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Report: 10162010 Address: 1891 Strobridge Ave.

Confidential Inspection Report

1891 Strobridge Ave.
Hayward, CA 94546



Prepared for: Ted A"Beckett

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Report Table of Contents

INTRODUCTION	3
EXTERIOR-STRUCTURE	5
EXTERIOR -GROUNDS	10
ROOF COVERING	11
PATIO/DECK	13
GARAGE/PARKING STRUCTURE	15
LAUNDRY	16
MAJOR SYSTEMS	17
HEATING/AIR CONDITIONING	20
KITCHEN	22
BATHROOMS	24
INTERIOR ROOMS	28
BEDROOMS	29
ATTIC AREA & ROOF FRAMING	30
BEYOND THE SCOPE	32

INTRODUCTION

Inspection # 10162010.
Inspection Date: 10/16/2010.
Inspector: Markus Von Euw.
Client: Ted, A'Beckett.
Property Address: 1891 Strobidge Ave., Hayward, CA 94546.
Weather Conditions: Mild.

A non-invasive, limited visual inspection of the above-mentioned property was performed, at clients' request. Enclosed is our written report based on that inspection.

This report will give you information about the overall condition of this property. Our inspectors follow the Standards of Practice set forth by the California Real Estate Inspection Association (CREIA), a copy of which is available upon request. We will examine the readily accessible areas and systems of the home.

Cosmetic considerations are not within the scope of this report, since all properties have some degree of wear. There may be many items that even the most thorough inspection cannot reveal, which you may consider significant to ownership. Furthermore, owning any building involves some risk and while we can give an excellent overview of the property, we cannot inspect what we cannot see.

We do not move furniture, stored personal effects or dismantle any part of the home in the course of our inspection. We do not do an exhaustive technical evaluation of the property; such an inspection is available for an additional fee. Your attention is directed to the INSPECTION AGREEMENT, a copy of which was provided; this letter makes it a part of the inspection report. It more specifically delineates the scope of the inspection and the limit of liability of the inspector and inspection company in performing this inspection. Please be sure to read and understand the scope of our inspection.

We cannot make repairs nor refer contractors for repairs or maintenance on items which our report mentions, since we abide by the Standards of Practice, Code of Ethics of CREIA and the California Business & Professions Code.

NOTE: The client is strongly advised to further investigate or contract with appropriate persons to further investigate any and/all conditions/items in the inspection report not listed as (S) Serviceable, or are Inoperable, Beyond the scope of a CREIA Inspection or which may have been disclosed by others or which you may be concerned before the close of escrow or sooner if your residential purchase agreement has a contingency time limit.

Any statements made in the body of the inspection report pertaining to right, left, front or rear are referenced to viewing from the street and facing the dwelling.

We advise clients to obtain owners manuals and warranties for all equipment/appliances installed in the dwelling.

We advise clients to ask for any/all permits and inspection records with final signatures for any modifications or additions that may have been made to the dwelling, and/or any known conditions that may have been inadvertently left out of disclosure statements.

We advise having all exterior door locks rekeyed and the garage opener if present re programed after taking possession of the home for security reasons.

Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed. Client is advised to thoroughly read the complete report as not all conditions reported will be represented by photographs.

NOTE: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection, please call the office to arrange for your verbal consultation.

Important notice to third parties or other purchasers: Receipt of this report by any purchasers of this property other than the above listed party(s) is not authorized by the inspector. This report prepared for the sole and exclusive use for the client listed above in accordance with our written agreement and is subject to the terms and conditions agreed upon, this report is a work product and is copyrighted by the company shown above as of the date of this report. Duplication by any means whatsoever is prohibited without prior written permission and authorization from the company shown above. Unauthorized duplication of, use of or reliance on this report has the effect of all parties agreeing to hold harmless, individually, jointly, and/or otherwise, the inspector, the Company, their successors and assigns. The inspector strongly advises against any reliance on this report by third parties. **This document is not to be used for the purpose of substitute disclosure.** We recommend that you retain a qualified professional inspector to provide you with your own inspection report on this property.

KEY TO THE INSPECTION REPORT

In using your report, the following definitions may be helpful.

S/Serviceable= Items noted at time of inspection were accessible and found to be in working order/serviceable condition (excluding cosmetic consideration and normal wear.)

N/A or None = The item does not apply to this property or none present.

Inoperable = System did not respond to attempted testing at time of inspection.

Items not permanently affixed and/or hard wired to home, such as track lighting attached to ceiling using receptacle plug for power source, is considered personal or portable property, and are not included in this report.

We realize that you had a number of companies to choose from to perform this service, and you chose us! The inspector and staff thank you for selecting our company for your home inspection needs. If you have any questions, please call us.

