Building Inspection Report

123 Elm Street, Middleton, CA

Inspection Date:
3/07/07

Prepared For:
John & Jane Smithson

Prepared By:
Beachside Property Inspection, LLC
5318 E. 2nd St., #707
Long Beach, CA, 90803
ph. (562) 433-2288
fax: (562) 987-2424

Inspector:
Marc Morin

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Report Overview

THE HOUSE IN PERSPECTIVE

This is an occupied , 70+ year old (approximate age) home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

Additions/Modifications appear to have been made. Client is advised to review all permits including certificates of completion prior to close of escrow.

INSPECTION/PRESENTATION ATTENDEES

__X__ Client __X__ Client's Agent ___ Seller ___ Seller's Agent

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

- **Major Concern:** denotes a major improvement recommendation that is uncommon for a property of this age or location.
- **Safety Issue:** denotes an observation or recommendation that is considered an immediate safety concern.
- **Improve:** denotes improvements that should be anticipated over the short term.
- **Monitor:** denotes an area where further investigation and/or monitoring are needed. **REPAIRS MAY BE NECESSARY**. During the inspection, there was insufficient information. **Improvements cannot be determined until further investigation or observations by appropriate specialists.**

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

NOTE: For the purpose of this report, it is assumed that the house faces west.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

IMPORTANT NOTE – PLEASE READ: The Report Overview is provided to allow the reader a brief overview of the findings of the report. This page is not all encompassing. Reading this page alone is not a substitute for reading the report in its entirety. The entire Inspection Report, including the CREIA ® Standards of Practice, Scope of Inspection, limitations, and Standard Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the s ale of the property. Any areas of uncertainty regarding the sale contract should be clarified by consulting an attorney or your real estate agent.

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in t he report be evaluated/inspected as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW.** Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the Scope of the Inspection.

1. **Major Concern:** Cracks were noted at a number of areas at the foundation and some wall sections show significant displacement. The foundation wall at the SW corner appears to have been pushed in by tree roots and requires immediate repairs. Further, a concrete beam formed atop this wall also encases a wood floor beam (the beam should have been provided a "pocket" and wood pad). The N foundation wall shows rotation that has displaced joist/cripple wall connections which themselves have been crudely repaired with joist hangers and/or shims. As well, the living room floor easily deflects when traversed and requires add itional post/pad/footing assemblies; suggest further review by a licensed structural engineer prior to the close of escrow or contingency period.
2. **Safety Issue:** The fireplace exhibits a number of installation and safety issues. The fireplace lacks a heart h extension as required to reduce the risk of fire, should hot embers manage to escape from the fireplace. Combustible materials were noted within close proximity of the fire place opening. Further, fireplace flame bars should be hard -piped. Improper installation of the damper stop was also noted at the fireplace (as installed here, it fails to jam the damper open). The plastic combustion air duct within the crawl space must be replaced with metal and terminate at the building exterior. Further, the gas supply valve should be to the side of the firebox opening; suggest further review by a licensed chimney contractor prior to the close of escrow or contingency period.

