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 Residential and Commercial Property Inspections
 A Member of the Real Estate Inspection Group, Inc.
 www.inspectiongroup.com

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ORDER INFORMATION

Inspection Date: June 12, 2009		Inspection Time: 2:30 p.m. Report Number: 061209	
Inspection Address: 540 A 9th Ave		Cross Street: Middlefield	
Inspection City: Menlo Park	State: CA Zip: 94025	Approx. Sq Ft: 1762	
Client's First Name: Doug & Jody	Last: Dressler	Listing Inspection: <input type="checkbox"/> (Fee due within 90 days)	
Agent's First Name: Katrina	Last: Edwards	Office: Triumph Property	
Phone: (650) 813-1413	Ext:	Fax:	E-mail:
Amount: \$455.00	Add: \$0.00	For:	Billing Fee: \$0.00 Total: \$455.00

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540 A 9th Ave

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REAL ESTATE INSPECTION GROUP, INC.

Residential and Commercial Property Inspections

1-800-900-1239**www.inspectiongroup.com****PROPERTY INSPECTION****Inspection Address:** 540 A 9th Ave**Report Number:** 061209**Inspection City:** Menlo Park**Inspection Date:** June 12, 2009**Client's First Name:** Doug & Jody**Last:** Dressler**Listing Inspection:** (Fee due within 90 days)**Agent's First Name:** Katrina**Last:** Edwards**Phone:** (650) 813-1413**Ext:****Office:** Triumph Property**Fax:****Inspector:** Vladimir Averbukh**www.TheReportOnline.com Report password:** N/A**PRELIMINARY COMMENTS**

We have inspected the major structural components, plumbing, heating and electrical systems for visual signs of significant nonfunctional performance, excessive or unusual wear, and general conditions of the property. Our findings and recommendations are not intended as criticisms of the building, but as professional opinions regarding the conditions present.

Please keep in mind that in some dwellings there may be features and systems that may not conform with current building standards. While we attempt to list any health, hazardous, and safety issues, we do not warrant that all non-conforming issues will be listed, as they may not have been a requirement at the time the house was built. The client should be aware that all dwellings need ongoing preventive maintenance in order to keep all aspects of the property in functional conditions.

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Real Estate Inspection Group, Inc.

SCOPE OF INSPECTION

If the client is the buyer, this report is not intended to be used by any third party, and the INSPECTOR shall not be accountable to any such third parties in any manner. If the report is a “Listing Inspection” for the seller, the report may be relied on (within the scope of the inspection described below), by both the seller and the buyer of the property from the seller upon execution of this agreement (Civil Code 1102.4c). The report is not intended to be distributed to any subsequent buyer of the property for reliance by the subsequent buyer, and the INSPECTOR is not accountable to such subsequent buyers in any manner.

The inspection is limited to the visible conditions of the property, and the purpose of this report is to provide the user an overview of the subject residence. The INSPECTOR can only spend a limited amount of time on each item and the report is thus limited in scope to only those items described herein, and only to the extent described in the Standards of Practice of the American Society of Home Inspectors (ASHI®), a copy of which is attached to the inspection report. The INSPECTOR will inspect the major structural and electrical / mechanical components for visual evidence of material defects and this report is not a statement of the code or permit complying condition of the property as only a governmental building inspector is authorized to determine the code permit complying condition of the property.

CLAIMS PROCEDURE

It is hereby agreed and understood that should the client claim to discover that one or more aspects of the report is incorrect, the client agrees to notify the inspector before any corrective measures are undertaken, and further to allow a re-inspection by the INSPECTOR of the reported problem at no cost to the client. Should the INSPECTOR determine in the INSPECTOR’S sole discretion that a repair or replacement needs to be performed, the client agrees to allow the INSPECTOR, or his designated person, the opportunity to effect said repair or replacement prior to initiating any repair or replacement on his own behalf and prior to initiating any mediation, arbitration or civil action. If there is a conflict regarding the wording of a report, the report kept at REIG, Inc. shall prevail.