EXTERIOR-STRUCTURE

100 EXTERIOR - STRUCTURE

Type of structure: duplex.

Number of stories: Two story.

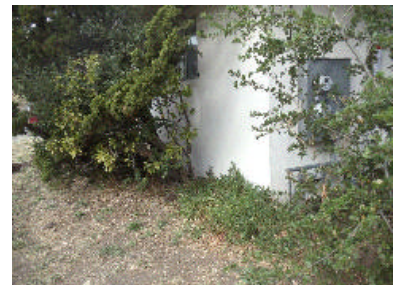
Inspection of the exterior and immediate surrounding areas is limited to visible and readily accessible areas, areas hidden from view by vegetation, at or below grade level and/or behind walls or stored items can not be judged and are not part of this inspection, taking into account typical wear for properties of this age and type (excluding cosmetic considerations). Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors is a source of moisture damage and deterioration. We recommend sealing all cracks and openings in and between the exterior siding and trim materials, especially around doors and windows. Routine maintenance and painting may extend the service life and minimize deterioration of the exterior surfaces.

101 Siding: S; Stucco.

Wood.

some of the wood sidings are lifting.

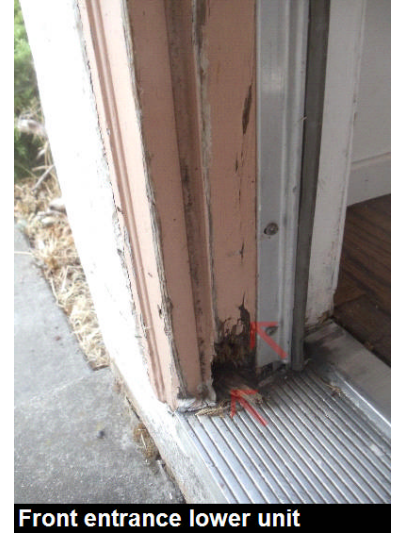
Suggest trimming all trees and vegetation away from home. Vegetation in contact with or encroaching with building materials may trap moisture causing damage/deterioration, harbor insects or rodents and allow the growth of mold/mildew.



102 Trim:

Wood. Deterioration noted. We suggest further evaluation by a Licensed Branch III Structural Pest Control Operator for identification and any remediation deemed necessary by the pest control company.

By the front Entry of the lower unit. - deterioration noted.



And next to front entrance fascia - deterioration noted.



fascia is pulling away.



103 Window Frames:

Metal, old windows. Glazing putty deteriorated or missing should be corrected/replaced.

Buyer plans to replace all windows, therefore windows not tested

104 Electric Fixtures:

No ground fault circuit interrupters installed. - may not have been required at time of construction. Upgrade recommended.

Weather tight plug cover damaged.



Exposed Romex wiring noted. This may be a safety concern if used where it could be subject to physical damage. We suggest review/correction by a licensed technician to ensure safety, prior to close of escrow.



105 Gutters/Downspouts:

Suggest adding gutters/downspouts as a future upgrade.



Debris noted in gutter should be removed to prevent clogging.



106 Exterior Doors:

Entry door lower unit. weathered. and damage noted.



108a Chimney #1:

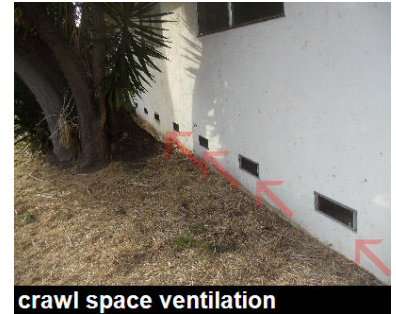
None.

109 Gas Meter:

Located at right rear of dwelling. Underground, concealed or buried pipe not inspected.

110 Foundation: Concrete, raised construction.
 Foundation bolting: Framing is bolted. Bolt frequency not verified.
 Access: Access located at interior closet.
 Ventilation: Ventilation appears to be adequate. Screens noted.

Some of the exterior ventilation screens were noted to be damaged . We recommend they be replaced to keep animals out of the crawl space.



crawl space ventilation

Vapor Barrier: There was no vapor barrier in place in the crawl space. A vapor barrier is considered a beneficial feature. This will help create a dry air space between the dirt and the framing and limit the amount of moisture that is able to rise into the framing, and reduce the possibility of future moisture damage. We recommend consideration be given to a vapor barrier being installed as a future upgrade.



Conditions: foundation appears in good condition.



Posts and piers appear to be in good conditions.



White efflorescence powder deposits noted are mineral salts left when moisture evaporates and is indicative of moist conditions in the area.