3. **Safety Issue:** Damaged waste pipe noted at the garage S exterior wall (at the pipe's ground penetration) requires repair; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
4. **Safety Issue:** Water heaters in seismic zones should be double-strapped **snug to the wall** with 1½" straps at the top and bottom third of the unit (**the upper strap should be no closer that 9-inches from the top of the case** and lower strap should be no lower than 4 inches above the gas connection) to resist any horizontal movement during earthquake conditions. Note: The straps should encompass the tank, **mounted below insulation blankets** and not cover the water heater manufacture's date plate. **Further, screws used to secure loose strapping to the wall and noted adjacent to the strap anchor bolts will dislodge during seismic activity requiring their removal and proper tighten of the straps**. Although the tank is strapped, all **boldface underlined** sections above require improvement.
5. **Safety Issue:** The "draft diverter" of the water heater venting system is loose; suggest improving.
6. **Safety Issue:** Gas connections for forced air heating units, floor & wall furnaces in seismic zones should include a hand cock shutoff valve and an AGA approved flexible **stainless steel** gas connection; suggest conforming installation.
7. **Safety Issue:** The garage is provided a wall furnace **lacking an exhaust vent assembly.** Further, this type if heater is not recommended for garage use (pilot light within 18-inches of the floor); suggest disconnecting the gas supply and removal of the unit.
8. **Safety Issue:** The pilot light was off thereby preventing a test of the home's heating system at the time of the inspection. Because of the age of the heating unit, the gas utility or a licensed heating contractor should inspect the heating unit heat exchanger prior to the close of escrow or contingency period.
9. **Safety Issue:** Open junction boxes noted at the attic and crawl space. All visible wiring connections should be enclosed within ***covered junction boxes***; suggest conforming installation. A common reason for missing junction box covers are overfilled boxes as noted here. If this is the case, an extension ring can be added to provide extra cover clearance.
10. **Safety Issue:** Knob and tube wiring has been routed within a number of attic and crawl space junction boxes without the proper fitting; suggest proper improvements by a licensed electrical contractor.
11. **Safety Issue:** Improper termination of disconnected "live" electrical conductors noted at the crawl & attic space (center of E foundation wall, kitchen attic within abandoned soffit). All terminated/abandoned conductors should be enclosed within covered junction boxes or the conductors removed altogether; suggest conforming installation.
12. **Safety Issue:** Running splices noted at the kitchen attic space; all electrical connections should be made within covered junction boxes; suggest conforming installation.
13. **Safety Issue:** Exposed cable/improper wiring noted at an exterior light fixture (SE corner of home). All visible wiring should be enclosed within flexible or rigid metal conduit; suggest conforming installation (here, the mounted light is powered by an appliance cord).
14. **Safety Issue:** Insufficient fire-stop assembly within the fireplace flue chase noted from the attic area; suggest further review by a licensed chimney contractor prior to the close of escrow or contingency period.
15. **Safety Issue:** Consistent of buildings this age, anchor bolts have not been installed nor the cripple walls reinforced. Suggest contacting the local building department regarding optional seismic upgrades.
16. **Safety Issue:** As there is a danger of falling, a proper railing of required height and spoke spacing should be provided for the basement step perimeter; suggest further review by a licensed contractor prior to the close of escrow or contingency period.
17. **Improve:** The water heater is an older unit existing beyond its useful life and shows corrosion at the top and base of the case. Water heaters have a typical life expectancy of 7 to 12 years. **The existing unit is far outside age range** and should be replaced.
18. **Improve:** The kitchen sink backs-up when the dishwasher is draining suggesting a waste pipe venting issue (no vent pipe noted); suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
19. **Improve:** No response from the bathroom exhaust fan; suggest improving.
20. **Improve:** Trip hazard noted at the kitchen entry; suggest improving as needed.
21. **Improve:** The dishwasher lacks an airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed.
22. **Improve:** Improper sill assembly and reversed slope noted at the bathroom's glass block window (here, water is captured by raised siding); suggest improving.
23. **Improve:** Missing cap noted at the water heater exhaust vent; suggest improving.
24. **Monitor/Improve:** Ideally, the carport posts should be 6x6 material (versus the 4x4 posts noted) and the rafters appear to be over-spanned; suggest further review by a licensed contractor prior to the close of escrow or contingency period.
25. **Monitor/Major Concern:** Significant water volume drop was observed when operating several fixtures simultaneously. Client is advised that replacement of existing galvanized plumbing with copper plumbing will be necessary to correct this condition. The older steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. Further, corrosion was noted at a number of pipe sections. This piping is typically replaced when the loss of pressure can no longer be tolerated.

THE SCOPE OF THE INSPECTION

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. Weather conditions le ading up to the inspection have been relatively dry.

