

AAA Home Inspections

Property Inspection Report

1426 Todd Street, Mtn View CA, 94040
Inspection prepared for: Nik Morokutti & Andrea Morokutti
Agent: Bea Sines - Alain Pinel Realtors

Inspection Date: 7/30/2010 Time: 10:00
Age: 58 Size: 1300 s.f.
Weather: Sunny and warm

Inspector: Jim Pillsbury
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Report Summary

Bedrooms		
Page 7 Item: 7	Electrical	<ul style="list-style-type: none"> • 2-prong outlets - The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.
Bathroom		
Page 8 Item: 7	GFCI	<ul style="list-style-type: none"> • No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Kitchen		
Page 12 Item: 24	GFCI	<ul style="list-style-type: none"> • No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Laundry		
Page 14 Item: 11	Floor Condition	<ul style="list-style-type: none"> • Open seams observed. The cold water line for the washer was leaking and causing the linoleum to bubble and pull apart at the seam. I recommend replacing the coupler and then also use some plumbers tape to prevent water from leaking
Electrical		
Page 21 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • There is a Zinsco service panel present. Zinsco components are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at http://www.inspect-ny.com/electric/zinsco.htm
Grounds		
Page 27 Item: 8	GFCI	<ul style="list-style-type: none"> • none visible

Inspection Details

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished • Occupied - Furnished: Heavy volume of personal and household items observed. • The utilities were on at the time of inspection. • Moderate to heavy personal and household items observed. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

Good	Fair	Poor	N/A	None
				X

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

4. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:

- The closet is in serviceable condition.

5. Door Bell

Good	Fair	Poor	N/A	None
	X			

Observations:

- Operated normally when tested.
- The exterior push button was noted as loose on the wall.

6. Doors

Good	Fair	Poor	N/A	None
	X			

7. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- 2-prong outlets -
The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

8. Security Bars

Good	Fair	Poor	N/A	None
				X

9. Smoke Detectors

Good	Fair	Poor	N/A	None

Observations:
 • Operated when tested

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

12. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted. • Stationary(fixed) window noted.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

14. Patio Doors

Good	Fair	Poor	N/A	None
X				X

Observations:
 • ****Sliding Patio Doors****
 • The sliding patio door was functional during the inspection. The patio door was located in the family room / playroom, the door was functional and the screen door was functional

15. Screen Doors

Good	Fair	Poor	N/A	None
	X			X

Observations:
 • Sliding door screen is functional.

16. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

17. Fireplace

Good	Fair	Poor	N/A	None
	X			X

Materials: Living Room • Family Room
 Observations:
 • Damper was opened and closed several times.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master#1 • Hall#2 • Hall

2. Bar

Good	Fair	Poor	N/A	None
				X

3. Cabinets

Good	Fair	Poor	N/A	None
				X

4. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

5. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:

- The closet is in serviceable condition.
- The closet is in serviceable condition.
- The closet is in serviceable condition.

6. Doors

Good	Fair	Poor	N/A	None
	X			

7. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms.

Building codes with which new homes must comply require the installation of AFCI protection of all bedroom outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.

Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing electrical to provide AFCI protection.

Arc-fault protection can be provided using either of two methods:

1. Arc Fault Circuit Interrupters (AFCI's) electrical outlets which have this capability built in.
2. AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

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- 2-prong outlets -
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8. Fireplace

Good	Fair	Poor	N/A	None
				X

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Hardwood flooring is noted.

10. Security Bars

Good	Fair	Poor	N/A	None
				X

11. Smoke Detectors

Good	Fair	Poor	N/A	None

Observations:

- The smoke detectors operated during the inspection.
- The smoke detectors operated during the inspection.
- The smoke detectors operated during the inspection.

12. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

13. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

14. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted. • Vinyl framed sliding window noted.

15. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

16. Patio Doors

Good	Fair	Poor	N/A	None
				X

17. Screen Doors

Good	Fair	Poor	N/A	None
				X

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Main Floor Bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:
 • No deficiencies observed.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
				X

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • No major system safety or function concerns noted at time of inspection.

6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:
 • No major system safety or function concerns noted at time of inspection.

7. GFCI

Good	Fair	Poor	N/A	None

Observations:
 • No GFCI protection present, suggest installing GFCI protected receptacles for safety.

8. Exhaust Fan

Good	Fair	Poor	N/A	None
	X			

Observations:
 • The bath fan was operated and no issues were found.

9. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Sheet vinyl flooring is noted.

10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:
 • See HVAC page for more information about this section.

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
	X			

13. Security Bars

Good	Fair	Poor	N/A	None
				X

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:
 • ****SHOWER FAUCET****
 • functional

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:
 • Ceramic tile noted.