Evidence of prior water entry exist. We recommend drainage control improvements to help keep the foundation dry. A wet crawl space can be a health hazard to some people. If concerned, we recommend further investigation to determine if there exists an ongoing climate for incubation of microbial contamination and that steps be taken to eliminate this climate."

Plumbing:

Crawl space was not accessed or inspected in areas where access was restricted to less than 18 inches of clearance for inspector safety.

Evidence of leaking plumbing, suggest review/correction by a qualified licensed plumber before the close of escrow.



Rust and or corrosion noted.



Rust and or corrosion noted at the drain for toilet at lower rear bathroom.



EXTERIOR -GROUNDS

200 EXTERIOR GROUNDS

201 Driveway:

Concrete, Stress/shrinkage/settlement cracks noted. Displaced and expansive cracking. Possible trip hazard.



202 Walks:

Concrete, Stress/shrinkage/settlement cracks noted.

203 Fence:

Wood, Deterioration noted. Wood to soil contact noted. Broken or missing planks noted.

206 Lot Grade at Foundation:

Building is built on a flat lot.

Sill plate/weep screed:

It should be noted that the buildings exterior stucco siding terminated below finish grade height at the perimeter walls and foundation. This condition is no longer permissible under currently accepted construction industry standards and practices due to the potential of moisture infiltration migrating into the wood framing support members resulting in moisture damage. It is recommended that every effort be made by the property owner to maintain a positive finish grade slope away from the buildings perimeter foundation including the buildings exterior stucco siding in order to help avoid expensive repairs and replacements. It is also suggested that the state licensed pest control inspectors report be carefully reviewed concerning this condition.

207 Comments:

We recommend regrading uneven areas to assure positive lot drainage. We recommend regrading where needed to assure all water drains away from the foundation of this house. Evidence of ponding noted.

ROOF COVERING

Our roof inspection is to report on the type and condition of roofing materials, missing and/or damaged material, and attachments (excluding antennas, solar systems, etc.) where visible. This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Condition of the roofing underlayment material is not verified/inspected. For further evaluation and a roofing certification we recommend you consult a qualified licensed roofing contractor, a number lenders may require a roofing certification. Building's that have tile or wood shingle/shake materials and are going to be tented for termites should be re inspected for possible damage caused by the extermination process before the close of escrow.

301 *Type/material:* Sloped/ Multiple layer, Composition shingle.



Roof access: The inspector walked on the roof and viewed the accessible roofing components.
302 *Flashing:* No drip rail flashing noted at eaves . May not have been required at time of construction.
303 *Drains/Waste vents:* S.
304 *Comments:* Roofing materials are poorly installed.



Nails/Fasteners are protruding from the roof surface. Maintenance is needed.



damages at the corners of the roof, exposed sheathing noted.



Suggest complete review/correction including cost estimate (bids) by a qualified licensed roofing contractor before the close of escrow.

Debris on roof should be removed to prevent water from damming and to extend roofing life. The debris reduces the flow of roof water runoff and increases the potential for leakage. We recommend correcting the condition(s) noted.

Suggest trimming all trees and vegetation away from roof.

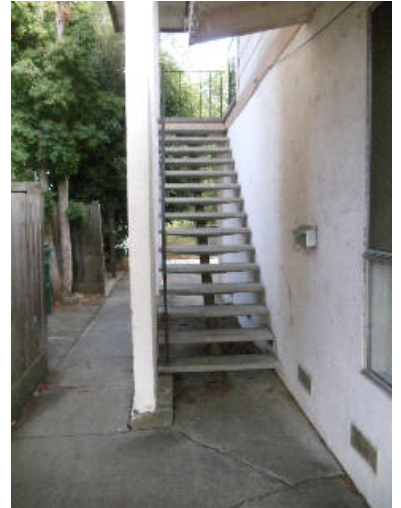


PATIO/DECK

500 OTHER STRUCTURE

Location/Type:

STAIR CASE AND PATIO.



501 Cover:

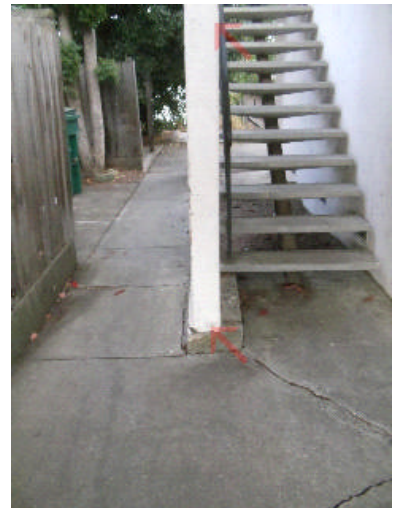
See roof comments.