All components designated for inspection in the CREIA/ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

This inspection i s visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Important noted:

Due to the potential for water damage to personal property, Beachside Property Inspection does not physically test main water valves, under-sink angle stops or water heater fill valves. We strongly urge that the seller demonstrate the operability of these items to the buyer prior to the close of escrow.

Structural Components

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	•Poured Concrete •Basement Configuration •Crawl Space Configuration •Crawl Space Access: Basement •Crawl Space Method Of Inspection: Entered - **Inaccessible Areas**
Floor Structure:	•Wood Floor Joist •Wood Columns •Wood Floor Beams •Board/Plank Sub Floor
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters
Roof Sheathing:	•Solid Plank
Attic Access Location:	•Closet •Attic Method Of Inspection: Entered - **Inaccessible Areas**

STRUCTURAL COMPONENT OBSERVATIONS

As is typical of homes of this age, the building exhibits many unusual conditions. Numerous structural improvements could be undertaken. In practice, however, most homes of this nature are improved on an as needed basis only. Many less than ideal conditions are simply tolerated. In most cases, improvement is only undertaken if the timber fails or is substantially weakened. It is not the intention of this report to make this old house new again. Improvements will only be recommended where they are considered critical. Unless subst antial renovation is anticipated, it is important that one have an "old house mentality" when it comes to living in a home of this nature.

RECOMMENDATIONS / OBSERVATIONS

- **Major Concern:** Cracks were noted at a number of areas at the foundation and some wa ll sections show significant displacement. The foundation wall at the SW corner appears to have been pushed in by tree roots and requires immediate repairs. Further, a concrete beam formed atop this wall also encases a wood floor beam (the beam should have been provided a "pocket" and wood pad). The N foundation wall shows rotation that has displaced joist/cripple wall connections which themselves have been crudely repaired with joist hangers and/or shims. As well, the living room floor easily deflects when traversed and requires additional post/pad/footing assemblies; suggest further review by a licensed structural engineer prior to the close of escrow or contingency period.
- **Safety Issue:** Consistent of buildings this age, anchor bolts have not been ins talled nor the cripple walls reinforced. Suggest contacting the local building department regarding optional seismic upgrades.
- **Safety Issue:** Insufficient fire -stop assembly within the fireplace flue chase noted from the attic area; suggest further review by a licensed chimney contractor prior to the close of escrow or contingency period.
- **Improve:** The basement is subject to water intrusion and should be provide a sump-pit and pump.
- **Improve:** Non-conforming ceiling framing noted adjacent to the chimney chas e termination within the attic (missing joist blocking, etc.).
- **Monitor/Improve:** Ideally, the carport posts should be 6x6 material (versus the 4x4 posts noted) and the rafters appear to be over-spanned; suggest further review by a licensed contractor prior to the close of escrow or contingency period.
- **Monitor/Improve:** The chimney flue is exposed within the attic. Metal chi mney flues traversing the attic **may** require being enclosed within a fire -rated chase (city by city); suggest further review by a licens ed chimney contractor prior to the close of escrow or contingency period.
- **Monitor:** Sagging gables noted (typical for this older style of cantilevered rake board assembly); suggest improving as needed.

LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

As prescribed in the pre -inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structur al components were inspected.
- Furniture and/or storage restricted access to some structural components.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing System

DESCRIPTION OF ROOFING SYSTEM

Roof Covering: •Composition Shingle •Roll Roofing •Number of roofing layers observed: One
Chimneys: •Metal
Gutters and Downspouts: •Galvanized Steel •Full Installation
Method of Inspection: •Walked On Roof

ROOFING OBSERVATIONS

The roof coverings are considered to be in generally good condition. During re -roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** All foliage in contac t with the roof and eaves should be cut back.
- **Improve:** The gutters require cleaning.
- **Improve:** The downspout(s) should discharge water at least three feet from the house and garage. Storm water should be encouraged to flow away from the building at the p oint of discharge (see interior page “lot drainage” comment).
- **Improve:** Missing cap noted at the water heater exhaust vent; suggest improving.
- **Monitor:** It should be noted that the carport flat roof, although not uncommon, have a higher potential for unexp ected problems. Leaks can be difficult to repair, as the source of the leakage can be far removed from the water stain that shows up on the interior. Some roofers are reluctant to attempt repairs to flat roofs.

