Safe Guard Property Inspections, LLC
Residential Inspection Report

232 John Muir Rd., Lake Arrowhead , CA 92352
Inspection prepared for:
Real Estate Agent: Monique Richter - Dilbeck Real Estate

Date of Inspection: 4/30/2019 Time: 11:00
Age of Home: 1930 Size: 2625
Weather: Sunny
Agent buyers present, Buyers present, Inspector present

Inspector: Jeremy Johnson
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Summary Residential Inspection Report

Residential Inspection Report

In our opinion the general condition of the property in question is **in overall fair condition for the age and type of structure.** Our **opinion** of what the top issues are pertaining to the inspection performed will be outlined within the body of this paragraph for your convenience. **The remaining and most overall significant items are found in blue font, and outlined within the pages following this cover page.** Finally, suggestions, photos, and further explanations of items noted on the day of the home inspection can be found in the remaining pages which follow. **First,** current standards call for at least two means of emergency egress at every bedroom location. No visible qualifying method of secondary egress was found to be present at all bedroom locations. To qualify the egress systems must comply with minimum emergency egress standards. When two or more doors are not present, which provide egress, at least one window or comparable system must be present which employs a clear opening of a minimum 5.7 square feet, a minimum opening with a width of 20.5", a minimum open vertical opening of 24" , and have a sill height of no more than 44" in vertical height from floor surface. We recommend upgrading the windows located within the bedroom locations to comply with minimum safety standards relevant to the period of time the windows were replaced. **Next,** there are abnormal and significantly uneven areas in the flooring, ceilings, and interior door openings were found to be present at one or more locations within the foyer, dining room, and main hall locations. We highly recommend further evaluation and service by a licensed structural engineer prior to the close of escrow. **Last,** at the rear elevation we observed the rear elevation concrete foundation stem wall is leaning towards the tow of the slope. The aforementioned condition indicates structural movement and therefore we highly recommend further evaluation prior to the close of escrow, by a licensed structural engineer. **Prices of repair can vary greatly and are dependent on methods and materials utilized. At least three estimate of all listed items should be obtained by three separate licensed contractors prior to the close of escrow to accurately assess potential cost and scope of repairs**. Please feel free to call me with any questions you may have in regards to a listed or non listed item on the inspection report provided. **PLEASE READ THE ENTIRE REPORT**.

In recommending service items noted on the day of and at the time of the inspection listed, **we have fulfilled our contractual obligation** as generalists, and therefore disclaim any further legal responsibility in regards to upcoming, present, past and/or any foreseeable or non foreseeable issues within, surrounding, or in any part of the property in question and identified on the cover page of this report. A note from the Inspector: We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire inspection report. Give us a call after you have reviewed your report if you require further clarification of any listed or non listed item. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire time you occupy the residence. The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and/or possessions within the home, attic, garage, and exterior. The report focuses on safety and function, not current building codes specifically, although codes are considered when determining the level of danger and/or any non compliance present. The code requirements in place at the time the home was built and/or improvements which were made to home and systems within, are taken into consideration when identifying a suggestion for repair or improvement versus a non compliance issue. In addition, due to the lack of information or the unfamiliarity with the homes history of improvements and/or failures, I will often bring your attention to an item which I feel may need further investigation due to relevant visible irregularities, with the intent to have the condition further evaluated by a specialist.

Jeremy Johnson IAC2 HUD K979 NACHI
Certified Residential Inspections LLC
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General Observations and Disclaimers

Page 14 Item: 1	Exterior Site Conditions and General Observations	• Asbestos pipe located in yard, unknown use. We recommend an inquiry be made with the selling party prior to the close of escrow.
Page 15 Item: 2	General Interior Observations	• The home has multiple indications of past moisture intrusion and we recommend further evaluation and testing.
Page 20 Item: 6	Stair System General Observations	• The underside of the stair system is not sheathed with type x 5/8" drywall or comparable materials, which is required per local fire standards to prevent a accelerated spread of fire from floor to floor and we recommend service. • At one or more locations we found that no graspable handrail system was present at the time of our inspection, as would be required under todays building and safety standards. We recommend further evaluation and service.
Smoke and Carbon Monoxide Detector Observations		
Page 21 Item: 1	Smoke and Carbon Monoxide Detectors	• Missing detectors at one or more locations and we recommend replacement prior to further occupancy of the home. • Recommend the installation of mandated carbon monoxide detectors.
Exterior System Observations		
Page 22 Item: 1	Exterior Cladding and Trim Observations	• Wood siding is ran into the concrete and/or dirt, which will promote rot and termite infestation. Local standards require a 4" separation when dirt is present and 2" when concrete is present. We recommend further evaluation and service. • Loose siding present at multiple locations and we recommend service.
Page 23 Item: 2	Fascia and Trim Observations	• Peeling paint present and we recommend service. Homes constructed pre 1978 to 1982, lead based paint is likely to be present and testing should be done to determine for certain. If the presence of lead is confirmed the painting, paint prep, and/or paint removal should be completed by a licensed painting contractor who holds a certification in handling and servicing lead based paint. • Wood trim is ran into the concrete and dirt, which will promote rot and termite infestation. • Horizontal wood/foam trim is not properly pitched or flashed and we recommend service to minimize further deterioration.
Page 25 Item: 5	Hardscape, Handrail, and Step Observations	• There should be a graspable handrail installed where there is three or more risers and we recommend service. • One or more handrail locations have a height below 36", which is not permitted and we recommend replacement. • We recommend installing a handrail system where a drop in elevation of 30" or more is present at known paths of travel, as local building standards would require. We recommend further evaluation and service. • Sections of rope style railing are damaged and/or missing at one or more locations. We recommend further evaluation and service.

Page 28 Item: 6	Drainage and Grading Observations	• There is evidence of moisture intrusion which appears to be directly caused by the lack of a functional separation in elevation between the exterior and the interior floor height, the lack of a functional drainage system, a poorly designed irrigation system, and/or a nonfunctional gutter system. To prevent deterioration of the various systems within the residence, we recommend further evaluation and service by a licensed grading, irrigation, and drainage contractor. • To help prevent rot, water related damages, and/or insect infestation the separation from siding to finish grade should be brought to a minimum of two inches where concrete surfaces are present and/or to four inches where dirt surfaces are present. Ideally a 6" separation is preferred regardless of materials present. In addition, grade should flow away from the building, to avoid pooling around the perimeter of the homes foundation walls. • There are areas around the home where grading is negative or neutral to the residence. The properties grade should slope so that water is lead away from the homes foundation. This can be easily rectified by adding additional drainage. • The current drainage system is inadequate for the amount of potential water the lot can produce. The grading, drainage, and/or irrigation system should be evaluated by a licensed contractor specializing in drainage, grading, soil loss prevention, and soil retainment prior to the close of escrow to determine the scope of potential costs and scope of work required.
Page 30 Item: 7	Sprinkler and Landscaping Observations	• There are missing or broken sprinklers and we recommend service. • Trees and/or tree branches are threatening the roofing materials and/or surfaces. We recommend the aforementioned condition be further evaluated by a licensed arborist prior to the close of escrow. Local standards require trees branches to be cut back a minimum of 10' from the roof line and/or surface. We recommend further evaluation and service.
Page 31 Item: 9	Rain Gutter Observations	• In one or more locations gutters are pitched to flow water away from the downspout location and we recommend service.
Garage Observations		
Page 31 Item: 1	Garage observations	• Moisture stains within the garage indicates moisture intrusion and we recommend further evaluation.
Page 32 Item: 2	Garage Door and Opener Condition	• Damages present at garage door and we recommend further evaluation and service. • There is no system in place to detect obstructions within the path of the garage door as system is attempting to return to the closed position, which is a safety concern. We recommend one be installed as required in most conditions. • The garage head clearance height is below industry standard, which may impede access for certain vehicles. We recommend further evaluation and service.

Page 32 Item: 3	Fire Wall/Interior Surfaces	• At the garage to house wall, all penetrations are required to be sealed to restrict the possible accelerated movement of a potential house fire which are most likely to originate within the garage. The garage fire wall also prevents carbon monoxide created from vehicle exhaust and gas fed appliances, from traveling from the garage and into the interior living space where the orderless gas could be fatal. We recommend further evaluation and service. • Moisture damages and visible mold growth are present at one or more locations within the garage likely due to excessive moisture levels from within the foundation crawlspace and/or concrete floor. • Water damaged, wood rot, and other moisture related damages appear to be present at the base of the wall off the entrance to the garage. We highly recommend further evaluation and service by a licensed termite inspector.
Insulation, Flashing, and Fenestration Observations		
Page 34 Item: 2	Exterior Window and Door Observations	• Damaged and/or damaged screens, muttons, and/or window frames are present, which is primarily cosmetic, although we recommend further evaluation and/or service. • Broken glass at two locations off the detached garage are present, which is a safety hazard and a security issue and we recommend replacement prior to occupancy. • Glass installed at fenestrations which are located within 2' of a door, within a door, adjacent to stairs systems, within a tub/shower system, installed with a interior sill height of 18" or less and a exterior sill height of 30" or greater, etc, are required to be comprised of a tempered glass material or comparable to help prevent injury in the event the glass was broke while accessing or operating in the vicinity of the aforementioned conditions. We recommend the glass be replaced located at bedroom one where the window sill is below 18" from finish floor and at the window located above the tub within bathroom one where the window sits less than the allowed distance from the base of the tub and the window itself, to tempered glass as required. • Current standards call for at least two means of emergency egress at every bedroom location. No visible qualifying method of secondary egress was found to be present at all bedroom locations. To qualify the egress systems must comply with minimum emergency egress standards. When two or more doors are not present, which provide egress, at least one window or comparable system must be present which employs a clear opening of a minimum 5.7 square feet, a minimum opening with a width of 20.5", a minimum open vertical opening of 24" , and have a sill height of no more than 44" in vertical height from floor surface. We recommend upgrading the windows located within the bedroom locations to comply with minimum safety standards relevant to the period of time the windows were replaced.
Page 37 Item: 3	Wall Flashing Observations	• There has been several penetrations made, where devices have been added and were never properly flashed to prevent moisture intrusion
Roof Observations		

Page 38 Item: 1	Roofing System Observations	• From the rear of the detached structure, when observing the front elevation of the main structure, it appears one or more courses of roof shingles have been laid out of square with the roof structure. The aforementioned condition could indicate that the installation of the roof was done is a sub standard manner. Therefore, we recommend verification of installation permits and further evaluation by a licensed roofing contractor prior to the close of escrow.
Page 38 Item: 2	Flashing and Vent Caps	• It appears at one or more roof to wall transitions that there are no functional roof to wall flashing present, which is contrary to industry standards and will likely promote deterioration and moisture intrusion. We recommend further evaluation and service.
Interior Area Observations		
Page 41 Item: 1	Interior Surfaces and Flooring Observations	• Visible moisture damages are present at the base of the wall and ceilings within the sublevel den. We recommend further evaluation and service by a licensed moisture intrusion specialist. • The vinyl flooring possibly contains asbestos materials and is loosely or wavy in its appearance where located within the loft bedroom within the detached structure. We recommend further evaluation and abatement by a licensed asbestos abatement contractor. • Moisture related damages are present at the interior window sill within one or more locations at the interior of the detached living space, indicating moisture intrusion. We recommend further evaluation and service by a licensed moisture intrusion specialist. • There are abnormal and significantly uneven areas in the flooring, ceilings, and interior door openings were found to be present at one or more locations within the foyer, dining room, and main hall locations. We highly recommend further evaluation and service by a licensed structural engineer prior to the close of escrow. • We have found water damage and visible fungus growth throughout the interior cabinetry located within the laundry room. We recommend removal of the damaged wall material as well as any components damaged that are located beneath the drywall. The area should be properly remediated and treated with a fungicide to help minimize the allergic affects fungus growth can have on individuals. In addition, after repairs have been made we recommend the area be tested by our mold inspector to determine proper remediation has been completed and safe spore count levels, moisture content and humidity levels have been restored. • Moisture related damages are present at the base of the wall within the interior of the main structure, off the top floor bedroom areas. We recommend further evaluation and service by a licensed moisture intrusion specialist. • Visible moisture related damages present beneath the window sill within bedroom three. We recommend further evaluation and service.
Page 45 Item: 2	Door Observations	• Multiple uneven door reveals present, indicating out of square openings.

Page 47 Item: 4	Mirrors, Tubs, Showers, and Shower Door Observations	• Based on the lack of functional support beneath the shower pan, the various cracked tiles at the interior portion of the pan, and indications of past moisture related damages present beneath the shower pan, it is our opinion that the shower pan within the sublevel bathroom has been installed improperly and has failed to function without leaking in the past. We recommend further evaluation and service prior to any further use.
Page 47 Item: 5	Handrail Observations	• There is no handrail present at one or more locations of the interior stair system, as required by local building and safety standards. We recommend the installation of a mandated and approved railing system. • The handrail is loose and should be secured prior to further use. We recommend further evaluation and service.
Page 47 Item: 6	Tread and Riser Observations	• Loose treads at one or more locations are present at the interior stair systems. We recommend further evaluation and service.
Appliance Observations		
Page 48 Item: 3	Cooking Appliance Observation	• The manufacturer supplied anti-tip device is not in place. The anti tip hardware is designed to prevent injury if an excessive amount of weight was to be placed on the open oven door and we recommend the installation as required. • Igniter did not function and should be repaired at the top right burner. We recommend further evaluation and service.
Electrical System Observations		
Page 50 Item: 2	Electrical Service Panel Observations	• The panel is not clearly labeled and should be in order to properly identify circuits in the event a emergency disconnect is required. • Corrosion is present within the electrical panel and multiple components are deteriorated. Corrosion creates resistance, resistance increase heat temperatures within circuits and electrical devices. Increased heat increases the likelihood of equipment failure and possible fire.
Page 51 Item: 4	Electrical Circuits and Ground Observations	• There are spliced connections inside of the panel, which indicates substandard workmanship, possible additions to the system, and/or circuits were ran too short when installed originally. Regardless we recommend further evaluation and service by a licensed electrician.
Page 52 Item: 5	Electrical Sub Panel Observations	• The panel is not labeled clearly and it is recommended to be, in order for the circuits to be properly identified and the loads calculated by an electrician. • The subpanel employs a fuse operated system which is obsolete and we recommend replacement of the system to reflect common safety standards. • The neutral and bonds are not installed on separate bus bars as required and we recommend further evaluation and service by a licensed electrician

