



Confidential Inspection Report

,



Prepared for: John Smith

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

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report.

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This report is not to be used for the purposes of substitute disclosure.

Table of Contents

REPORT DEFINITIONS & SCOPE	6
INSPECTION INFORMATION	7
FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS	10
EXTERIOR	12
ROOF COVERINGS	14
ATTIC AND ROOF FRAMING	16
PLUMBING	17
ELECTRICAL	19
HEATING AND COOLING SYSTEMS	21
FIREPLACES & CHIMNEYS	23
BUILDING INTERIOR	24

Inspection Report Summary

NOTE: It is client's responsibility to not rely solely on this Summary and read the entire report.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is required that the client read the complete report. The entire Inspection report, including the Standards of Practice, limitations and scope of inspection, and Pre-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 sale of the property.

It is strongly recommended that you have appropriate competent licensed contractors evaluate and/or correct each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of the inspection contingency period. Please call our office for any clarifications or further questions.

Here is a list of defects that need further evaluation or repair by appropriately licensed contractors.

CLIENT: 1022 _____]

SAFETY CONCERNS: Conditions evident that may pose a hazard to humans, the building or both. These conditions warrant immediate further evaluation and corrections by the appropriate professional in the appropriate trade.

PLUMBING

WATER HEATER CONDITIONS

537 SEISMIC BRACING

[SC] The water heater is double strapped, it is not stabilized/blocked to resist movement as required.

541 ELEVATION(S)

[SC] The water heater ignition source/pilot light is not elevated 18" inches or more above the floor. This condition is conducive to the ignition of flammable vapors.

ELECTRICAL

SWITCHES, RECEPTACLE OUTLETS AND LUMINARIES [LIGHT FIXTURES]

631 AFCI DEVICE(S)

[SC] There is no AFCI protection provided at the areas where required today. We recommend correcting the condition by providing AFCI protection at the appropriate locations.

HEATING AND COOLING SYSTEMS

HEATING EQUIPMENT AND OPERATION

714 VENTING SYSTEM(S)

[SC] Duct tape is wrapped around the exhaust vent pipe, this condition is a fire hazard.

FIREPLACES & CHIMNEYS

CHIMNEYS, SPARK ARRESTORS, FIREBOXES, DAMPERS AND HEARTH EXTENSIONS

806 SPARK ARRESTOR(S)

[SC] There is no spark arrester installed on the chimney. We recommend installing a rain cap type spark arrester to help minimize moisture entry into the flue and prevent the escape of hot embers.

BUILDING INTERIOR

SMOKE DETECTORS

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960 CARBON MONOXIDE ALARM(S)/DETECTOR(S)

[SC] No installed CO (Carbon Monoxide) alarm(s)/detector(s) observed in the home. California law requires that all existing dwelling units and sleeping units which have fuel-burning appliances installed within and dwelling units that have an attached garage be equipped with an approved carbon monoxide alarm/detector. Carbon monoxide detectors should be installed per manufacturers installation instructions.

GARAGE COMPONENT & EQUIPMENT CONDITION**975 FIRE SEPARATION DOOR(S)**

[SC] The door is not of a fire-resistant type. The present standards call for the door between the garage and living space to be a fire-resistant door and be self-closing & latching.

FURTHER EVALUATION: Conditions evident that warrant further evaluation and/or corrections by the appropriate professional in the appropriate trade. We recommend full evaluations and/or corrections with written findings and costs to cure by the appropriate professionals in the appropriate trades before the close of this transaction.

PLUMBING**WATER HEATER CONDITIONS****543 COMMENTS**

[FE] Given the condition(s) documented above. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.

ELECTRICAL**SWITCHES, RECEPTACLE OUTLETS AND LUMINARIES [LIGHT FIXTURES]****632 COMMENTS**

[FE] Given the condition(s) documented above. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.

HEATING AND COOLING SYSTEMS**HEATING EQUIPMENT AND OPERATION****708 HEATING UNIT(S)**

[FE] Due to conditions documented and/or age of furnace we recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.

FIREPLACES & CHIMNEYS**CHIMNEYS, SPARK ARRESTORS, FIREBOXES, DAMPERS AND HEARTH EXTENSIONS****811 COMMENTS**

[FE] Given the condition(s) documented above. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.

CORRECTIONS RECOMMENDED: Conditions evident in need of maintenance, repair or replacement. We recommend that all corrections be made by the appropriate professionals in the appropriate trades.