16. Bath Tubs

Good	Fair	Poor	N/A	None
	X			

17. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:
 • The shower enclosure was functional at the time of the inspection.
 • A tempered glass enclosure is noted.

18. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:
 • No deficiencies observed.

19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated when tested. No deficiencies noted.

20. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:
 • No deficiencies observed.

2. Counters

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Plastic laminate tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:
 • operated

4. Doors

Good	Fair	Poor	N/A	None

Observations:
 • No major system safety or function concerns noted at time of inspection.

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated - appeared functional at time of inspection.

6. Microwave

Good	Fair	Poor	N/A	None
X				

7. Cook top condition

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Electric cook top noted.
 • All heating elements operated when tested.

8. Oven & Range

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Oven(s): Electric
 • All heating elements operated when tested.

9. Sinks

Good	Fair	Poor	N/A	None
	X			

10. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

11. Spray Wand

Good	Fair	Poor	N/A	None
	X			

Observations:
 • The spray wand was operated and was functional.

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

13. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

14. Trash Compactor

Good	Fair	Poor	N/A	None
				X

15. Vent Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Exterior Vented

16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

17. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Sheet vinyl flooring is noted.

18. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:
• some not accessible

19. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

20. Security Bars

Good	Fair	Poor	N/A	None
				X

21. Patio Doors

Good	Fair	Poor	N/A	None
				X

22. Screen Doors

Good	Fair	Poor	N/A	None
				X

23. Electrical

Good	Fair	Poor	N/A	None

24. GFCI

Good	Fair	Poor	N/A	None

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

25. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

Laundry

1. Locations

Locations: patio area

2. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:
 • No deficiencies observed.

3. Counters

Good	Fair	Poor	N/A	None
				X

4. Dryer Vent

Good	Fair	Poor	N/A	None
	X			

5. Electrical

Good	Fair	Poor	N/A	None
	X			

6. GFCI

Good	Fair	Poor	N/A	None

Observations:
 • No GFCI protection present, suggest installing GFCI protected receptacles for safety.

7. Exhaust Fan

Good	Fair	Poor	N/A	None
	X			

Observations:
 • operated

8. Gas Valves

Good	Fair	Poor	N/A	None

Observations:
 • none

9. Wash Basin

Good	Fair	Poor	N/A	None
				X

10. Window Condition

Good	Fair	Poor	N/A	None
				X

11. Floor Condition

Good	Fair	Poor	N/A	None

Materials: Sheet vinyl flooring is noted.
 Observations:
 • Open seams observed. The cold water line for the washer was leaking and causing the linoleum to bubble and pull apart at the seam. I recommend replacing the coupler and then also use some plumbers tape to prevent water from leaking

12. Plumbing

Good	Fair	Poor	N/A	None

Observations:
 • Some not accessible.

13. Wall Condition

Good	Fair	Poor	N/A	None

Materials: Drywall walls noted.
 Observations:
 • Some areas not accessible due to stored personal items.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

15. Security Bars

Good	Fair	Poor	N/A	None
				X

16. Doors

Good	Fair	Poor	N/A	None

Observations:
 • No major system safety or function concerns noted at time of inspection.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the attic
 Materials: Gas fired forced hot air

2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:
 • The heater base appears to be functional.

3. Enclosure

Good	Fair	Poor	N/A	None
				X

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:
 • Metal double wall chimney vent pipe noted.
 • The visible portions of the vent pipes appeared functional.

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:
 • Gas shut off valves were present and functional.

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:
 • No defects found.

7. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric
 Location: The compressor is located on the exterior east.
 Observations:
 • Appeared functional at the time of inspection.

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:
 • The return air supply system appears to be functional.

9. Registers

Good	Fair	Poor	N/A	None
X				

Observations:
 • The return air supply system appears to be functional.

10. Filters

Good	Fair	Poor	N/A	None

Location: Located inside heater cabinet.

Observations:

- Furnace filter dirty. Needs replacement The light for the filter indicated that it was ready for a filter. Otherwise everything was functioning well

11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of inspection.
- Location: @ @ @ @ @ main hallway

Water Heater

1. Base

Good	Fair	Poor	N/A	None
				X

2. Heater Enclosure

Good	Fair	Poor	N/A	None
				X

3. Combusion

Good	Fair	Poor	N/A	None
X				

Observations:

- The combustion chamber appears to in functional condition.

4. Venting

Good	Fair	Poor	N/A	None
				X

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: gas

Observations:

- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears to be in satisfactory condition -- no concerns.

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- Tankless demand unit present.

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper • Aquapex

Observations:

- No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: copper

Observations:

- Appears to be in satisfactory condition -- no concerns.

11. Strapping

Good	Fair	Poor	N/A	None
				X

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum standing seam roof present. The roof over the carport was corrugated fiberglass and it was in fair shape

2. Walls

Good	Fair	Poor	N/A	None

Observations:
 • There are no firewalls present.

