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831-275-0244

Residential Property Inspection Report

Prepared exclusively for:

James Mills

225 Edinburgh Ave
Monterey, CA 93940
Inspection Date: 05/15/2018

Report Table of Contents

SUMMARY OF KEY FINDINGS

IMPORTANT: This Summary is ***NOT*** the entire report, but in the opinion of the inspector - the significant defects. The complete report includes additional information of concern.

May 15, 2018

James Mills

RE: 225 Edinburgh Ave
Monterey, CA 93940

Dear James:

A visual inspection of the above referenced property was conducted by one or more of our certified property inspectors on May 15, 2018. The report reflects the visual conditions of the property at the time of the inspection only. This summary is an opinion based excerpt of significant defects from the attached report and is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property.

This summary is NOT the entire report. It is the client's sole responsibility to read the *report* in its entirety, which contains additional information of concern, including significant defects.

SIGNIFICANT DEFECTS

This summary views a significant defect as an item that may cost more than $1,000.00 to repair (when completed by a licensed contractor) or one that presents a significant threat of bodily injury during normal daily use.

[SC] Safety Concern: Conditions noted that may pose a hazard to humans and/or the building.
[FE] Further Evaluation: Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.
[CR] Correction Recommended: Conditions noted in need of maintenance, repair, or replacement.

EXTERIOR

ATTACHED DECKS,PORCHES,PATIOS,BALCONIES,STAIRWAYS AND THEIR ENCLOSURES,HANDRAILS AND GUARDRAILS

4.19 HANDRAILS

[SC] There were no handrail(s) for the steps/stairs at the rear. Full length handrails with newel posts or wall returns serve two purposes; the first is to indicate to the visually impaired that they have reached the end (top or bottom) of the steps/stairs. The second is to prevent clothing, garments or bags from getting hung up on the open-ended handrails and causing an accident.

[SC] The handrail(s) for the steps/stairs at the rear may have met the standards at the time of construction, however they are not considered to be hand grippable by today's standards. Appropriately sized and grippable handrails may be helpful in preventing a serious fall up or down the steps/stairs.

ROOF COVERING

ROOF REPORTS & RECOMMENDATIONS

5.8 IMPORTANT INFO/ RECOMMENDATIONS
[FE] The roofing material showed signs which indicates it is **at or nearing the end of its useful life**. This condition is conducive to moisture intrusion and damage to the building components. The roof could fail at any time. We recommend you consult with a roofing contractor to fully understand the costs should replacement be desired or become necessary.

ELECTRICAL

CIRCUIT WIRING
8.12 CIRCUIT WIRING
[SC] Junction-box cover plates were missing in/at the garage and crawlspace. This condition is a shock / electrocution hazard due to exposed electrical components; all electrical junction boxes should have an approved spark-proof cover. This is a potential fire hazard.

[SC] There was improper wiring in the form of ends of conductors not covered and exposed to contact with people and/or equipment in/at the garage. Improper wiring is conducive to electrical deficiencies and is a potential shock and fire hazard.

INTERIOR

SMOKE & CARBON MONOXIDE DETECTORS
10.26 SMOKE DETECTORS
[SC] This structure contained smoke detectors which appeared to be beyond their service life. Smoke detectors have a service life of seven (7) to ten (10) years, after which they may no longer operate (even if their "test" function indicates they do) . **All smoke detectors should be replaced with ones that contain 10 year batteries (whether battery only or wired with battery backup, as appropriate).** We recommend that all smoke detectors be of *photoelectric* style (which are known to work up to 40 minutes faster) rather than the older *ionization* style (which are known to fail 49% of the time).

10.27 CARBON MONOXIDE ALARMS
[SC] Carbon monoxide alarms were **NOT** installed at the required locations in the building. This is a life safety hazard.

Please read the entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Inspection Agreement carefully to fully assess the full findings of the inspection. Thank you for selecting our firm to perform your inspection. If you have any questions regarding the inspection report the property or this addendum, please feel free to call us.

Pro View Property Inspection, LLC
www.proviewpi.com

831-275-0244

INSPECTION INFORMATION

JOB / FILE

1.1 LOCATION

225 Edinburgh Ave
Monterey, CA 93940.

1.2 DATE/TIME

Date: 05/15/2018
Start Time: 1:00 PM
End Time: 2:45 PM

1.3 FILE NUMBER

File # 17267.

1.4 CLIENT NAME

James Mills.