Page 53 Item: 6	Interior Fixture Observations	• Missing trim, loose, and/or damaged trim at various locations • Several interior three prong outlets have not been grounded correctly • In one or more locations (sublevel main house) we have noted exposed electrical cables ran on the surface of interior walls, which is not permitted. The aforementioned condition is a potential shock hazard and therefore we recommend further evaluation and service by a licensed electrician prior to the close of escrow. • Damaged electrical conduit adjacent to the sub panel located within the laundry room of the detached structure. We recommend further evaluation and service. • One or more fixtures have been rendered non functional, and we recommend further evaluation by a licensed electrical and/or an inquiry with the seller be made prior to the close of escrow.
Page 56 Item: 7	Exterior Fixture Observations	• CRI recommends GFCI upgrade at all wet locations as required by local building standards. • No functional ground connection observed at one or more outlets at the exterior of the home. We recommend further evaluation and service by a licensed electrician • No light present at garage exterior to exterior door, as required by local building codes, to help prevent injury while accessing exits, during limited visibility • There are various junctions and/or fixtures, which are not recommended for exterior use and should be replaced with approved exterior rated electrical grade materials. • Damaged exterior wall sconce at the rear right elevation. We recommend further evaluation and service.
Page 59 Item: 8	Attic & Foundation Electrical Observations	• There are multiple unsafely installed electrical connections and/or electrical junctions within the attic. Exposed, spliced, and/or wire nutted electrical connections are present outside of a junction box or within a unsealed junction box, either method of installation will not contain electrical arching. This method of installation is easily repaired, but at the same time, is a serious fire and shock hazard. All electrical connections should be made within an approved UL listed junction box, which is properly sealed to contain random arching and we recommend service prior to further occupancy. • There are unsecured electrical circuits at multiple locations within the attic. Circuits should be secured per NEC standards, to minimize tripping and the loosening of live circuits, during access of the attic for normal maintenance and repairs. • There are extension cords employed within the attic to supply power to a fixture, or multiple fixtures, which is not permitted and is a safety hazard. We recommend further evaluation and service by a licensed electrician. • Missing electrical trim at one or more locations within the attic and/or crawlspace. We recommend further evaluation and service by a licensed electrician prior to the close of escrow.
Plumbing Observations		
Page 60 Item: 1	Water Pressure Test Observations	• The water pressure should never exceed 70 PSI at the interior water pressure, as it will prematurely deteriorate the seals at all interior plumbing fixtures, deteriorate the water heater, and can be the source of numerous water leaks. • 100

Page 62 Item: 3	Water Main and Main Water Supply System Observations	• There are surface-mounted water pipes that are not insulated and are therefore not energy efficient and if location warrants, will be susceptible to freezing, and you may wish to verify the installation permit. • The color of the water is brown and we recommend that the homes water system, including the water heater, be flushed prior to occupancy. Rust and reduction in water pressure will be an ongoing issue until the home is repiped with an alternative material. • There is a moderate reduction in water volume and a clamp repair in the foundation area • There are blisters on the body of the galvanized water pipes that should be evaluated • Pex lines are ran on the walls surface and will be exposed to damages. Pex material should be ran within a protective chase to prevent accidental impact damages.
Page 65 Item: 4	Interior Plumbing Fixture Observations	• One or more toilets runs continously and we recommend further evaluation and service. • Visible leaking at the water mixing valve located at the laundry sink, within the detached structure. We recommend further evaluation and service by a licensed plumbing contractor. • One or more faucets leak when in use. We recommend further evaluation and service by a licensed plumbing contractor. • Damaged sink present within bathroom two. We recommend further evaluation and service with the intention of replacement. • Leak at sink drain within the interior of the detached structures bathroom sink. We recommend further evaluation and service . • Faucet leaks at kitchen sink. We recommend further evaluation and service.
Page 67 Item: 6	Sewer Discharge, Fixture, and Cleanout System Observations	• It appears that the stall shower pan, visible from within the interior of the foundation crawlspace has been improperly supported and/or installed, indicated by the visible cracks in the interior shower stall, as well as moisture related damages present beneath the shower pan at surrounding framed sections. We highly recommend further evaluation and service prior to any continued use. • Due to surrounding vegetation and/or age of the sewer discharge system, it would be prudent to have the system video scanned for damages and/or fatigue by a licensed plumbing contractor. • One or more locations of sewer discharge lines are not properly supported, configured, and or improperly trapped to direct waste with a positive flow of sewage while preventing gasses from escaping to the interior of the residence. We recommend further evaluation and service by a licensed plumbing contractor.
Page 69 Item: 8	Water Heater Observations	• There is rust present at the interior of the combustion chamber at the laundry room located unit. The rust present possibly indicates the water heater may need replacement. We recommend further evaluation and service by a licensed plumbing contractor.
Page 70 Item: 9	Water Heater Type and Enclosure Observations	• At the water heater located within the guest house, we have noted the combustion air available to the water heaters is inadequate, due to the undersized ventilation grates and the under sized bathroom those greats are attempting to draw combustion air from. We recommend the water heaters not be employed until properly serviced by a licensed plumbing contractor. • Deteriorated materials present at the water heater enclosure and/or access door and we recommend service.

Page 71 Item: 10	Water Heater PRV Discharge and Seismic Strapping Observations	• The pressure relief line dose not extend to exterior at the laundry room unit and will cause damages to building materials and/or injury, when hot water is discharged due to excessive pressure. We recommend running the 3/4" discharge line to an approved location, as required by local building standards. • The seismic strapping system for the water heater, designed to minimize movement during a seismic event, are not installed per the manufacturers specifications and therefore does not comply with the California state required installation guidelines at the laundry room located unit. We recommend further evaluation and service by a licensed plumbing contractor.
Page 71 Item: 11	Water Heater Heat Vent, Supply, and Return Observations	• The gas flex connector is comprised of materials no longer permitted for use according to current safety standards and we recommend replacement. • Loose connections are present at heat vent and we recommend further evaluation and service. • Sediment trap missing at the gas supply line and we recommend service. • Moisture related damages are present at the vent pipe for the water heating unit which services the detached structure. We recommend further evaluation and service prior to any further attempts to use. • The termination method is improper and missing a screened port to prevent access to rodents at the water heater vent located beneath the main house off the left elevation. We recommend further evaluation and service.
Heat/AC System Observations		
Page 73 Item: 1	HVAC System Condition Observations	• Rust is present at the interior of the unit and/or combustion chamber. This condition is likely due to excessive condensation within the unit during the use of the air conditioning system and/or heating system.
Page 74 Item: 2	Observations Supply System	• One or more supply and/or return registers are deteriorated due to moisture exposure. Rust is present within the metal ducting system due to the system be ran through the corrosive concrete foundation . We recommend further evaluation by a licensed HVAC contractor with the intention of the replacement of the system.
Page 75 Item: 4	Gas System Supply Observations	• The flex gas connector penetrates the metal side wall of the heating unit, which is not permitted due to possible damages during seismic activity, creating a possibly explosion or fire hazard. We recommend further evaluation and service by a licensed plumbing contractor. • The gas supply or flex line is comprised of a material which is no longer employed and/or has been deemed unsafe for use in current gas appliance connection applications. Therefore, we recommend the flex connector be replaced with a material which is approved and compliant by todays safety standards. We recommend further evaluation and service by a licensed plumbing contractor.

Page 75 Item: 6	Heat Vent System Observations	• The heat vent includes a Johns Mansville Transite pipe, which is known to contain asbestos. These pipes are considered safe unless incorrectly serviced or removed. CRI recommends the pipes be replaced. Utilizing this type of material as a heat vent allows moisture to accumulate within the pipe, and into the appliance it services. As a result, damages to the interior of the combustion chamber from moisture occur, shortening the service life of the appliance. Furthermore, this material is highly litigated, for the potential to cause health issues, and should be replaced regardless. • The B vent has been ran through the interior of an abandoned friable asbestos based transite pipe, which can be accessed from the interior of the home at closet and crawlspace areas. Due to the potential safety hazards when dealing with ACM containing materials, we recommend further evaluation and service by a licensed asbestos abatement contractor prior to further occupancy. • The termination method at the intake and exhaust ports for the FAU are not installed per the manufacturers installation instructions. We recommend further evaluation and service by a licensed HVAC contractor.
Page 77 Item: 9	AC Compressor Condition	• The AC compressor is installed on a unstable base, and is also out if its level as required by the manufacturers installation instructions. We recommend further evaluation and service by a licensed HVAC contractor prior to any continued use.
Page 79 Item: 11	HVAC Supply and Return Ducting Observations	• There are abandoned ducts in the attic, that you may wish to remove. • Several sections of ducting are laying directly on grade and/or attic floor and are recommended to be elevated to prevent deterioration and maximize efficiency. • Caution should be taken, when servicing the system due to the presence of asbestos paper at the boot transitions. • A portion of the HVAC supply plenum is smashed and is sitting in dirt. Due to the associated heath hazards, we recommend further evaluation and service by a licensed HVAC contractor prior to any continued use..
Page 80 Item: 12	Non Mechanical Ventilation Observations	• Based on the condition of the crawlspace there is inadequate ventilation, we recommend the installation of a functional venting system to exhaust moisture from the water heater, gas dryer, and the natural moisture created during damp exterior conditions. • One or more vent flashing systems have been installed in reverse of the manufacturers design. We recommend further evaluation and service at the left elevation.
Page 80 Item: 13	Mechanical Ventilation Observations	• The dryer exhaust duct installed at the dryer connection is comprised of flex materials and is ran to a length excessive to the manufacturers installation instructions. Due to the inherent fire hazard present in dryer exhaust systems which are unsafely installed, we recommend further evaluation and service by a licensed HVAC contractor. • The radiant heating devices located within the bathroom facilities were not functional at the time of our inspection. We recommend further evaluation and service.
Fireplace Observations		

Page 81 Item: 2	General Fireplace Observations	• Based on measurements taken at the interior mantel, the living room fireplace appears to have shifted, and now sits out of square. In addition, it appears that a large portion of the upper masonry stack has been rebuilt, based on materials differences and grout color inconsistencies. Based on the two aforementioned observations, it is our recommendation the fireplace be further evaluated by a Licensed NFPA inspector prior to any attempts to utilize.
Page 83 Item: 3	Crown, Spark Arrestor, and/or Termination Cap Observations	• Cracked and deteriorated crown, which should be serviced to prevent additional damages. • The fireplace stack or exterior chase extends more than eight feet from the roof line penetration and is not braced to minimize lateral movement. We recommend further evaluation and service. • There are tree branches located in close proximity to the fire place termination cap that should be cut back to reduce the risk of fire. • Missing ash box door and we recommend service prior to any attempt to employ system. • The chimney does not have a spark arrestor which is mandated in most jurisdictions. In addition, we recommend the installation of a functional rain cap to prevent water from rusting interior fireplace components. • An approved spark arrester is defined as a device constructed of non combustible materials, 12 gauge minimum welded or woven wire mesh, with maximum ï¿½ inch openings, or cast-iron plate, 3/16 inch minimum thickness,
Page 84 Item: 4	Flue and Damper Observations	• The interior of the chase has a heavy layer of creosote and you may wish to have the flue swept prior to further use.
Structure Related Observations		
Page 85 Item: 1	Interior General Structural Observations	• Interior door reveals are unequal at one or more location, uneven flooring materials, out of level ceilings have all been observed. These observations may indicate a more serious structural defect is present or is occurring in areas not visible to our inspector due to finish surfaces. We recommend the structure be further evaluated by a structural engineer. • Interior door reveals are unequal at one or more location, uneven flooring materials, out of level ceilings have all been observed. These observations may indicate a more serious structural defect is present or is occurring in areas not visible to our inspector due to finish surfaces. We recommend the structure be further evaluated by a structural engineer.
Page 86 Item: 2	Structural Observations	• There are moisture stains surrounding several roof penetrations and appear to be related to past moisture intrusion. We recommend further evaluation and service by a licensed roofing contractor. • Foundation access door not framed correctly to properly transfer structural load over and around the opening as required and often opiortrayed with a typical header to king stud connection. We recommend further evaluation and service by a licensed structural engineer.
Raised Foundation		

Page 89 Item: 2	Stem Wall and Cripple Wall Observations	• Sections of the concrete foundation walls we observed as being deteriorated, missing, removed, and/or severely out of plumb at one or more locations within the crawlspace of the main structure, as well as within the detached unit. The foundation wall has been skimmed coated in areas, which is falling off the structure and in need of repair. The rear foundation wall was observed and measured as being over an 1.5" out of plumb, leaning towards the tow of the slope. Furthermore we observed sections of concrete foundation walls missing, damaged, and/or spalling and therefore we highly recommend a complete evaluation by a licensed structural engineer and/or a licensed concrete repair specialist prior to the close of escrow. • There are multiple atypical cracks, (LARGE AND/OR DISPACED) at the foundation walls, which appear related to unstable soils and excess exposure to moisture. Regardless, the system should be evaluated by a specialist and repaired as directed. • There is efflorescence on the stem walls of the raised foundation and damp soils. This condition confirms moisture penetration and we recommend service to the grading and drainage systems. Efflorescence deteriorates the strength of the concrete walls and should be addressed to minimize deterioration and prolong the service life of the foundation system • A sizable hole has been cut into the foundation wall for reasons unknown. The hole has been left without bracing or a header to compensate for the missing section of load bearing foundation support system. We recommend further evaluation and service prior to the close of escrow. • Severe spalling has been noted at the interior foundation wall located beneath the detached structure, visible from within the laundry room cabinetry. Spalling allows the weakening of concrete systems by allowing excess moisture to result in the flaking of concrete surfaces. The aforementioned condition combined with the visible mold growth and elevated moisture levels within the same vicinity, indicate a chronic moisture issue. We recommend further evaluation and service prior to the close of escrow. • Over cuts in plate lines located at the top of one or more cripple type wall sections were observed within the foundation crawlspace. In addition, sections of cripple type bearing systems appeared to bow and lean at one or more locations beneath the main structure, visible from within the crawlspace area. We highly recommend further evaluation and service by a licensed structural engineer prior to the close of escrow. • Earth to wood contact will cause rapid deterioration to wood based sill plates, which has already occurred. Therefore, we recommend a functional separation be made between wood based structural components and the corrosive soils . We recommend further evaluation and service.

Page 96 Item: 3	Post and Pier Observations	• Several sections of sill plating which sit at the base of the cripple walls, sit below grade and therefore are in direct contact with dirt. Dirt, especially damp dirt accelerate the deterioration of cellulose based structural components and should be serviced to restore a functional separation. • Moisture stains are present at the rear cripples walls, which appear to caused due to the rear grade being directed directly to foundation walls and we recommend service to prevent further deterioration. • Leaning and off center structural support posts are present and should be serviced as soon as possible. Leaning posts indicate considerable movement due to structural failure and we recommend further evaluation and repair prior to occupancy. Furthermore beam transitions are not properly supported ay a support post and we recommend service.
Page 97 Item: 4	Floor Sheathing Observations	• Extensive moisture and termite related damages are present at the subflooring beneath the bathroom and kitchen areas, which appear to be caused by a history of sewer leaks, failed shower systems, and water supply system leaks. We recommend further evaluation and service by a licensed termite, mold remediation contractor, and carpenter. • Significant moisture related damages present at the sub floor, visible from beneath the home. A portion of the moisture related damages appear to be caused by water runoff flowing from the front elevation stemwall and into the foundation crawlspace, due to the lack of a functional drainage system. To help prevent further accelerated deterioration of wood based structural components and concrete foundation walls, we highly recommend further evaluation and service prior to the close of escrow.
Page 99 Item: 5	Floor Joist and Girder Beam Observations	• Within the foundation crawlspace we have noted one or more improperly cut floor joists. Floor joists have been cut and/or notched either larger than permitted and/or in a portion of the joist, which is not permitted. When floor joists are improperly modified, the floor joists strength can be significantly decreased, resulting in uneven areas or even complete failures. We recommend further evaluation and service by a licensed carpenter prior to the close of escrow. • Load transfer missing at joist to cripple wall connection within the main foundation crawlspace at one or more locations. We recommend further evaluation and service by a licensed structural engineer.

I. General Observations and Disclaimers

1. Exterior Site Conditions and General Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Site Conditons:
• Given the age of the residence, asbestos and lead-based paint is likely to be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Residences built around 1979 should also be suspect due to numerous companies trying to use up their products with asbestos with little to no methods in place for regulation of the use of left over materials. For confirmation on hazardous materials testing is recommended prior to any remediation, remodel, or renovations, be attempted.
• The property has been renovated and you should request documentation for your records to confirm the renovations were completed under the required and finalized building permits.
• The residence is occupied and or numerous personal affects are present. In accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, remove or rearrange items within closets and cabinets, etc. Therefore, we disclaim all relevant systems and locations not accessible due to personal items.