HEATING AND COOLING SYSTEMS**HEATING EQUIPMENT AND OPERATION****711 BLOWER / FILTER(S)**

[CR] The blower is noisy/vibrating.

BUILDING INTERIOR

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CABINET AND COUNTERTOP SURFACES

928 COUNTERTOP(S)

[CR] The grout/caulking is cracked, damaged or missing. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.

RECOMMENDED UPGRADES: Upgrades are systems and/or components that may not have been available or have been improved since the building was originally constructed. These may be, but are not limited to safety related items; such as GFCI receptacles and smoke detector locations and the installation of safety glass where subject to human impact..

REPORT DEFINITIONS & SCOPE

Thank you for selecting **Our Company** to provide your property inspection. Our business is mostly through referrals and we would appreciate you recommending our service to your family, friends and associates who may be in need of our services.

Our inspectors are all proud members of **CREIA** (California Real Estate Inspection Association) and/or **ASHI** (American Society of Home Inspectors), the two major professional organizations for property inspectors in California. Both **CREIA** and **ASHI** require members to meet and adhere to all membership standards set forth in their standards of practice, they mandate a strict code of ethics and they require continual education in the property inspection profession.

This report describes the property conditions on the date of the inspection, to current **CREIA** standards. Within the **CREIA** standards, our judgment is based upon locally accepted practice for comparable properties with respect to quality and workmanship allowing for reasonable wear and tear. Our service is not a code compliance inspection or local city/municipality ordinance compliance inspection.

Soil conditions, inaccessible features, and cosmetic considerations are specifically excluded from the scope of this report. Our work is not technically exhaustive and does not include tests such as an appropriate professional might perform on any given system. We test components with normal operating controls and do not break down nor take apart any system. Our fees do not include guarantees or warranties either expressed or implied.

Some features are not inspected. For instance: Sewer drainage, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; security systems; elevators; and personal property such as refrigerators, shutters and drapes. We cannot judge what we cannot see, such as conditions hidden within walls, behind paneling, beneath rugs, or deliberately masked. We do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which our judgment may be hazardous. The inspection is strictly limited to those items detailed in this report. To review our standards of practice and code of ethics please visit www.creia.org.

We're here to help and encourage you so please call if you have any questions. Our code of ethics does not allow us to provide professional referrals.

We serve Orange, Los Angeles, Ventura, San Diego, Riverside and San Bernardino Counties.

This Report Complies with the CREIA Standards of Practice

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. **Italicized** words in these Standards are defined in Part IV, Glossary of Terms.

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *conditions* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

A *real estate inspection* includes the *readily accessible systems* and components or a *representative number* of multiple or similar *components* listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

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REPORT DEFINITIONS

SAFETY CONCERNS	[SC] Safety Concerns: Conditions evident that may pose a hazard to humans, the building or both. These conditions warrant immediate further evaluation and corrections by the appropriate professional in the appropriate trade.
FURTHER EVALUATION	[FE] Further Evaluation: Conditions evident that warrant further evaluation and/or corrections by the appropriate professional in the appropriate trade.
CORRECTIONS RECOMMENDED	[CR] Corrections Recommended: Conditions evident in need of maintenance, repair or replacement. We recommend that all corrections be made by the appropriate professionals in the appropriate trades.
RECOMMENDED UPGRADE	[RU] Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was originally constructed. These may be, but are not limited to safety related items; such as GFCI receptacles and smoke detector locations and the installation of safety glass where subject to human impact.

INSPECTION INFORMATION

This report is intended to be used only as a general guide in order to provide our clients with current pertinent information in helping them make an informed purchasing decision and is not intended to reflect the value of the property, nor make any representation as to the advisability of purchase. The report expresses the opinion of the inspector, based upon visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, removal/lifting of carpet, moving of furniture, appliances or stored items or evacuation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, mold, asbestos, radon, toxic or flammable materials, and other environmental hazards; pest infestation, recreational or playground equipment, calibration or efficiency measurement of insulation or heating and cooling equipment, concealed or underground drainage or plumbing piping systems, storage tanks, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; building set-backs, property lines, intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. The report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales, repairs, replacements, modifications or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration as set forth in the Inspection Agreement, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or replacements or waive the right to make the claim. Client agrees not to disturb or

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repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

All repairs should be done by an appropriate professional in the appropriate trade and requiring building permits for any work performed shall be obtained from the authority having jurisdiction (Local Building Department). This is the best assurance that the repairs are done correctly, for the protection of everyone involved. If the seller is accepting responsibility for any repairs, ask for contractor bill(s) as proof of completion.