COMPANY / INSPECTOR

1.5 COMPANY

Pro View Property Inspection, LLC
820 Park Row #462 Salinas, CA 93901
831-275-0244 Office@ProViewPI.com www.proviewpi.com.

PROPERTY INSPECTIONS

1.6 IMPORTANT INFORMATION

The following confidential report for the client named herein is based upon a visual examination taken from the above address at the date and time indicated exclusively for the client listed above. ***Acceptance of this report by mail, e-mail or in-person constitutes agreement with the policies and exclusions included herein, within the signed inspection agreement of the above client and in the California Real Estate Inspection Association (CREIA) Standards of Practice (SOP),*** a copy of which is available at no charge by contacting this office or by visiting www.creia.org.

This inspection and report is not intended for substituted disclosure purposes or transfer to another client and use as such is prohibited without written permission of Pro View Property Inspection. This inspection is designed to identify the general attributes and deficiencies (performance, not design) of this property as defined by CA B&P Code 7195-99. Our primary concerns are systems or components needing immediate major repair and visible safety issues. Major repair is defined as repair that would cost $1,000 or more. However, as a courtesy, minor repair items will be reported when observed. This inspection will help minimize risk, but cannot eliminate the risks involved in purchasing real estate. Should you have any questions regarding this report, please do not hesitate to call this office.

The scope of this inspection and its limitations are outlined in the Inspection Agreement, the CREIA SOP mentioned above and to items mentioned in this report which were readily accessible at the time of inspection. This inspection report is not intended to be a technically exhaustive study of every component, but to reveal obvious major deficiencies of this property. **This written report does not constitute a warranty, guarantee, or insurance policy** of any kind whatsoever.

Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, soil contamination, and Chinese drywall. We are not trained or licensed to recognize or analyze these materials. If one or more of these materials is thought to be present during the inspection or noted in this report, then a full evaluation should be conducted by a specialist in the appropriate trade.

No disassembly or intrusive testing is performed, unless expressly authorized in advance. No furniture or personal belongings are relocated during the inspection. No warranty of any kind is implied or intended

with the issuance of this report. If desired, contact your real estate agent for information about home warranty policies available through private companies.

No intention is made to require the seller to provide these corrections or make this property comply with all applicable laws prior to the close of escrow.

If any repairs are to be accomplished, we suggest a re-inspection by this firm to verify that such corrections have been performed to acceptable standards.

It is often difficult to define, in precise terms, the condition of the subsurface portions of any structure. This is especially true with a limited visual investigation. Hidden defects may exist and could be encountered during repair work and remodeling. Conclusions and recommendations presented herein are partly based on evaluations gathered from evidence visible, partly on experience, and partly on professional judgment and education. Therefore, the conclusions and recommendations provided herein should be considered "advice".

REPORTING CONDITIONS & DEFINITIONS

1.7 INSPECTION COMMENTS

This report has identified a number of *conditions* with the *systems* or *components* of *systems* as needing correction and/or further evaluation. These *conditions* are preceded by one of the following abbreviations [SC], [FE], [CR] and [RU]. Each abbreviation is defined below. Some *conditions* may have hidden damage unseen at the time of the inspection.

We recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods prior to the close of inspection contingencies so you are fully informed regarding extent, scope and potential costs involved with repairs.

1.8 SAFETY CONCERNS

[SC] Safety Concerns: Conditions noted that may pose a safety hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

1.9 FURTHER EVALUATION

[FE] Further Evaluation: Conditions noted that warrant a full evaluation and/or correction by specialists in the appropriate trades.

1.10 CORRECTIONS RECOMMENDED

[CR] Corrections Recommended: Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

1.11 RECOMMENDED UPGRADE

[RU] Recommended Upgrade: Systems or components either not available or improved since the building was constructed.

1.12 NOTE

The term [NOTE], where used in this report was designed to draw your attention to a specific condition or component of a system. While corrective action may not be warranted, we felt it was important that you be aware of its existence.

PROPERTY INFORMATION

For purposes of this report directions are established by facing the front door, assumed herein as the front of the building. We attempt to show the front of the building on the cover page.

BUILDING CHARACTERISTICS

2.1 APPROX. YEAR BUILT	2.2 CONSTRUCTION	2.3 BUILDING TYPE	2.4 APPROX SQ FOOTAGE
		Single-family residence	

1952.

Frame.

900.