3. Anchor Bolts

Good	Fair	Poor	N/A	None
				X

4. Floor Condition

Good	Fair	Poor	N/A	None
				X

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None

Observations:
 • Dimensional lumber wood ceiling joists

6. Electrical

Good	Fair	Poor	N/A	None
				X

7. GFCI

Good	Fair	Poor	N/A	None
				X

8. 240 Volt

Good	Fair	Poor	N/A	None

9. Exterior Door

Good	Fair	Poor	N/A	None
				X

10. Fire Door

Good	Fair	Poor	N/A	None

11. Garage Door Condition

Good	Fair	Poor	N/A	None
				X

12. Garage Door Parts

Good	Fair	Poor	N/A	None
				X

13. Garage Opener Status

Good	Fair	Poor	N/A	None
				X

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
				X

15. Ventilation

Good	Fair	Poor	N/A	None
				X

16. Vent Screens

Good	Fair	Poor	N/A	None
				X

17. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:
• No deficiencies observed.

18. Counters

Good	Fair	Poor	N/A	None
				X

19. Wash Basin

Good	Fair	Poor	N/A	None
				X

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None

Location: Main Location: • South side of the house.

Observations:

• No major system safety or function concerns noted at time of inspection at main panel box.

• There is a Zinsco service panel present. Zinsco components are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at <http://www.inspect-ny.com/electric/zinsco.htm>

2. Main Amp Breaker

Good	Fair	Poor	N/A	None

Observations:

• 125 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
				X

Observations:

• 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
	X			

Observations:

• There is an overhead service drop noted.

5. Breakers

Good	Fair	Poor	N/A	None

Materials: Copper non-metallic sheathed cable noted.

Observations:

• All of the circuit breakers appeared serviceable.

6. Fuses

Good	Fair	Poor	N/A	None
				X

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None

Materials: Composition shingles noted.
 Observations:
 • No major system safety or function concerns noted at time of inspection. There were no major roof systems faults but there were issues with the roofing nails popping up at the ridge cap. Also there were some areas that have been covered in mastic. This roof looked to be about 15 years old

2. Flashing

Good	Fair	Poor	N/A	None
	X			

3. Chimney

Good	Fair	Poor	N/A	None

Observations:
 • No major system safety or function concerns noted at time of inspection.

4. Sky Lights

Good	Fair	Poor	N/A	None
				X

5. Spark Arrestor

Good	Fair	Poor	N/A	None
				X

Observations:
 • Spark Arrestor screen appears to be missing; this acts to prevent sparks from escaping and to prevent stop animals/birds from entering chimney. Recommend evaluation by chimney sweep when wood stoves are checked.

6. Vent Caps

Good	Fair	Poor	N/A	None
X				

7. Gutter

Good	Fair	Poor	N/A	None

Observations:
 • Maintenance Tip: Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation and ensure that sprinkler system does not spray siding or windows of house.

Attic

1. Access

Good	Fair	Poor	N/A	None
	X			

Observations:

- Bedroom Closet
- Appeared functional - with batt insulation over hatch door.
- Undersized or difficult to reach hatch making inspection limited. There were 2 attic accesses one was in the master bedroom and 1 was in the laundry room. The one in the laundry room was very small. Recommend enlarging for better access

2. Structure

Good	Fair	Poor	N/A	None
X				

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Gable louver vents noted.
- Attic fan appears to be controlled by a thermostat; no operational test was performed. Suggest verification of performance prior to closing.

4. Vent Screens

Good	Fair	Poor	N/A	None

5. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- most not accessible due to insulation

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- ABS plumbing vents

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Blown in cellulose insulation noted.

Depth: Insulation averages about 14-16 inches in depth

Observations:

- Insulation appears adequate.

9. Chimney

Good	Fair	Poor	N/A	None
	X			

10. Exhaust Vent

Good	Fair	Poor	N/A	None
	X			

Observations:

- functional

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None

2. Window Condition

Good	Fair	Poor	N/A	None

3. Siding Condition

Good	Fair	Poor	N/A	None

4. Eaves & Facia

Good	Fair	Poor	N/A	None

5. Exterior Paint

Good	Fair	Poor	N/A	None

6. Stucco

Good	Fair	Poor	N/A	None

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
				X

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

3. Foundation Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- normal settlement

4. Cripple Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete block/wood piers support floor above.

5. Ventilation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Screened openings noted.

6. Vent Screens

Good	Fair	Poor	N/A	None
	X			

Observations:

- Vent screens noted as functional.

7. Access Panel

Good	Fair	Poor	N/A	None
	X			

Observations:

- The foundation access panel installed and functional during the inspection.

