint were noted on the ceiling in the master bedroom. Further evaluation is advised. D.11 Review the permit history to determine the legality of the interior renovations.
1. Condition	—	*Serviceable*	
2. Floors	—	*Serviceable*	
3. Walls and ceiling	—	*Serviceable*	
4. Asbestos materials	—	*No*	
5. Smoke/Carbon Monoxide Detectors	—	*Inadequate*	
6. Egress	—	*Adequate*	
7. Sprinklers	—		
8. Extinguishers	—		
9. Water intrusion	—	*Nd/fea*	
10. Interior Cabinets	—	*Not Inspected*	
11. Legalities	—	*Fea*	

III General Interiors (continued)

			Comments & Observation
E. Kitchens	—	*See-GN #72*	
1. Condition	—	*Serviceable*	
2. Cabinets	—	*Serviceable*	
3. Countertops	—	*Serviceable*	
4. Sinks	—	*Serviceable*	
5. Fixtures	—	*Serviceable*	
6. Plumbing leaks	—	*No*	
7. Appliances	—	*Operable*	
8. Home warrantees	—	*See-GN #74*	
9. Room ventilation	—	*Inadequate*	
10. Legalities	—	*Fea*	
F. Bathrooms (3)	—	*See-GN #77*	E.4 Minor scratches were noted in the sink.
1. Condition	—	*Serviceable*	E.7 All of the appliances were tested, but not tested to determine functionality. No determination was made as to whether any of the kitchen amenities and/or major appliances are operating properly. (For example, if the stove is set to 350 degrees, no test was made to determine if the temperature was truly 350 degrees).
2. Cabinets	—	*Serviceable*	
3. Countertops	—	*Serviceable*	
4. Sinks	—	*Serviceable*	
5. Water closets (toilets)	—	*Serviceable*	
6. Tubs	—	*Serviceable*	
7. Showers	—	*Serviceable*	E.9 At full exhaust setting, the exhaust vent filters shift and fall onto the stove.
8. Shower pans	—	*See-GN #80*	
9. Tub/Shower Enclosures	—	*Serviceable*	E.10 Review the permit history to determine the legality of the kitchen renovations.
10. Low flow devices	—	*Adequate*	
11. Fixtures	—	*Serviceable*	F.1 A sealer should be applied to the enclosure stone/grout surfaces.
12. Stoppers	—	*Operable*	
13. Plumbing leaks	—	*Yes*	F.6 The master bathroom tub is not fixed to the ground and moves. Care should be taken when entering and exiting the tub and/or leaning against the tub to open the window.
14. Room Ventilation	—	*Adequate*	
15. Legalities	—	*Fea*	F.13 Sink fixture appears to be leaking in the hallway bathroom on the second floor level.
G. Laundry Area	—	*See-GN #81*	F.15 Review the permit history to determine the legality of the bathroom renovations.
1. Condition	—	*Serviceable*	
2. Cabinets	—		
3. Countertops	—		
4. Sinks	—		
5. Washer	—	*Serviceable*	G.5a The washer should sit in a metal pan to capture moisture in the event of leakage.
a. Needs a metal pan	—	*Yes*	
6. Dryer	—	*Serviceable*	
a. Gas heated	—	*No*	
b. Electrically heated	—	*Yes*	
c. Dryer venting	—	*Adequate*	
7. Room Ventilation	—	*Adequate*	
H. Inaccessible Areas	—	*See-GN #84*	
I. Area Not Inspected	—	*See-GN #85*	

IV Plumbing

			Comments & Observation
A. Water Supplies	—	*See-GN #86*	
1. Location of meter	—	*Walkway*	
2. Location of main shut-off	—	*Ext. front*	
3. Water pressure	—	*@ 30 PSI*	
4. Volume	—	*Adequate*	
5. Water line size	—	*Ade @ 1"*	
6. Galvanized lines	—	*No*	
7. Copper lines	—	*Yes*	
8. Plumbing leaks	—	*No*	
9. Condition	—	*Serviceable*	
B. Gas Fire Water Heaters	—		
1. Condition	—		
2. Location	—		
3. Capacity (in gallons)	—		
4. Stand/elevation	—		
5. Insulation	—		
6. Strapping	—		
7. Temperature/Pressure Relief	—		
8. Copp. to Galv. Connections	—		
9. Exhaust venting	—		A.9 Plastic/rubber water line risers should be replaced with metal-sheathed tubing at the washer.
10. Combustion venting	—		
11. Size in relation to baths	—		
12. Fire separation	—		C.2d Review the permit history to determine the legality of the plastic pipe/line installation under the kitchen sink. See-GN #96
13. Re-circulating pump	—		
C. Drainage	—	*See-GN #95*	C.7 Various pipes are rusting.
1. Location of main cleanout	—	*Garage*	
2. Type	—	*Standard*	
a. Cast iron	—	*Yes*	
b. Galvanized	—		
c. Copper	—		
d. Plastic	—	*Yes*	
e. Lead	—		
f. Clay	—		
3. Sizes	—	*Adequate*	
4. Drain Strapping	—	*Adequate*	
5. P-traps	—	*Adequate*	
6. Clogs	—	*Nd*	
7. Rusting	—	*Yes*	
8. Venting	—	*Adequate*	
9. Drain covers missing	—	*No*	
10. Plumbing leaks	—	*No*	
11. Condition	—	*Serviceable*	

IV Plumbing (continued)

			Comments & Observation
D. Other Hot Water Heaters	—	*See-GN #101*	
1. Type	—	*Standard*	
a. Electrical	—		
b. Spontaneous (boiler)	—		
c. Instant (tankless)	—	*Yes*	
2. Operating	—	*Yes*	
3. Condition	—	*Serviceable*	
4. Location	—	*Utility closet*	
5. Capacity	—	*Adequate*	
a. BTU's input	—	*180,000*	
b. BTU's output	—		
6. Anchorage	—	*Adequate*	
7. Insulation	—	*Inadequate*	
8. Strapping	—		
9. Temperature/Pressure Relief	—	*Adequate*	
10. Copp. to Galv. Connections	—	*No*	
11. Re-circulating pump	—		
12. Plumbing leaks	—	*No*	
13. Service switch/timer	—	*Adequate*	
14. Tank size	—		
a. Insulation	—		
b. Strapping	—		
c. T/P Relief valve	—		D.7 Water heater feed pipe needs insulation.
d. Copp. to Galv. Connect	—		D.18 Water heater is not housed in a properly fire rated box. See Doors.
15. Exhaust venting	—	*Adequate*	
16. Combustion	—	*Adequate*	
17. Size in relation to baths	—	*Adequate*	
18. Fire separation	—	*Inadequate*	
E. Solar Heating Systems	—		
F. Sump/injection Pumps	—		
G. Exclusions	—	*See-GN #108*	

V Electrical

A. Distribution

1st Panel *Main*	2nd Panel *Interior*	3RD Panel	4TH Panel
Main Breakers =	*Main Breakers =*	*Main Breakers =*	*220V Breakers =*
220V Breakers = 1	*220V Breakers =* 10	*220V Breakers =*	*110V Breakers =*
110V Breakers = 4	*110V Breakers =* 7	*110V Breakers =*	*220V Fuses =*
			110V Fuses =