2.5 MAIN ENTRY FACES
Southeast.

2.6 STORIES
1

2.7 GARAGE
Attached and 1 car.

2.8 FOUNDATION
Raised foundation.

2.9 UTILITIES
All utilities on.

2.10 BUILDING STATUS
Occupied: Access to some items restricted. Such items/locations are excluded from this report.

2.11 POOL/SPA
None.

2.12 WEATHER & SOIL
Clear, 60-70 degrees, and the ground was dry.

2.13 FRONT OF BLDG.
Facing Bldg From Street

SPECIAL RECOMMENDATIONS & OBSERVATIONS

2.14 RECOMMENDATIONS

[NOTE] We recommend the changing/cleaning of all furnace filters at the time of possession. This will improve air quality as well as the efficiency of the furnace.

[NOTE] Regular annual maintenance is necessary for every structure. Caulking around all windows, filling of all gaps at the exterior siding and trim, caulking of baths/lavatories, keeping all vegetation off of and away from the exterior siding.

FOUNDATION, BASEMENT AND UNDER-FLOOR AREAS

FOUNDATION INFORMATION

3.1 FOUNDATION TYPE(S)
Raised - poured in place concrete.

3.2 FOUNDATION ACCESS
Exterior access at the rear side(s) of the building.

3.3 INSPECTION METHOD
Viewed the crawlspace from just within the hatch.

3.4 FLOOR FRAMING
Piers & Posts and Platform Framing.

3.5 UNDER FLOOR VENTILATION
Present.

3.6 ANCHORING
Present.

3.7 CRIPPLE WALL BRACING
N/A.

3.8 WOOD SEPARATION FROM SOIL
Wood to soil contact was observed.

3.9 INSULATION
Not Present.

3.10 VAPOR RETARDER
Not Present

FOUNDATION REPORTS, SERVICE LIFE & RECOMMENDATIONS

3.11 IMPORTANT INFO/RECOMMENDATIONS

[NOTE] We were unable to fully access the crawlspace due to opening configuration.

FLOOR FRAMING SYSTEM

3.12 SUBFLOOR

[NOTE] Although moisture stains were noted at the subfloor, no leaks were observed at the time of the inspection.

WOOD SEPARATION FROM SOIL

3.13 FRAMING / CLADDING

[CR] The foundation framing posts were in contact with the soil at the front. This condition is conducive to moisture related damage and deterioration. A four to six inch separation should be maintained to minimize the potential for damage due to moisture wicking from the soil into the framing members.

3.14 PORCHES / DECKS / STEPS & STAIRS

[CR] Deck posts , which were not pressure treated, were in contact with the soil at the rear. This condition is conducive to moisture related damage and deterioration. A four to six inch separation should be maintained to minimize the potential for damage due to moisture wicking from the soil into the framing members.

EXTERIOR

EXTERIOR INFORMATION

4.1 DOOR(S)
Wood.

4.2 OVERHEAD DOOR(S)
Material: Aluminum.
Type: Sectional(s).

4.3 WINDOW(S)
Material: Metal.
Pane: Double-pane (thermal) windows were present.

4.4 ATTACHED DECKS
Wood/simulated wood.

4.5 PORCHES
Concrete.

4.6 PATIO(S)
Concrete.

4.7 STAIRWAYS/STEPS
Wood/simulated wood and concrete.

4.8 WALL CLADDING
Stucco.

4.9 EXTERIOR TRIM
Wood/simulated wood.

4.10 DRIVEWAY(S)
Concrete.

4.11 WALKWAY(S)
Concrete.

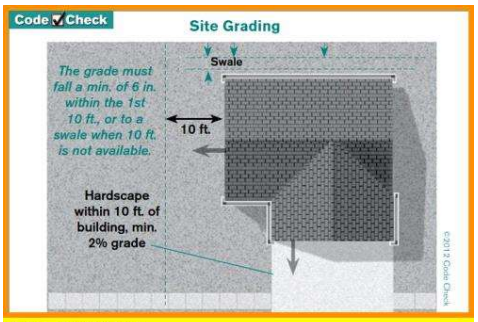
4.12 SITE GRADING
Flat site.