• There are significant grading, water, and overall drainage issue that are adversely affecting the property and should be addressed by a qualified grading contractor.
• Due to the large lot, inaccessible areas and large amount of vegetation not all areas were inspected
• The property boundaries and possible easements are not clearly marked and you may wish to have the homes property lines, conditions, and common areas, be identified prior to close of escrow.
• Equipment necessary for utility services and therefore right of access, are located within the property lines and we recommend reviewing you property disclosures to discover any relevant information on the utility companies right to the property for service and upgrades.
• Due to the age of the residence you may wish to consult with a structural engineer in regards to recommended reinforcements of worn materials and/or irregular additions/modifications.
Observations:
• The exterior of the home is in need of service. Numerous repairs are required and we recommend estimates be obtained.
• The property has been altered or renovated and you should request documentation for your records to confirm the work was completed under the required and finalized building permits.. "Remodels" which are unsafe and illegally completed, often puts our clients and their families in financial and physical peril.
• Due to this home being positioned on a hillside or similar plane and you may wish to have a evaluation be completed by a soils and/or civil engineer to determine the stability of surrounding soils.
• Asbestos pipe located in yard, unknown use. We recommend an inquiry be made with the selling party prior to the close of escrow.

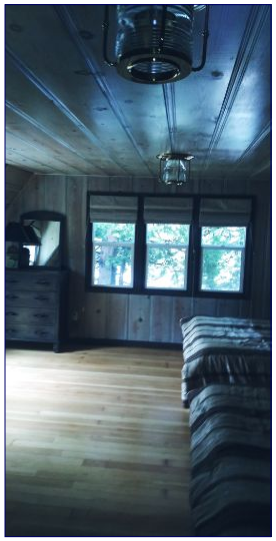
2. General Interior Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

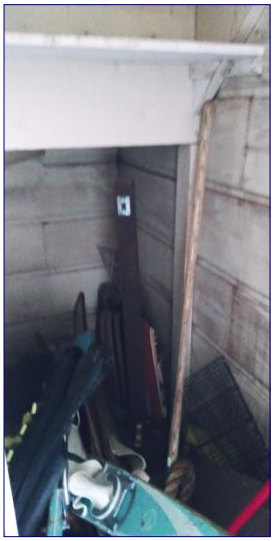
General Room Locations:
• The family room is located off the dining room.
General Observations:
• The interior is occupied and we only inspect areas that are visible. We disclaim any and all areas and/or systems not accessible in any way at the time of our inspection.
• There is evidence of pets that reside within the residence and you may wish to have the home as well as the HVAC ducting system and other affected components professionally cleaned prior to occupancy.
• A intercom is present, which is excluded from our inspection and should be demonstrated by the sellers.
• There is a security system present, which is excluded from our inspection.
• The home has multiple indications of past moisture intrusion and we recommend further evaluation and testing.

Bedroom 1

Sub level den

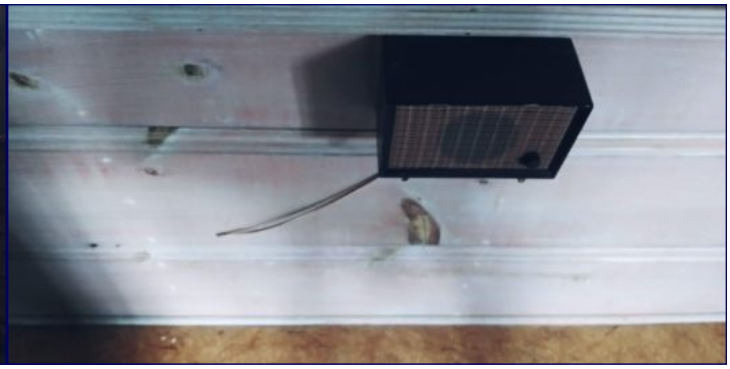


Bedroom three



The interior is occupied and we only inspect areas that are visible. We disclaim any and all areas and/or systems not accessible in any way at the time of our inspection.

Guest house bedroom



A intercom is present, which is excluded from our inspection and should be demonstrated by the sellers.

Dining room

Family room

Bedroom

3. Bathrooms Observations

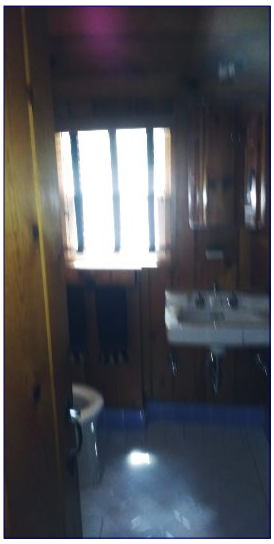
No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
	X			

Materials:
• Bathroom 2 is located off the top of the stairs.
• Bathroom three is located off main hall downstairs
Observations:
• One or more bathrooms appear to be part of a possible addition. We recommend inquiry be made within the selling party and/or local governing agency.

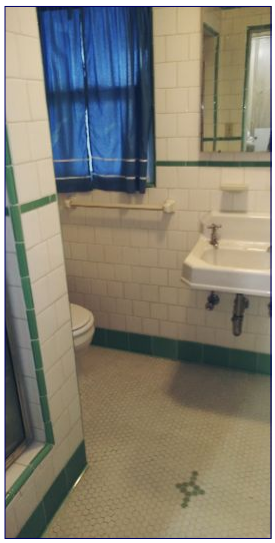
Bathroom one

Bathroom two

Bathroom three



Bathroom 4



Guest house bathroom

4. Kitchen Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
X				

Observations:
• We have evaluated the kitchen, and found it to be in acceptable condition
• Due to personal items a large portion of the kitchen was inaccessible

5. Laundry Room

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
	X			

Laundry room location:
• The laundry room is located off the garage.
Observations:
• The laundry room appears to be part of an addition and appears to have been completed without the use of a building permit.

6. Stair System General Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

• The underside of the stair system is not sheathed with type x 5/8" drywall or comparable materials, which is required per local fire standards to prevent a accelerated spread of fire from floor to floor and we recommend service.

• At one or more locations we found that no graspable handrail system was present at the time of our inspection, as would be required under todays building and safety standards. We recommend further evaluation and service.

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7. Possible Permit Inquiry

Possible Permit Required Addiitons:

• The section below indicates items, which in our opinion, were added to the home after the original construction date. These are only the items which we were able to identify at the time of our inspection. There may be additional items, which is why we always recommend verifying the permits of all additions, with the local Building and Safety Department.

• Window replacement
• Heating and/or cooling systems
• Electrical additions at the panel
• Electrical additions exterior
• Structure modification interior
• Interior electrical additions
• Roof installation
• Water heater installation
• Electrical sub panel
• Electrical additions at the garage.
• Electrical additions within the attic
• Possible repipe of sewer and water supply
• AC compressor installation
• Electrical additions beneath the home.

8. Recommended Specialists

Recommended specialists:
• These selected contractors and/or engineers are specialists which CRI recommends to be contacted for further evaluation of damaged and/or nonfunctioning items highlighted within report.
• Licensed plumbing contractor
• Licensed electrical contractor
• Licensed framing contractor
• Licensed HVAC contractor
• Structural Engineer
• Soils Engineer
• Arborist
• Licensed masonry contractor
• Licensed foundation contractor
• Licensed roofing contractor
• Licensed fireplace contractor
• Licensed landscaping contractor
• Licensed finish carpenter
• Licensed water proofing contractor
• Building and safety department.
• Licensed termite and/or pest control company
• Mold remediation contractor
• Interior air samples from our environmental inspection division.
• Appliance installation technician
• Drywall professional
• Tub repair specialist
• Drywall/paint cosmetic
• Grading/Drainage Contractor
• Civil engineer.
• Window repair specialist
• Tile installer
• Asbestos/lead Abatement Contractor.

II. Smoke and Carbon Monoxide Detector Observations

1. Smoke and Carbon Monoxide Detectors

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:
• The smoke detectors have a life span of only ten years and the carbon monoxide detectors only five years and should be replaced accordingly. Also the batteries should be replaced on a regular basis, such as every six months.
• We recommend the removal of the ionization smoke detectors and the installation of functional photoelectric smoke detectors. Ionization smoke detectors have a high nuisance trip rate and often occupants will disable the detectors. In addition, ionization detectors have a poor success rate of tripping during smoldering fires, such as are present during couches and mattress fires.
• Missing detectors at one or more locations and we recommend replacement prior to further occupancy of the home.
• Recommend the installation of mandated carbon monoxide detectors.

III. Exterior System Observations

1. Exterior Cladding and Trim Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Type of finish:
• Stone or brick veneer
• Siding
Observations:
• Seal separations to prevent further deterioration.
• Penetrations should be sealed as part as proper maintenance
• There are one or more minor impact damages, which is a common occurrence, although we recommend further evaluation and service where applicable.
• Wood siding is ran into the concrete and/or dirt, which will promote rot and termite infestation. Local standards require a 4" separation when dirt is present and 2" when concrete is present. We recommend further evaluation and service.
• Loose siding present at multiple locations and we recommend service.

Loose siding present at multiple locations and we recommend service.

Loose siding present at multiple locations and we recommend service.

Wood siding is ran into the concrete and/or dirt, which will promote rot and termite infestation. Local standards require a 4" separation when dirt is present and 2" when concrete is present. We recommend further evaluation and service.

2. Fascia and Trim Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Materials:
• Wood
Observations:
• Sections of the fascia board or wood trim are weathered
• Seal separations as part of normal maintenance.
• Peeling paint present and we recommend service. Homes constructed pre 1978 to 1982, lead based paint is likely to be present and testing should be done to determine for certain. If the presence of lead is confirmed the painting, paint prep, and/or paint removal should be completed by a licensed painting contractor who holds a certification in handling and servicing lead based paint.
• Wood trim is ran into the concrete and dirt, which will promote rot and termite infestation.
• Horizontal wood/foam trim is not properly pitched or flashed and we recommend service to minimize further deterioration.

Peeling paint present and we recommend service. Homes constructed pre 1978 to 1982, lead based paint is likely to be present and testing should be done to determine for certain. If the presence of lead is confirmed the painting, paint prep, and/or paint removal should be completed by a licensed painting contractor who holds a certification in handling and servicing lead based paint.

Peeling paint present and we recommend service. Homes constructed pre 1978 to 1982, lead based paint is likely to be present and testing should be done to determine for certain. If the presence of lead is confirmed the painting, paint prep, and/or paint removal should be completed by a licensed painting contractor who holds a certification in handling and servicing lead based paint.

Sections of the fascia board or wood trim are weathered

Peeling paint present and we recommend service. Homes constructed pre 1978 to 1982, lead based paint is likely to be present and testing should be done to determine for certain. If the presence of lead is confirmed the painting, paint prep, and/or paint removal should be completed by a licensed painting contractor who holds a certification in handling and servicing lead based paint.

3. Patio Covers and Deck Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
	X			

Materials:
• Wood
Observations:
• Loosely installed planking is present at one or more locations, which is a potential trip hazard. We recommend further evaluation and service by a licensed carpenter.

4. Perimeter Walls, Fencing and Gate Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
				X

Materials:
• Masonry fencing
• Metal fencing
Observations:
• There is no property line fencing present to secure and/or identify the property line and/or boundaries. You may wish to have the property line identified by a licensed surveyor prior to the close of escrow, to assist in identifying boundaries and/or any relevant easements. In addition to properly securing the property for security purposes. We recommend further evaluation and service.
• Entry gate of entry level appears to be installed out of square. In addition, we were unable to test the system due to the presence of a keyed lock and no key. We recommend further evaluation and service.

Entry gate of entry level appears to be installed out of square. In addition, we were unable to test the system due to the presence of a keyed lock and no key. We recommend further evaluation and service.

5. Hardscape, Handrail, and Step Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Materials:
- concrete
- Stone
- Wood

Observations:
- Due to personal items and/or vehicles present we are unable to view all surfaces and therefore are inspection is limited due to lack of access.
- Damaged steps at masonry stair system at one or more locations. We recommend service.
- There should be a graspable handrail installed where there is three or more risers and we recommend service.
- One or more handrail locations have a height below 36", which is not permitted and we recommend replacement.
- We recommend installing a handrail system where a drop in elevation of 30" or more is present at known paths of travel, as local building standards would require. We recommend further evaluation and service.
- Sections of rope style railing are damaged and/or missing at one or more locations. We recommend further evaluation and service.

We recommend installing a handrail system where a drop in elevation of 30" or more is present at known paths of travel, as local building standards would require. We recommend further evaluation and service.

There should be a graspable handrail installed where there is three or more risers and we recommend service.

Damaged steps at masonry stair system at one or more locations. We recommend service.

There should be a graspable handrail installed where there is three or more risers and we recommend service.

Sections of rope style railing are damaged and/or missing at one or more locations. We recommend further evaluation and service.

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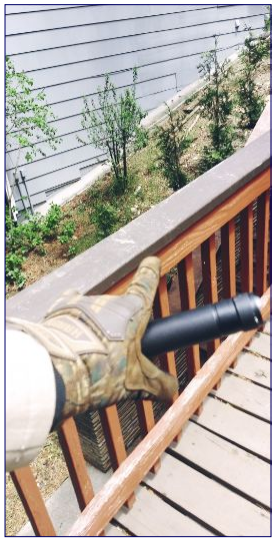

One or more handrail locations have a height below 36", which is not permitted and we recommend replacement.

6. Drainage and Grading Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Drainage Type:
• Hard surfaces, drains and rain gutters.
Grade Elevations:
• There are similar elevations at the exterior to interior, moisture intrusion will remain a possibility.
Observations:
• We do not water test the drain lines for functionality and simply inspect for signs of past and/or potential failures. Drains lines should be inspected and maintained annually for functionality and blockages.
• There are similar elevations between the exterior grade and the interior floors. Such conditions are obviously not ideal, and moisture intrusion could result.
• Planters will trap water against foundation and we recommend adjusting grade to slope away or adding adding drains
• There is evidence of moisture intrusion which appears to be directly caused by the lack of a functional separation in elevation between the exterior and the interior floor height, the lack of a functional drainage system, a poorly designed irrigation system, and/or a nonfunctional gutter system. To prevent deterioration of the various systems within the residence, we recommend further evaluation and service by a licensed grading, irrigation, and drainage contractor.
• To help prevent rot, water related damages, and/or insect infestation the separation from siding to finish grade should be brought to a minimum of two inches where concrete surfaces are present and/or to four inches where dirt surfaces are present. Ideally a 6" separation is preferred regardless of materials present. In addition, grade should flow away from the building, to avoid pooling around the perimeter of the homes foundation walls.
• There are areas around the home where grading is negative or neutral to the residence. The properties grade should slope so that water is lead away from the homes foundation. This can be easily rectified by adding additional drainage.
• The current drainage system is inadequate for the amount of potential water the lot can produce. The grading, drainage, and/or irrigation system should be evaluated by a licensed contractor specializing in drainage, grading, soil loss prevention, and soil retainment prior to the close of escrow to determine the scope of potential costs and scope of work required.

There are areas around the home where grading is negative or neutral to the residence. The properties grade should slope so that water is lead away from the homes foundation. This can be easily rectified by adding additional drainage.

Planters will trap water against foundation and we recommend adjusting grade to slope away or adding adding drains

Asbestos pipe located in yard, unknown use. We recommend an inquiry be made with the selling party prior to the close of escrow.

The current drainage system is inadequate for the amount of potential water the lot can produce. The grading, drainage, and/or irrigation system should be evaluated by a licensed contractor specializing in drainage, grading, soil loss prevention, and soil retainment prior to the close of escrow to determine the scope of potential costs and scope of work required.