			Comments & Observation
B. Main Service	—	*See-GN #110*	
a. Wired from street poles	—	*Yes*	
b. Wired below ground	—	*No*	
1. Supplied by PG&E	—	*Yes*	
2. Location of main shut-off	—	*Ext. front*	
3. Voltage	—	*110/220V*	
4. Main amperage	—	*200 - Amp*	
a. Size	—	*Adequate*	
5. Circuits	—	*Breakers*	
a. Proper distribution	—	*Nd*	
b. Fuses over-fused	—	*No*	
c. Proper labeling	—	*Inadequate*	B.5c Each circuit should be labeled showing service locations. The circuits in the main panel are not labeled.
d. Properly grounded	—	*Yes*	
e. AFIC present	—	*Yes*	
6. Panel's Condition	—	*Serviceable*	
a. Rusting	—	*No*	
b. Loose	—	*No*	
c. Setbacks	—	*Adequate*	
d. Missing knockouts	—	*No*	
7. Panel opened	—	*Yes*	C.3 There is an ungrounded three-prong outlet located adjacent the rear entry sliding door on the second floor level and at the left rear corner of the bedroom on the second floor level. See-GN #118
a. Copper wiring	—	*Yes*	
b. Aluminum wiring	—	*No*	
c. Illegal wire splices	—	*No*	
d. Double lugging	—	*No*	
e. Loose wiring	—	*No*	C.6 The GFIC outlets in the right rear bedroom should be replaced with regular outlets.
8. Main Electrical Service	—	*Adequate*	
C. Outlets	—	*See-GN #117*	C.9b There is a cover plate missing warranting replacement on the ceiling in the center of the garage.
1. Accessible	—	*Pa*	
2. Grounded	—	*Yes*	
3. 3-prong not grounded	—	*Yes*	
4. Reverse Polarities	—	*No*	
5. Open Neutral Reverse	—	*No*	
6. GFIC Plugs	—	*Adequate*	
a. Garage	—	*Equipped*	
b. Kitchen	—	*Equipped*	
c. Bathrooms	—	*Equipped*	
d. Exterior	—	*Equipped*	
7. GFIC Plugs operable	—	*Yes*	
8. Condition	—	*Serviceable*	
9. All types cover plates	—	*Serviceable*	
a. Loose	—	*No*	
b. Missing	—	*No*	
c. Broken	—	*No*	
10. Additional outlets needed	—	*No*	

V Electrical (continued)

			Comments & Observation
D. Wiring	—	*See-GN #122*	
1. Condition	—	*Serviceable*	
2. Accessibility	—	*None*	
3. Type	—	*Standard*	
a. Knob and Tube	—	*No*	
b. Romex	—	*Yes*	
c. Metal conduit	—	*Yes*	
4. Wire gauge adequate	—	*Nd*	
5. Wires/Conduit loose	—	*No*	
6. Dead fronting	—	*Adequate*	
7. Illegal wire splice	—	*No*	
8. Junction box covers missing	—	*Yes*	
9. Junction box covers loose	—	*No*	
E. Extension Cords	—	*No*	
F. Cable	—	*See-GN #124*	
G. Phone	—	*See-GN #125*	
H. Intercom	—		
I. Security Systems	—		
J. Central Vacuum Systems	—		
K. Lighting	—	*See-GN #129*	
1. Fixtures	—	*Serviceable*	
a. Missing bulbs	—	*No*	
b. Burned out bulbs	—	*Yes*	
c. Loose	—	*No*	
d. Missing	—	*No*	
e. Hanging from wires	—	*No*	
f. Cord light fixtures	—	*No*	
g. Fixture next to water	—	*No*	
2. Pull string lights	—	*No*	
3. Fluorescent/Occupancy switches	—	*Adequate*	
4. Domes	—	*Serviceable*	
a. Broken	—	*No*	
b. Missing	—	*No*	
c. Melted	—	*No*	
5. Exterior light	—	*Serviceable*	
a. Need sealing	—	*No*	
b. Rusting	—	*No*	
6. Switches	—	*Serviceable*	
a. Missing Covers	—	*No*	
L. Exclusions	—	*See-GN #131*	

D.8 The junction box cover is missing on the ceiling at the rear of the garage.

K.1b There is a bulb burned out at the right front corner of the kitchen.
K.1e Some fixtures are hanging from the wires in the garage.
K.6 The master bathroom lights and fan do not turn on unless the occupancy switch is turned on.

L. The exterior yard lights were not inspected and are excluded from this report.

VI Gas & Heating

			Comments & Observation
A. Gas	—	*See-GN #132*	
1. Supplied by PG&E	—	*Yes*	
2. Location of meter	—	*Walkway*	
a. Condition	—	*Serviceable*	
b. Gas leaks	—	*No*	
c. In proper fire box	—	*Yes*	
3. Location of main shut-off	—	*At meter*	
a. Has auto shut-off	—	*No*	
4. Has flex lines	—	*Yes*	
a. Illegal penetrations	—	*No*	
5. Gas lines loose	—	*No*	
6. Gas lines leak	—	*No*	
7. Gas shut-offs accessible	—	*Yes*	
B. Heaters	—	*See-GN #133*	
1. Type	—	*See-GN #134*	
a. Forced air	—	*Yes*	
b. Gravity	—		
c. Wall heaters	—		
d. Radiant	—		
e. Gas stove	—		
f. Gas fireplace	—		
g. Baseboard	—		
2. Operates	—	*Yes*	
3. Condition	—	*Serviceable*	
4. Location	—	*Utility closet*	
5. Capacity	—	*Adequate*	
a. BTU's input	—	*80,000*	
b. BTU's output	—	*75,000*	
6. Heat exchanger	—	*Inaccessible*	
7. Anchorage	—	*Serviceable*	
8. Filter (cold air return)	—	*Adequate*	
9. Service switch	—	*Adequate*	
10. Cold air return	—	*Adequate*	
11. Ducting	—	*Serviceable*	
12. Registers	—	*Adequate*	
13. Insulation	—	*Serviceable*	
a. Asbestos materials	—	*No*	
b. Fiberglass	—	*No*	
c. Sand	—	*No*	
d. Foil type	—	*Yes*	
e. Needs insulation	—	*No*	
14. Exhaust venting	—	*Adequate*	
15. Combustion	—	*Adequate*	
16. Thermostat/Controls	—	*Adequate*	
17. Fire separation	—	*Inadequate*	

A.2c New codes do not permit a gas meter to be housed in a walkway due to accessibility concerns.

B.3 The furnace interior components are dirty and are in need of cleaning.
B.11 The ducts needs interior cleaning.
B.17 The heater is not housed in a properly fire rated box. See Doors.

VI Gas & Heating (continued)

		Comments & Observation
C. Boilers	—	
1. Type	—	
a. Steam	—	
b. Radiant	—	
2. Operates	—	
3. Condition	—	
4. Location	—	
5. Capacity	—	
a. BTU's input	—	
b. BTU's output	—	
6. Anchorage	—	
7. Pipes	—	
8. Insulation	—	
a. Asbestos materials	—	
b. Fiberglass	—	
9. Temperature/Pressure Relief	—	
10. Re-circulating pump	—	
11. Plumbing leaks	—	
12. Service switch/timer	—	
13. Has inspection schedule	—	
14. Exhaust venting	—	
15. Combustion	—	
16. Thermostat/Controls	—	
17. Fire separation	—	
D. Radiators	—	
1. Conditions	—	
2. Missing	—	
3. Plumbing leaks	—	
E. A/C units	—	
1. Condition	—	
2. Electrical	—	
3. Anchorage	—	
F. Exclusions	—	*See-GN #146*
G. Addition Heating Sys. Needed	—	*No*

VII Substructure

			Comments & Observation
A. Basement Level	—		
1. Floor	—		
2. Drainage	—		
a. Surface	—		
b. Drain system	—		
3. Walls/ceilings	—		
4. Water intrusion	—		
5. Fire separation	—		
6. Insulation	—		
B. Garage	—	*See-GN #153*	
1. Parking spaces	—	*2*	
2. Floor	—	*Serviceable*	
3. Drainage	—		
a. Surface	—	*Adequate*	
b. Drain system	—	*Adequate*	B.5 Water stains are were noted at the rear of the garage. See-GN #156
4. Walls/ceilings	—	*Serviceable*	
5. Water intrusion	—	*Yes*	
6. Fire separation	—		C.1 Contact the appropriate tradesmen for repairs that are needed. See-GN #159 C.1 The lower panel is not equipped with vents.
7. Insulation	—		
C. Garage Doors	—	*1*	C.2 The self-reversing safety feature on the opener needs adjustment. See-GN #161
1. Conditions	—	*Serviceable*	C.2 The opener sensors are positioned too low and should be raised to 6 to 8 inches above the floor.
2. Safe Reverse Mechanism	—	*Inadequate*	
D. Subarea	—	*See-GN #164*	E. The garage space requires an exterior air source. See-GN #170
1. Rat proofing	—		
2. Excessive moisture condition	—		
3. Cellulose debris	—		G. The garage has areas that are inaccessible for inspection.
4. Walls/ceiling	—		G. The subarea was inaccessible for inspection due to a lack of access.
5. Water intrusion	—		
6. Fire separation	—		
7. Insulation	—		
E. Ventilation	—	*Inadequate*	
F. General household pest	—	*See-GN #171*	
G. Inaccessible Areas	—	*See-GN #172*	
H. Area Not Inspected	—		