Re-inspections are only performed on items not accessible or that were unable to be inspected due to utilities not being turned on at the time of original inspection. Should repairs be necessary we suggest they be performed by an appropriate professional in the appropriate trade and that all work complies with applicable laws, including governmental permits, inspections, and approval requirements. Buyer should obtain from seller receipts for repairs/replacements performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition.

See body of report for detailed descriptions of findings and recommendations.

California law requires a broad disclosure statement to be provided by the sellers to buyer of most residential property (CA D.R.E. Form TDS-14). If the statement was provided to us, it is used at the inspection to double-check problem areas. We do not cover all the items in the state form; and some items may not be inspected.

NOTWITHSTANDING POSSIBLE STATEMENTS TO THE CONTRARY IN THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CA D.R.E.FORM TDS-14), OUR INSPECTION IS NOT A SUBSTITUTE DISCLOSURE AS DESCRIBED BY CIVIL CODE 1102. This means we are *not* responsible for any errors or omissions on the disclosure statement nor any possible consequences of such errors or omissions.

It is the clients sole responsibility to read this report in its entirety, not rely upon any verbal comments and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of this transaction. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of this transaction, please contact our office immediately for an additional evaluation regarding such "condition."

Resources for lowering your energy costs: Online Consumer & Business Conservation Rebate Database www.consumerenergycenter.org California Department of Consumer Affairs: www.dca.ca.gov Local Utility companies (partial list): PG&E 800-743-5000, Edison 800-655-4555, San Diego Gas and Electric 800-411-7343, Southern California Gas Company 800-427-2200

CLIENT & SITE INFORMATION

FILE/DATE/TIME	1/21/23.
CLIENT NAME	John Smith.
LOCATION	1234 Any Street.
WEATHER/SOIL	Weather conditions during the inspection: Dry 61 F.

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BUILDING CHARACTERISTICS

MAIN ENTRY DESCRIPTION	Faces: North. Stucco over conventional framing. Ranch style 2 Bed & Bath down and 1 Bed & Bath up.
FOUNDATION	Foundation types: Perimeter concrete.

UTILITIES

ELECTRICITY	Municipal.
GAS	Municipal.
WATER/SEWER	Municipal.
UTILITIES	All utilities on.

OTHER INFORMATION

PEOPLE PRESENT	People present:
BUILDING OCCUPIED	Owner.
INSPECTED BY	Bryan Birmingham.
COMMENTS	Where evident, material defect(s) in the systems, structures, or components of the building are preceded by condition codes i.e. [SC], [FE], [CR] and [RU]. Each code is defined in the "Condition Code" section of page 3 of this report. We recommend all maintenance, repairs, or corrections be made by the appropriate persons "professionals in the appropriate trades" using approved methods prior to the close of this transaction.

INTRODUCTORY NOTES

IMPORTANT INFORMATION	<p>[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building's main entrance.</p> <p>[NOTE] Line item numbers within report are for reference and identification purposes only.</p> <p>[NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.</p> <p>[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.</p> <p>[NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.</p> <p>[NOTE] Regardless of the age of the building we recommend inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.</p> <p>[NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, the qualified professionals in the appropriate trades should be consulted on these matters.</p> <p>[NOTE] Shortly before closing Escrow and transfer of title you will be given an opportunity for a final walk through of the property to assure you that the property is as it should be. We suggest that you ask the present occupant/seller if any</p>
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adverse conditions, changes, or remedial work done by others, which may have caused damage behind furniture or to another component of the building have occurred since your property inspection was performed.

[NOTE] Repairs shall be completed prior to final verification of condition unless otherwise agreed in writing. Repairs to be performed at Seller's expense may be performed by Seller or through others, provided that the work complies with applicable Law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good, skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. Seller shall: (i) obtain receipts for Repairs performed by others; (ii) prepare a written statement indicating the Repairs performed by Seller and the date of such Repairs; and (iii) provide Copies of receipts and statements to Buyer prior to final verification of condition.

ENVIRONMENTAL CONCERNS

Client acknowledges what is being contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to; detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, bio-organic growth, PCB's, electromagnetic radiation, chinese drywall, buried fuel oil tanks, ground water contamination, soil contamination, or any other toxic materials or substances contained in the water, air, soils, or building materials or products. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if discovered during the inspection. Should further study or analysis seem prudent, then a full evaluation by an appropriate professional in the appropriate trade is recommended. Information related to these products can be found in the "Buyers/Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

SECTION 1

A. Items to be inspected:

1. Foundation *system*
2. Floor framing *system*
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing.
5. Wood separation from soil.
6. Insulation.