ARBITRATION AGREEMENT

Any dispute between the client and the INSPECTOR arising out of the inspection or the resulting report shall be decided by neutral arbitration in accordance with Chapter 3, Title 9 of the California Code of Civil Procedures (C.C.P. 1282, et seq.) and not by court action except as provided by California law for judicial review of arbitration proceedings. The parties to any arbitration under this agreement shall have the discovery rights provided in California Code of Civil Procedure 1283.05. The arbitrator shall be a retired Superior Court judge, a licensed California Attorney with at least five years of real estate experience or home inspector with at least five years experience as defined in Bus. and Prof. Code 7195 et seq. If the parties herein cannot agree upon an arbitrator, the Superior Court of the county in which the property is located shall appoint and arbitrator. The prevailing party in any arbitration under this Arbitration Agreement shall be entitled to recovery fees and costs incurred in the proceeding.

By signing below, you are specifically agreeing to the Scope of the Inspection, the Claims Procedure, and the Arbitration Agreement above, and all conditions as described above. You are agreeing to have any dispute decided by neutral arbitration as provided by California law and you are giving up any rights you might possess to have the dispute litigated in a court or jury trial. If you refuse to submit to arbitration after agreeing to this provision, you may be compelled to arbitrate under the authority of the California Code of Civil Procedure.

IF THIS AGREEMENT IS NOT SIGNED BY ANY PARTY, THIS INSPECTION REPORT WILL CARRY NO WARRANTY OR GUARANTEE AS TO ITS CONTENTS, AND SHALL BE AS INFORMATION ONLY FOR THAT PARTY.

SELLER: _____ **DATE:** _____

BUYER: _____ **DATE:** _____

INSPECTOR: _____ **DATE:** _____

DEFINITIONS

The following are definitions of words likely to be used in this report when evaluating the condition of the elements of the house.

Functional CONDITION:

As far as could be determined within the scope of this visual inspection, the item was in serviceable condition and functioned according to its purposed.

FAIR CONDITION:

While not in excellent condition, the item performed according to reasonable expectations.

POOR CONDITION:

While functioning, the item did not perform to reasonable expectations. Maintenance, repairs, or replacement may be needed at the present time, or in the near future.

NON-FUNCTIONING or ACTION ITEMS:

These items did not meet the minimum standards of the manufacturer, and immediate safety or structural concerns may be present. Examples include a leaking or damaged hot water heater, a substandard electrical panel, a leaking roof, or a broken chimney. Other items that are less integral to the major systems of the house, such as a broken window pane, a missing or broken door handle, or an inoperative water faucet may also be categorized as non-functioning or action items.

This is not a code compliance inspection. Only the building department may determine the code status of any particular condition at the property. An item is only required to comply with the codes that were applicable at the time the house was built or remodeled. Items may sometimes be mentioned in the report that do not comply with current code requirements because of safety or other concerns. These items should be verified with the local building department for specific details and recommendations.

HAZARDOUS MATERIALS

This report does not include reporting on the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air. Some hazardous materials may exist depending on the age of the building. This can only be verified by laboratory analysis.

This report does not include the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

YOU ARE STRONGLY ADVISED TO REVIEW THE HAZARDOUS MATERIALS HANDBOOK PROVIDED TO YOU BY YOUR REALTOR.

EXTERIOR I

Items Inspected: The exterior wall coverings, paint, flashings, and trim, as well as the eaves, soffits, and fascias where accessible from the ground level. The exterior doors and their respective operating hardware. The roof coverings, flashings, and penetrations, and the roof drainage system. Chimneys (if present)

Component Description:

EXTERIOR WALL COVERING

- Pressboard

ROOF COVERING

- Metal tile w/compo. coating

CHIMNEYS

- Wood framed flue chase
-

EXTERIOR WALL COVERING & TRIM:

The exterior wall coverings, and the flashings and trim were inspected for evidence of damage and/or possible water penetration, and to determine their overall condition. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

EXTERIOR DOORS & WINDOWS:

The exterior doors and locking hardware (including the main garage door and automatic garage door opener) were tested to assure proper and full function. A representative sample of windows were tested to determine their condition, and to assure they could be properly operated and locked. The windows in the house were metal framed single pane windows. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

ROOF SYSTEM:

Due to the type of roofing material it was not walked upon to avoid damage. Because the roof surface was not walked upon, the inspection of the roof was limited. For an exhaustive inspection of the roof an appropriate contractor should be consulted.