VIII Structural

			Comments & Observation
A. Patios	—	*See-GN #174*	
1. Condition	—	*Serviceable*	
2. Supporting components	—	*Adequate*	
a. Soil only	—	*No*	
b. Membranes over wood	—	*Yes*	
c. Metal/concrete	—	*No*	
3. Drainage	—		
a. Surface	—	*Adequate*	
b. Drain system	—	*Adequate*	
B. Decks/Porches	—		
1. Condition	—		
C. Other	—		A.1 Review the permit history to determine the legality of the patio installations. A.2b The membranes should be water tested. See-GN #180
1. Condition	—		
D. Guardrailing	—	*See-GN #189*	D. The guard railing needs modifications and/or repairs. It is too low at the front patio above the garage. D. A firewall should be incorporated into the rear master bedroom patio. See-GN #190
E. Stairwells	—	*See-GN #192*	E.1 Review the permit history to determine the legality of the stair installations.
1. Condition	—	*Serviceable*	
2. Supporting components	—	*Serviceable*	
a. Membranes over wood	—	*Yes*	
b. Support other	—	*Yes*	
F. Handrailing	—	*See-GN #200*	F. revealed no significant adverse conditions.
G. Structural	—	*See-GN #202*	G.2 Review the permit history for alterations and/or repairs that have been performed to the structure. See-GN #204 G.4 It appears that some uneven floors and walls are evident, which is normal with this type of construction. G.8 Questions regarding seismic upgrading should be addressed by an engineer.
1. Type(s)	—	*Standard*	
a. Wood framing	—	*Yes*	
b. Steel Framing	—	*No*	
c. Concrete construction	—	*No*	
d. Brick construction	—	*No*	
2. Condition	—	*Serviceable*	
3. Framing undersized	—	*Ia/fea*	
4. Settling	—	*Yes*	
5. Shifting	—	*No*	
6. Deflections	—	*No*	
7. Bowing	—	*No*	
8. Seismic	—	*Ia/fea*	
9. Water and/or pest damage	—	*See-GN #206*	
10. Firewood	—	*No*	
H. Inaccessible areas	—	*See-GN #208*	
I. Area not inspected	—		
J. Exclusions	—	*See-GN #210*	

IX Foundations

			Comments & Observation
A. Type	—	*See-GN #211*	
1. Perimeter stem and footing	—	*Yes*	
2. Pier and post	—	*Yes*	
B. Monolithic	—		
1. Condition	—		
C. Concrete Steel Reinforced	—	*See-GN #213*	
1. Condition	—	*Serviceable*	
D. Marina Concrete	—		
1. Condition	—		
2. Efflorescence	—		
3. Deterioration of concrete	—		
4. Cracks	—		
5. "V" Settling Cracks	—		
6. Tilting	—		
E. Brick	—		
1. Condition	—		
2. Efflorescence	—		C.1 Settling and cracks are present in various locations. C.1 Efflorescence is present on the foundation walls at the rear of the garage. See-GN #215
3. Deterioration of mortar	—		
4. Loose brick	—		
5. Missing Bricks	—		
6. Minor Cracks	—		
7. "V" Settling Cracks	—		K. The foundation bolts/sills are inaccessible due to storage and/or access.
8. Tilting	—		
9. Step cracking	—		
F. Bolting	—	*Ia/fea*	
G. Foundation Height F/G Levels	—	*Adequate*	
H. Earth to Wood Contact	—	*No*	
I. Foundation Undermined	—	*No*	
1. Foundation Footing size	—	*Nd*	
J. Brick Stacks	—		
K. Inaccessible Areas	—	*See-GN #230*	
L. Area Not Inspected	—		
M. Exclusions	—	*See-GN #232*	

X Roof

			Comments & Observation
A. Attic	—	*See-GN #233*	
1. Accessible	—	*No*	
2. Insulated	—	*Nd*	
3. Ventilation	—	*Nd*	
4. Conditions	—	*Serviceable*	
B. Roof Coverings	—	*See-GN #235*	
1. Type	—	*See-GN #236*	
a. Tar and gravel	—		
b. Built-up tar	—		
c. Composition Shingle	—	*Yes*	
d. Roll composition	—		
e. Composite shingle	—		
f. Foam	—		
g. Metal shingles	—		
h. Bitumen	—		
i. Slate tiled	—		
j. Terra cotta tiled	—		
k. Wood/shake shingle	—		
l. E.P.D.M.	—		
m. Fiberglass	—		B. Consult with a roofer for the roof and/or roof components requiring maintenance. B.6 Due to the age of the roof, it is suspected that roof warrantees may still be applicable. This warranty should be properly transferred to the new owner prior to the close of escrow.
2. Apparent Age	—	*1+ yrs.*	
3. Apparent "#" of Roof Layers	—	*1+ layers*	
4. Drainage	—		
a. Edge of roof	—	*Adequate*	
b. Drain system	—	*Adequate*	
5. Flashing	—	*Serviceable*	C. revealed no significant adverse conditions.
6. Condition	—	*Serviceable*	
7. Awnings	—		
C. Gutters	—	*See-GN #243*	
1. Condition	—	*Serviceable*	
a. Drains to main drain	—	*Yes*	
D. Skylight	—		
E. Inaccessible Areas	—	*See-GN #247*	
F. Area Not Inspected	—		
G. Exclusions	—	*See-GN #249*	

XI Other Additional Significant Items

Comments & Observation

1. If you feel there are any discrepancies in this report and/or just need clarity, please contact us immediately. Thank You

To Rebecca Chang,

I appreciate this opportunity to serve you. I would like to say that the majority of the Comments & Observation given are typical and are often defined as inadequate due to codes based on brand new construction. Most have very little, if no relevance, to living comfortably in the home. If you or any of your associates have any questions or need clarity regarding any aspect of this inspection and/or report, please don't hesitate to contact me at (415) 665-8288.

Cordially,

Marco E. Donaldson
Diverse Inspection Services, Inc.

General Notes®

General Notes

GN #1

A. Although parking is usually permitted on both sides of the street, parking restrictions are strictly enforced due to easements, encroachments, road widths, and signs. Signs that indicate restricted parking for street cleaning should also be observed. Interested parties may want to contact the city to obtain information regarding additional unknown restrictions and/or dates for future street repair. The city provides residential parking stickers for parking areas regarding restricted hours. Any hourly time-limit parking restriction should be observed. Metered parking is usually present near business districts.

The property may be situated next to a main thoroughfare that may be part of the public traffic transportation system. There may be a public building/facility (school, park, church, etc.) in close proximity. All these conditions may contribute to excessive noise and loitering around the property. If the property is situated next to a cul-de-sac, which allows for a quieter street, it may limit the turning capabilities of some vehicles.

Roadways that are on a steep incline will require vehicle wheels to be curbed properly to prevent accidental runaways.

If the street is under construction, the city should be contacted for further information.

GN #2

B. A licensed concrete contractor or mason should be contacted for further information pertaining to soil condition, modification, repairs, and/or replacement of any of these surfaces.

These surfaces are usually constructed with concrete. Often they are made of bricks, cobblestone, natural stones, and gravel. Cracking and unevenness are common conditions that affect these surfaces. They crack and/or lift due to tree/plant growth or settlement due to poor drainage and/or improper installation.

Determining the cause that led to the present condition(s) mentioned in the report is outside the scope of this inspection. Further evaluation is advised. This report is not designed to determine whether conditions stated are worsening and/or are stable. Periodic inspections are advised.