8. Post and Girders

Good	Fair	Poor	N/A	None

Observations:

- Support Material: Wood/Bearing Wall
- Support Material: concrete block piers
- Concrete block/wood piers support floor above.
- No deficiencies observed

9. Sub Flooring

Good	Fair	Poor	N/A	None

Observations:

- Diagonal plank subfloor noted. Subfloor was 2x6 t and g decking
- Dimensional lumber wood Joists
- No leaks were observed at the time of the inspection.

10. Anchor Bolts

Good	Fair	Poor	N/A	None

Observations:

- The anchor bolts were not visible.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
	X			

12. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears Functional at time of inspection.
- 1+ inch PVC, the water lines were not PVC but Aquapex throughout the house. Appeared functional at time of inspection

13. Sump Pump

Good	Fair	Poor	N/A	None
				X

14. Ducting

Good	Fair	Poor	N/A	None
				X

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Asphalt driveway noted.
 Observations:
 • Driveway in good shape for age and wear. No deficiencies noted.

2. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:
 • No major system safety or function concerns noted at time of inspection.

3. Vegetation Observations

Good	Fair	Poor	N/A	None

Observations:
 • No major system safety or function concerns noted at time of inspection.

4. Gate Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
				X

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

8. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:
 • none visible

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: north side
 Observations:
 • Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted. • Galvanized piping noted.

11. Water Pressure

Good	Fair	Poor	N/A	None
	X			

Observations:
 • 50

12. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: South side of house.
 Observations:
 • Appears Functional.

14. Balcony

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

15. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
				X

17. Fence Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood

18. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Pool

1. Air Booster Pump

Good	Fair	Poor	N/A	None
				X

2. Deck Condition

Good	Fair	Poor	N/A	None
				X

3. Gate & Fence Condition

Good	Fair	Poor	N/A	None
				X

4. Filter

Good	Fair	Poor	N/A	None
				X

5. Skimmer and Basket

Good	Fair	Poor	N/A	None
				X

6. Pool Heater Condition

Good	Fair	Poor	N/A	None
				X

7. Lights

Good	Fair	Poor	N/A	None
				X

8. Pressure Gauge

Good	Fair	Poor	N/A	None
				X

9. Pumps

Good	Fair	Poor	N/A	None
				X

10. Jets

Good	Fair	Poor	N/A	None
				X

11. Structure Condition

Good	Fair	Poor	N/A	None
				X

12. Tile

Good	Fair	Poor	N/A	None
				X

13. Timer

Good	Fair	Poor	N/A	None
				X

14. Water Condition

Good	Fair	Poor	N/A	None
				X

15. Water Fill Unit

Good	Fair	Poor	N/A	None
				X

16. Electrical

Good	Fair	Poor	N/A	None
				X

17. GFCI

Good	Fair	Poor	N/A	None
				X

Basement/Crawlspace

1. Walls

Good	Fair	Poor	N/A	None
	X			

Materials: ****CRAWLSPACE****

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

2. Insulation

Good	Fair	Poor	N/A	None
X				

Observations:

- Insulation appears to be installed incorrectly. Manufacturers instructions typically state that the paper backing is to face the heated living space. Recommend review by a qualified insulation and ventilation contractor.

3. Windows

Good	Fair	Poor	N/A	None
				X

4. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: Appears Functional • Appears Functional

Observations:

- Cast Iron
- Pex
- Galvanized

5. Basement Electric

Good	Fair	Poor	N/A	None
				X

6. GFCI

Good	Fair	Poor	N/A	None
				X

7. Access

Good	Fair	Poor	N/A	None
	X			

Materials: Exterior hatch door.

Observations:

- Exterior entrance is in serviceable condition.

8. Stairs

Good	Fair	Poor	N/A	None
				X

9. Railings

Good	Fair	Poor	N/A	None
				X

10. Slab Floor

Good	Fair	Poor	N/A	None
				X

11. Finished Floor

Good	Fair	Poor	N/A	None
				X

12. Drainage

Good	Fair	Poor	N/A	None
	X			

13. Sump Pump

Good	Fair	Poor	N/A	None
				X

14. Framing

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appear Functional

15. Subfloor

Good	Fair	Poor	N/A	None
	X			

16. Columns

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies were observed at the visible portions of the structural components of the home.

17. Piers

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies were observed at the visible portions of the structural components of the home.

18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
				X

Residential Earthquake Hazards Report

- | | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes | No | N/A | Don't Know | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake? |
| Yes | No | N/A | Don't Know | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Is the house anchored or bolted to the foundation? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. If the house has cripple walls:
a. Are the exterior cripple walls braced? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. If the house is built on a hillside:
a. Are the exterior tall foundation walls braced? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened? |
| Yes | No | Don't Know | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)? |
| Yes | No | Don't Know | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)? |

EXECUTED BY:

(Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer) (Buyer) Date