We recommend that all material defects discovered be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FOUNDATION AND SUPPORT COMPONENTS

**101 FOUNDATION
TYPE(S)**

Foundation types: Perimeter concrete.

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103 INTERIOR
106 PIER(S)

102 EXTERIOR

The exterior foundation is covered with Stucco.

Some foundation is visible in the garage.

The second floor is framed with post and beam structure.



109 COLUMN(S)
110 FLOOR JOIST(S)
112 SUBFLOOR

108 SILL PLATE(S)

The sill plates in the garage are present and in fair condition.

Posts in the garage appear sound and have connectors.

Joists are visible in the garage. They appear sound with some minor water stains.

The underside of the subfloor is visible in the garage. It appears sound but has some evidence of a leak.

UNDER-FLOOR VENTILATION

114 VENTILATION Crawl space vents were noted and were free of debris.

UNDER-FLOOR ACCESS OPENING(S)

115 ACCESSIBILITY Blocked off. I did not inspect the crawl space.

DRAINAGE SYSTEM(S) OR SUMP PUMP(S)

116 DRAINAGE SYSTEM No drainage system was seen during my inspection.

FOUNDATION ANCHORING AND CRIPPLE WALL BRACING

117 ANCHORING & BRACING	Anchor bolts were observed in the garage. No shear bracing was seen.
118 CRIPPLE WALL(S)	Due to enclosed wall coverings, the cripple walls are not available to be observed.

WOOD SEPARATION FROM SOIL

119 SEPARATION	Not applicable to this structure.
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INSULATION

120 INSULATION	No insulation was observed in the garage ceiling and as the crawl space was sealed I could not determine if there is any there.
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SECTION 1

B. The Inspector is not required to:

1. *Determine* size, spacing, location or adequacy of foundation bolting/bracing *components* or reinforcing *systems*.
2. *Determine* the composition or energy rating of insulation materials.

EXTERIOR

SECTION 2

A. Items to be inspected:

1. Surface grade directly adjacent to the *buildings*
2. Doors and windows.
3. Attached decks, porches, patios, enclosures, balconies, stairways and their enclosures, handrails and guardrails.
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

EXTERIOR INFORMATION

201 SITE GRADING	Flat site.
202 DRIVEWAY(S)	Materials: concrete.
204 WALKWAY(S)	Materials:
206 MAIN ENTRY	Materials: stone on concrete.
207 PATIO(S)	Materials: concrete.
208 PATIO COVER(S)	Materials:
209 SITE DRAINAGE	Surface drainage.
210 SIDING/CLADDING(S)	Materials: stucco.. Some cracks were noted, but they were sealed and painted over. I recommend to continue maintenance until complete repairs are made.

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212 EXTERIOR TRIM

Materials: wood.

213 DOOR(S)

Materials: wood.

214 WINDOW(S)

Materials: metal, and, Vinyl retro fitted windows were observed throughout.

SURFACE GRADE, HARDSCAPING AND DRAINAGE

217 DRIVEWAY(S)

The driveway appeared functional.

220 STEP(S)/STAIR(S)

One step to the front door.

DECKS, PORCHES, BALCONIES, STAIRS, COLUMNS, WALKWAYS, GUARDRAILS AND HANDRAILS

229 WOOD DECK(S)

with signs of aging and wear.



CLADDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS, FASCIAS

252 COMMENTS



EXTERIOR DOORS AND WINDOWS

253 DOOR(S)

The doors viewed from the exterior appeared functional. Rear door will need to be repainted soon.

254 WINDOW(S)

The windows viewed from the exterior appeared functional.

COMMENTS

Various cracks were noted on the exterior surface. These were caulked and painted. It is not unusual to see cracks in stucco for a building of this age. It appears to be currently maintained. Continued maintenance and complete repair is recommended.

OUTSIDE THE SCOPE OF THE INSPECTION

257 FENCING/GATE(S)

There is a fence at the rear of the property. It looks to be deteriorating and should be replaced at some point in the near future.