7. Sprinkler and Landscaping Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

• We only inspect the irrigation system for obvious failures and the systems possible adverse impact on the homes exterior finishes, exterior placed appliances, and interior wall moisture levels. We do not comment on the systems ability to provide adequate coverage or similar type issues. If concern is present in regards to functionality, we recommend further evaluation by a licensed landscape professional.

• PVC that is exposed to direct sun light will deteriorate more rapidly and should be painted or covered.

• There are missing or broken sprinklers and we recommend service.

• Trees and/or tree branches are threatening the roofing materials and/or surfaces. We recommend the aforementioned condition be further evaluated by a licensed arborist prior to the close of escrow. Local standards require trees branches to be cut back a minimum of 10' from the roof line and/or surface. We recommend further evaluation and service.

There are missing or broken sprinklers and we recommend service.

Trees and/or tree branches are threatening the roofing materials and/or surfaces. We recommend the aforementioned condition be further evaluated by a licensed arborist prior to the close of escrow. Local standards require trees branches to be cut back a minimum of 10' from the roof line and/or surface. We recommend further evaluation and service.

8. Exterior Observations @ BBQ, etc

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
X				

Materials:

• Brick fire place/ BBQ

Observations:

• Functional

9. Rain Gutter Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
	X			

Materials:
• Metal
Locations:
• Partial
Observations:
• The gutters need to be cleaned and serviced, such as securing fasteners, sealing seams, etc.

• The home is only equipped with a partial gutter system and a complete system of gutters are recommended for the general welfare of the residence.
• It would be prudent to add leaders and/or splash blocks at the bottom of the downspouts to promote positive drainage and divert water away from the perimeter footings where relevant. Downspouts are discharging onto grade, causing erosion and deterioration of the soil condition.
• In one or more locations gutters are pitched to flow water away from the downspout location and we recommend service.

IV. Garage Observations

1. Garage observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:
• The garage contains numerous personal items and we were unable to access areas of the garage
• Moisture stains within the garage indicates moisture intrusion and we recommend further evaluation.

2. Garage Door and Opener Condition

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Type of Door:
• hinged door
• Double Car
Opener Observations:
• Damages present at garage door and we recommend further evaluation and service.
• There is no system in place to detect obstructions within the path of the garage door as system is attempting to return to the closed position, which is a safety concern. We recommend one be installed as required in most conditions.
• The garage head clearance height is below industry standard, which may impede access for certain vehicles. We recommend further evaluation and service.

There is no system in place to detect obstructions within the path of the garage door as system is attempting to return to the closed position, which is a safety concern. We recommend one be installed as required in most conditions.

The garage head clearance height is below industry standard, which may impede access for certain vehicles. We recommend further evaluation and service.

3. Fire Wall/Interior Surfaces

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:
• At the garage to house wall, all penetrations are required to be sealed to restrict the possible accelerated movement of a potential house fire which are most likely to originate within the garage. The garage fire wall also prevents carbon monoxide created from vehicle exhaust and gas fed appliances, from traveling from the garage and into the interior living space where the orderless gas could be fatal. We recommend further evaluation and service.
• Moisture damages and visible mold growth are present at one or more locations within the garage likely due to excessive moisture levels from within the foundation crawlspace and/or concrete floor.
• Water damaged, wood rot, and other moisture related damages appear to be present at the base of the wall off the entrance to the garage. We highly recommend further evaluation and service by a licensed termite inspector.

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4. Fire Door

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
				X

V. Insulation, Flashing, and Fenestration Observations

1. Insulation Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
				X

Materials:
• None
Depth:
• Unable to determine accurately
Observations:
• Due to the age of the residence no insulation was observed as being present at the time of our inspection. No installation of insulation should be attempted until knob and tube type electrical system is further evaluated with the intention of removal, by a licensed electrician.

2. Exterior Window and Door Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Window materials:
• Wood
• Vinyl
• Dual Pane
• Single Pane
• The home employs multiple types of windows
Door materials:
• (WE)
Wood Entry
• (DF)
Double French
Observations:
• We recommend increased weatherstripping methods and/or hardware maintenance at exterior doors and/or windows, to minimize loss of energy and increased energy costs, while improving function.
• Multiple windows and/or doors appear to have been replaced since the original date of construction. We recommend inquiring if there are any relevant warranties and/or if the proper installation permits were obtained with the local building and safety department.
• Recommend security hinges at all exposed hinges to increase security by preventing the hinge pins from being removed from the exterior.
• We were unable to access multiple windows to test for functionality due to the lack of hardware at the window crank systems. We recommend further evaluation and service prior to the close of escrow.
• Damaged and/or damaged screens, muttons, and/or window frames are present, which is primarily cosmetic, although we recommend further evaluation and/or service.
• Broken glass at two locations off the detached garage are present, which is a safety hazard and a security issue and we recommend replacement prior to occupancy.
• Glass installed at fenestrations which are located within 2' of a door, within a door, adjacent to stairs systems, within a tub/shower system, installed with a interior sill height of 18" or less and a exterior sill height of 30" or greater, etc, are required to be comprised of a tempered glass material or comparable to help prevent injury in the event the glass was broke while accessing or operating in the vicinity of the aforementioned conditions. We recommend the glass be replaced located at bedroom one where the window sill is below 18" from finish floor and at the window located above the tub within bathroom one where the window sits less than the allowed distance from the base of the tub and the window itself, to tempered glass as required.
• Current standards call for at least two means of emergency egress at every bedroom location. No visible qualifying method of secondary egress was found to be present at all bedroom locations. To qualify the egress systems must comply with minimum emergency egress standards. When two or more doors are not present, which provide egress, at least one window or comparable system must be present which employs a clear opening of a minimum 5.7 square feet, a minimum opening with a width of 20.5", a minimum open vertical opening of 24" , and have a sill height of no more than 44" in vertical height from floor surface. We recommend upgrading the windows located within the bedroom locations to comply with minimum safety standards relevant to the period of time the windows were replaced.

Current standards call for at least two means of emergency egress at every bedroom location. No visible qualifying method of secondary egress was found to be present at all bedroom locations. To qualify the egress systems must comply with minimum emergency egress standards. When two or more doors are not present, which provide egress, at least one window or comparable system must be present which employs a clear opening of a minimum 5.7 square feet, a minimum opening with a width of 20.5", a minimum open vertical opening of 24" , and have a sill height of no more than 44" in vertical height from floor surface. We recommend upgrading the windows located within the bedroom locations to comply with minimum safety standards relevant to the period of time the windows were replaced.

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Broken glass at two locations off the detached garage are present, which is a safety hazard and a security issue and we recommend replacement prior to occupancy.

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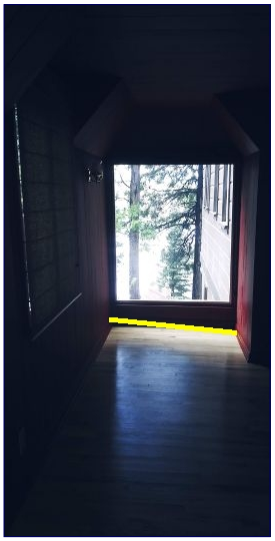

Glass installed at fenestrations which are located within 2' of a door, within a door, adjacent to stairs systems, within a tub/shower system, installed with a interior sill height of 18" or less and a exterior sill height of 30" or greater, etc, are required to be comprised of a tempered glass material or comparable to help prevent injury in the event the glass was broke while accessing or operating in the vicinity of the aforementioned conditions. We recommend the glass be replaced located at bedroom one where the window sill is below 18" from finish floor and at the window located above the tub within bathroom one where the window sits less than the allowed distance from the base of the tub and the window itself, to tempered glass as required.

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3. Wall Flashing Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
	X			

Observations:
• Seal and/or paint flashings to minimize moisture intrusion as part of normal maintenance.
• Unable to confirm functionality without performing inspection prior to the application of the exterior cladding.
• There has been several penetrations made, where devices have been added and were never properly flashed to prevent moisture intrusion

4. Sky Lights

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
				X

Observations:
• None present.

VI. Roof Observations

1. Roofing System Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
	X			

Roof Information:
• The main body of the roof appears to be 15-20 years old.
• Our estimate of age is only an estimate and we are unable to accurately determine age of the roofing system. We recommend inquiring with the selling party or verification of installation permits.
Type of material:
• asphalt shingles
Observations:
• From the rear of the detached structure, when observing the front elevation of the main structure, it appears one or more courses of roof shingles have been laid out of square with the roof structure. The aforementioned condition could indicate that the installation of the roof was done is a sub standard manner. Therefore, we recommend verification of installation permits and further evaluation by a licensed roofing contractor prior to the close of escrow.

From the rear of the detached structure, when observing the front elevation of the main structure, it appears one or more courses of roof shingles have been laid out of square with the roof structure. The aforementioned condition could indicate that the installation of the roof was done is a sub standard manner. Therefore, we recommend verification of installation permits and further evaluation by a licensed roofing contractor prior to the close of escrow.

2. Flashing and Vent Caps

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
	X			

Observations:
• To minimize deterioration and rust we recommend the termination caps and flashing be painted.
• The roof penetrations need to be sealed as part of regular maintenance
• Nails have been improperly placed through the face of the flashing, exposed to the weather. These penetrations will need to be maintained.
• It appears at one or more roof to wall transitions that there are no functional roof to wall flashing present, which is contrary to industry standards and will likely promote deterioration and moisture intrusion. We recommend further evaluation and service.

Nails have been improperly placed through the face of the flashing, exposed to the weather. These penetrations will need to be maintained.

It appears at one or more roof to wall transitions that there are no functional roof to wall flashing present, which is contrary to industry standards and will likely promote deterioration and moisture intrusion. We recommend further evaluation and service.

VII. Interior Area Observations

1. Interior Surfaces and Flooring Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Materials wall,cabinet, and ceiling:
• Button Board
• The home employs multiple types of flooring materials.
• Panel Type Materials
• Tile
Materials interior flooring:
• The home employs multiple types of flooring materials.
• Tile, Stone, Marble, Similar Hard Surfaced Tile
• Vinyl materials
• Wood Laminate, Wood, or Comparable Wood Based Hard Surface
• Rugs or other type of movable floor covering.
Interior Surface Observations:
• We recommend the removal of all cellulose based flooring materials at locations such as kitchens and bathroom areas. Cellulose when continuously damp can create conditions conducive to mold growth.

• The walls and/or ceilings at one or more locations have typical stress fractures, which likely have resulted from soil movement, loss of moisture in construction materials, and/or normal settlement. These types of cracks are common and should be expected. Although, if concern surrounds these areas, you may wish to seek a second opinion by a crack specialist.
• Visible from within the crawlspace, it appears that due to the lack of floor sheathing a majority of the finish wood floor within the interior, has been installed with no support beneath the joints, which may cause undesirable movement, warping, and other abnormal wear. We recommend further evaluation and service.
• Visible moisture damages are present at the base of the wall and ceilings within the sublevel den. We recommend further evaluation and service by a licensed moisture intrusion specialist.
• The vinyl flooring possibly contains asbestos materials and is loosely or wavy in its appearance where located within the loft bedroom within the detached structure. We recommend further evaluation and abatement by a licensed asbestos abatement contractor.
• Moisture related damages are present at the interior window sill within one or more locations at the interior of the detached living space, indicating moisture intrusion. We recommend further evaluation and service by a licensed moisture intrusion specialist.
• There are abnormal and significantly uneven areas in the flooring, ceilings, and interior door openings were found to be present at one or more locations within the foyer, dining room, and main hall locations. We highly recommend further evaluation and service by a licensed structural engineer prior to the close of escrow.
• We have found water damage and visible fungus growth throughout the interior cabinetry located within the laundry room. We recommend removal of the damaged wall material as well as any components damaged that are located beneath the drywall. The area should be properly remediated and treated with a fungicide to help minimize the allergic affects fungus growth can have on individuals. In addition, after repairs have been made we recommend the area be tested by our mold inspector to determine proper remediation has been completed and safe spore count levels, moisture content and humidity levels have been restored.

• Moisture related damages are present at the base of the wall within the interior of the main structure, off the top floor bedroom areas. We recommend further evaluation and service by a licensed moisture intrusion specialist.
• Visible moisture related damages present beneath the window sill within bedroom three. We recommend further evaluation and service.

Visible moisture damages are present at the base of the wall and ceilings within the sublevel den. We recommend further evaluation and service by a licensed moisture intrusion specialist.

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Visible moisture related damages present beneath the window sill within bedroom three. We recommend further evaluation and service.

Visible moisture damages are present at the base of the wall and ceilings within the sublevel den. We recommend further evaluation and service by a licensed moisture intrusion specialist.

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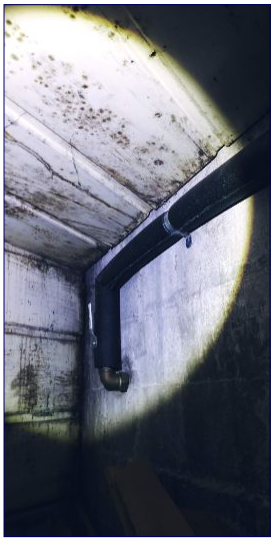


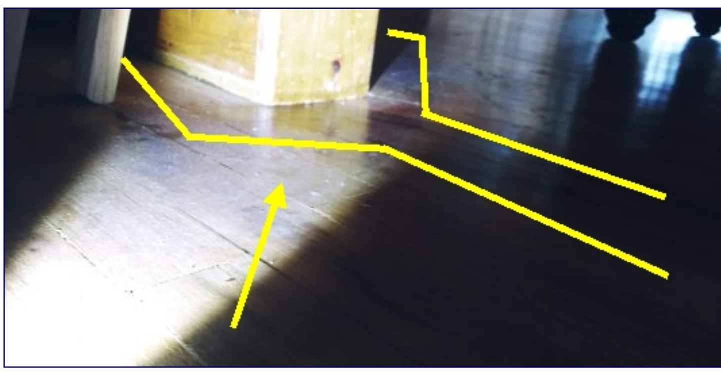
We have found water damage and visible fungus growth throughout the interior cabinetry located within the laundry room. We recommend removal of the damaged wall material as well as any components damaged that are located beneath the drywall. The area should be properly remediated and treated with a fungicide to help minimize the allergic affects fungus growth can have on individuals. In addition, after repairs have been made we recommend the area be tested by our mold inspector to determine proper remediation has been completed and safe spore count levels, moisture content and humidity levels have been restored.

The vinyl flooring possibly contains asbestos materials and is loosely or wavy in its appearance where located within the loft bedroom within the detached structure. We recommend further evaluation and abatement by a licensed asbestos abatement contractor.

Visible moisture related damages present beneath the window sill within bedroom three. We recommend further evaluation and service.

Visible from within the crawlspace, it appears that due to the lack of floor sheathing a majority of the finish wood floor within the interior, has been installed with no support beneath the joints, which may cause undesirable movement, warping, and other abnormal wear. We recommend further evaluation and service.

There are abnormal and significantly uneven areas in the flooring, ceilings, and interior door openings were found to be present at one or more locations within the foyer, dining room, and main hall locations. We highly recommend further evaluation and service by a licensed structural engineer prior to the close of escrow.



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Moisture related damages are present at the base of the wall within the interior of the main structure, off the top floor bedroom areas. We recommend further evaluation and service by a licensed moisture intrusion specialist.

Moisture related damages are present at the interior window sill within one or more locations at the interior of the detached living space, indicating moisture intrusion. We recommend further evaluation and service by a licensed moisture intrusion specialist.