LIMITATIONS OF ROOFING INSPECTION

As prescribed in the pre -inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibilit y of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof shea thing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior Components

DESCRIPTION OF EXTERIOR

Lot Grading:	•Level Grade
Driveways:	•Concrete
Walkways / Patios:	•Concrete
Fencing:	•Wood
Porches, Decks, and Steps:	•Tile •Concrete
Soffit and Fascia:	•Wood
Wall Cladding:	•Wood Siding •Asbestos Cement Siding
Window Frames:	•Wood
Entry Doors:	•Wood •French
Overhead Garage Door(s):	•Wood

EXTERIOR OBSERVATIONS

The exterior of the home shows signs of normal wear and tear for a home of this age and construction.

Please refer to a licensed Structural Pest Control operator for information regarding any activity of wood destroying pests and organisms as well as the condition of wood components at the subject property.

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** As there is a danger of falling, a proper railing of required height and spoke spacing should be provided for the basement step perimeter; suggest further review by a licensed contractor prior to the close of escrow or contingency period.
- **Safety Issue:** Unable to determine if door/window glass located within 18" (i nches) of the floor is safety rated; suggest installation of 3M film at the entry doors.
- **Improve/Safety Issue:** It is suggested that gas clothes dryers in garages be on a raised platform so that the pilots, burner or heating elements are not closer than 18 inches from the garage floor.
- **Improve/Safety Issue:** The kitchen exterior door opens over steps/stairs and should be provided a landing that is level with the threshold and proportional to the door swing, or, the door swing reversed; suggest improving.
- **Improve:** Various screens are damaged/missing; suggest repair as needed.
- **Improve:** The foundation's stone fascia is delaminating at a number of areas; suggest improving as needed.
- **Improve:** A railing should be provided for the dining area exterior door stoo p/steps.
- **Improve:** Improper sill assembly and slope noted at the bathroom's glass block window (here, water is captured by raised siding); suggest improving.
- **Improve:** Surface deterioration was observed on the interior of the exposed foundation walls. Thi s condition is common in many older homes and does not usually represent a serious structural concern. In an effort to prevent long term deterioration, it would be wise to consider parging deteriorated areas. Lot drainage improvements, as outlined in the "Exterior" section of this report are also recommended.
- **Monitor/Improve:** Discharge from the roof, down spouts and irrigation should be directed to swales (a shallow culvert) or subterranean drains that terminate at the street and not to an exposed slope or adjacent property. Areas within 3' (feet) of the foundation should be considered part of a drainage system sloping away from the home and intersecting drainage runs to the street. As well, excessive landscaping topsoil added over the years and/or har dscape elements (walkways, patios, planters, etc.) can create a "moat" that may inhibit drainage. Monitor for improvements at the garage S wall and basement entry.
- **Monitor:** As is common in older neighborhoods, the detached garage is a low quality structure. With the exception of keeping the roof watertight and having functional gutters for roof water, it may not be worth investing in repairs. Rebuilding would be the better long term approach.
- **Monitor:** Cracks/settling noted at sections of the walkways, patio, porches, garage floor and driveway.
- **Monitor:** The siding appears to be an Asbestos cement product. This can only be verified by laboratory analysis which is beyond the scope of this inspection. ***The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).*** If any sections of the above listed areas are indeed friable, or become friable over time, a specialist should be engaged. Due t o the age of

construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.

- **Monitor:** Cracked/missing glazing noted at various windows; suggest repair.
- **Monitor:** Roots from large trees at the property may damage and clog plumbing waste lines; suggest seller inquiry if this has been problematic in the past. Large trees can be a nuisance. Limbs can detach, damaging property and occupants. Trees against the property walls can displace/dam age the masonry.