EXTERIOR 1 ACTION ITEMS:

- 1 Paint at the back side gutters was excessively weathered and peeling, also paint peeling was noted at the exterior door to the utility closet, back side of the house as well. I recommend consulting with a qualified painting contractor in regard to the exterior painting needs.
 - 2 Large vertical crack was noted to the concrete support pier in front of the house. I recommend having the support pier properly repaired and or replaced.
-



Items Not Included: This Section does not include the screening, shutters or awnings.

EXTERIOR II

Items Inspected: Walkways, patios, and driveways leading to the dwelling entrances. The vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building. Also inspected are any attached decks, balconies, stoops, steps, porches, and their associated railings if present.

Component Description:

DRIVEWAY

- Asphalt

WALKS AND PATIOS

- Stone

PORCHES AND DECKS

- Composite deck at the back
-

WALKWAYS, PATIOS AND DRIVEWAYS:

The driveway walkways and patios were inspected for excessive cracking, deterioration, settling and root uplifting. There were some commonly occurring cracks observed. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

DECKS AND PORCHES:

The attached decks and porches, and their respective railings and support systems are inspected for visible evidence of damage or other conditions that may need correction. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

GROUNDS:

The overall grading of the property was inspected. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

EXTERIOR 2 ACTION ITEMS:

None observed

Items Not Included: Fences, geological or hydrological conditions, outbuildings, storage sheds, recreational facilities, outside BBQs, seawalls, docks, breakwalls or erosion or earth stabilization control methods.

ELECTRICAL SYSTEM

Items Inspected: The service drop, service entrance conductors, cables and raceways, service equipment and main disconnects, service grounding, interior components of service panels and sub-panels, conductors, overcurrent protection devices, and a representative number of installed lighting fixtures, switches, receptacles, and ground fault circuit interrupters (when installed).

Component Description:

MAIN PANEL

Location: Left side of the garage
Service Voltage: 120 / 240
Service Amperage Rating: 125 amps
Main Disconnect: 100 amp circuit breaker

SUB PANEL LOCATIONS

• Garage

ELECTRICAL SYSTEM WIRING METHODS

- Nonmetallic sheathed cable
- Rigid metal conduit

ELECTRICAL SYSTEM WIRING TYPE

- Copper at most circuits
-

ELECTRICAL PANEL(S):

The interior components, wiring, and over current protection devices (circuit breakers) of the main electrical panel were examined. The over current protection devices were not operated. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

LIGHTS, FANS, OUTLETS AND SWITCHES:

A representative sample of outlets, lights and switches were tested. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

220 VOLT SERVICE LOCATIONS: • Main panel • Sub panel • Kitchen • Laundry

ELECTRICAL ACTION ITEMS:

None observed

Note:

The access to the electrical sub panel in the garage was blocked by the storage and personal belongings , therefore interior components, wiring, and over current protection devices (circuit breakers) of the electrical sub panel were not examined.

Items Not Included: Remote control devices (unless this is the only control), alarm systems and components, low voltage wires and systems and components, ancillary wiring. Systems and components that are not part of primary electrical power distribution system, the measuring of amperage, voltage, or impedance, and lights that are on timers or photo-voltaic cells.

HEATING & A/C SYSTEM

Items Inspected: All the installed heating equipment, including the vent systems, flues, and chimneys where readily accessible.

Component Description:

PRIMARY HEAT SOURCE

Brand	Energy Source and Heater Type	Location
Tappan	Gas fired forced air	Exterior closet - back side

OTHER INSTALLED COMPONENTS: None observed

HEATING SOURCE:

The furnace was tested with an ignition test and was operated for approximately three to five minutes. The readily accessible and visible furnace components and vent flue sections were examined. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items. I recommend having the system cleaned and serviced at this time.

AIR CONDITIONING SYSTEM:

NONE

AIR FLOW:

The air flow was tested at each of the readily accessible heat registers. Registers that were not readily accessible from the floor were not checked. A precise assessment of the heat supply adequacy or distribution balance is not performed. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

DUCTS:

The visible duct components, connections, and insulation conditions were examined. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

HEATING AND COOLING ACTION ITEMS:

1 Flexible gas connector was installed through the furnace housing which is not acceptable according to current standards. As an upgrade, I recommend to replace it with the rigid pipe to protect the connector from the vibrations and rubbing against the edge of the housing during appliance operation. The failure of the connector may result in a gas leak.