The walkways/driveways that normally extend across the front of the structure have city easements and require owners to be responsible to maintain them in a safe condition. Any vegetation growing in between the joints and cracks of the walkways and driveways may cause additional separation and cracking to occur. The owner is advised to maintain the joints and cracks of the walkways and driveway free of vegetation at all times.

B.2 For the case of drain systems: We did not determine whether the ground drains are operating properly. The owner should be contacted for further information regarding pooling around the drain. Refer to the PLUMBING section of this report for further information. The owner is advised to keep the drains clear of debris at all times.

GN #4

B.1 Deterioration often is caused by normal degrading concrete such as "marina concrete", which has a high salt content in it. It also can be caused when the initial pour has too much or too little water and/or improper thickness during the pour. New concrete is usually poured to 4 inches in thickness.

GN #8

C. With regards to the retaining walls and stated conditions in the report, a soil and/or structural engineer should be contacted for further information pertaining to soil condition, modification, repairs, and/or replacement. Licensed fencing contractors can be consulted for fence repairs and modification if needed.

C.3 If there is fencing that abuts the structure metal flashing should be installed to prevent the transfer of water damage and/or pest infestation to the main structure.

General Notes

GN #8 (continued)

C.5 Determining the underlying soil condition below surface grade levels are out of the scope of this inspection and are excluded from this report. The owner is advised to maintain periodic yard inspections for excessive moisture and make corrections and/or alterations as needed to alleviate the amount of moisture that may build up next to the foundation wall and/or cause the land to erode.

GN #17

D. This inspection was performed from the ground level only. The remaining exterior surfaces, from the inspector's reach to the roof, were visually inspected only with conditions stated in the report. This does not warrant that every adverse condition will be observed from the ground level.

A ladder can be positioned in various locations against the walls to gain access to areas defined as inaccessible, which normally exceeds the scope of this inspection. If ladder inspections are desired, it will be performed upon request at a reasonable cost, and the findings will be reported in a supplemental report. Any areas of the structure that are recently painted may conceal adverse conditions not stated.

GN #18

D.1a Stucco is notorious for trapping moisture under its surface. This creates a perfect environment for wood destroying organisms. There are very few outer signs that may be present to indicate or aid in determining the condition of interior framing. Further inspection is possible of the exterior surfaces by the means of test holes to determine the condition of the framing behind, and it is recommended. However, a licensed pest control operator normally performs this type of inspection. Exterior surface borings are out of the scope of this inspection.

GN #25

D.2b To deflect water from the top sides of the trim, Z-flashing is normally installed over the exterior trim above the windows and doors. Cracks develop due to expansion and contraction. The flashing can be installed at anytime before or after painting. Often this flashing can serve to provide some accent décor to the window/door design.

GN #33

C.3 Areas opposite of fences and retaining walls, which straddle the property line are inaccessible for inspection and warrant further evaluation upon approved access onto the neighbor's property.

D. Properties with zero-lot lines and the space between these touching structures are not inspected. They are excluded from this report. Areas like these have no practical means of further evaluation.

G. Exterior spaces that have been recently painted may conceal additional adverse conditions not stated. The current owner should be contacted for further information regarding previously known conditions not identifiable at the time of inspection.

GN #35

B. Any **decorative parameters in or about the driveway or walkways** were not inspected and are excluded from this report. Stepping-stones are also excluded.

C. The **decorative or ornamental components in the yard** were not inspected.

C.4 This inspection does not include those areas that have **excessive amounts of vegetation**, which could get damaged if traversed.

D. All **decorative/ornamental exterior attachments** were not inspected.

General Notes

GN #36

A. With regards to stated condition and/or further information regarding replacement, upgrading, and/or general maintenance of the doors, it is advised that a licensed door contractor be contacted.

A. An effort was made to check every accessible deeded door. This does not warrant that every adverse condition will be observed. Other non-deeded doors throughout the structure are considered common area, were not inspected, and are excluded from this report.

A.1 Every door normally has minor deviations, which can be easily corrected with minor spackling, sanding, and painting.

A.1 The owner is advised to lubricate the rollers at the base of the doors and/or hinges to ensure that they remain easy to open and close.

A.1 The doors should be equipped with proper doorstops located at the base of the door and/or on the wall base trim and/or on the door hinge to protect the walls from a doorknob impact.

A.1 Often, there are doors that are not installed properly and/or do not adequately seal against their doorstop. They may rattle during interior pressure fluctuations. Vinyl fillers can be installed between the doors and stops to alleviate this condition.

GN #40

A.1 Any door that swings out and/or slides open which requires a step down exceeding 1" should have a proper level surface, step, and/or landing that is no smaller than 36" X 36" square. Most of these conditions exist because a new door was improperly installed and/or an original door has been altered. This condition is considered non-conforming to code. The owner and/or local building department should be contacted for further information.

GN #41

A.2 Condo main interior entry, garage, utility closet, and basement entry doors with gas fired appliances should be solid core and/or have metal clad coverings that have a 1-hour fire rating and should be equipped with self-closing devices to meet current fire regulations. The hinges should be adjusted so they close and latch the door when the door is opened beyond 6 inches.

GN #46

A.7 Doorjambs in contact with the ground present a possible avenue for ground pest infestations. At minimum, this condition promotes water damage via wicking. To alleviate this condition, the base of the doorjambs should be cut to within 1 to 3 inches and the voids packed with sand and cement.

GN #50

A.8 Doors should be equipped with insulation and/or stripping to enhance insulation of the building. Doors should be equipped with jamb, header, and threshold stripping to reduce heat loss within the structure.

GN #51

B. With regards to stated condition and/or further information regarding replacement, upgrading, and/or general maintenance of the windows, it is advised that a licensed window/door contractor be contacted.

B. An effort was made to check every accessible deeded window. This does not warrant that every adverse condition will be observed. Other non-deeded windows throughout the structure are considered common area. They were not inspected and are excluded from this report.

General Notes

GN #51 (continued)

B.1 The owner is advised to lubricate the window tracks to ensure that they remain easy to open and close.

B.2 Double insulated glass windows are a standard for new installations and customarily get condensation in-between the glass panes when the insulator fails. Care should be taken when cleaning and/or operating the windows to not apply pressure on either side of this window for it may cause the seal to break.

B.8 With single insulated glass and metal-framed windows, the owner must be aware that these windows are notorious for condensation build-up. Bathing and cooking contributes to additional dampness in the bathroom and kitchen areas. It is advised that proper ventilation be maintained in the structure to prevent these moisture problems. Refer to the KITCHEN and BATHROOM section of this report for further information.

GN #68

D. This section applies to the occupied general interior shell/components throughout the structure/unit including, but not limited to, kitchen, bathroom, basement rooms, and main living areas. Underlying concerns with the kitchen primarily pertains to general maintenance.

GN #70

D.2 Tiles installed over wood have less support below them. Tiles will flex in response to the wooden substructure and often break when heavy objects are dropped onto the floor. Ideally, they should have been installed over a ¾ mortar base/concrete layer.

This does not indicate that the floor is in need of repair. It is identified to make you more aware of the challenges in protecting the tiles. Rubber backed throw rugs are often a good way to protect areas where objects are dropped frequently.

GN #71

D.5 State codes require smoke detectors to be installed in each bedroom, entryway/hallway, and garage when repairs to the structure exceed one thousand dollars in some cities and/or prior to the sale of any real estate. Positioning is also important; they should be in the circulation area closest to the door, one foot from the ceiling corner. Carbon monoxide alarms are to be installed in structures with a fireplace, attached garage, and/or gas burning appliance and within 12 feet of the bedrooms and at least one on each floor of occupancy. The owner is advised to install additional smoke detectors/carbon monoxide and maintain them in an operating condition. No determination was made as to whether any present smoke/carbon monoxide detectors are operating properly.

GN #72

E.1 Concerns with the kitchen usually are a function of general maintenance. Care should be taken when cleaning the floors to limit the amount of moisture that may get onto the floor, which could cause water damage, lifting, buckling, and/or staining to the finished floor covering.