LIMITATIONS OF EXTERIOR INSPECTION

As prescribed in the pre -inspection contract, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- **Storage in the garage restricted the inspection.**
- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical System

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•100 Amps, 120/240 Volt Main Service
Service Entrance Wires:	•Overhead •Copper
Main Disconnect:	•Breakers •Located Exterior •Main Service Rating 100 Amps
Service Ground:	•Copper •Water Pipe Connection
Main Distribution Panel:	•Breakers •Located Exterior •Panel Rating 100 Amps
Distribution Wiring:	•Knob-and-Tube Copper •Copper
Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen

ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All vi sible wiring within the home is copper. This is a good quality electrical conductor. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shoc k protection. All GFCI's that were tested responded properly.

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** Exposed cable/improper wiring noted at an exterior light fixture (SE corner of home). All visible wiring should be enclosed within flexible or rigid metal conduit; suggest conforming installation (here, the mounted light is powered by an appliance cord).
- **Safety Issue:** Running splices noted at the kitchen attic space; all electrical connections should be made within covered junction boxes; suggest conforming installation.
- **Safety Issue:** Open junction boxes noted at the attic and crawl spaces. All visible wiring connections should be enclosed within ***covered junction boxes***; suggest conforming installation. A common reason for missing junction box covers as overfilled boxes as noted here. If this is the case, an extension ring can be added to provide extra cover clearance.
- **Safety Issue:** Knob and tube wiring has been routed within a number of attic and crawl space junction boxes without the proper fitting; suggest proper improvements by a licensed electrical contractor.
- **Safety Issue:** Improper termination of disconnected "live" electrical conductors noted at the crawl & attic space (center of E foundation wall, kitchen attic within abandoned soffit). All terminated/abandoned conductors should be enclosed within covered junction boxes or the conductors removed altogether; suggest conforming installation.
- **Improve:** The service wires should form a "drip loop" where they meet the service mast on the ex terior of the home. This ensures that water will drip off the wires, rather than run into the service mast.
- **Improve:** Suggest bonding the gas supply pipe to the cold & hot water piping. "Bonding" provides an unobstructed electrical path to the earth sho uld these utilities become accidentally charged; suggest further inquiry with a licensed electrician.
- **Improve:** Suggest labeling each circuit breaker within the main distribution panel.
- **Improve:** No response from the entry stoop light; suggest improving.
- **Improve:** Damaged lock hasp noted at the electrical panel; suggest improving as needed.
- **Improve:** Ungrounded 3-prong outlets should be improved. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where g rounding is not provided.
- **Improve:** No response from the W bedroom light fixture; suggest improving.
- **Improve:** No response from various garage electrical fixtures; suggest improving as needed.
- **Improve:** Older knob and tube wiring was observed to be connected to new wiring. Such connections are often suspect. It is recommended that this area be further investigated. It may be wise to replace the older knob and tube wiring.
- **Improve:** Older knob and tube wiring should not be covered with insulation. Insula tion should be pulled back or the knob and tube wiring should be replaced.
- **Improve:** No response from the bathroom exhaust fan; suggest improving.

DISCRETIONARY IMPROVEMENTS

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage outlets. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Grounded outlets may be desirable in some areas where ungrounded outlets exist. This will depend on electrical needs.

LIMITATIONS OF ELECTRICAL INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of th e electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.
- Determining the operability and effectiveness of any security system including, but not limited to, video cameras, sensors and alarms is beyond the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating System

DESCRIPTION OF HEATING SYSTEM

Primary Energy Source: •Gas
Heating System Type: •Floor Furnace **# Of Zones:** 1

HEATING OBSERVATIONS

The floor furnace is estimated to be 50+ years old. The typical life cycle for a unit such as this is 30 -60 years. Some units will last longer; others can fail prematurely. Adequate heating capacity is provided by the system.