PLEASE NOTE: The expected life of a furnace is typically 20-25 years with proper maintenance. The furnace appears to be at or beyond its expected life. Budgeting for a new furnace is advised, as it is not possible to determine the remaining life of this unit.

Items Not Included: The interiors of flues or chimneys which are not readily accessible, the heat exchanger, humidifier or dehumidifier, electronic air filter, solar space heating system, the determination of the adequacy or distribution balance of the heat or air conditioning system.

PLUMBING & WATER HEATING

Items Inspected: Interior water supply and distribution systems, drains, waste and vent systems, water heating equipment, vent systems, flues, and chimneys, fuel storage and fuel distribution systems, and drain sumps, sump pumps, and related piping.

Component Description:

WATER SUPPLY PIPING

Copper

DRAIN, WASTE, & VENT PIPING

ABS plastic

WATER HEATER

Brand

Takagi

Energy Source

Gas

Capacity

Tank less

Location

Exterior closet, back side

MAIN GAS SHUTOFF VALVE LOCATION: Left side of the garage

MAIN WATER SHUTOFF VALVE LOCATION: Front of the garage

Main Water Supply Line Type: Not visible

WATER SUPPLY AND WASTE LINES:

The visible components of the plumbing system were inspected for evidence of leakage or unusual corrosion, and the plumbing fixtures were tested. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

WATER HEATER:

The water heater installation, hot water response time, and visible venting were inspected. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

PLUMBING ACTION ITEMS:

- 1 The flue vent pipe, at the water heater, was downsized from the original size at the water heater. I recommend having the venting installation further evaluated by a licensed plumbing or HVAC contractor to determine the extent of correction needed.
 - 2 The drain line from the TP valve, at the water heater was not installed, at the time of the inspection. I recommend having the drain pipe properly installed to within 6" of the floor or to the exterior of the closet.
 - 3 Gas supply line for the tank less water heater appeared to be improperly sized for this particular type of appliance. I recommend consulting with a licensed plumbing contractor and or manufacturers installation manual to determine the extent of correction needed.
-

Items Not Included: Clothes washing machine connections, interiors of flues not readily accessible, wells, well pumps, or water storage related equipment, water conditioning systems, solar water heating systems, fire and lawn sprinkler systems, private waste disposer systems, adequacy or quality of the water supply, or the operation of safety or shutoff valves.

KITCHEN

Items Inspected: The primary installed cooking facilities, garbage disposal, dishwashers, venting if any, countertops, and a representative number of installed cabinets.

Component Description:

The installed cooking appliances were tested for proper response and function to the high settings only. All of the other installed appliances (including fans and venting systems) were inspected and tested to assure they were fully functional and free of leaking or damage. Temperature and other types of exhaustive testing are not performed on the kitchen appliances. Any conditions found to be in need of attention are noted in the Action Items.

Stove/Cooktop/Oven:

Brand	Energy Source and Appliance Type
Jennair	Electric range

Garbage Disposal(s): Maytag

Dishwasher(s): GE with air gap valve

Exhaust System Type: Ducted downdraft fan at the range

SINKS AND PLUMBING:

The sink was tested for proper operation, and the faucet and drain lines were inspected. The shutoff valves under the sink were inspected for leakage but they were not operated. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

SURFACES AND CABINETS:

The floors, cabinets, countertops, walls, and ceilings were inspected. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

ELECTRICAL SYSTEMS:

The accessible outlets were tested, and the visible wiring was inspected. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items. Properly installed GFCI protected outlets are recommended for safety within 6' of water service areas.

KITCHEN ACTION ITEMS:

- 1 The kitchen faucet was leaking at the valve stem (under the handle). I recommend having the faucet repaired or replaced by a licensed plumbing contractor.
- 2 Spray attachment, at the kitchen faucet, did not operate when tested. I recommend having the attachment repaired or replaced for proper operation.

Items Not Included: Compactors, water purification systems and filters, and non-built in microwave ovens.

BATHROOMS

Items Inspected: All sinks, toilets, shower and bath enclosures, faucets, drain lines where visible, counter tops, cabinets, flooring, ventilation, and wall and ceiling coverings.