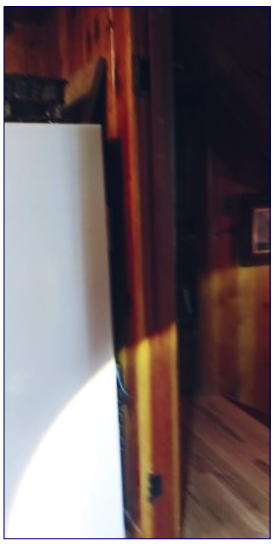
2. Door Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

- Hardware needs repair and adjustments at multiple locations
- Some not accessible due to personal items.
- Missing door at one or more locations and we recommend replacement.
- Door rubs at jamb at bedroom one and we recommend service.
- Since the home is equipped with central heat, we recommend that all doors have at least a inch clearance from the floor to the door.
- Multiple uneven door reveals present, indicating out of square openings.

Multiple uneven door reveals present, indicating out of square openings.



Missing door at one or more locations and we recommend replacement.

Multiple uneven door reveals present, indicating out of square openings.

3. Sink/Cabinets/Counters Condition

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
	X			

Observations:

• Moisture stains and/or damages are present and we recommend further evaluation and service.

• We have noted one or more cracked tiles at multiple locations within the kitchen and bathroom facilities.

• Recommend sealant where back splash and counter has separated due to normal settlement

• some not visible due to personal items

We have noted one or more cracked tiles at multiple locations within the kitchen and bathroom facilities.

Recommend sealant where back splash and counter has separated due to normal settlement

4. Mirrors, Tubs, Showers, and Shower Door Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

• Based on the lack of functional support beneath the shower pan, the various cracked tiles at the interior portion of the pan, and indications of past moisture related damages present beneath the shower pan, it is our opinion that the shower pan within the sublevel bathroom has been installed improperly and has failed to function without leaking in the past. We recommend further evaluation and service prior to any further use.

5. Handrail Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

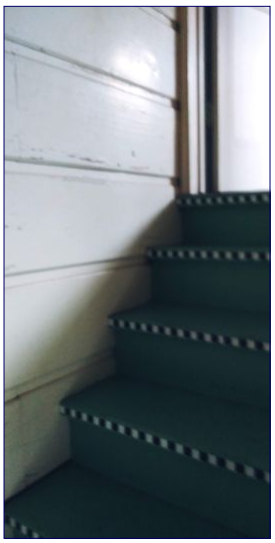
• The handrail is below the standard height of 36" which may have been completely acceptable based on the codes in place at the time the was home was built. Although, we feel it is important that you are aware of increased safety standards put in place to help protect you and your family.

• The pickets are spaced over 4" and care should be taken to avoid issues with young children. The aforementioned condition may have been completely acceptable based on the codes in place at the time the was home was built. Although, we feel it is important that you are aware of increased safety standards put in place to help protect you and your family.

• There is no handrail present at one or more locations of the interior stair system, as required by local building and safety standards. We recommend the installation of a mandated and approved railing system.

• The handrail is loose and should be secured prior to further use. We recommend further evaluation and service.

The pickets are spaced over 4" and care should be taken to avoid issues with young children. The aforementioned condition may have been completely acceptable based on the codes in place at the time the was home was built. Although, we feel it is important that you are aware of increased safety standards put in place to help protect you and your family.



There is no handrail present at one or more locations of the interior stair system, as required by local building and safety standards. We recommend the installation of a mandated and approved railing system.

6. Tread and Riser Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

• Loose treads at one or more locations are present at the interior stair systems. We recommend further evaluation and service.

Loose treads at one or more locations are present at the interior stair systems. We recommend further evaluation and service.

VIII. Appliance Observations

1. Garbage Disposal

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
X				

Observations:
• operated

2. Observations Refrigerator

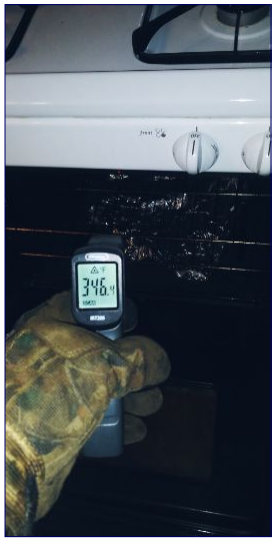
No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
X				

Materials:
• Free standing
Observations:
• Functional

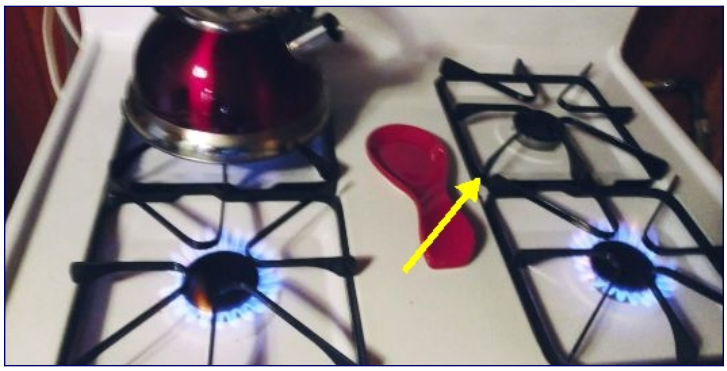
3. Cooking Appliance Observation

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Materials:
• Range
Observations:
• The manufacturer supplied anti-tip device is not in place. The anti tip hardware is designed to prevent injury if an excessive amount of weight was to be placed on the open oven door and we recommend the installation as required.
• Igniter did not function and should be repaired at the top right burner. We recommend further evaluation and service.



Functional



Igniter did not function and should be repaired at the top right burner. We recommend further evaluation and service.

4. Vent Condition

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
X				

Materials:
• Exhaust fan
Observations:
• operated

5. Dishwasher

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
				X

6. Microwave

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
				X

7. Trash Compactor

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
				X

Observations:
• None

IX. Electrical System Observations

1. Main Electrical System Service Feed Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
X				

Observations:
• overhead-The service entrance mast weather head and cleat are in acceptable condition

overhead-The service entrance mast weather head and cleat are in acceptable condition

2. Electrical Service Panel Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
	X			

Main Panel Location:
• Left elevation of structure
Sub-panel Location:
• A subpanel is located within the laundry room
• A subpanel is located beneath the rear elevation deck.
Observations:
• The panel is not clearly labeled and should be in order to properly identify circuits in the event a emergency disconnect is required.
• Corrosion is present within the electrical panel and multiple components are deteriorated. Corrosion creates resistance, resistance increase heat temperatures within circuits and electrical devices. Increased heat increases the likelihood of equipment failure and possible fire.

The panel is not clearly labeled and should be in order to properly identify circuits in the event a emergency disconnect is required.

Knob and tube electrical system stipp present and active.

3. Main Electrical Panel Circuit Breaker and/or Fuse Observations

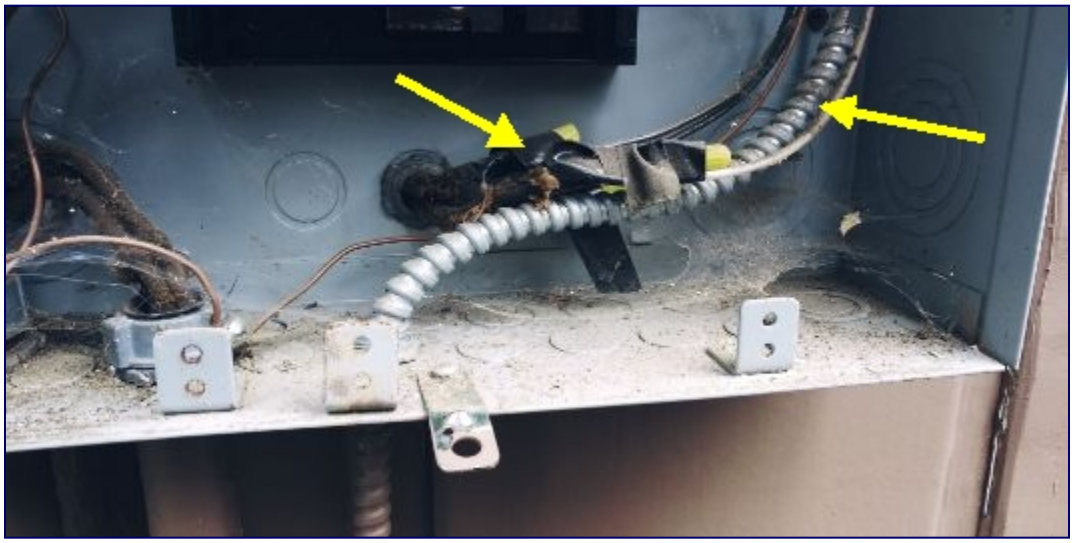
No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
	X			

Amperage:
• 200 amps
Manufacturer of Electrical Panel or Fuse Box:
• Square D
Circuit Breaker and Fuse Observations:
• There is corrosion and/or rust present at one or more circuit breakers and/or fuses. Corrosion increases electrical resistance, which increase the amount of heat generated from the circuit breaker. Heat deteriorates electrical equipment, electrical fixtures, and increase the chance for a electrical fire. We recommend further evaluation and service by a licensed electrician.

4. Electrical Circuits and Ground Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
	X			

Circuit Type:
• Multiple strand copper wiring has been observed as being part of the electrical current distribution system.
• Single strand copper wiring has been observed as being part of the electrical current distribution system.
• Knob and Tube circuits appear to be present within the active electrical current distribution system. active
• The electrical system employs multiple types of wiring types for distribution of current thru the electrical circuit make up, which is common.
Grounding Location:
• We were unable to locate the grounding method for the electrical system and you may wish to seek further evaluation by a licensed electrician.
Circuit & Ground Observations:
• There are spliced connections inside of the panel, which indicates substandard workmanship, possible additions to the system, and/or circuits were ran too short when installed originally. Regardless we recommend further evaluation and service by a licensed electrician.



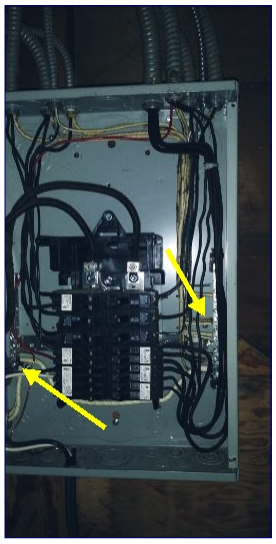
There are spliced connections inside of the panel, which indicates substandard workmanship, possible additions to the system, and/or circuits were ran too short when installed originally. Regardless we recommend further evaluation and service by a licensed electrician.

5. Electrical Sub Panel Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

- The panel is not labeled clearly and it is recommended to be, in order for the circuits to be properly identified and the loads calculated by an electrician.
- The subpanel employs a fuse operated system which is obsolete and we recommend replacement of the system to reflect common safety standards.
- The neutral and bonds are not installed on separate bus bars as required and we recommend further evaluation and service by a licensed electrician



The neutral and bonds are not installed on separate bus bars as required and we recommend further evaluation and service by a licensed electrician

The subpanel employs a fuse operated system which is obsolete and we recommend replacement of the system to reflect common safety standards.

The panel is not labeled clearly and it is recommended to be, in order for the circuits to be properly identified and the loads calculated by an electrician.

6. Interior Fixture Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

• Missing trim, loose, and/or damaged trim at various locations
• Several interior three prong outlets have not been grounded correctly
• In one or more locations (sublevel main house) we have noted exposed electrical cables ran on the surface of interior walls, which is not permitted. The aforementioned condition is a potential shock hazard and therefore we recommend further evaluation and service by a licensed electrician prior to the close of escrow.
• Damaged electrical conduit adjacent to the sub panel located within the laundry room of the detached structure. We recommend further evaluation and service.
• One or more fixtures have been rendered non functional, and we recommend further evaluation by a licensed electrical and/or an inquiry with the seller be made prior to the close of escrow.

In one or more locations (sublevel main house) we have noted exposed electrical cables ran on the surface of interior walls, which is not permitted. The aforementioned condition is a potential shock hazard and therefore we recommend further evaluation and service by a licensed electrician prior to the close of escrow.

Missing trim, loose, and/or damaged trim at various locations

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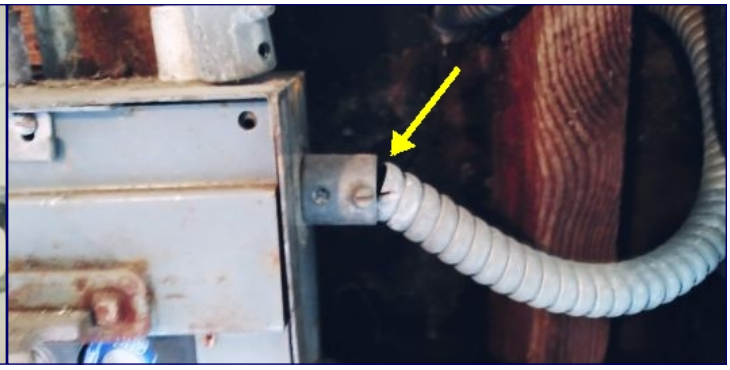

Damaged electrical conduit adjacent to the sub panel located within the laundry room of the detached structure. We recommend further evaluation and service.

Missing trim, loose, and/or damaged trim at various locations

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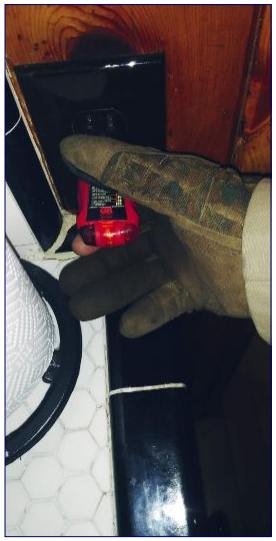
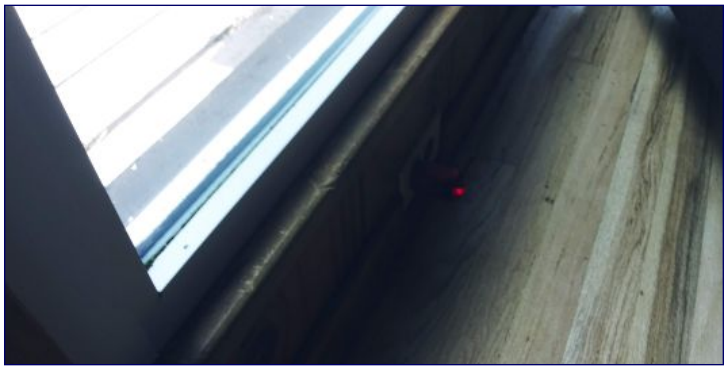
In one or more locations (sublevel main house) we have noted exposed electrical cables ran on the surface of interior walls, which is not permitted. The aforementioned condition is a potential shock hazard and therefore we recommend further evaluation and service by a licensed electrician prior to the close of escrow.



Several interior three prong outlets have not been grounded correctly



Several interior three prong outlets have not been grounded correctly

7. Exterior Fixture Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

• When fixtures are in need of permanent power we recommend that the outlet cover should be changed to one that allows the fixture to be plugged in but at the same time maintaining its moisture resistance.

• We do not evaluate landscape lighting and you may wish to have it independently evaluated.

• To help prevent moisture intrusion, corrosion of circuits, and related conditions, all exterior electrical fixtures are required to be secured and sealed at the gap between the fixture and the exterior cladding surface. We recommend further evaluation and service.

• CRI recommends GFCI upgrade at all wet locations as required by local building standards.