502 Enclosure:

Stucco.



foundation appears to have setteled.
Stress/shrinkage/settlement crack noted.



Suggest further review by appropriate person if concerned.



506 Deck/slab:

Concrete.

507 Stairs:

S; Concrete.

508 Railing:

Stair case railing wrought iron good condition.

At upper patio level railing is loose , correction advised..

GARAGE/PARKING STRUCTURE

600 GARAGE/CARPORT

<i>Type of structure:</i>	Attached.
601 <i>Exterior:</i>	See #101.
602 <i>Roof:</i>	See roof comments.
603 <i>Slab:</i>	S; Concrete.
604 <i>Window:</i>	None.
607 <i>Fire Door:</i>	Not a fire rated door as required.
608 <i>Fire wall.</i>	Holes or openings noted should be sealed with approved materials to restore the fire resistive barrier as required.
612 <i>Overhead Door:</i>	Wood. S;

620 OTHER STRUCTURE

<i>Type of structure:</i>	Attached.
621 <i>Exterior:</i>	See #101.
622 <i>Roof:</i>	See roof comments.
623 <i>Slab:</i>	Concrete. not been able to check has been raised.
624 <i>Window:</i>	not checked, buyer plans to replace all of them.
627 <i>Fire Door:</i>	door toward garage. Not a fire rated door as required.
629 <i>Walls:</i>	S.
630 <i>Ceiling/rafters:</i>	S.
631 <i>Electrical:</i>	Grounded.
635: <i>Comments:</i>	Part of Garage has been converted to add-on room(s).

LAUNDRY

705 LAUNDRY AREA

Location:

Lower Unit, Located in closet.

713 Electrical:

Grounded. Plug cover missing.

716 Washer Service

Washing machine supply valves sit for long periods of time without being operated and are subject to leaking when turned off/on when the washing machine is removed/installed. We recommend checking these valves for evidence of leakage during your final walk-through before the close of escrow. Laundry supply lines servicing the laundry machines are not tested during the inspection.

717 Dryer Hookup:

220 v outlet noted. Gas hookup noted. -not tested.

718 Dryer Vent(s)

Dryer vent was noted, not tested. The interior of dryer vents should be frequently examined for lint buildup and cleaned to prevent the possibility of fire.

719 Drain Stand:

Drain lines servicing the laundry machines are not tested during the inspection.

725 LAUNDRY AREA

Location:

Upper unit. Located in closet.

733 Electrical:

Grounded.

737 Dryer Hookup:

220 v outlet noted.

738 Dryer Vent(s)

Dryer vent was noted, not tested. The interior of dryer vents should be frequently examined for lint buildup and cleaned to prevent the possibility of fire.

740 Comments:

suggest adding floor drain.

MAJOR SYSTEMS

Our visual inspection of major systems is limited to the normal operating functions of items listed. Independent evaluations including the adequacy/inadequacy of water flow (such as gallons per minute), buried/concealed piping or water quality, electrical amperage/voltage adequacy and the testing of photoelectric cell operated fixtures are not within the scope of this report. If such detailed information is required, we suggest contacting appropriate specialists. Areas concealed from view by any means are excluded from this report/inspection. Any electrical repairs, modifications, corrections, installations or periodic inspection and maintenance of systems or aluminum wiring should be provided by a licensed and qualified electrician per California law.

MAIN ELECTRICAL SERVICE

<i>801 Electrical:</i>	The main electrical service for each unit is approximately, 100 amps/240 volts.
<i>Location:</i>	Service entrance is underground, with the main panel located at, rear of dwelling.
<i>Sub panel:</i>	Located at each unit in, lower unit by the laundry upper unit in closet, while not approved today, this may have been the standard at time of construction.
<i>Overload protection:</i>	Overload protection is provided by breakers. The accuracy of labels when present are not verified.
<i>Main shut off/disconnect:</i>	Main disconnect noted as required.
<i>Futures:</i>	Futures provided for possible future expansion.
<i>Conductors:</i>	220 V aluminum wiring noted. No 110 V aluminum branch wiring noted.
<i>Grounding Method:</i>	Grounding method not verified, not visible.

Ground fault circuit interrupter devices (GFCI) afford additional protection against electrical shock. GFCI protection is typically found in newer homes in areas where electrical receptacles are located near sources of water. For your information, we have indicated in the report those areas which may be appropriate for GFCI installation and whether or not a device is in place. Upgrading unprotected plug outlets noted in the report is recommended for additional safety.