SINK AND FIXTURES:

The sinks were filled and tested for proper operation, and the faucets and drain lines were inspected. The shutoff valves under the sinks were examined for leakage but they were not operated. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

TOILETS:

The toilets were inspected and the flush mechanisms were tested. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

SHOWERS AND BATHTUBS:

The faucets and drains were tested for proper operation. All of the visible bathroom surfaces were inspected. There was no standing water test of the shower stall. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

ELECTRICAL SYSTEMS:

The accessible electric outlets, switches, exhaust fans and heat lamps were tested. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items. Properly installed GFCI protected outlets are recommended for safety in the bathroom areas.

GENERAL MAINTENANCE:

Caulking around a tub or shower enclosure (especially at the floor line) should be examined regularly and properly renewed at the first signs of failure to help avoid possible water damage. Any voids noted in the tile grout should also be properly corrected to help avoid water penetration and possible damage.

BATHROOMS ACTION ITEMS:

- 1 Toilets in all bathrooms were not properly secured at the floor line. I recommend having the toilets properly fastened at the floor line to prevent leaking.
- 2 The drain stops in the master bathroom sink and hall (second floor) tub did not operate when tested. I recommend having the drain stops repaired or replaced as needed for proper operation.
- 3 Small leak was noted in the cabinet, under the master bathroom sink. I recommend having the leak repaired to prevent further leakage and possible damages.
- 4 The water volume in the hall bathroom sink dropped noticeably when the tub faucet was turned on. Should this be an inconvenience, consult an appropriate licensed plumbing contractor for further evaluation for possible upgrades.

Items Not Included: Spas, sauna, steam rooms, and their water heating and filtering systems.

INTERIOR

Items Inspected: The walls, ceilings, and floors, steps, stairways, and railings, countertops, a representative number of installed cabinets, and a representative number of interior doors. The garage doors and garage door opener(s).

Component Description:

FLOOR COVERINGS

- Bamboo flooring
- Wall to wall carpeting
- Linoleum

WALLS

- Sheetrock

CEILINGS

- Sheetrock
-

FLOOR COVERINGS (AND STAIRS/RAILINGS IF PRESENT):

The visible floor coverings were inspected for evidence of damage or other problems. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items. Flooring covered by area rugs, carpeting, or furniture was not inspected.

WALLS, CEILINGS, AND INTERIOR DOORS:

The ceiling and wall surfaces were inspected for evidence of damage or other problems. A representative sampling of interior doors were tested to assure they operated properly. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items. We do not inspect for cosmetic items. The acoustical texturing on the ceiling surface may contain asbestos fibers. See Hazardous Materials at the bottom of page 4.

FIREPLACE(S):

TYPE: Prefabricated metal ENERGY SOURCE: Wood burning LOCATION: Living room

The visible components of the fireplace interior were inspected and operated (ignition tests are not performed). The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

SMOKE DETECTOR(S):

The smoke detectors were located in the hall and bedrooms.

INTERIOR ACTION ITEMS:

- 1 Interior door to the toilet compartment, in the half bathroom recommended to be adjusted for proper operation.
- 2 Locking hardware at the interior door to the master bedroom recommended to be adjusted for proper operation.
- 3 Sliding closet door in the back bedroom was damaged at the time of the inspection. I recommend having damaged door replaced.

Note:

Due to the storage in the garage floors and walls were not visible for inspection.

Items Not Included: Window treatments, central vacuums systems, recreational facilities, interiors of chimneys and flues, firescreens and doors, seals and gaskets, combustion devices, draft characteristics, movement of any fireplace insert.

FOUNDATION & FRAMING

Items Inspected: Foundation, floor structure, sub-area drainage and moisture conditions, wall structure, ceiling structure, and roof structure.

Component Description:

FOUNDATION TYPE

Poured concrete perimeter and interior stemwalls
Poured concrete slab at the garage.

FOUNDATION TO FRAMING ANCHORS

Bolts were installed at the perimeter foundation.

STRUCTURAL / FRAMING COMPONENTS

FLOOR STRUCTURE

- Poured concrete interior stemwalls.
- 2x10 wood floor joists
- Plywood sub floor

WALLS

Framing not visible for definitive identification.