SECTION 2**B. The Inspector is not required to:**

1. *Inspect* door or window screens, shutters, awnings or security bars
2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety devices
3. Use a ladder to *inspect systems* or *components*

ROOF COVERINGS

SECTION 3**A. Items to be inspected:**

1. Covering
2. Drainage
3. Flashing
4. Penetrations
5. Skylights

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ROOF INFORMATION

301 INSPECTION METHOD The inspector walked on the roof and viewed the accessible roofing components.

302 ROOF COVERING(S) Materials: The roof is a tar and gravel roof.

303 ROOF LAYER(S) There are an undetermined number of layers. The Tar is beginning to deteriorate. I recommend contacting a roofer to further evaluate.



304 ROOF DRAINAGE Materials: Metal scuppers and metal downspouts. Downspout is showing signs of age.



ROOF COVERINGS

316 COMMENTS The tar and gravel roof is at the end of its life. There is evidence that it has been maintained with patch repairs. The flashings are rusting and the wall returns are showing signs of UV damage.

SKYLIGHTS

325 SKYLIGHT(S) A wire glass skylight was observed in good condition.

SECTION 3

B. The Inspector is not required to:

1. Walk on the roof surface if, in the opinion of the *Inspector*, there is risk of damage or a hazard to the *inspector*
2. Warrant or certify that roof *systems*, coverings or *components* are free from leakage

ATTIC AND ROOF FRAMING

SECTION 4

A. Items to be inspected:

1. Framing
2. Ventilation
3. Insulation

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ATTIC/FRAMING INFORMATION

401 ATTIC ACCESS(S)	There is no attic access provided in this structure or unit. Access:
402 ROOF FRAMING	Framing types: Un verified.
403 ROOF SHEATHING	Materials:
404 INSULATION	Materials: Un verified.
405 VENTILATION	Vent types:

VENTILATION

416 VENTILATION	No ventilation was observed.
417 COMMENTS	While I was unable to verify insulation or framing type the house seems to built in a typical fashion for this area. Opening up ceilings or walls is beyond the scope of this inspection, you may want to consult with an insulation contractor to determine if insulation needs to be added

SECTION 4

B. The Inspector is not required to:

1. *Inspect* mechanical attic ventilation systems or components
2. *Determine* the composition or energy rating of insulation materials

PLUMBING

SECTION 5

A. Items to be inspected:

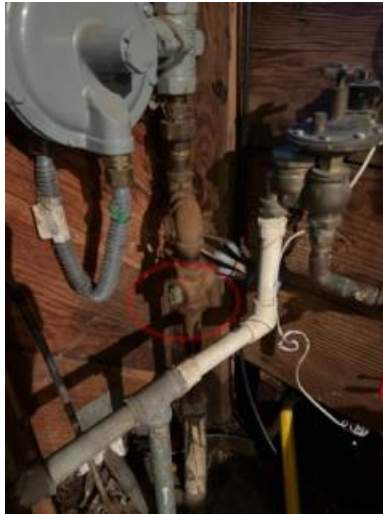
1. Water supply piping
2. Drain, waste and vent piping
3. Faucets and *fixtures*
4. Fuel gas piping
5. Water heaters
6. *Functional flow and functional drainage*

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

PLUMBING SYSTEM INFORMATION

501 MAIN WATER LINE	Materials: copper piping observed.
502 WATER SHUTOFF	The main water shutoff valve is located in the garage.
503 WATER PIPING	Materials: copper piping observed.
504 WASTE LINES	Materials: cast iron piping observed.
505 GAS SHUTOFF	The gas meter and shutoff valve are located at the front of the building.



WATER SUPPLY PIPING

506 WATER SHUTOFF	The main water shutoff valves are outside the scope of the inspection and are not tested.
507 WATER PIPING	The observed water supply piping appeared functional.

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This report is not to be used for the purposes of substitute disclosure.

DRAIN, WASTE AND VENT PIPING

508 DRAINS	The observed drain pipes are functional.
509 WASTE PIPING	The observed waste piping appeared functional.
510 VENT PIPING	The observed areas of the vent pipes appeared functional.

FAUCETS AND FIXTURES

512 SINK FAUCET(S)	The faucets and piping appeared functional.
514 SINK(S)	with common signs of aging/wear.
515 TOILET(S)	with common signs of aging/wear.
518 TUB(S)/SHOWER(S)	The tub/shower appeared functional, with common signs of aging/wear.
520 SHOWER(S)	The shower appeared functional, with common signs of aging/wear.
521 ENCLOSURE(S)	The enclosure(s) are functional, with safety glass markings.