E.1 Protective surfaces should be used in and about the floor, counters, and sinks to prevent cosmetic scratches.

E.1 Tiled surfaces should be grouted in the kitchen when cracks occur to prevent possible water penetration to the supports below.

E.9 Ventilation is very important. Fans should be turned on for at least an hour and/or the windows should be left open after cooking to limit the amount of moisture that may enter the living spaces.

General Notes

GN #74

E.8 Appliance functionality was not tested. No determination was made as to whether any of the kitchen amenities and/or major appliances are operating properly. It is advised that interested parties consider purchasing a home warranty package that covers these items.

GN #77

F.1 Concerns with the bathroom pertain primarily with general maintenance. Care should be taken when cleaning the floors to limit the amount of moisture that may get onto the floor, which could cause water damage, lifting, buckling, and/or staining to the finished floor covering.

F.1 Protective surfaces should be used in and about the floor, counters, and sinks to prevent cosmetic scratches.

F.9 Care should be taken when using the shower curtains, when present, to limit the amount of moisture that may get on the floor. All spilled water should be cleaned up off the floor promptly. No determination was made as to whether the shower/tub enclosures are in a watertight condition. Refer to the TDS for further information.

F.9 Cracks in tiled surfaces should be grouted to prevent possible water penetration to the supports below.

F.11 Areas around the fixture should be caulked periodically.

F.14 Ventilation is very important in the bathrooms. The owner is advised to leave fans running for at least an hour and/or the windows should be left open after bathing to limit the amount of moisture that may enter the living spaces. The existing fan switches should be modified and/or upgraded to a one-hour timer switch. Indicators of poor ventilation include peeling paint, peeling silver backing on mirrors, and mold/mildew on the walls and ceilings.

GN #80

F.8 A stall shower pan is equipped with a membrane in between the support structure and finished surfaces such as tile and/or an exposed single piece material such as a fiberglass, metal, concrete, and/or stone. The primary concern with the shower pan is determining the condition of the waterproofing system below the existing surface and/or the integrity of the single piece unit. It can be water tested to see if it leaks; however, no water tests were performed at this time, because they are not normally tested during this type of inspection. A licensed pest control operator should be contacted for further information because he/she must follow state requirements when performing these types of inspections. No further determination was made.

GN #81

G.5 Laundry amenities have a typical configuration: washers should have hot and cold shut-offs and a drainage system equipped with a P-trap. The drain should have a vent pipe that extends independently and/or is connected to a roof vent pipe.

G.6 Dryer heating source should be either a gas stub with an 110V outlet and/or a 220V outlet.

G.6c There should be a proper vent system for the dryer duct to the exterior. Most vent outlets are required to outlet up to the roof and/or five feet away from the property line to be conforming. When extending beyond 20 feet the length of the duct will require an additional motorized fan. A fan is also required when there is more then two 90% bends. Standard ridged pipe is required after 5-feet of flex ducting.

General Notes

GN #81 (continued)

G.7 The laundry should have its own independent exterior form of ventilation. Any item contrary to the above is outlined in the report.

GN #84

A. With occupied structures, it is a given that there will be **doors** that are not tested due to obstructions.

B. With occupied structures, it is a given that there will be **windows** that are not tested due to obstructions.

D. The structure has closed walls and ceilings. The framing that was not visible during the course of this inspection is considered inaccessible, as are all areas with closed **walls and ceilings** and/or areas with **excessive storage** and/or **furnishings** that were not moved. **Occupied structures** that have areas with excessive storage within **closets** and/or **cabinets** are considered inaccessible for inspection and warrant further evaluation. Rooms that are locked are obviously going to need further evaluation.
This inspection does not include any **destructive discovery** nor does it include the **removal of access panels and/or covers**, which are attached and/or mounted with screws and/or nails. These items should have been made accessible during the course of the inspection. If further inspection of these areas is desired, it will be performed upon request at an additional cost and when access is provided. The findings will be reported in a supplemental report.

GN #85

A. The **door screens** were not inspected and are excluded from this report. Often they are missing and/or torn and can be easily fabricated and replaced if so desired. Interior door coverings are not inspected and are excluded from this report. Determining which door requires tempered glass is out side the scope of this inspection.

B.1 The **window screens** were not inspected and are excluded from this report. Often they are missing and/or torn and can be easily fabricated and replaced if so desired. Interior window coverings are not inspected and are excluded from this report. Determining which window requires tempered glass is out side the scope of this inspection.

C. The fireplace **smoke-chamber** and **interior flues** were not inspected due to obstructions and are excluded from this report. Further evaluation is advised. Elevated metal clay lined flues should be checked to determine if mortar fire stops were installed.

D. The **interior built-in cabinetry** was not inspected and is excluded from this report.

E. **Sink fixture sprayers, water-purifying system, under-the-counter trash compactors, bread warmers, ovens,** and **microwaves** are not tested and are excluded from this report.

GN #86

A. A licensed plumber should be contacted for additional information and for quotes regarding upgrades and/or needed corrections to any of the items outlined in the report. The water is normally supplied by a public source other than detailed in the report.

A.3 A pressure check was performed at a ground level access fixture. Ideal water supply pressure should range between 35 to 80 P.S.I. Lower pressure may require a pump to increase flow rates, and a pressure regulator, normally positioned before the main shut-off valve, used to decrease pressures. The concern with high pressure is that it will prematurely wear out the washers and/or the O-rings within the water fixtures.

General Notes

GN #86 (continued)

If a pressure regulator exists, it should be properly adjusted to the pressure indicated and recommended per the fixture manufacture specifications.

A.4 A volume test was performed within the bathroom area.

A.5 The water line to the main shut-off should be 5/8-inch pipe increasing in size as the number of kitchen and bathing area fixture increases. The water department usually determines the line size.

A.7 Copper is the most commonly used material for water line installations. Plastic pipes are not permitted, except for yard sprinkler systems.

A.8 Leaks are common and should be repair immediate to prevent mold and other water related damages.

A.9 For new construction, codes require the installation of an anti-siphoning device located on the appropriate hose bibs on the exterior, in the basement/garage and in the laundry area. It is a small fitting (usually made of brass) that screw onto the end of an existing hose bib, which then connects to the water hose. It is designed to prevent siphoned water from transferring from the hoses to the main water supply lines. They can be installed easily if none are present.

GN #95

C. The testing of main subsurface drain lines is outside the scope of this inspection. Further evaluation is advised.

The main subsurface drain lines can be inspected by using a camera and/or by performing a pressure test. The current occupant should be contacted for further information regarding the frequency in which the drains are cleaned.

GN #96

C.2d Only certain structures qualify to have plastic pipes. This usually pertains to single story structures and/or buildings that have qualified for a variance by the city. The presence of plastic piping is an indication that they may not have been installed with benefit of permit. The plastic pipes should be replaced to standard rigid pipe. Further evaluation is advised.

GN #101

D.1c Instant hot water heaters (tankless) are unique hot water heaters that produce a constant, uninterrupted flow of hot water when a hot valve is turned on. There are a couple of different models on the market. The primary concerns with these heaters focuses around the flow rate, whereas the heater can only produce a certain amount of hot water within a given time. Determining the adequacy of the heater to the structure is outside the scope of this inspected.

D.7 The length of the hot water feed pipe within 4 feet of the water heater, if not all the exposed lines with the structure, should be insulated to an R6 value and meet current energy conservation standards. The water heater line insulation should be positioned 6 inches away from the exhaust pipe.

D.9 Pressure relief valves (PRV) are located around the top of the water heaters. In most applications, they should have a drain that is made of ¾-inch copper piping and exceed no greater than 4 to 6-inches from the finished slab and/or exterior grade. Aluminum and/or plastic drainpipes are considered un-approved materials in some cities.

D.10 Flexible water lines should be located at the tops of the water heaters to relieve stress on the water lines during an earthquake.

General Notes

GN #101 (continued)

D.15 An exhaust vent system that extends up to the roof is required.

D.16 Combustion air should be provided by an independent exterior air source if not equipped with a direct vent system. Air should either be provided by vents on the exterior wall and/or garage door and/or by ducts.