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** Gas connections for forced air heating units, floor & wall furnaces in seismic zones should include a hand cock shutoff valve and an AGA approved flexible **stainless steel** gas connection; suggest conforming installation.
- **Safety Issue:** The garage is provided a wall furnace **lacking an exhaust vent assembly.** Further, this type if heater is not recommended for garage use (pilot light within 18 -inches of the floor); suggest disconnecting the gas supply and removal of the unit.
- **Safety Issue:** The pilot light was off thereby preventing a test of the home's heating system at the time of the inspection. Because of the age of the heating unit, the gas utility or a licensed heating contractor should inspect the heating unit heat exchanger prior to the close of escrow or contingency period.

LIMITATIONS OF HEATING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- **We do not test for indoor air pollution, which the Consumer Product Safety Commission rates fifth among contaminants. As health is a personal responsibility, we recommend that indoor air quality be tested as a prudent investment in environmental hygiene particularly if you or any member of your family suffers from allergies or asthma.**
- The adequacy of heat distribution is difficult to determine during a one time visit to a home.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation: •R-11 Blown
Roof / Attic Ventilation: •Roof Vents •Soffit Vents
Crawl Space Ventilation: •Wall Vents

INSULATION / VENTILATION OBSERVATIONS

Insulation levels are typical for a home of this age and construction.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Improve:** Attic roof vents should be screened to prevent insect and vermin entry.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- **Insulation/equipment/framing within the attic restricted inspection of some electrical, plumbing and structural components.**
- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing System

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source: •Unknown
Service Pipe to House: •Copper •Service Pipe Size: 3/4 inch
Main Valve Location: •Exterior
Supply Piping: •Copper •Galvanized Steel
Waste Disposal System: •Unknown
Drain / Waste / Vent Piping: •Plastic •Galvanized Steel •Cast Iron
Cleanout Location: •Basement •Crawl Space
Water Heater: Manufacturer: American •Approximately 40 gallon capacity •Approximate age: 25+ years •Gas •Exterior Closet
Seismic Gas Shut-Off Valve: •_____ Yes ____X___No

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** Water heaters in seismic zones should be double-strapped **snug to the wall** with 1½ " straps at the top and bottom third of the unit (**the upper strap should be no closer that 9-inches from the top of the case** and lower strap should be no lower than 4 inches above the gas connection) to resist any horizontal movement during earthquake conditions. Note: The straps should encompass the tank, **mounted below insulation blankets** and not cover the water heater manufacture's date plate. **Further, screws used to secure loose strapping to the wall and noted adjacent to the strap anchor bolts will dislodge during seismic activity requiring their removal and proper tighten of the straps**. Although the tank is strapped, all **boldface underlined** sections above require improvement.
- **Safety Issue:** The "draft diverter" of the water heater venting system is loose; suggest improving.
- **Safety Issue:** Damaged waste pipe noted at the garage S exterior wall (at the pipe's ground penetration) requires repair; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
- **Improve:** The waste piping does not have sufficient support. Metal bracing straps are recommended.
- **Improve:** The water heater is an older unit existing beyond its useful life and shows corrosion at the top and base of the case. Water heaters have a typical life expec tancy of 7 to 12 years. **The existing unit is far outside age range** and should be replaced.
- **Improve:** The kitchen sink backs -up when the dishwasher is draining suggesting a waste pipe venting issue (no vent pipe noted); suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
- **Monitor/Major Concern:** Significant water volume drop was observed when operating several fixtures simultaneously. Client is advised that replacement of existing galvanized plumbing with copper plumbing will be necessary to correct this condition. The older steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressu re. Further, corrosion was noted at a number of pipe sections. This piping is typically replaced when the loss of pressure can no longer be tolerated.
- **Monitor:** For the most part, the waste piping is older. It may be prone to unexpected problems. Improve ment is recommended on an as needed basis. Pin hole leaks noted at various waste line runs; monitor for repairs.
- **Safety Issue:** All exterior hose bibs should provided vacuum breakers to prevent hose water from being drawn back into the home.