PLUMBING SUPPLY AND DRAIN

<i>802 Plumbing:</i>	Piping, where visible, is copper. The water supply piping appears to have been retrofitted. Unable to determine the extent of the retrofit or verify the presence of die-electric unions. Pipe is partially concealed from view.
<i>803 Drain/Waste:</i>	Underground, concealed and or buried piping is not inspected/tested, drain cleanouts and location not verified.

The visible areas only of the main water line, shutoff valve, water supply and drain lines, gas meter and piping are examined to determine their current condition. Areas concealed from view by any means are excluded from this report/inspection. Leakage, blockage or corrosion in underground or concealed piping cannot be detected by a visual examination. A video inspection of drain/waste lines by an appropriate specialist is recommended if client is concerned by this possibility. Older fixtures or components should be budgeted for replacement. Shutoff valves are not operated by the inspector as they may be prone to leakage if they have not been frequently operated. Private waste disposal system's are not inspected, beyond the scope of this inspection.

SMOKE DETECTORS

<i>804 Smoke Detectors:</i>	The installation of units is required for fire safety, in all bedrooms, and hallway.
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If the home were to be constructed today, standards would require installation of detectors in each sleeping room and in the hallway accessing each sleeping area. Multi story dwellings would require a detector on each level. Future installation of additional detectors at any unprotected location is suggested for increased fire safety. We have listed the present areas that a smoke detector is located. Units not tested by inspector. The built in test button when present only verifies proper battery and horn function, but does not test smoke sensor. We suggest that the units be tested with real or simulated smoke at move-in and that fresh batteries be installed as required and tested monthly as recommended by the Consumer Product Safety Commission.

WATER HEATER

805a Water Heater #1:

Lower Unit; 40 gallon.



Brand Name(s)

General Electric.

Aprox. Age(s)

2005.

Location:

Located in laundry.

Shutoff valve:

Cold water shutoff valve intact.

TPR Valve:

Temperature, pressure relief valve noted as required.

Drain line:

Lacks required drain line. Safety hazard, we recommend correction.

Combustion Air:

The combustion air supply appears adequate.

Earthquake safety:

The water heater seismic strapping was installed in a manner that did not meet the State Architect's requirements or the water heater strapping kit manufacturer's instructions. The intent is for the water heater to resist movement. We recommend correcting the condition(s) noted for safety reasons.

805b Venting #1:

Exhaust vent is loose. vent pipes will allow products of combustion to escape. This is a safety hazard needing immediate attention.



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

805c Water Heater #2: upper unit. 40 gallon.



Brand Name(s) General Electric.
Aprox. Age(s) 2003.
Location: Utility room.
Shutoff valve: Cold water shutoff valve intact.
TPR Valve: Temperature, pressure relief valve noted as required.
Drain line: Drain line installed.
Combustion Air: Suggest review by appropriate person.
Earthquake safety: Earthquake safety straps installed.
Comments: The unit was inoperable at time of inspection. liquid petroleum gas water heater installed, needs to be corrected. gas water heater required.

The water heater was not functioning. The proper configuration of "HOT on the LEFT" and "COLD on the RIGHT" at each of the faucets could not be confirmed. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

HEATING/AIR CONDITIONING

Our inspection of major HVAC systems is limited to the normal operating functions of the items listed. Independent evaluations including the adequacy/inadequacy of heating and cooling systems (such as cracked heat exchangers, air conditioning pressure tests, coolant charge, line integrity, air balance, evaporator cooling coils.etc.) are not within the scope of this report. Thermostats are not checked for calibration or timed functions. If such detailed information is required, we suggest contacting appropriate HVAC specialists. Normal service and maintenance by a licensed HVAC specialist is recommended by the HVAC equipment manufacturer on an annual basis.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. IN A NUMBER OF AREAS THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST. MOST MANUFACTURES ADVISE ANNUAL SERVICING BY A LICENSED QUALIFIED HVAC SPECIALIST.

HEATING SYSTEMS

810a Heating #1: S; Gas, central air unit.
 Location: lower unit, Located in utility closet.
 Brand Names: Payne.



Approx. Age(s) Unknown, ID tag missing or illegible.
 Filter: Located in unit.
 Combustion Air: Combustion air provides oxygen for fuel-burning appliances. Adequate ventilation around all fuel-burning appliances is vital for their safe operation.
 Shut off/disconnect: There is a gas shutoff valve and electrical receptacle noted near this appliance.
 Conditions: There was good air flow to all the rooms.
 810b Venting #1: S.
 810c Heating #2: Inoperable. Gas, wall unit.



Location: Upper unit, Living Room.
 Approx. Age(s) older.
 Shut off/disconnect: There is a gas shutoff valve noted near this appliance.
 Conditions: Advise complete review/correction including cost estimate.