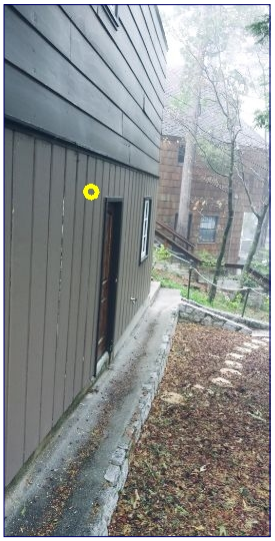
• No functional ground connection observed at one or more outlets at the exterior of the home. We recommend further evaluation and service by a licensed electrician

• No light present at garage exterior to exterior door, as required by local building codes, to help prevent injury while accessing exits, during limited visibility

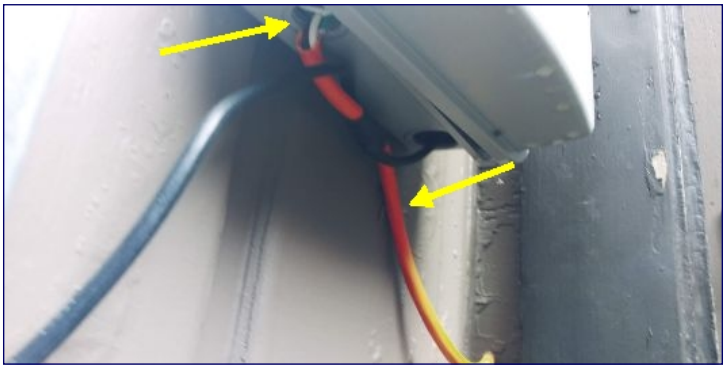
• There are various junctions and/or fixtures, which are not recommended for exterior use and should be replaced with approved exterior rated electrical grade materials.

• Damaged exterior wall sconce at the rear right elevation. We recommend further evaluation and service.

To help prevent moisture intrusion, corrosion of circuits, and related conditions, all exterior electrical fixtures are required to be secured and sealed at the gap between the fixture and the exterior cladding surface. We recommend further evaluation and service.



No light present at garage exterior to exterior door, as required by local building codes, to help prevent injury while accessing exits, during limited visibility



When fixtures are in need of permanent power we recommend that the outlet cover should be changed to one that allows the fixture to be plugged in but at the same time maintaining its moisture resistance.

No light present at garage exterior to exterior door, as required by local building codes, to help prevent injury while accessing exits, during limited visibility

There are various junctions and/or fixtures, which are not recommended for exterior use and should be replaced with approved exterior rated electrical grade materials.

Damaged exterior wall sconce at the rear right elevation. We recommend further evaluation and service.

There are various junctions and/or fixtures, which are not recommended for exterior use and should be replaced with approved exterior rated electrical grade materials.

CRI recommends GFCI upgrade at all wet locations as required by local building standards.

8. Attic & Foundation Electrical Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

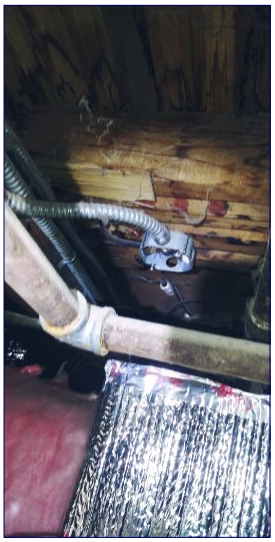
• There are multiple unsafely installed electrical connections and/or electrical junctions within the attic. Exposed, spliced, and/or wire nutted electrical connections are present outside of a junction box or within a unsealed junction box, either method of installation will not contain electrical arching. This method of installation is easily repaired, but at the same time, is a serious fire and shock hazard. All electrical connections should be made within an approved UL listed junction box, which is properly sealed to contain random arching and we recommend service prior to further occupancy.

• There are unsecured electrical circuits at multiple locations within the attic. Circuits should be secured per NEC standards, to minimize tripping and the loosening of live circuits, during access of the attic for normal maintenance and repairs.

• There are extension cords employed within the attic to supply power to a fixture, or multiple fixtures, which is not permitted and is a safety hazard. We recommend further evaluation and service by a licensed electrician.

• Missing electrical trim at one or more locations within the attic and/or crawlspace. We recommend further evaluation and service by a licensed electrician prior to the close of escrow.

There are multiple unsafely installed electrical connections and/or electrical junctions within the attic. Exposed, spliced, and/or wire nutted electrical connections are present outside of a junction box or within a unsealed junction box, either method of installation will not contain electrical arching. This method of installation is easily repaired, but at the same time, is a serious fire and shock hazard. All electrical connections should be made within an approved UL listed junction box, which is properly sealed to contain random arching and we recommend service prior to further occupancy.



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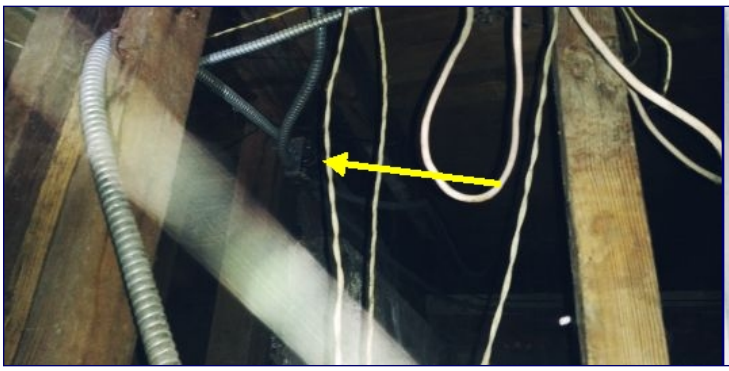

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There are extension cords employed within the attic to supply power to a fixture, or multiple fixtures, which is not permitted and is a safety hazard. We recommend further evaluation and service by a licensed electrician.

X. Plumbing Observations

1. Water Pressure Test Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

WP measurment:

- The water pressure should never exceed 70 PSI at the interior water pressure, as it will prematurely deteriorate the seals at all interior plumbing fixtures, deteriorate the water heater, and can be the source of numerous water leaks.
- 100

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2. Water pressure regulator

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
	X			

Regulator Observations:

• No water pressure regulator was noted at the time of inspection.

• Due to the measured water pressure at the water supply system we recommend the installation of a pressure regulator at the entrance into the structure, past the irrigation connection. The regulator will reduce water pressure and therefore reduce the likelihood of expensive water leaks caused by fixture failures.

• Recommend adjustment of the regulator or replacement, to reduce pressure of water at the water supply system.

3. Water Main and Main Water Supply System Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Materials:
• Water main is located at street side with a secondary shut-off at the garage.
Materials:
• Identified by exposed sections only, materials may change once inside walls, where we obviously cannot inspect.
• The residence appears to have been originally plumbed with galvanized water pipes, but some of them appear to have been replaced with some copper type piping. You should request documentation from the sellers, and any warranty or guarantee that might be applicable, which will confirm that the work was done properly and by a specialist, and may include a warranty or guarantee.

• The pex or weirsbo water lines appear to be in functional condition. Due to the presence of Pex water supply lines, we recommend avoiding using any mouse poisons within the attic. Poison increases the thirst of rodents and searching for water mice will often bite through pex plumbing lines, creating multiple water leaks and damages.
Observations:
• CRI does not operate angle stops, which operate to turn on and turn off water supply at individual fixtures. Operation of angle stops often cause leaks to occur due to age and fatigue of the device. We recommend further evaluation and service by a licensed plumbing contractor due to appearance and/or age to determine if replacement is necessary. We disclaim any liability for inspection and/or functionality of these devices.
• Since this home was constructed prior to 1950 you may wish to have the main water supply line tested for lead.
• Due to the presence of Pex water supply lines, we recommend avoiding using any mouse poisons within the attic. Poison increases the thirst of rodents and searching for water mice will often bite through pex plumbing lines, creating multiple water leaks and damages.
• There are surface-mounted water pipes that are not insulated and are therefore not energy efficient and if location warrants, will be susceptible to freezing, and you may wish to verify the installation permit.
• The color of the water is brown and we recommend that the homes water system, including the water heater, be flushed prior to occupancy. Rust and reduction in water pressure will be an ongoing issue until the home is repiped with an alternative material.
• There is a moderate reduction in water volume and a clamp repair in the foundation area
• There are blisters on the body of the galvanized water pipes that should be evaluated
• Pex lines are ran on the walls surface and will be exposed to damages. Pex material should be ran within a protective chase to prevent accidental impact damages.

Since this home was constructed prior to 1950 you may wish to have the main water supply line tested for lead.

There are blisters on the body of the galvanized water pipes that should be evaluated

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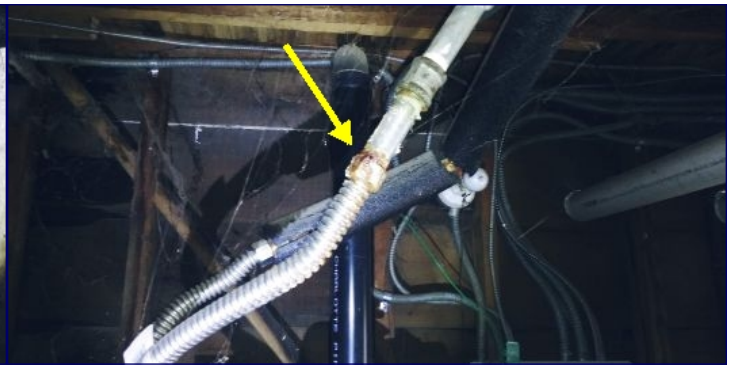

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There are surface-mounted water pipes that are not insulated and are therefore not energy efficient and if location warrants, will be susceptible to freezing, and you may wish to verify the installation permit.

There is a moderate reduction in water volume and a clamp repair in the foundation area

4. Interior Plumbing Fixture Observations

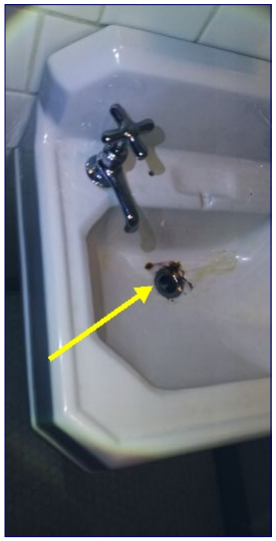
No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Fixture Observations:

• Installation of a water drain pan or smitty pan would help minimize water damages in the event of a water leak at the water heater and washing machine locations.
• Seal shower valves at valve to wall transitions to prevent moisture intrusion.
• The sink stopper did not function at one or more locations and we recommend further evaluation and service.
• One or more toilets runs continously and we recommend further evaluation and service.
• Visible leaking at the water mixing valve located at the laundry sink, within the detached structure. We recommend further evaluation and service by a licensed plumbing contractor.
• One or more faucets leak when in use. We recommend further evaluation and service by a licensed plumbing contractor.
• Damaged sink present within bathroom two. We recommend further evaluation and service with the intention of replacement.
• Leak at sink drain within the interior of the detached structures bathroom sink. We recommend further evaluation and service .
• Faucet leaks at kitchen sink. We recommend further evaluation and service.

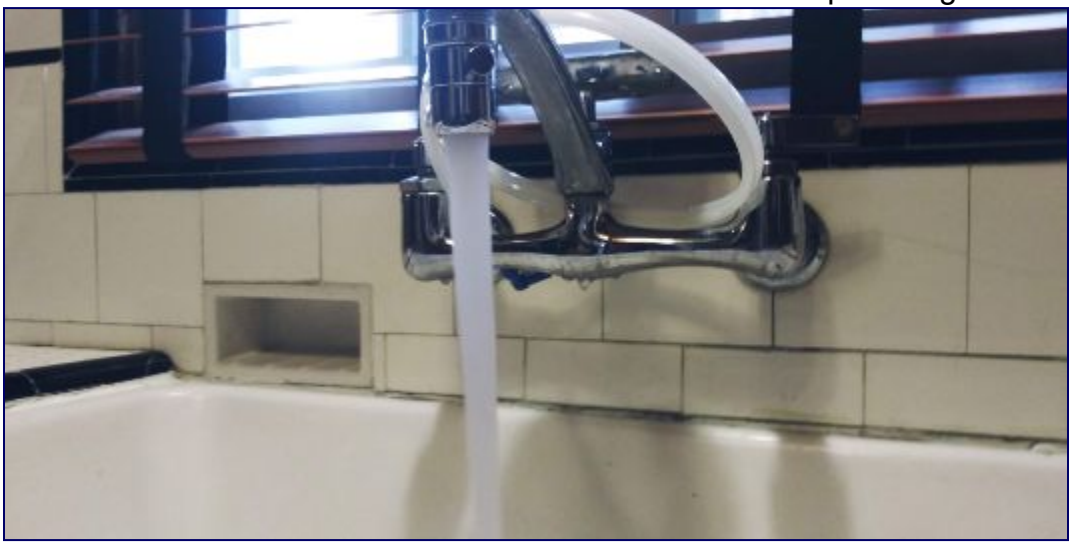
One or more toilets runs continously and we recommend further evaluation and service.

One or more faucets leak when in use. We recommend further evaluation and service by a licensed plumbing contractor.



Damaged sink present within bathroom two. We recommend further evaluation and service with the intention of replacement.

Visible leaking at the water mixing valve located at the laundry sink, within the detached structure. We recommend further evaluation and service by a licensed plumbing contractor.



Faucet leaks at kitchen sink. We recommend further evaluation and service.

5. Exterior Plumbing Fixture Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
	X			

Exterior water supply fixtures:

• A majority of the hose bibs are fitted with a anti-syphon valve and are functional

6. Sewer Discharge, Fixture, and Cleanout System Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Sewer discharge system:
• We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition.
• The visible portions of the drainpipes are a cast-iron and/or steel type
Observations:
• CRI does not determine whether the home is serviced by a private waste or public waste system. If a septic system is determined to be present, we HIGHLY recommend the system be certified by a C46 Licensed Contractor.
• Sewer vent diameter should be at least 2" in diameter beginning at least one foot inside the building in an insulated space before the vent passes through the roof, when installed in areas exposed to snow or freezing or temperatures below 0 degF., that can block a plumbing vent,
• Sections of the remaining cast iron sewer risers and/or laterals are deteriorated and evidence of leaking is present. In addition, one or more interior drains are slow and/or not functioning properly. We recommend further evaluation by a licensed plumbing contractor with the intention of complete replacement
• It appears that the stall shower pan, visible from within the interior of the foundation crawlspace has been improperly supported and/or installed, indicated by the visible cracks in the interior shower stall, as well as moisture related damages present beneath the shower pan at surrounding framed sections. We highly recommend further evaluation and service prior to any continued use.
• Due to surrounding vegetation and/or age of the sewer discharge system, it would be prudent to have the system video scanned for damages and/or fatigue by a licensed plumbing contractor.
• One or more locations of sewer discharge lines are not properly supported, configured, and or improperly trapped to direct waste with a positive flow of sewage while preventing gasses from escaping to the interior of the residence. We recommend further evaluation and service by a licensed plumbing contractor.

Sections of the remaining cast iron sewer risers and/or laterals are deteriorated and evidence of leaking is present. In addition, one or more interior drains are slow and/or not functioning properly. We recommend further evaluation by a licensed plumbing contractor with the intention of complete replacement

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Leak at sink drain within the interior of the detached structures bathroom sink. We recommend further evaluation and service .

7. Gas Supply Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Location:
• The gas main is located at the left elevation of the building.
Observations:
• You may wish to keep a wrench at the meter, in case of a emergency
• The gas main is not equipped with a seismic shut-off valve
• Gas supply flex connectors are installed which are old, outdated, comprised of materials no longer permitted, and considered to be unsafe. We recommend replacement of relevant connectors.
• The gas main and meter are loose and should be secured.