4.13 SITE DRAINAGE
Surface drainage.

SURFACE GRADE DIRECTLY ADJACENT TO THE BUILDINGS

4.14 SITE GRADING

[CR] Areas of the surface grading lacked adequate slope to divert surface moisture away from the foundation of the building. This condition is conducive to moisture intrusion and/or deterioration of the building components. The grading should have a positive slope away from the building, dropping at least 6 inches in 10 feet or slope to a drainage system if the building is closer than 10 feet to the property line



Site Grading

4.15 LANDSCAPING

[CR] Vegetation was growing on the structure at the front. This condition limits the inspection, and is conducive to moisture intrusion/deterioration of the building components and provides ready access to rodents and insects.

DOORS AND WINDOWS

4.16 DOOR(S)

[CR] Moisture damage was observed at the jamb/frame of the door at the overhead door. This condition is conducive to moisture intrusions and further deterioration.

ATTACHED DECKS,PORCHES,PATIOS,BALCONIES,STAIRWAYS AND THEIR ENCLOSURES,HANDRAILS AND GUARDRAILS

4.17 STAIRWAYS/STEPS

[NOTE] Stairs are the number one accident location for buildings. We recommend caution around the steps/stairs.

[SC] One or more of the stair treads (steps) were loose at the rear. The sudden realization of insecure footing on a set of steps/stairs is a trip/fall hazard.

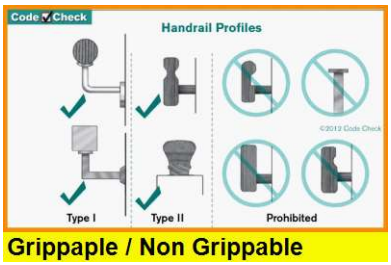
4.18 GUARDRAILS

[SC] The guardrail(s) for the bench/seat at the right were too low to provide adequate protection against falling over the guardrail. The guardrails may have met the height standard at the time of construction but provide inadequate height protection by today's building standard. Current building practices call for residential guardrails to be a minimum of 42" inches above the seat.

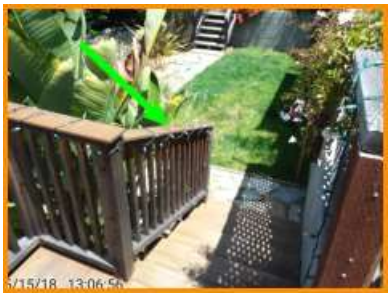
4.19 HANDRAILS

[SC] There were no handrail(s) for the steps/stairs at the rear. Full length handrails with newel posts or wall returns serve two purposes; the first is to indicate to the visually impaired that they have reached the end (top or bottom) of the steps/stairs. The second is to prevent clothing, garments or bags from getting hung up on the open-ended handrails and causing an accident.

[SC] The handrail(s) for the steps/stairs at the rear may have met the standards at the time of construction, however they are not considered to be hand grippable by today's standards. Appropriately sized and grippable handrails may be helpful in preventing a serious fall up or down the steps/stairs.



Grippaple / Non Grippable



WALL CLADDING AND TRIM

4.20 CLADDING (SIDING)

[CR] Small cracks were noted in the stucco cladding. Although cracks of 1/8" inch are considered cosmetic even the smallest cracks can be conducive to moisture intrusion and deterioration of the building materials. We suggest high quality construction caulking and paint.

PORTIONS OF THE WALKWAYS AND DRIVEWAYS THAT ARE ADJACENT TO THE BUILDINGS

4.21 DRIVEWAY(S)

[CR] Open cracks were noted in the driveway at the front. This condition is conducive to moisture intrusion into concealed spaces which promotes deterioration.

OUTSIDE THE SCOPE OF THE STANDARDS OF PRACTICE (Comments included as a courtesy)

4.22 RETAINING WALL(S)

[NOTE] Retaining walls are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding this system.

4.23 FENCING/GATE(S)

[FE] The wood fencing at the rear side(s) of the building/property was leaning. This condition may be an indication of impending failure of the fence support components and could lead to eventual failure of the fencing.

ROOF COVERING

*Our inspection of the roof is a visual observation of its condition on the day of the inspection and is not a certification inspection **nor a leak free guarantee**. Such roof certification inspections should be performed by a licensed roofing contractor.*

All recommended corrections and further evaluation in this portion of the report (Roof Covering) should be completed by a licensed and qualified roofing contractor.

ROOF INFORMATION

5.1 INSPECTION METHOD
We viewed the roof from a ladder at all possible angles/locations.

5.2 COVERING
Composition fiberglass/asphalt shingles.

5.3 TYPICAL SERVICE LIFE
Lite Dim Comp: 25-35 Yrs.

5.4 ESTIMATED AGE
Composition: Near/at expected service life - See Below

5.5 LAYERS

5.6 DRAINAGE

5.7 SKYLIGHTS

1 layer. Metal. Not Present.