D.17 The number of kitchens and bathrooms determines the size of the water heater.

GN #108

A. This inspection did not determine the presence and/or absence of **lead** in the solder used to connect the pipes together. For this information, the appropriate tradesman should be contacted.

A. **Yard sprinkler systems** and their amenities are not inspected and are excluded from this report, including any underground water supplies. Interested parties are advised to consult with the owner regarding the operability and/or maintenance of the sprinkler system.

D. **Pressure relief valves** are not tested.

GN #110

B. A licensed electrician should be contacted for additional information, to upgrade the current service, to install additional outlets, and for quotes regarding upgrades and/or needed corrections to any of the items outlined in the report.

B.5e AFIC (arc fault interrupter circuits) are circuit breakers in the panel that are required in new construction/renovations. Wires from this breaker are strung everywhere within the property except for kitchens, bathrooms, garages, and unfinished basements and are supposed to be connected to the wall plugs, lights and smoke detectors. This type of breaker monitors energy flow and when an electrical spark occur it will automatically cut the power to the room.

B.6d Available knockouts on the panel allow for upgrades to the panel without replacement of the panel. However, missing knockout covers that expose the interior wiring should be replaced.

GN #117

C. The stated conditions in this section should be viewed has hazardous.

C.1 An effort was made to check every outlet. This does not warrant that every adverse condition will be observed.

C.2 It is common in older structures to have two-prong ungrounded outlets. This condition does not pose a hazard except for appliances that require a ground, such as computer surge protectors, washers, some sound equipment, etc.

GN #118

C.3 This condition is created when a two-prong outlet is replaced with a newer three-prong outlet and/or when the wires on a three-prong outlet become loose and/or detached from the outlet. Replacing the three-prong outlets with two-prong outlets and/or wiring the outlet with a ground wire easily correct this condition. Loose wires are simply reattached.

General Notes

GN #122

D. There are no requirements for upgrading pre-existing wires. When renovations are performed with permits, electrical conditions to the area being renovated are normally the only areas that require upgrade and/or changes.

D.6 Exposed wires are considered common and are usually found in older homes. The primary concern with exposed wiring is that you could snag, pull and/or cut the wires creating a possible spark and/or electrocution.

GN #124

F. Most companies provide your initial service with the lines and a single hookup, which they maintain. Additional line and hookups are usually provided at an additional cost. Inspecting the cable service is outside the scope of this inspection. Further evaluation is advised.

GN #125

G. Most companies provide your initial service with the lines and a single hookup, which they maintain. Additional lines and hookups are usually provided at an additional cost. Inspecting the phone system is outside the scope of this inspection. Further evaluation is advised.

GN #129

K. An effort was made to check every accessible light. This does not warrant that every adverse condition will be observed.

GN #131

A. **Panels** that are not mentioned in the report and/or were inaccessible for inspection warrant further evaluation.

B.8 Determining the number of **required circuits needed** in the structure is outside the scope of this inspection, as no electrical calculations were performed.

C. With occupied structures it is a given that **outlets** will be inaccessible for inspection. Further evaluation is advised upon vacancy.

C.9 **Cover plates** were not removed prior to the performance of this inspection.

C.10 No determination was made as to whether the structure had the **right amount of outlets** needed.

D. Determining the **wire configurations** in the structure are outside the scope of this inspection.

K. **Recessed light fixtures** in the ceiling were not opened and inspected. No determination was made as to whether they are properly insulated/vented. The owner should be contacted for further information as to whether the bulbs burn out frequently in the light fixture.

K.6a **Cover plates** were not removed prior to the performance of this inspection.

L. Lower wattage systems are not inspected. An example of this is the doorbell and sound system wiring.

General Notes

GN #132

A. A licensed contractor should be contacted for additional information to upgrade the structure and/or its components to gas and for quotes regarding upgrades and/or needed corrections to any of the items outlined in the report.

A.2 A gas shut off wrench should be placed next to the main meter(s) if missing.

A.4 Gas lines throughout the structure are typically run through rigid pipe to the shut-off valves. Flex lines should run from the shut-off valve to the majority of the gas appliances. They are designed to allow the appliance to move without compromising and breaking rigid pipe connections. All flex lines should be located on the exterior sides of the appliances.

GN #133

B. A licensed heating/air conditioning contractor should be contacted for additional information and for quotes regarding upgrades and/or needed corrections to any of the items outlined in the report. Prior to suggested heating replacements, it is recommended that the owner have PG&E check all the gas appliances and/or serviceable conditions of each heating unit. Note: this service is free.

GN #134

B.1a Forced-air furnaces are heating units that are equipped with a fan that allow air to be forced thought ducts to room located within the interior. Forced-air furnaces are usually equipped with a continuous pilot light and/or electrically started pilot lights. Older units appear to have longer life expectancies then the newer units. Newer furnaces are built with an expected 12+ year life expectancy. Newer units are designed to provide the most energy efficient type of heat available in this heating class. The interior portions of the furnace/ducts should be cleaned and serviced regularly. Manufactures instructions should be carefully read.

B.7 Only garage furnaces should sit on stands if the pilot lights are less than 18-inches up off the floor. They should be properly anchored to the floor and stand. The top side of the unit should have additional earthquake straps if the furnace moves.

B.8 The filters are usually located at the base of the furnace and/or within a cold air-return. The owner must be aware that the furnace loses 30% of its energy efficiency with a dirty filter. If the filter is allowed to become clogged with dirt it will restrict airflow over the heat exchanger resulting in a crack that will require replacement of the furnace. This should encourage replacement of the filter on a regular basis. Some manufacturers require that the furnace be turned-on twice weekly, for twenty minutes, to properly lubricate the system. They also suggest replacing the filter once a month.

B.9 All these types of furnaces require service switches located in close proximity and should be used when servicing the furnace at all times. These switches should be equipped with a surge protector/fuse.

B.10 Air is fan-driven to the furnace from the cold air-return register, which should be located in the main living area. This cold air draws heat from the heat exchanger in the furnace. The air is pumped to each room, through ducting and ceiling/floor/wall registers. Cold air-return registers should be left un-obstructed at all times, so they can circulate previously heated air.

B.11 The ducting when strung through the garage should be 26-gauge metal or covered with in soffiting to comply with fire regulations.

General Notes

GN #134 (continued)

B.13 All exposed ducts (plenums, heat ducts, cold air returns) should be equipped with R-6 value insulation or better.

B.14 An exhaust vent system that extends up to the roof is required.

B.15 The combustion air should be provided by an exterior air source if not equipped with a direct vent system. Air should either be provided by vents on the exterior wall and/or garage door and/or by ducts.

B.16 Thermostats should be located in a central location and be upgraded to modernized setback thermostats. A setback thermostat is a thermostat that has a timer, which allows the furnace to be turned on and off at desired times and is considered more energy efficient.

B.17 The furnace located on the interior of the structure should be properly housed in a fire-rated box. The door(s) to the furnace closets should be weather-stripped solid core door that have self-closing devices to create a one-hour fire separation.

GN #146

A.1 No determination was made as to whether the structure has an **underground storage/petroleum tank** (UST). The appropriate tradesman should be contacted for inspection and/or removal, if it is determined that a storage tank is present.

B.1a through B.1f Determining the type and/or condition of enclosed **exhaust vent ducts** is outside the scope of this inspection.

B.6 The interior components of the furnace are inaccessible for inspection. No determination was made as to whether the **furnace heat exchanger** is cracked. **Smoke bomb, carbon monoxide, and/or furnace computer diagnostic tests** are outside the scope of this inspection.

B.11 Determining the presence or absence of **fire stops** in ducting and/or whether the **gauge thickness of ducting** conforms to fire regulations is out side the scope of this inspection.

B.11 Checking the efficiency or heat distribution of the system through the house is not part of this inspection.

B.13a No determination was made as to whether there is **asbestos material** around the enclosed wall/ceiling voids, pipes, ducts, and registers.

B.16 Thermostats are not checked for calibration or timed functions.