THERMOSTAT CONTROLS

812a Thermostat #1:

Located at living room.

As of October 1, 2005, when changes to the heating and air conditioning system are made, they will be subject to the 2005 energy protocols which include further testing to verify that the system is up to current standards. We recommend that you review your home warranty policy regarding replacement components of the heat/air system because you may be responsible for additional costs if a component is required to be upgraded due to the new 2005 energy protocols now in effect. It is beyond our ability to determine whether this system currently meets the 2005 energy protocols, therefore, we exclude this from our inspection and defer this to the appropriate trade specialists.

KITCHEN

Inspection of kitchen components is limited to built-in gas or electric appliances and plumbing systems, if power is supplied. These items are tested under normal operating conditions. Extensive evaluations, such as calibration/operation of timers, clocks, heat settings, thermostat accuracy, self cleaning and temperature probes on cooking appliances are not within the scope of this report. Stored personal effects will restrict viewing cabinet interiors and should be checked at your walk-through before the close of escrow.

Note: Due to the inaccessibility of the dishwasher components, we can do no more than operate under normal operating procedures, cleaning and drying adequacy not verified. Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

Shutoff valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. We suggest all shutoff valves or angle stops be turned regularly to ensure free movement in case of emergency.

900 Location:	lower Kitchen.
901 Floor:	S;
902 Walls:	S.
903 Ceiling:	S.
907 Cabinets:	Finish is worn.
908 Counter tops:	Tile. cracked material noted. We suggest caulking or regrouting as needed, open joints may allow moisture intrusion. Maintenance of the joints is strongly advised.



909 Electric Fixtures:	Grounded. No ground fault circuit interrupters installed. - may not have been required at time of construction. Upgrade recommended.
910 Sinks:	S.
911 Faucet:	S.
912 Traps/Drains/Supply lines:	S.
913 Disposal(s):	S.
915 Stove/Cooktop(s):	Electric: unit. S; with signs of aging/wear.

One of the cooktop/ range burners was inoperative. We recommend correcting the condition(s) noted.

The range/oven lacked an anti-tip device at the rear as required. This condition is a topple and impact hazard. We recommend correcting the condition(s) noted for safety reasons.



917 Hood/Fan Light:	older. Exhaust filter and fan need cleaning, or replacement.
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930 OTHER KITCHEN AREA

930 Location: upper unit.



931 Floor: S;
 932 Walls: S.
 933 Ceiling: S.
 937 Cabinets: Finish is worn.

938 Counter tops: Water damage noted, under sink.
 Tile. Cracked material noted

We suggest caulking or regrouting as needed, open joints may allow moisture intrusion. Maintenance of the joints is strongly advised.



939 Electric Fixtures: Grounded. No ground fault circuit interrupters installed. - may not have been required at time of construction. Upgrade recommended.

940 Sinks: S.
 941 Faucet: S.
 942 Traps/Drains/Supply lines: S.

943 Disposal(s): The disposal was jammed/ frozen. We recommend correcting the condition(s) noted.



945 Stove/Cooktop(s): Electric: unit. S; with signs of aging/wear.

One of the cooktop/ range burners was inoperative. We recommend correcting the condition(s) noted.

The range/oven lacked an anti-tip device at the rear as required. This condition is a topple and impact hazard. We recommend correcting the condition(s) noted for safety reasons.

947 Hood/Fan Light: S, Exhaust filter and fan need cleaning.

BATHROOMS

Our inspection of bathrooms is to report on visible water damage and the operation of fixtures. Dry rot, toilet rings, inaccessible plumbing and shower pans are not within the scope of this inspection. Shower pans, surrounds, enclosures and doors are not water tested for water tightness, visual observation only. Supply valve(s) for sinks and toilets are not turned. The devices will frequently leak after being moved if they have not been used or regularly maintained. Tub and sink overflows are not filled and tested as part of our inspection. All areas under sinks may not be visible due to stored personal items at the time of inspection and should be checked at your walk-through before the close of escrow.

BATHROOM #1

1000 Location: Lower unit.



1007 Electrical: No ground fault circuit interrupters installed. - may not have been required at time of construction. Upgrade recommended.

1010 Tub & Surround: Tile, damaged and missing.

1018 Traps/Drains/Supply: Leaking noted from crawl space by bath tub drainage.



1021 Comments: buyer will remodel this bathroom. so not inspected in details.

BATHROOM #2

1025 Location: LOWER next to laundry.



1026 Flooring: S;

1027 Walls: S.

1028 Ceiling: S.

1029 Doors: S.

- 1032 *Electrical:* No ground fault circuit interrupters installed. - may not have been required at time of construction. Upgrade recommended.
- 1033 *Exhaust Fan:* S.
- 1035 *Tub & Surround:* We suggest caulking or regrouting as needed, open joints may allow moisture intrusion. Maintenance of the joints is strongly advised.
- 1037 *Tub Faucet:* Leaking noted, at controls.