CEILINGS

- 2x4 wood joists

ROOF

- 2x4 wood rafters
-

FOUNDATION AND FRAMING:

The sub-area access was located in the hall closet. The sub-area was entered and the readily accessible areas and the visible framing components of the structure were inspected (where readily accessible) for evidence of visible damage, deterioration, or other adverse conditions. Sub-area drainage and moisture conditions were evaluated. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

ATTIC:

The attic access was located in the back bedroom closet. The attic was inspected from the access area only due to the depth of the insulation. Some of the attic was not visible due to the insulation. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

INSULATION:

Fiberglass insulation in the attic was used to an average depth of approximately five to six inches. Insulation was not visible or determined at the exterior walls. The sub area was not insulated. The insulation was not removed for inspection.

FOUNDATION AND FRAMING ACTION ITEMS:

None observed.

Items Not Included: This report does not include engineering or architectural services, and offers no opinion as to the strength or adequacy of any structural system or component. Only areas clearly visible are included.

NON-FUNCTIONING OR ACTION ITEMS I

EXTERIOR 1 ACTION ITEMS:

1 Paint at the back side gutters was excessively weathered and peeling, also paint peeling was noted at the exterior door to the utility closet, back side of the house as well. I recommend consulting with a qualified painting contractor in regard to the exterior painting needs.

2 Large vertical crack was noted to the concrete support pier in front of the house. I recommend having the support pier properly repaired and or replaced.

EXTERIOR 2 ACTION ITEMS:

None observed

ELECTRICAL ACTION ITEMS:

None observed

Note:

The access to the electrical sub panel in the garage was blocked by the storage and personal belongings , therefore interior components, wiring, and over current protection devices (circuit breakers) of the electrical sub panel were not examined.

NON-FUNCTIONING OR ACTION ITEMS II

HEATING AND COOLING ACTION ITEMS:

1 Flexible gas connector was installed through the furnace housing which is not acceptable according to current standards. As an upgrade, I recommend to replace it with the rigid pipe to protect the connector from the vibrations and rubbing against the edge of the housing during appliance operation. The failure of the connector may result in a gas leak.

PLEASE NOTE: The expected life of a furnace is typically 20-25 years with proper maintenance. The furnace appears to be at or beyond its expected life. Budgeting for a new furnace is advised, as it is not possible to determine the remaining life of this unit.

PLUMBING ACTION ITEMS:

1 The flue vent pipe, at the water heater, was downsized from the original size at the water heater. I recommend having the venting installation further evaluated by a licensed plumbing or HVAC contractor to determine the extent of correction needed.

2 The drain line from the TP valve, at the water heater was not installed, at the time of the inspection. I recommend having the drain pipe properly installed to within 6" of the floor or to the exterior of the closet.

3 Gas supply line for the tank less water heater appeared to be improperly sized for this particular type of appliance. I recommend consulting with a licensed plumbing contractor and or manufacturers installation manual to determine the extent of correction needed.

KITCHEN ACTION ITEMS:

1 The kitchen faucet was leaking at the valve stem (under the handle). I recommend having the faucet repaired or replaced by a licensed plumbing contractor.

2 Spray attachment, at the kitchen faucet, did not operate when tested. I recommend having the attachment repaired or replaced for proper operation.

NON-FUNCTIONING OR ACTION ITEMS III

BATHROOMS ACTION ITEMS:

- 1 Toilets in all bathrooms were not properly secured at the floor line. I recommend having the toilets properly fastened at the floor line to prevent leaking.
- 2 The drain stops in the master bathroom sink and hall (second floor) tub did not operate when tested. I recommend having the drain stops repaired or replaced as needed for proper operation.
- 3 Small leak was noted in the cabinet, under the master bathroom sink. I recommend having the leak repaired to prevent further leakage and possible damages.
- 4 The water volume in the hall bathroom sink dropped noticeably when the tub faucet was turned on. Should this be an inconvenience, consult an appropriate licensed plumbing contractor for further evaluation for possible upgrades.

INTERIOR ACTION ITEMS:

- 1 Interior door to the toilet compartment, in the half bathroom recommended to be adjusted for proper operation.
- 2 Locking hardware at the interior door to the master bedroom recommended to be adjusted for proper operation.
- 3 Sliding closet door in the back bedroom was damaged at the time of the inspection. I recommend having damaged door replaced.