GN #153

B. There are three distinct garage areas:
1. A garage that is below the main living areas of a structure.
2. A garage, which is attached to a structure with a common wall.
3. A garage that is completely detached from the structure.

All these type of garages should have common characteristics. It is common to see structures that are open framed and/or covered with plaster and lathe, have wood walls coverings/sheerwalls and/or are covered with sheetrock and/or metal flashing to meet current fire regulations when applicable. Fire sprinklers are often found.

General Notes

GN #156

B.5 Unless specified as (WET) in the report and/or indicated through TDS has a condition that is ongoing, it is impossible to accurately determine the source of these stains. Periodic inspections are advised.

GN #159

C.1 If there are conditions affecting the garage door(s) that requires repairs exceeding more than two significant components, a recommendation is provided stating "Contact the appropriate tradesmen, because repairs are needed". This statement waives the need to mention any direct noticeable condition affecting the door other than mentioned in the body of the report. It does not imply that the door could not be used in its present condition given certain circumstances. Further evaluation is advised.

GN #161

C.2 A self-reversing safety feature on the opener should be adjusted to increase its down force sensitivity. It should have approximately 5lbs of down force per square inch. Care should be taken in regard to the presence of children when opening and closing the door.

GN #164

D. The subarea is an area that is located below the main living areas and has an unfinished grade surface consisting of dirt. They are often covered with a thin layer of concrete used to control rodent infestation called "rat proofing". The outer walls and ceilings often have wood wall coverings and are open framed.

GN #170

E. Areas that are not vented in the structure should be vented to control gas fumes and or moisture. Ground level wall vents should be installed in subbasement, full basements and/or garage. Standard ventilation requirements dictate that there is 1 square foot of ventilation leading to the exterior per every 150 square foot of floor space for subareas. This can be reduced if there is a mechanical ventilation source and/or a vapor barrio installed.

GN #171

F. It is common for every structure to have some form of household pest. These pests could include but are not limited to ants, silverfish, sow bugs, cockroaches, spiders, bees, rats, and mice. Diverse Inspection Services Inc. is not licensed as a branch two field representative and/or operator. Therefore, we are not permitted to identify the specific pests involved. The limited evidence of droppings and/or damage caused by the pest would be used to determine the existence of any pest whether mentioned or not in the report. The owner is advised to consult with a licensed general pest control operator for eradication of any pests, if deemed active.

GN #172

G. We take great effort to look within areas that are inaccessible and usually identify most of the major conditions. It is common to have areas that are inaccessible for inspection. If an area is indicated to be inaccessible, a recommendation is given to further inspect. If this inspection is desired, it will be performed upon request at an additional cost. The findings will be reported in a supplemental report. The following are areas commonly inaccessible:

A. & B. With occupied structures, it is a given that there will be **areas in the basement and/or garage** that are inaccessible and will warrant further evaluation. The framing that was not visible during the course of this inspection is considered inaccessible, as are all areas with closed **walls and ceilings** and/or areas with **excessive storage** and/or **furnishings** that were not moved. Rooms/storage areas that are locked will need further evaluation.

General Notes

GN #172 (continued)

D. With occupied structures it is a given that there will be **areas in the subarea** that are inaccessible due to **excessive storage**, piping, insulation, and/or ducting. Portions of the subarea that **lack adequate clearance** between the upper support framing and finished grade surface are inaccessible for inspection.

GN #174

A. There are two basic types of patio installations: patios over soils and patios incorporated into the structure equipped with a water proofing membrane and drain.

Patio surfaces are made of polymers, bricks, natural stones, concrete and/or tiles.

Cracking and unevenness of the surfaces are the normal conditions that affect these surfaces.

Any vegetation growing in between the joints and cracks of the patios may cause separation and cracking to occur. The owner is advised to maintain the joints and cracks of the Patio free of vegetation at all times.

A. A licensed contractor, waterproofing contractor, and/or engineer should be contacted for additional information and for quotes regarding upgrades and/or needed corrections to any of the items outlined in the report.

GN #180

A.2b Elevated patio surfaces can be water tested to determine water integrity. A licensed pest control operator normally performs these types of inspections. No determination was made as to whether the elevated patio surface is currently in a watertight condition, except if specified in the report.

GN #189

D. Considered critical for safety reasons. Guard railing should be equipped for any structure, which has an elevated surface greater than 18-inches off of the finished grade. Guard railing should extend up 42-inches in height from the finished surface to the top of the rail. The spacing between the top rail and finished surfaces should be no greater than 4-inches apart. This railing should be installed vertically, not horizontally.

Often there is enclosed wall guard railing consisting of interior framing with an appropriate exterior wood covering. These walls should be equipped with cap flashing over the top surface of the rail to prevent water intrusion within the wall. These enclosed walls should be equipped with ventilation. Un-vented stucco walls should be further inspected with test holes.

GN #190

D. New decks/patios require firewalls to be incorporated into the guard railing. A firewall is comprised of a typical foundation, with wood framing covered by two layers of sheet rock with an exterior layer of siding. Firewalls are required within three to five feet of the property line extending the length of the deck/patio. If the deck/patio is new, the absence of the wall would question the legality of deck/patio installation.

GN #192

E. These surfaces are usually constructed with concrete, brick, terrazzo, natural stone, tiles, and wood. There is also an assortment of different step finishes. The stairs tread should be no less the 10 inches wide and have a step height no greater then 8 inches.

There are several types of stair installations: over soils, basic wood, and those incorporated into the structure equipped with a waterproof membrane.

Settling/cracks, leaky membranes, and substandard construction are the typical conditions that affect masonry stairs.

General Notes

GN #192 (continued)

With wooden structures, the concerns pertain to the quality of work regarding installation, type of material used during construction, seismic stability, and legality issues. New installations require the lower supports to be made of pressure treated material. Structures scheduled for repair require plans and engineered drawing if the repairs exceed 49% of the entire stair well. Permits should be obtained to perform any repairs. All surfaces should be treated with water repellent periodically and/or painted, which will aid in preservation. Poor maintenance is the number one reason rot occurs on stairs.

Enclosed stairwells should be properly vented and ideally have cross ventilation.

E. A licensed contractor and/or engineer should be contacted for additional information and for quotes regarding upgrades and/or needed corrections to any of the items outlined in the report.

GN #200

F. Considered critical for safety reasons. Hand railing should be equipped for any structure, which has three or more steps. The handrails should be 38 inches in height from the corner of the step tread to the top of the railing. The stairwell landings' railings should be no less then 42 inches in height. The rail spacing between the top rail and step tread should be no greater than 4-inches. This railing should be installed vertically, not horizontally. Often there are enclosed rail abutment walls consisting of interior framing with an appropriate exterior wood covering. These enclosed walls should be equipped with ventilation. Un-vented stucco walls should be further inspected with test holes. Grip style rails should be installed if missing. They are turned into the wall and/or post to prevent possible snag trap.

GN #202

G. A licensed contractor and/or engineer should be contacted for additional information and for quotes regarding upgrades and/or needed corrections to any of the items outlined in the report.

Structures are made of four basic types of materials list below at items G.1a through G.1d.

Most of the time, there are no major structurally adverse conditions evident, except for some minor uneven floors and walls, which are typical. Major conditions affecting the structure are mentioned in the report.

Codes regarding seismic supports and upgrade change regularly. Just because a property is of a newer construction, one should not assume that the specific seismic installation is adequate. This holds true when you compare building standards before and after the 1906 earthquake and codes before and after the 1989 earthquake. It seems that practical and book-learned experiences differ dramatically at times and focus primarily on an opinion. A few things seem to be consistent. Properties seem to fair better when uniformly seismically upgraded vs. just a portion being modified. For example, too much seismic support in one given area is not recommended in older homes.

When seismic straightening is considered, it focuses on the structural components vs. cosmetic. Cosmetic repairs often exceed three times the cost of the structural repair. When deciding future upgrades, cosmetic repairs after an earthquake can be reduced with proper seismic preplanning. An experienced engineer knows the difference. If the structure qualifies for additional seismic upgrading, plywood sheer walls can be installed on the outer walls. Plywood gussets and/or T straps can be installed at the post and girder intersections where applicable. Strong ties can also be installed at all the corners of the structure, entries, and/or post/pier intersections. L-brackets can be installed on all the door headers and additional sill plate bolts can be installed.