- 1041 *Sink:* We suggest caulking or regrouting as needed.



- 1042 *Sink Faucet:* S.
- 1043 *Traps/Drains/Supply:* S.
- 1044 *Toilet:*

The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. We suggest properly resealing and re-securing this unit to prevent water leakage and damage.

Inoperable. water turned off. Drain rusted. leak noted.



BATHROOM #3

- 1050 *Location:* UPPER unit.
- 1051 *Flooring:* S;
- 1052 *Walls:* S.
- 1053 *Ceiling:* S.
- 1054 *Doors:* S.
- 1057 *Electrical:* No ground fault circuit interrupters installed. - may not have been required at time of construction. Upgrade recommended.
- 1060 *Tub & Surround:* We suggest caulking or regrouting as needed, open joints may allow moisture intrusion. Maintenance of the joints is strongly advised.

surface from tub wall is lifting at some places.



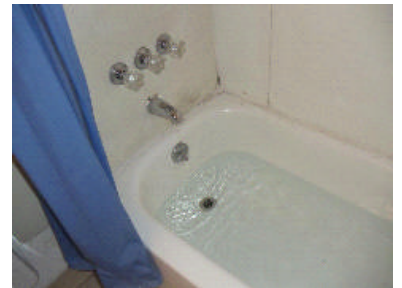
concern that moisture may enter behind the tub wall.
Seam lifting.



- 1061 Tub Enclosure: None.
- 1062 Tub Faucet: S.
- 1066 Sink: S.
- 1067 Sink Faucet: S.
- 1068 Traps/Drains/Supply: S sink.



Slow drain noted at tub.



1069 Toilet:

The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. We suggest properly resealing and re-securing this unit to prevent water leakage and damage.

1070 Counter/Cabinets:

Water damage noted under sink.



INTERIOR ROOMS

Our interior review is to determine functionality of accessible doors, windows and electrical outlets, visible water stains and other related conditions. Minor items, such as torn screens, cracked window panes and loose hardware can occur at any time. Furnishings and stored personal effects are not moved during the inspection. Closet and storage areas should be reviewed at your walk-through before the close of escrow after furnishings and stored personal effects have been removed for any hidden damage. New paint and flooring can remove or conceal evidence of any past conditions that may have been present prior to the work being done. We recommend inquiring about any past conditions that may no longer be visible.

1200

1200

Lower Unit

ENTRY/LIVING ROOM.

1201 Floor:

S;

1202 Walls:

S.

1203 Ceiling:

S.

1205 Windows/Screens:

not checked, buyer plans to replace all of them.

1206 Electrical:

Grounded.

1210

1210

upper unit

ENTRY/LIVING ROOM.

1211 Floor:

S;

1212 Walls:

S.

1213 Ceiling:

S.

1214 Doors:

S.

1215 Windows:

not checked, buyer plans to replace all of them. One window broken.

1217 Electrical:

Grounded.

BEDROOMS

BEDROOM #1

1600 Location:	lower unit.
1601 Floor:	S;
1602 Walls:	S.
1603 Ceiling:	S.
1604 Doors:	S.
1605 Windows:	not checked, buyer plans to replace all of them.
1607 Electrical:	Grounded.
1608 Closet/Wardrobe:	S.

BEDROOM #2

1610 Location:	upper unit.
1611 Floor:	S;
1612 Walls:	S.
1613 Ceiling:	S.
1614 Doors:	S.
1615 Windows:	not checked, buyer plans to replace all of them.
1617 Electrical:	Grounded.
1618 Closet/Wardrobe:	S.

ATTIC AREA & ROOF FRAMING

The visible areas of the attic and roof framing were examined to determine their current condition and visible water stains. Areas concealed from view by any means are excluded from this report. Insulation is not moved during the inspection. Attic framing members/components and other multiple items are tested by examining a representative sampling as opposed to specific functionality of every single item. The accessible permanently installed equipment or components are checked for basic operation. Thermostatically operated attic vent fans are excluded from the inspection.

1751 Hatch: Located in lower unit. and upper unit.
 1753a Sheathing: Plywood material.
 1753b Framing: S;



1754 Evidence of leaking: Yes, appears to be old water stains.
 1755 Insulation: lower section Where visible thickness of insulation material is approximately, 2-4". Unable to view area beneath insulation. Old insulation.
 upper section. 10-12". Unable to view area beneath insulation. New insulation.