LIMITATIONS OF PLUMBING INSPECTION

As prescribed in the pre -inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finis hes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.
- Beachside Property Inspection does not verify the installation of drip leg/sediment traps at the gas supply piping (which prevents debris or water from entering the appliances); suggested review of the gas appliance manufacturer's requirements.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior Components

DESCRIPTION OF INTERIOR

Wall Finishes:	•Drywall/Plaster
Ceiling Finishes:	•Drywall/Plaster
Floor Surfaces:	•Tile •Wood
Doors:	•Raised Panel •French
Window Styles and Glazing:	•Double/Single Hung
Fireplace(s):	•Masonry Firebox •Gas
Kitchen Appliances Tested:	•Gas Range •Dishwasher •Waste Disposer •Exhaust Hood
Laundry Facility:	•240 Volt Circuit for Dryer •Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Washer Discharges to Laundry Tub/Sink

INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are considered to be in average condition. Typical flaws were observed in some areas. The majority of the windows are average quality units. All appliances that were tested responded satisfactorily.

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** The fireplace exhibits a number of installation and safety issues. The fireplace lacks a hearth extension as required to reduce the risk of fire, should hot embers manage to escape from the fireplace. Combustible materials were noted within close proximity of the fire place opening. Further, fireplace flame bars should be hard-piped. Improper installation of the damper stop was also noted at the fireplace (as installed here, it fails to jam the damper open). The plastic combustion air duct within the crawl space must be replaced with metal and terminate at the building exterior. Further, the gas supply valve should be to the side of the firebox opening; suggest further review by a licensed chimney contractor prior to the close of escrow or contingency period.
- **Safety Issue:** Unable to determine if bedroom door glass located within 18" (inches) of the floor is safety rated; suggest installation of 3M film at the bedroom entries.
- **Improve/Safety Issue:** The kitchen range should be provided anti-tip brackets that will prevent the unit from toppling over; suggest improving.
- **Improve:** The older wood windows are in mild disrepair (difficult operation, painted shut, cracked panes, damaged sash cords, separating frames, etc.). Trimming/adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only and should be done to provide operability during emergency egress. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration.
- **Improve:** The dishwasher lacks an airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed.
- **Improve:** Trip hazard noted at the kitchen entry; suggest improving as needed.
- **Monitor/Safety Issue:** The kitchen countertop windows are adjacent to a work space and subject to impact damage.
- **Monitor/Safety Issue:** Smoke detector(s) were noted at the bedrooms, hallway. Contemporary building standards require smoke detectors. Depending on local building codes, detectors should be placed within and/or outside of all sleeping areas and at each level of multi-story structures. It is strongly recommended these installation standards be implemented. ***The detectors should be tested at the final walk-through, receive fresh batteries at move-in and be tested periodically.***
- **Monitor/Improve:** Limited clearances for the kitchen exhaust hood over the gas cooktop noted. Excessive heat may damage the unit's plastic parts and electronics; suggest a review of all manufacture installation requirements prior to the close of escrow or contingency period.
- **Monitor:** Movement of the floors is apparent (floor slopes are also apparent). Refer also to the Structural Components section of this report.
- **Monitor:** The older windows lack tempered glass (special safety glass that will not shatter). For safety reasons, it may be wise to consider the installation of tempered glass where appropriate.

Environmental Issues

- **Monitor:** Based on the age of this home, there is a possibility the ceiling texture, vinyl flooring and gas appliance exhaust flues may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. ***The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if***

"friable" (damaged, crumbling, or in any state that allows the release of fibers). If any sections of the above listed areas are indeed friable, or become friable over time, a specialist should be engaged. Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.

- **Monitor:** There is the potential for lead content in the drinking water within the home. Lead in water m ay have two sources; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evalu ation of lead in paint is beyond the scope of this inspection.
- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these applian ces is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1 -800-638-2772 (C.P.S.C.) for further guidance. It would be wise to consider the installation of carbon monoxide d etectors within the home.

Further Information

- For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the pre -inspection c ontract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.