Note:

Due to the storage in the garage floors and walls were not visible for inspection.

FOUNDATION AND FRAMING ACTION ITEMS:

None observed.

GENERAL COMMENTS

Over all the house appeared in functional condition and was well maintained. However, there were some items noted that are in need of correction. The numbering of the action items in the report and the additions of photos is not meant to prioritize the importance of repairs or actions recommended.

All general conditions and action items specified in this report applicable to the inspected property and reported as is, at the time of the inspection only. Please note, some or all of the reported conditions may change or other conditions may occur after the inspection.

We recommend a research of the permits be undertaken anytime remodeling has been performed on the house to verify the code compliance of the work completed.

This report is not to be used as a bidding document. All items needing repairs should be completed by qualified licensed contractors and to current local required standards.

Although some wood damage may have been noted, we do not perform a pest control inspection and recommend that you retain an expert to do so.

We do not include mold, radon, asbestos or any other environmental inspections within the scope of this report. If client is concerned about presence of mold, radon, asbestos or any other substances in the house, it is strongly recommended that tests and or sample collection will be performed, before close of escrow.

Refer to the enclosed copy of the ASHI standards to understand the scope and limitations of this inspection.

This inspection was performed for the seller. If the subsequent buyer of the property from the seller that contracted this inspection and report is relying on this inspection report for the purchase of this property, he/she must read, date, sign and return a copy of the Claims Procedure and Arbitration Agreement on page 3 to the inspector or the report will serve as "information only" to the buyer, with no Errors or Omissions warranties applicable to the inspection or report. Please fax a signed and dated copy of page 3 within 30 days of the close of escrow to Vladimir Averbukh (the inspector of the property) at (650) 284-3718, or mail the copy to the inspector at 180 Second St. Suite A, Los Altos, CA 94022.

Sincerely

Vladimir Averbukh

Notes, Recommendations and Important Maintenance Suggestions,

EXTERIOR AND GROUNDS:

- Keep the gutters and downspouts free of debris. As an aid to the long term stability of the foundation, install downspout extensions during the rainy season to help divert the roof runoff water away from the house perimeter.
- Fill any cracks in the driveway or concrete work to help seal them from moisture and help protect the installations from further damage. Consult with a qualified contractor for more extensive corrective recommendations.
- Keep the exterior siding and trim sealed to avoid gaps and possible water penetration.
- I recommend having the roof cleaned where needed and having the trees trimmed back off of the roof.

ELECTRICAL SYSTEM:

- GFCI outlets are recommended for safety at all exterior locations and in the garage.
- GFCI outlets should be tested by pressing the test button once a month. Consult with a licensed electrical contractor for correction or replacement if the outlet fails to trip or does not reset.
- The individual circuits in electrical panels should be identified and properly labeled for safety and convenience. Verify any panel labeling, and label the panel/s if necessary.

PLUMBING AND MECHANICAL:

- In the event of an emergency, the gas may need to be turned off quickly. Locate a wrench (permanently sized for the shutoff valve) at the gas meter area so it is readily accessible.
- Change the furnace filter now, and after every six months of use. Have the furnace evaluated and serviced every one to two years or as otherwise needed by a licensed heating contractor.

INTERIOR:

- Check under the sinks at all locations once every month or two for possible leaking.
- Smoke detectors should be tested monthly for proper response.
- For safety and to assure proper function, fireplace interiors and flues should be examined each year (if used frequently) and cleaned when necessary.

DOORS:

- It is recommended that the door from the garage to the house interior be a fire rated solid core door that will close without assistance (spring hinges or other door closing mechanisms can be installed) to help assure that the fire wall is always complete.
- It is recommended that safety glass be installed on any windows that were within 18" of the floor and on any doors containing glass panes. Although this may not have been a requirement at the time of construction, I recommend upgrading to safety glass to help prevent possible injury should the glass be accidentally broken.

FOUNDATION AND STRUCTURAL:

- Control the site moisture through control of the roof runoff water, correct grading, and by limiting excessive irrigation. Monitor the crawl space area (when applicable) during the rainy season. If excessive soil saturation or standing water is observed, contact a licensed drainage control specialist for evaluation and possible corrective recommendations.