FUEL GAS PIPING

523 GAS SHUTOFF	The supply shutoff appeared functional, we do not operate these devices. [RU] There is no emergency shutoff wrench present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies. Some jurisdictions require the installation of an automatic shut off valve upon resale. We do not know if this jurisdiction requires such a mandate.
524 GAS PIPING	The observed areas of the gas piping appeared functional.

WATER HEATER INFORMATION

527 LOCATION(S)	The water heater is located in the garage.
528 BRAND NAME(S)	Bradford White.
529 MANUFACTURE DATE	2010 based on the ID tag information, 2010.
530 SIZE / GALLONS	40 gallon based on the ID tag information.
531 ENERGY TYPE(S)	Natural gas.

WATER HEATER CONDITIONS

535 "T & P" VALVE(S)	A temperature & pressure relief valve and discharge line are installed. The discharge line extended to the exterior and terminated close to the ground facing downward.
537 SEISMIC BRACING	[SC] The water heater is double strapped, it is not stabilized/blocked to resist movement as required.
538 COMBUSTION AIR	A combustion air supply for the water heater is present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.
539 ENERGY SUPPLY(S)	The gas shutoff valve and flexible gas connector appeared functional.
540 CONTROL(S)	The temperature control is set in the "normal range" and the water at the faucets is warm/hot.
541 ELEVATION(S)	[SC] The water heater ignition source/pilot light is not elevated 18" inches or more above the floor. This condition is conducive to the ignition of flammable vapors.
543 COMMENTS	[FE] Given the condition(s) documented above. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE

- 544 FUNCTIONAL FLOW** A number of fixtures were operated simultaneously with a functional water flow.
- 545 FUNCTIONAL DRAINAGE** A number of drains were emptied simultaneously and appeared functional
-

CROSS-CONNECTIONS

- 547 CROSS-CONNECTIONS** There are no observable cross-connections between the potable and non-potable water at the fixtures or faucets.

SECTION 5

B. The Inspector is not required to:

1. Fill any *fixture* with water, *inspect* overflow drains or drainstops, or evaluate backflow *devices*, waste ejectors, sump pumps or drain line cleanouts
2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or determined if the fuel gas system is free of leaks
5. *Inspect* wells or water treatment *systems*

ELECTRICAL

SECTION 6

A. Items to be inspected:

1. Service equipment.
2. Electrical panels.
3. Circuit wiring.
4. Switches, receptacle outlets and lighting *fixtures*.

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ELECTRICAL SERVICE INFORMATION

- 601 SERVICE TYPE** Overhead.
- 602 MAIN PANEL** Located in the garage.



	603 SERVICE RATING	120/240 volt system, rated at 80 Amperes.
604 SERVICE WIRING		Materials: copper observed in the main panel.
605 CIRCUIT WIRING		Materials: copper observed in the main panel.
606 DISCONNECT TYPE		Fuses.

SERVICE EQUIPMENT

607 SERVICE WIRING	The overhead service wires and weatherhead appeared to be functional.
608 CAPACITY	The electrical system capacity appeared adequate for the structure.

GROUNDING AND BONDING

610 GROUND TYPE(S)	Driven rod into the earth.
611 GROUNDING	The observed ground connections appeared functional.
612 BONDING	Bonding observed at plumbing and gas lines.

DISTRIBUTION PANELS

613 MAIN PANEL	The Fuses in the panel are labeled. The accuracy of the labeling is not verified There was a missing fuse,(dishwasher). I recommend that you contact an electrician to review system and repair as needed.
614 WORKMANSHIP	The wiring within the panel appeared functional.

WIRING TYPES AND METHODS

621 WIRING TYPE(S)	copper non-metallic sheathed cable and conduit observed.
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SWITCHES, RECEPTACLE OUTLETS AND LUMINARIES [LIGHT FIXTURES]

624 DOOR BELL	The door bell functions when the button is operated.
625 SWITCHES	The accessible switches are functional.
626 UNGROUNDED RECEPTACLE(S)	[FE] There are electrical receptacles in the interior rooms are the "two-prong type", which is common practice for structure of this age. We recommend a full evaluation of the electrical system by an appropriate professional in the appropriate trade prior to upgrading the receptacles to the "three prong type".



The accessible receptacles are functional and GFCI protected.

**628 LUMINARIES
[LIGHT(S)/FIXTURE(S)]**

631 AFCI DEVICE(S)

632 COMMENTS

**627 GROUNDED
RECEPTACLE(S)**

with common signs of aging/wear.