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You may wish to keep a wrench at the meter, in case of a emergency

The gas main and meter are loose and should be secured.

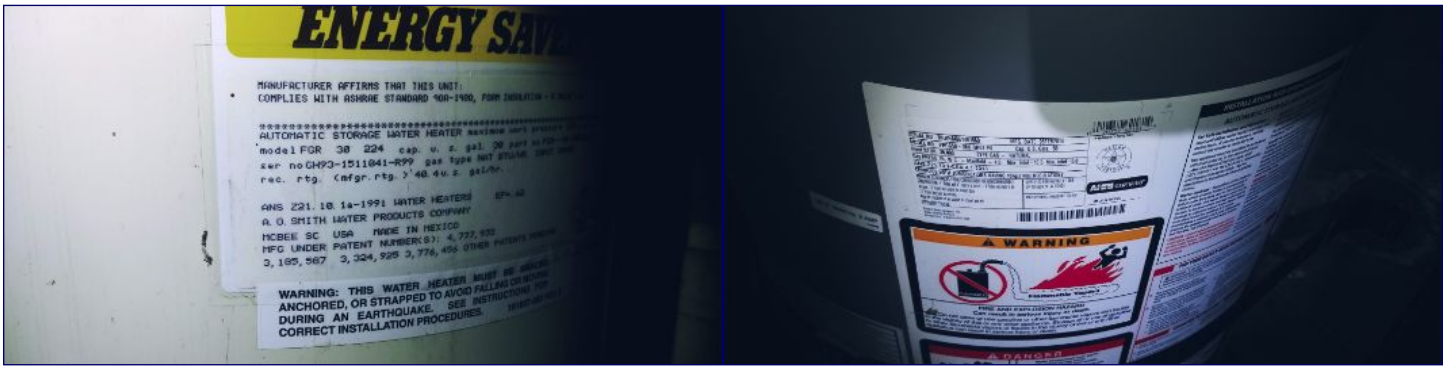
8. Water Heater Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Location:
- Beneath the residence
- Laundry room

Materials:
- 40 gallons
- 50 gallon system
- Two units present

Observations:
- older unit (+20 years) located within the detached structures laundry facilities. We recommend further evaluation and service.
- The water heater is not original to the structure and you may wish to verify any applicable permits or warranties.
- There is rust present at the interior of the combustion chamber at the laundry room located unit. The rust present possibly indicates the water heater may need replacement. We recommend further evaluation and service by a licensed plumbing contractor.

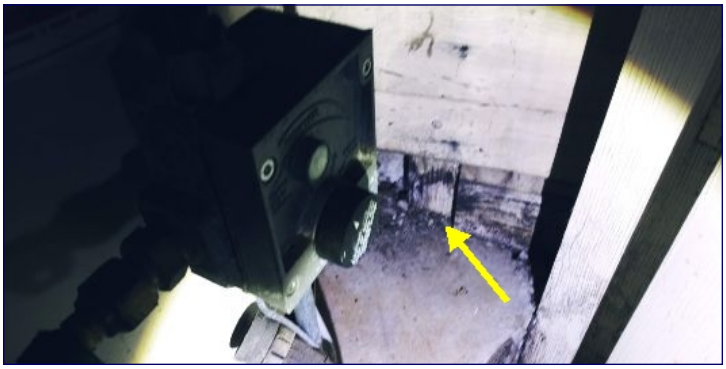


older unit (+20 years) located within the detached structures laundry facilities. We recommend further evaluation and service.

9. Water Heater Type and Enclosure Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Materials:
• Gas
Observations:
• We recommend the installation of a functional drain pan, which terminates to the exterior of the structure
• At the water heater located within the guest house, we have noted the combustion air available to the water heaters is inadequate, due to the undersized ventilation grates and the under sized bathroom those greats are attempting to draw combustion air from. We recommend the water heaters not be employed until properly serviced by a licensed plumbing contractor.
• Deteriorated materials present at the water heater enclosure and/or access door and we recommend service.



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10. Water Heater PRV Discharge and Seismic Strapping Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Discharge Location:
• Left elevation
• Laundry room
Materials:
• Copper water supply lines
• Brass
Observations:
• The pressure relief line dose not extend to exterior at the laundry room unit and will cause damages to building materials and/or injury, when hot water is discharged due to excessive pressure. We recommend running the 3/4" discharge line to an approved location, as required by local building standards.
• The seismic strapping system for the water heater, designed to minimize movement during a seismic event, are not installed per the manufacturers specifications and therefore does not comply with the California state required installation guidelines at the laundry room located unit. We recommend further evaluation and service by a licensed plumbing contractor.

The pressure relief line dose not extend to exterior at the laundry room unit and will cause damages to building materials and/or injury, when hot water is discharged due to excessive pressure. We recommend running the 3/4" discharge line to an approved location, as required by local building standards.

11. Water Heater Heat Vent, Supply, and Return Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

• could not fully inspect

• The gas flex connector is comprised of materials no longer permitted for use according to current safety standards and we recommend replacement.

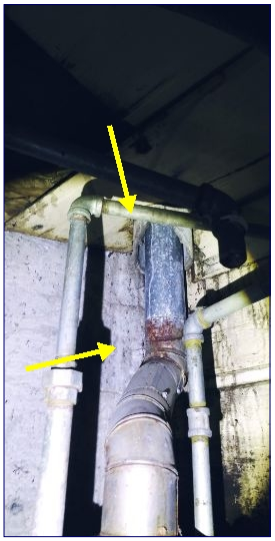
• Loose connections are present at heat vent and we recommend further evaluation and service.

• Sediment trap missing at the gas supply line and we recommend service.

• Moisture related damages are present at the vent pipe for the water heating unit which services the detached structure. We recommend further evaluation and service prior to any further attempts to use.

• The termination method is improper and missing a screened port to prevent access to rodents at the water heater vent located beneath the main house off the left elevation. We recommend further evaluation and service.

Sediment trap missing at the gas supply line and we recommend service.



Moisture related damages are present at the vent pipe for the water heating unit which services the detached structure. We recommend further evaluation and service prior to any further attempts to use.

The termination method is improper and missing a screened port to prevent access to rodents at the water heater vent located beneath the main house off the left elevation. We recommend further evaluation and service.

XI. Heat/AC System Observations

1. HVAC System Condition Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

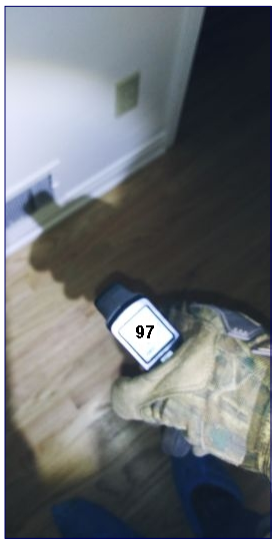
Location:
• Location:
• under structure
Type of System:
• The HVAC system is a:
• split system
• forced air
• electric
• gas unit
• radiant heat system has been disengaged.
• High efficiency venting system present at sublevel unit.
Observations:
• The heating and/or cooling system operated at the time of our inspection
• Floor heaters are no longer employed in new construction due to their inherent safety issues. We have noted some possible heat damages and/or carbonization at perimeter of the system. We recommend the system be further evaluated by a licensed HVAC contractor with the intent of replacement.
• Due to the square footage and vaulted ceiling design of the home you may be dissatisfied with the functionality of the single unit HVAC system. For a home of this size and design, CRI recommends either a multiple zone system with multiple thermostat stations or a separate system be installed for each floor. You may wish to have a HVAC contractor comment further on this condition.
• The HVAC system appears to have been added to the home since the original date of construction and we recommend verification of installation permits with the local building and safety department and to inquire about any relevant warranties which may still be in affect.
• Due to the age of the system you may wish to have a heating-A/C contractor evaluate the system for recent energy and safety upgrades.
• Rust is present at the interior of the unit and/or combustion chamber. This condition is likely due to excessive condensation within the unit during the use of the air conditioning system and/or heating system.

Floor heaters are no longer employed in new construction due to their inherent safety issues. We have noted some possible heat damages and/or carbonization at perimeter of the system. We recommend the system be further evaluated by a licensed HVAC contractor with the intent of replacement.

2. Observations Supply System

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
	X			

Temperature Reading:
• 105-110 (Heat)
Observations:
• In our opinion the supplied temperature and/or air flow is substandard at one or more locations. We recommend further evaluation and service by a licensed HVAC contractor.
• Within the interior ceiling of the sublevel portion of the unit, we have noted rusted registers at one or more locations, indicating a past or active interior elevated moisture levels condition within the home. We recommend further evaluation and service by a licensed HVAC contractor prior to the close of escrow.
• One or more supply and/or return registers are deteriorated due to moisture exposure. Rust is present within the metal ducting system due to the system be ran through the corrosive concrete foundation . We recommend further evaluation by a licensed HVAC contractor with the intention of the replacement of the system.



Heat supply temperature.


One or more supply and/or return registers are deteriorated due to moisture exposure. Rust is present within the metal ducting system due to the system be ran through the corrosive concrete foundation . We recommend further evaluation by a licensed HVAC contractor with the intention of the replacement of the system.

3. FAU Enclosure and Combustion Air Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
	X			

Observations:
• Moisture stains are present at the base of the FAU, which appear to originate from a failed condensation system.

4. Gas System Supply Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

• The gas supply line is not properly secured in one or more locations and we recommend further evaluation and service by a licensed plumbing contractor.

• Missing sediment trap or drip leg at the gas supply line where gas supply is feeding appliance from above and we recommend service to prevent damages to gas regulator. We recommend further evaluation and service by a licensed plumbing contractor.

• The flex gas connector penetrates the metal side wall of the heating unit, which is not permitted due to possible damages during seismic activity, creating a possibly explosion or fire hazard. We recommend further evaluation and service by a licensed plumbing contractor.

• The gas supply or flex line is comprised of a material which is no longer employed and/or has been deemed unsafe for use in current gas appliance connection applications. Therefore, we recommend the flex connector be replaced with a material which is approved and compliant by todays safety standards. We recommend further evaluation and service by a licensed plumbing contractor.

5. Thermostat Condition Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
X				

Observations:

• functional

6. Heat Vent System Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

• could not fully inspect

• The heat vent includes a Johns Mansville Transite pipe, which is known to contain asbestos. These pipes are considered safe unless incorrectly serviced or removed. CRI recommends the pipes be replaced. Utilizing this type of material as a heat vent allows moisture to accumulate within the pipe, and into the appliance it services. As a result, damages to the interior of the combustion chamber from moisture occur, shortening the service life of the appliance. Furthermore, this material is highly litigated, for the potential to cause health issues, and should be replaced regardless.

• The B vent has been ran through the interior of an abandoned friable asbestos based transite pipe, which can be accessed from the interior of the home at closet and crawlspace areas. Due to the potential safety hazards when dealing with ACM containing materials, we recommend further evaluation and service by a licensed asbestos abatement contractor prior to further occupancy.

• The termination method at the intake and exhaust ports for the FAU are not installed per the manufacturers installation instructions. We recommend further evaluation and service by a licensed HVAC contractor.

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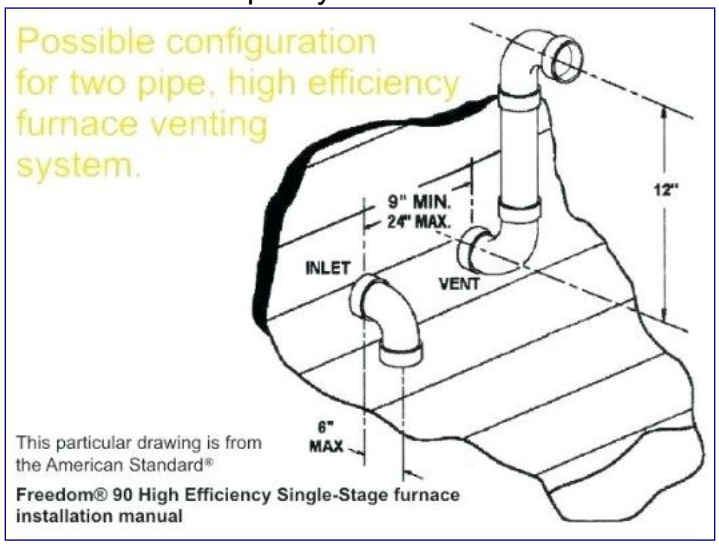

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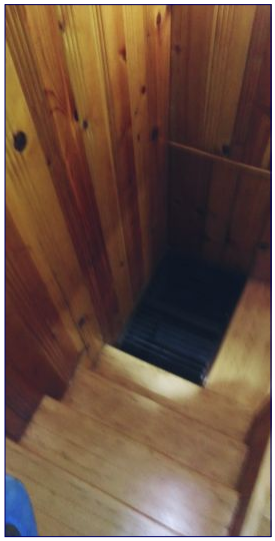
7. Return Air Compartment Condition

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
	X			

Locations:
• interior area floor
Observations:
• The filters are dirty and should be serviced every 30-90 days depending on use and type.
• The return air compartment is located in the surface of the main interior stair case landing, Upon operation and draw of intake air, the floor mounted location will promote the introduction of contaminants into the HVAC system, increasing the likelihood of functionality issues. We recommend further evaluation and service by a licensed HVAC contractor.



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8. Refrigerant Lines Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
	X			

Observations:
• Maintenance is needed to seal and completely wrap the entire AC lineset. This will prevent icing of the lines and help reduce energy costs.

9. AC Compressor Condition

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Model:
• Rheem
Location:
• Left side
Observations:
• The AC compressor is installed on a unstable base, and is also out if its level as required by the manufacturers installation instructions. We recommend further evaluation and service by a licensed HVAC contractor prior to any continued use.

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10. Condensation Line Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
	X			

Location:
• The condensate discharges at the base of the foundation.
Observations:
• Could not fully inspect discharge line and we can only inspect accessible sections of the line.
• The primary drains to the base of the foundation, which will deteriorate foundation components and increase moisture levels. We recommend installing a drain under the condensation line to prevent moisture from pooling at the perimeter of the foundation.

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11. HVAC Supply and Return Ducting Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Materials:
• The ducts are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

• The ducts are a rigid metal type that are insulated with fiberglass insulation
• Rigid metal 26 gauge
Observations:
• Unable to completely view ducting materials and we only can inspect and comment on exposed sections the ducting system.
• If the materials permit, we recommend a complete duct cleaning be completed, due to the condition of the return air compartment and/or other hazardous conditions within the home.
• Per Title 24 California energy efficiency requirements the supply cans must be sealed as they penetrate the conditioned interior living space to minimize energy loss. Supply cans should be insulated to minimize energy loss and we recommend service within attic.
• There are abandoned ducts in the attic, that you may wish to remove.
• Several sections of ducting are laying directly on grade and/or attic floor and are recommended to be elevated to prevent deterioration and maximize efficiency.
• Caution should be taken, when servicing the system due to the presence of asbestos paper at the boot transitions.
• A portion of the HVAC supply plenum is smashed and is sitting in dirt. Due to the associated heath hazards, we recommend further evaluation and service by a licensed HVAC contractor prior to any continued use..

Several sections of ducting are laying directly on grade and/or attic floor and are recommended to be elevated to prevent deterioration and maximize efficiency.

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12. Non Mechanical Ventilation Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

• Restricted due to obstructions at vents are present

• Based on the condition of the crawlspace there is inadequate ventilation, we recommend the installation of a functional venting system to exhaust moisture from the water heater, gas dryer, and the natural moisture created during damp exterior conditions.