G.1a Framing pertains to structures made with wood. Besides normal board lumber, there are several types of newer laminated wood products on the market from which structures are made. These products are made with similar tree type materials but have been strengthen by glues and/or epoxy.

General Notes

GN #204

G.2 Full permit search should be performed to accurately determine which aspects of the structure had work performed with and/or without benefit of permit. It will also determine the accurate legal description of the property if there are questionable legal concerns. If this type of inspection is desired from Diverse Inspection Services, Inc., it will be performed upon request at a reasonable cost and will be performed with written consent from the present owner.

GN #206

G.9 This report by no means is or designed to be used and/or misconstrued as a Pest Control report. If this type of inspection is desired from Diverse Inspection Services, Inc., it will be performed upon request at a reasonable cost and will be performed with written in accordance with the Structural Pest Control Board's rules and regulations. Diverse Inspection Services Inc. gives no warrantee regarding the accuracy of previous reports.

GN #208

A.2b **Enclosed framing** under the patios are inaccessible for inspection and warrant further evaluation.

B. Deck framing with no access or limited access below are inaccessible for inspection.

E. **Enclosed framing** under the stairs are inaccessible for inspection and warrant further evaluation.

H. We take great effort to look within areas that are inaccessible and we are usually able to identify most of the major conditions in this section. If an area is indicated to be inaccessible, a recommendation is given to further inspect. If this inspection is desired, it will be performed upon request at an additional cost. The findings will be reported in a supplemental report. The following are areas commonly inaccessible.

GN #210

A. Determining the cause that led to a present condition(s) mentioned in the report is outside the scope of this inspection. Further evaluation is always recommended. This report is not designed to determine whether condition(s) stated are worsening and/or is stable. Common sense indicates a need to perform periodic inspections.

B. Determining the conditions of the framing below dirt filled planter and/or freestanding planter pots is outside the scope of this inspection.

C. Decorative ornamental attachments, such as wall planters and/or stands, are excluded from this report.

G. This inspector cannot warrant whether any installations and/or renovations to the structure were performed with benefit of permit. The owner and/or local building department should be contacted for further information.

J. Determining the present or absence of hazardous material such as radon gas, asbestos fibers, electric magnetic fields, mold spores, and lead is outside the scope of this inspection. If further information is desired regarding any of these items mentioned or not in this report, it is advised that the appropriate tradesman be contacted.

J. Determining the cause of any adverse condition stated in this report is outside the scope of this inspection.

General Notes

GN #211

A. The foundations are the first structure component usually embedded in earth prior to erecting a structure. Most are made of concrete or brick, once every so often there are older homes made with wood foundation. A licensed contractor and/or engineer should be contacted for additional information and for quotes regarding upgrades and/or needed corrections to any of the items outlined in the report.

A. There are two basic configurations when making foundations, stem and footing and monolithic. Cracks, deterioration, settling, and faulty grade conditions are the primary concerns with foundations. Hidden concerns pertain to stem and footing size, soil density before a pour, and the quality, quantity, and size of the interior steel reinforcements.

When inspecting foundations, from contractors to engineers, opinion can vary greatly from person to person and most options are based on viewing 10% of what little exposed foundations are visible.

We believe that it is important for interested parties to get as much information possible regarding the types of foundations available to them.

B. & C. Little to no concerns pertains to monolithic and concrete steel reinforced structure except for cracks, settling, and areas that allow for water intrusion.

GN #213

C. The foundations that are concrete are usually made of concrete reinforced with steel. They pertain to stem/footings and pier/post type construction.

GN #215

D.2 Efflorescence is a white crystalline or powdery, often fluffy/fuzzy deposits on the foundation. It caused by water being hydro-pressured from the exterior wall to the interior. The water dissolves salts inside the masonry, which travels to the surface of the foundation, causing salts to accumulate on the foundation through evaporation. The primary concern with efflorescence is not the salt itself, but instead what control measures, if any, should be considered to eliminate moisture. Interior and exterior surface applications are available to control the surface, if desired.

GN #230

K. We take great effort to look within areas that are inaccessible and we are usually able to identify most of the major conditions in this section. If an area is indicated to be inaccessible, a recommendation is given to further inspect. If this inspection is desired, it will be performed upon request at an additional cost. The findings will be reported in a supplemental report. The following are areas commonly inaccessible.

K. Areas not mentioned in this report are defined as being inaccessible for inspection and warrant further evaluation.

GN #232

M. Performing **engineering calculations** is outside the scope of this inspection.

M. Determining the **adequacy of preexisting foundations** is outside the scope of this inspection.

M. Determining the **cause of any adverse condition** stated in this report is outside the scope of this inspection

General Notes

GN #233

A. Attics that are inaccessible cannot be evaluated to determine whether an attic is well vented or insulated meeting a minimum R-19+ value.

A.2 Ideally, attics should have insulation rated at an R-30 value. There are many different types of insulation, which include rolled fiberglass, blown in cellulose, and/or fiberglass and foam. It is recommended that the owner have an energy compliance inspection done of the property to see if its energy conservation methods meet today's standards.

A.3 Attics need ventilation to control moisture that accumulates contributing to rot and to allow heat to escape. Cross ventilation is advised to allow fresh air to pass form one side of the attic to the other.

GN #235

B. A licensed roof and sheet metal contractor should be contacted for additional information, for quotes regarding upgrades, and for needed corrections to any of the items outlined in the report.

The visible and accessible exterior surfaces of the roof only were inspected. Depending upon the condition of the roof, water tests can be performed on the roof covering if desired. No water tests were performed at this time, however, because this exceeds the normal scope of this inspection. No determination was made as to whether the roof is currently in a watertight condition. It is advised that a home warranty be purchased with an extended guarantee on the roof for possible unforeseen leaks or cracks.

Take into consideration that there is a difference between the chronological age of a roof versus how a roof is wearing. The conditions stated in this report are based upon the current conditions of the roof observed during this inspection only. Periodic inspections and maintenance should be performed regularly. Flat tar roofs should be covered with gravel and/or painted with a silver-based reflective paint to protect the roof membrane from the suns harmful rays. The object of the protective coverings is to eliminate all exposed black surfaces. Cracks should be sealed with cold mastic. All exposed roof coverings on vertical walls and parapets should be painted with a heat reflective paint. This type of coating should be reapplied every 3 to 5-years. With roofs that have a greater the 30-year life expectancy, use copper flashing instead of galvanized metals.

GN #236

B.1c A composition shingle roof covering is comprised of a single overlapping layer of felt paper below a finished overlapping layer of asphalt shingles. Composition shingles can only be installed on pitch roofs exceeding a 2 in 12 pitch. Shingles range in quality from 15-year shingles to 40 years shingles. We recommend that 25 to 30-year shingles be used. The life expectancy of this roof covering is 15 to 22-years under ideal conditions depending on the roof pitch - the greater the pitch, the longer the life. A maximum of 3 roof layers is permitted, so when the roof is in need of replacement, all three-roof layers must be removed down to bare decking before a new roof layer is installed.

GN #243

C. Gutters are comprised of wood, plastic, and/or metals. Ideally, the gutter should be tied in the main sewer system if there are city requirements to do so. If not, the gutter should have a down spout equipped with drainage tubing and/or splash blocks to direct surface water away from the structure. All surface water should drain at least 5 feet away from the structure with no options to puddle. Gutters should be wall mounted and/or suspended from the roof eaves. The main concern with the gutters is the necessity to keep them cleaned out. They should be cleaned before every rainy season.

General Notes

GN #247

E. **Roof eaves** areas are commonly inaccessible for inspection.

GN #249

G. Performing **engineering roof calculations** is outside the scope of this inspection.

G. Determining the origin of any **known leaks** is outside the scope of this inspection.

G. Determining the **cause of any adverse condition** stated in this report is outside the scope of this inspection.