[SC] There is no AFCI protection provided at the areas where required today. We recommend correcting the condition by providing AFCI protection at the appropriate locations.

[FE] Given the condition(s) documented above. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.

SECTION 6

B. The Inspector is not required to:

1. Operate circuit breakers or circuit interrupters.
2. Remove cover plates.
3. Inspect de-icing systems or components
4. Inspect private or emergency electrical supply systems or components

HEATING AND COOLING SYSTEMS

SECTION 7

A. Items to be inspected:

1. Heating equipment.
2. Central cooling equipment.
3. Energy source connections.
4. Combustion air and exhaust vent systems.
5. Condensate drainage.
6. Conditioned air distribution systems .

We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING SYSTEM INFORMATION

701 LOCATION(S) The unit is located in the garage.



Ruud.

703 MANUFACTURE DATE

702 BRAND
1986 per tag info.

704 TYPE & FUEL

Forced air natural gas fired system.

705 APPROX. BTU(S)

50,000 btu's based on the ID tag information.

706 FILTER TYPE(S)

Disposable.

HEATING EQUIPMENT AND OPERATION

707 SUPPLY PLENUM(S) The supply air plenum appeared functional.

708 HEATING UNIT(S) [FE] Due to conditions documented and/or age of furnace we recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.

709 BURNER(S) The burner flame(s) appeared typical for this type of unit.

710 HEAT EXCHANGER(S) [NOTE] The heat exchanger is not observable to inspect without dismantling the unit, which is beyond the scope of the inspection.

711 BLOWER / FILTER(S) [CR] The blower is noisy/vibrating.

712 RETURN PLENUM(S) The return air ducting appeared functional.

713 COMBUSTION AIR The combustion air supply for the furnace appeared adequate.

714 VENTING SYSTEM(S) [SC] Duct tape is wrapped around the exhaust vent pipe, this condition is a fire hazard.

715 THERMOSTAT(S) The thermostat was operated and the system responded.

SECTION 7

B. The Inspector is not required to:

1. *Inspect* heat exchangers or electrical heating elements.
2. *Inspect* non-central air conditioning units or evaporative coolers.
3. *Inspect* radiant, solar, hydronic or geothermal *systems* or *components*.
4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*.
5. *Inspect* electronic air filtering or humidity control *systems* or *components*.

FIREPLACES & CHIMNEYS

SECTION 8

A. Items to be inspected:

1. Chimney exterior.
2. Spark arrestor.
3. Firebox.
4. Damper.
5. Hearth extension.

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FIREPLACE/GAS APPLIANCE/WOOD BURNING STOVE INFORMATION

801 LOCATION(S) living room.



802 UNIT TYPE(S) masonry fireplace.

803 FUEL TYPE(S) wood only.

804 CHIMNEY(S) clay tile flue.

CHIMNEYS, SPARK ARRESTORS, FIREBOXES, DAMPERS AND HEARTH EXTENSIONS

805 CHIMNEY(S) The observed areas of the chimney appeared functional, with common signs of aging and wear.

807 FIREBOX(S) The fireplace and observed areas of the flue appeared functional, with common signs of aging and wear.

808 DAMPERS/FLUE(S) The observed areas of the chimney flue(s) appeared functional.

809 HEARTH EXTENSION(S) The hearth extension appeared functional.

SECTION 8

B. The Inspector is not required to:

1. *Inspect* chimney interiors.
2. *Inspect* fireplace inserts, seals and gaskets.
3. *Operate* any fireplace or *determine* if the fireplace can be safely used

BUILDING INTERIOR

SECTION 9**A. Items to be inspected:**

1. Walls, ceilings and floors.
2. Doors and windows.
3. Stairways, handrails and guardrails.
4. *Permanently installed* cabinets.
5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers and food waste [disposers] disposals.
6. Absence of smoke alarms and carbon monoxide alarms.
7. Vehicle doors and openers.

We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

BUILDING INTERIOR INFORMATION

901 ROOMS INSPECTED All.

902 WALL(S)/CEILING(S) Materials: drywall. Framing in the garage does not meet current code. I recommend contacting a contractor to retrofit hangers and miscellaneous framing connectors.



903 FLOOR(S) Materials: tile, wood.

905 SMOKE ALARM(S) Testing of smoke detectors is not included in this inspection. Pushing the "test" button only verifies that there is power at the detector, either a battery or wired to the house wiring and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked on a routine basis and the batteries should be changed frequently.