• One or more vent flashing systems have been installed in reverse of the manufacturers design. We recommend further evaluation and service at the left elevation.

One or more vent flashing systems have been installed in reverse of the manufacturers design. We recommend further evaluation and service at the left elevation.

Restricted due to obstructions at vents are present

13. Mechanical Ventilation Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

• We recommend humidity thermostat controlled bath fans where none are present, to exhaust moisture, and prevent conditions conducive to mold growth.

• The fans are dirty and should be cleaned.

• Fans or windows should be opened and ran for at least 30 minutes after showering to prevent moisture from accumulating within the bathroom and causing fungus to grow

• The dryer exhaust duct installed at the dryer connection is comprised of flex materials and is ran to a length excessive to the manufacturers installation instructions. Due to the inherent fire hazard present in dryer exhaust systems which are unsafely installed, we recommend further evaluation and service by a licensed HVAC contractor.

• The radiant heating devices located within the bathroom facilities were not functional at the time of our inspection. We recommend further evaluation and service.

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XII. Fireplace Observations

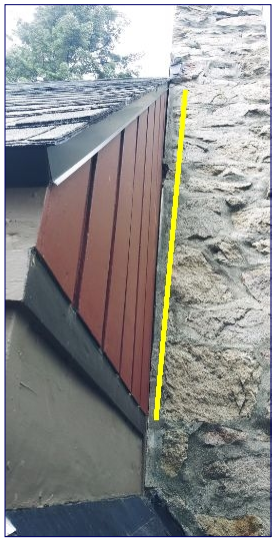
1. Type of Fireplace System

Type of Fireplace:
• Unlined chimneys, or those without flue liners, are suspect. Although such flues include a plaster coat of mortar, the corrosive effect of flue gases and the elements can deteriorate the mortar. In fact, the Chimney Safety Institute of America reported in 1992 that "all unlined chimneys, irrespective of fuel used, are very liable to become defective through disintegration of the mortar joints."
Location:
• Living Room

2. General Fireplace Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:
• Based on measurements taken at the interior mantel, the living room fireplace appears to have shifted, and now sits out of square. In addition, it appears that a large portion of the upper masonry stack has been rebuilt, based on materials differences and grout color inconsistencies. Based on the two aforementioned observations, it is our recommendation the fireplace be further evaluated by a Licensed NFPA inspector prior to any attempts to utilize.



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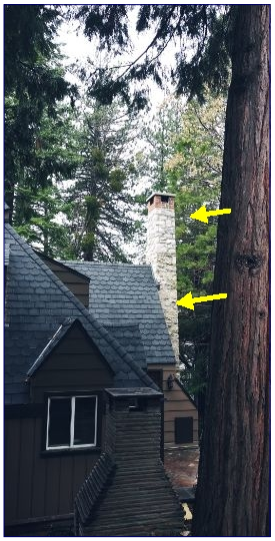

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3. Crown, Spark Arrestor, and/or Termination Cap Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

• Cracked and deteriorated crown, which should be serviced to prevent additional damages.
• The fireplace stack or exterior chase extends more than eight feet from the roof line penetration and is not braced to minimize lateral movement. We recommend further evaluation and service.
• There are tree branches located in close proximity to the fire place termination cap that should be cut back to reduce the risk of fire.
• Missing ash box door and we recommend service prior to any attempt to employ system.
• The chimney does not have a spark arrestor which is mandated in most jurisdictions. In addition, we recommend the installation of a functional rain cap to prevent water from rusting interior fireplace components.
• An approved spark arrester is defined as a device constructed of non combustible materials, 12 gauge
minimum welded or woven wire mesh, with maximum ï¿½ inch openings, or cast-iron plate,
3/16 inch minimum thickness,

Missing ash box door and we recommend service prior to any attempt to employ system.

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4. Flue and Damper Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
	X			

Observations:
• The interior of the chase has a heavy layer of creosote and you may wish to have the flue swept prior to further use.

5. Fireplace Surround Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
X				

Surround Observations:
• Functional

6. Log Set, and Combustion Chamber Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
				X

XIII. Structure Related Observations

1. Interior General Structural Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

• Interior door reveals are unequal at one or more location, uneven flooring materials, out of level ceilings have all been observed. These observations may indicate a more serious structural defect is present or is occurring in areas not visible to our inspector due to finish surfaces. We recommend the structure be further evaluated by a structural engineer.

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2. Structural Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

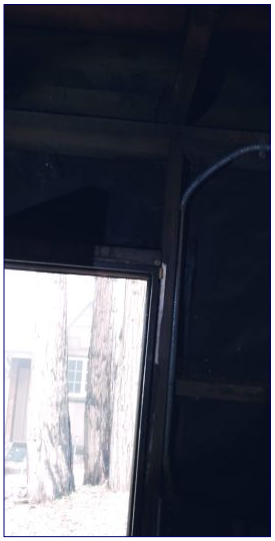
Foundation Materials:

• The floor structure consists of a concrete and/or masonry type stem wall, wood posts, masonry or other type piers, wood girder beams, and ceiling or floor joists sheathed with a plywood material or diagonal redwood boards.

• The walls are conventionally framed with wooden studs.
• The ceiling structure consists of standard joists.
• +++RAFTERS+++
• The framed walls includes post-and-beam construction.

Observations:

• Limited inspection due to structure type
• There are moisture stains surrounding several roof penetrations and appear to be related to past moisture intrusion. We recommend further evaluation and service by a licensed roofing contractor.
• Foundation access door not framed correctly to properly transfer structural load over and around the opening as required and often opiortrayed with a typical header to king stud connection. We recommend further evaluation and service by a licensed structural engineer.



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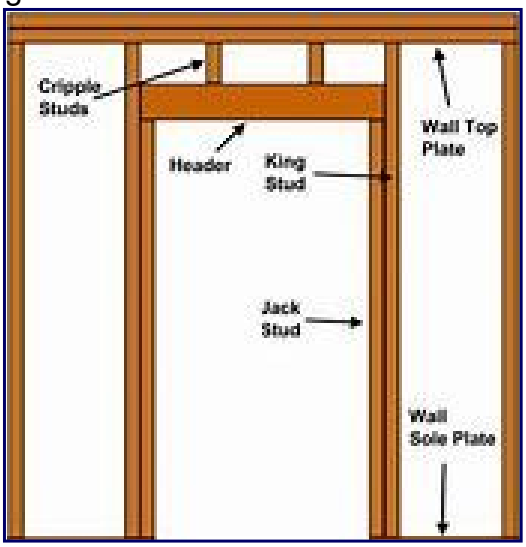

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XIV. Raised Foundation

1. Observations From Within Crawlspace

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Foundation Type:
• The foundation is raised and constructed to the standards of the year in which it was built.
• The foundation is raised, unbolted, and early circa 1900's. You should have the raised foundation evaluated by a specialist. We can elaborate on structural safety issues, but you should consult a specialist about retro-fitting the foundation to conform with current seismic safety standards.
• We evaluated the raised foundation from the access point due to the visible hazardous conditions, where visible exposed electrical lines and wet soils are present. We recommend service to provide unrestricted safe access to the crawlspace and therefore to properly inspect the interior.
• We cannot access all areas of the foundation crawlspace due to the obstruction of ducts pipes or conduits
Observations:
• There is insufficient clearance to access all areas of the crawlspace due to obstructions. Our inspection can only include portions of the home that are accessible at the time of inspection and therefore disclaim liability of any relevant area
• There is evidence of water in the crawlspace and a chronic moisture problem that should be evaluated with the intention of servicing the irrigation, drainage and grading systems. Dampness beneath the home will promote the deterioration of structural connectors, growth of mold, vegetation growth, and possible infestation of unwanted insects and bugs.
• The raised foundation has no visible seismic attachment and we recommend further evaluation by a licensed foundation specialist with the intention of seismically upgrading the system.
• There is trash located within the crawlspace, which will promote fungus growth and the introduction to pests.
• Irregular materials and/or installation techniques used to retro fitted or addition areas. We recommend further evaluation by a licensed foundation specialist and verification of installation permits.

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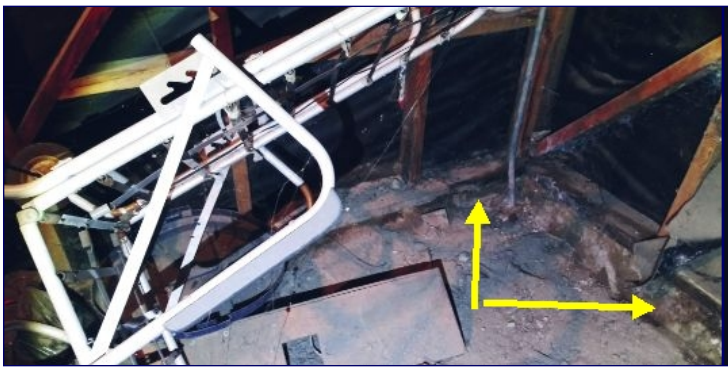
2. Stem Wall and Cripple Wall Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

• The cripple walls are not shearpaneled, and will remain seismically vulnerable, and therefore should be upgraded.

• Sections of the concrete foundation walls we observed as being deteriorated, missing, removed, and/or severely out of plumb at one or more locations within the crawlspace of the main structure, as well as within the detached unit. The foundation wall has been skimmed coated in areas, which is falling off the structure and in need of repair. The rear foundation wall was observed and measured as being over an 1.5" out of plumb, leaning towards the tow of the slope. Furthermore we observed sections of concrete foundation walls missing, damaged, and/or spalling and therefore we highly recommend a complete evaluation by a licensed structural engineer and/or a licensed concrete repair specialist prior to the close of escrow.
• There are multiple atypical cracks, (LARGE AND/OR DISPACED) at the foundation walls, which appear related to unstable soils and excess exposure to moisture. Regardless, the system should be evaluated by a specialist and repaired as directed.
• There is efflorescence on the stem walls of the raised foundation and damp soils. This condition confirms moisture penetration and we recommend service to the grading and drainage systems. Efflorescence deteriorates the strength of the concrete walls and should be addressed to minimize deterioration and prolong the service life of the foundation system
• A sizable hole has been cut into the foundation wall for reasons unknown. The hole has been left without bracing or a header to compensate for the missing section of load bearing foundation support system. We recommend further evaluation and service prior to the close of escrow.
• Severe spalling has been noted at the interior foundation wall located beneath the detached structure, visible from within the laundry room cabinetry. Spalling allows the weakening of concrete systems by allowing excess moisture to result in the flaking of concrete surfaces. The aforementioned condition combined with the visible mold growth and elevated moisture levels within the same vicinity, indicate a chronic moisture issue. We recommend further evaluation and service prior to the close of escrow.
• Over cuts in plate lines located at the top of one or more cripple type wall sections were observed within the foundation crawlspace. In addition, sections of cripple type bearing systems appeared to bow and lean at one or more locations beneath the main structure, visible from within the crawlspace area. We highly recommend further evaluation and service by a licensed structural engineer prior to the close of escrow.
• Earth to wood contact will cause rapid deterioration to wood based sill plates, which has already occurred. Therefore, we recommend a functional separation be made between wood based structural components and the corrosive soils . We recommend further evaluation and service.



Sections of the concrete foundation walls we observed as being deteriorated, missing, removed, and/or severely out of plumb at one or more locations within the crawlspace of the main structure, as well as within the detached unit. The foundation wall has been skimmed coated in areas, which is falling off the structure and in need of repair. The rear foundation wall was observed and measured as being over an 1.5" out of plumb, leaning towards the tow of the slope. Furthermore we observed sections of concrete foundation walls missing, damaged, and/or spalling and therefore we highly recommend a complete evaluation by a licensed structural engineer and/or a licensed concrete repair specialist prior to the close of escrow.

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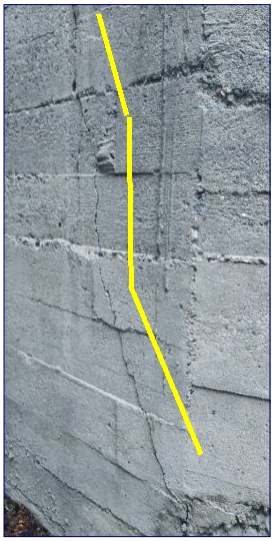
Severe spalling has been noted at the interior foundation wall located beneath the detached structure, visible from within the laundry room cabinetry. Spalling allows the weakening of concrete systems by allowing excess moisture to result in the flaking of concrete surfaces. The aforementioned condition combined with the visible mold growth and elevated moisture levels within the same vicinity, indicate a chronic moisture issue. We recommend further evaluation and service prior to the close of escrow.



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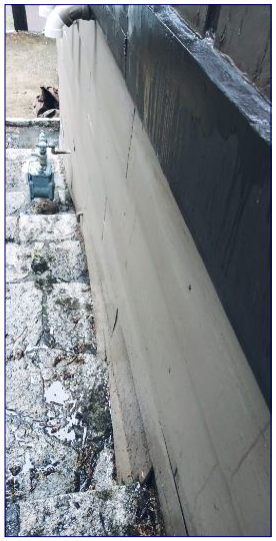

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A sizable hole has been cut into the foundation wall for reasons unknown. The hole has been left without bracing or a header to compensate for the missing section of load bearing foundation support system. We recommend further evaluation and service prior to the close of escrow.

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3. Post and Pier Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

• No structural/seismic hardware connections at post to beam connections

• Several sections of sill plating which sit at the base of the cripple walls, sit below grade and therefore are in direct contact with dirt. Dirt, especially damp dirt accelerate the deterioration of cellulose based structural components and should be serviced to restore a functional separation.

• Moisture stains are present at the rear cripples walls, which appear to caused due to the rear grade being directed directly to foundation walls and we recommend service to prevent further deterioration.

• Leaning and off center structural support posts are present and should be serviced as soon as possible. Leaning posts indicate considerable movement due to structural failure and we recommend further evaluation and repair prior to occupancy. Furthermore beam transitions are not properly supported ay a support post and we recommend service.

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4. Floor Sheathing Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

• Extensive moisture and termite related damages are present at the subflooring beneath the bathroom and kitchen areas, which appear to be caused by a history of sewer leaks, failed shower systems, and water supply system leaks. We recommend further evaluation and service by a licensed termite, mold remediation contractor, and carpenter.

• Significant moisture related damages present at the sub floor, visible from beneath the home. A portion of the moisture related damages appear to be caused by water runoff flowing from the front elevation stemwall and into the foundation crawlspace, due to the lack of a functional drainage system. To help prevent further accelerated deterioration of wood based structural components and concrete foundation walls, we highly recommend further evaluation and service prior to the close of escrow.

Significant moisture related damages present at the sub floor, visible from beneath the home. A portion of the moisture related damages appear to be caused by water runoff flowing from the front elevation stemwall and into the foundation crawlspace, due to the lack of a functional drainage system. To help prevent further accelerated deterioration of wood based structural components and concrete foundation walls, we highly recommend further evaluation and service prior to the close of escrow.

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5. Floor Joist and Girder Beam Observations

No noted defect	Std. repair issue present	A safety issue defect and/or high cost item	Could not access area syst.	None
		X		

Observations:

• Within the foundation crawlspace we have noted one or more improperly cut floor joists. Floor joists have been cut and/or notched either larger than permitted and/or in a portion of the joist, which is not permitted. When floor joists are improperly modified, the floor joists strength can be significantly decreased, resulting in uneven areas or even complete failures. We recommend further evaluation and service by a licensed carpenter prior to the close of escrow.

• Load transfer missing at joist to cripple wall connection within the main foundation crawlspace at one or more locations. We recommend further evaluation and service by a licensed structural engineer.

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Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.