1756 Ventilation: Appears to be adequate, vents located at eaves, Torn or missing screens noted should be repaired.



1758 Ducting: Some Insulation or vapor barrier covering on ducting is damaged and should be taped or repairs made to maintain energy efficiency.



1759 Comments:

Open splices/open junction boxes were noted. at the lower section. This is a safety concern. Whenever an electric wire is cut and reconnected, the "splice" should be encased in a covered junction box to prevent shocks and separation of the splice. We suggest review/correction by a licensed electrician to ensure safety, prior to close of escrow.



BEYOND THE SCOPE

1900 WHEN IT'S BEYOND THE SCOPE

CONCEALED AREAS:	<i>If areas of the home are inaccessible or concealed from the inspectors view, then an inspection of that area did not take place. 1) Request that any information about any hidden problems be revealed to you about these inaccessible or hidden areas from the seller prior to the close of escrow 2)Return to the property prior to the close of escrow and perform a walk-through inspection of your own after the owner's belongings have been removed 3) If your inspection or information reveals hidden damage or concerns contact a qualified specialist or your inspector for a return visit.</i>
PERMITS/BUILDING CODE VIOLATIONS:	<i>If you are concerned about code violations or building permit information you should: 1) Contract with a company to research permit information available at the appropriate building and safety office.) If you have additional concerns with regard to code violations you may contract for a code compliance survey of the property. A typical home inspection is not such a service.</i>
GEOLOGICAL STABILITY:	<i>Soil condition or stability is not determined during this home inspection. Should you decide to obtain a geological report of the site conditions you might contact a geological inspection firm through your real estate agent or a non profit association of geotechnical engineers for referral.</i>
STRUCTURAL STABILITY OR ENGINEERING ANALYSIS:	<i>Engineering analysis of a building's structure is performed only by a licensed structural engineer with the use of measurements, calculations, or other scientific evaluation. Engineering is beyond the scope of a typical home inspection. To receive an inspection and report on the structure by an engineer, ask your real estate agent or a non-profit association of structural engineers for referral.</i>
SEWER BLOCKAGE:	<i>Check with the seller for information about the history of the sewer or private waste disposal system. Having a drain service company video review and service the main drain line to be sure it is open and flowing before the close of escrow is recommended on all homes.</i>
RADIO CONTROLLED DEVICES:	<i>Numerous devices in homes that are operated with remote controls are not within the scope of this inspection. For information about these devices we first suggest that you obtain a list of all the remote controls from the seller. (The operation of the overhead garage door automatic opener will be tested using the permanent control button provided in the house or garage.) Many radio controlled devices have changeable codes which you may want to consider altering for your use or safety. You may wish to contact the installer or manufacturer for additional information and evaluation.</i>
REINSPECTION AND REPAIRS:	<i>Reinspection's are only performed on items not accessible at the time of original inspection or that were unable to be inspected due to utilities not turned on. Should repairs be necessary we suggest they be performed by appropriate persons and that work complies with applicable Law, including governmental permit, inspection, and approval requirements. Buyer should obtain from seller receipts for Repairs performed by others, a written statement indicating the date of Repairs performed by Seller and provide Copies of receipts and statements of seller prior to final verification of condition. (Ref: Residential Purchase Agreement Form RPA-CA, page 4 item 10.)</i>
MOLD, MILDEW, FUNGUS AND MICROBIAL ORGANISMS:	<i>Mold, mildew, fungus and other microbial organisms commonly occur in areas that show evidence of or have the potential for leaking, moisture intrusion and/or inadequate ventilation. The identification of the organisms is beyond the scope of the inspector. Any area or item exhibiting such conditions can be a health hazard to some people. If concerned about this possibility, we recommend further investigation be performed by a Certified Industrial Hygienist to determine if there exists an ongoing climate for incubation or microbial contamination and that steps be taken to eliminate this climate.</i>
PRODUCT RECALLS AND SAFETY ALERTS:	<i>Product recalls and consumer product safety alerts are added almost daily. If client is concerned about appliances or other items installed in the home that may be on such lists, client may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) web site http://www.cpsc.gov or www.recalls.com for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists.</i>
ENVIRONMENTAL HAZARDS OR	<i>Environmental hazards, materials or conditions, including, lead, asbestos and radon and</i>

MATERIALS:

not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire and flood. Homes built before 1979 may have products in them that contain some amounts of asbestos or lead. Determining the presence of these products is beyond the scope of this report. An environmental survey is not part of a home inspection, this service is available by contracting with an appropriate specialist.