906 COMMENTS The smoke detectors were battery operated, not wired in devices.

WALLS, CEILINGS AND FLOORS

907 WALL(S)/CEILING(S) The observed areas of the walls and ceiling appeared functional with exceptions.

908 CLOSET(S) The closets are functional.

910 TILE FLOORING with common signs of aging and wear.

912 WOOD FLOORING The observed areas of the wood flooring appeared functional, with common signs of aging and wear.

DOORS AND WINDOWS

915 INTERIOR DOOR(S) The doors are functional.

916 EXTERIOR DOOR(S) The doors are functional, with common signs of aging and wear.

917 WINDOW(S) The accessible windows are functional, The windows were recently replaced with new vinyl.

SAFETY GLAZING SUBJECT TO HUMAN IMPACT

921 SAFETY GLAZING Safety glass markings observed on the glass pane(s) at the locations subject to human impact.

STAIRS, HANDRAILS AND GUARDRAILS

923 STAIRWELL(S) The stairs are functional with exceptions.

926 COMMENTS: While code compliant at the time of construction the winder style stair does not meet the current code. This may present a tripping hazard.

CABINET AND COUNTERTOP SURFACES

927 CABINET(S) The cabinet(s) are functional, with common signs of aging/wear.

928 COUNTERTOP(S) **[CR]** The grout/caulking is cracked, damaged or missing. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.

KITCHEN APPLIANCE & COMPONENT INFORMATION

930 COOKTOP(S) A gas cooktop/range.

931 EXHAUST VENT(S) Up draft system.

933 DISHWASHER(S) 1 present, The dishwasher did not operate at the time of inspection.

934 DISPOSAL(S) 1 present.

935 MICROWAVE(S) Present.

939 REFRIGERATOR(S) Present.

KITCHEN APPLIANCE & COMPONENT CONDITION

945 EXHAUST VENT(S) The exhaust fan functioned

SMOKE DETECTORS

959 SMOKE DETECTOR(S) Testing of smoke detectors is not included in this inspection. Pushing the "test" button only verifies that there is power at the detector, either a battery or wired to the house wiring and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked on a routine basis and the batteries should be changed frequently.

We recommend installing to current building standards the photoelectric (not ionization) type smoke detectors

960 CARBON MONOXIDE ALARM(S)/DETECTOR(S) **[SC]** No installed CO (Carbon Monoxide) alarm(s)/detector(s) observed in the home. California law requires that all existing dwelling units and sleeping units which have fuel-burning appliances installed within and dwelling units that have an attached garage be equipped with an approved carbon monoxide alarm/detector. Carbon monoxide detectors should be installed per manufacturers installation instructions.

LAUNDRY COMPONENT & EQUIPMENT INFORMATION

960 WASHER SERVICE Present.

961 DRYER SERVICE The dryer hookup is provided for a gas unit only.

962 DRYER VENT(S) Present.

LAUNDRY COMPONENT & EQUIPMENT CONDITION

963 WASHER SERVICE	The laundry faucets appear functional, no leaks observed, a machine is connected. We do not operate the faucets.
964 DRYER SERVICE	The dryer hookup is provided for a gas unit only.
965 DRYER VENT(S)	Dryer venting is provided and terminated at the exterior.

GARAGE COMPONENT & EQUIPMENT INFORMATION

967 TYPE & LOCATION(S)	attached, one car.
968 VENTILATION	garage door vents.
969 GARAGE DOOR(S)	wood tilt-up.

GARAGE COMPONENT & EQUIPMENT CONDITION

970 VENTILATION	The vents appeared functional.
971 GARAGE FLOOR(S)	The observed areas of the garage floor appeared functional, with cracks present.
972 GARAGE DOOR(S)	The garage door(s) were operated and appeared functional.
973 DOOR OPENER(S)	The secondary safety system (electric eyes) functioned.
974 FIRE SEPARATION WALL(S)	There was no fire separation observed. That may have been compliant at the time of construction, it is not compliant by current standards. I recommend installing a fire separation between the garage and the rest of the house.
975 FIRE SEPARATION DOOR(S)	[SC] The door is not of a fire-resistant type. The present standards call for the door between the garage and living space to be a fire-resistant door and be self-closing & latching.

SECTION 9

B. The Inspector is not required to:

1. *Inspect* window, door or floor coverings.
2. *Determine* whether a *building* is secure from unauthorized entry.
3. *Operate* test or determine the type of smoke or carbon monoxide alarms or vehicle door safety devices.
4. Use a ladder to *inspect systems* or *components*.