ROOF REPORTS & RECOMMENDATIONS

5.8 IMPORTANT INFO/ RECOMMENDATIONS

[FE] The roofing material showed signs which indicates it is **at or nearing the end of its useful life**. This condition is conducive to moisture intrusion and damage to the building components. The roof could fail at any time. We recommend you consult with a roofing contractor to fully understand the costs should replacement be desired or become necessary.

COVERING

5.9 GENERAL CONDITIONS

[CR] A satellite dish was attached to the roof. This condition is conducive to moisture intrusions and deterioration.

DRAINAGE

5.10 GUTTERS

[RU] Though partially present, rain-gutters were not fully installed at the rear of the building, nor at the left. Additional the gutters at the rear lacked downspout and ends. These systems capture and divert water away from the building thereby reducing the potential for ponding water and moisture intrusion/deterioration.

5.11 DOWNSPOUTS

[CR] Drainage from downspouts discharged at the building foundation at the front and right and was not sufficiently directed away from the building. This condition allows water to accumulate at the foundation and is conducive to moisture intrusion and deterioration.

ATTIC & ROOF FRAMING

Framing and insulation limit both our view and ability to access the attic. Attic and framing inspections are limited to areas readily accessible to the inspector.

ATTIC AREA AND ROOF FRAMING INFORMATION

6.1 ATTIC ACCESS(S)
Accesses: 1.
Location: Garage.

6.2 ROOF FRAMING
Conventional Framing.

6.3 ROOF SHEATHING
Wood Planks.

6.4 INSULATION
Cellulose Blown-In.

6.5 VAPOR RETARDER
Not Present.

6.6 VENTILATION
Soffit.

VENTILATION

6.7 ATTIC - VENTILATION

[CR] The attic space(s) had no upper vents to exhaust heat and moisture. This condition restricts the ventilation (air-flow through the attic) and is conducive to moisture build-up (condensation) in the winter and excessive heat-gain in the summer.

PLUMBING

Recommended corrections and further evaluation in this section of the report (Plumbing) should be completed by a licensed and qualified plumbing contractor.

PLUMBING INFORMATION

7.1 MAIN WATER LINE
Plastic.

7.2 MAIN WATER SHUTOFF
Front of the building.

7.3 WATER PRESSURE
50 - 60 PSI.

7.4 WATER SUPPLY PIPING
Where visible: Copper and plastic.

7.5 DRAIN, WASTE AND VENT PIPING
Where visible: Plastic.

7.6 FUEL GAS SHUTOFF
Right side of the building.

7.7 FUEL GAS PIPING
Where visible: Metal.

7.8 FUNCTIONAL FLOW
Adequate.

7.9 FUNCTIONAL DRAINAGE
Adequate.

WATER HEATING INFORMATION

7.10 LOCATION
1: Garage

7.11 TYPE
1: Tank Water Heater

7.12 SIZE
1: 40 gallon

7.13 ENERGY
1: Natural gas - FVIR

7.14 APPROX MANUFACTURE DATE
1: 2009

7.15 SERVICE LIFE
Nat Gas/Propane: 6-12 years

7.16 FUNCTIONALITY
1: Functioned

WATER SUPPLY PIPING

7.17 WATER SUPPLY PIPING

[CR] Polyvinyl chloride [PVC] piping used within the building envelope at the crawl space. This type of water piping is generally not rated for use within the building footprint; the most common use for this material is lawn-sprinklers and exterior water-feature piping.

DRAIN, WASTE, AND VENT PIPING

7.18 DRAIN PIPING

[CR] The drain pipe(s) had improper/reversed slope at the kitchen sink(s). This condition may lead to slow and/or blocked drains over time.

FUEL GAS PIPING

7.19 GAS METER & SHUTOFF-VALVE

[RU] There is no emergency shutoff-wrench or automatic-valve present at the gas shutoff-valve for the building. Installing a seismic automatic shutoff-valve for the gas main or having a wrench stored by the standard shutoff-valve may save precious time during an emergency.

WATER HEATING UNITS

7.20 T&P VALVE

[CR]. The temperature and pressure (T&P) relief valve's discharge line for unit 1 was not routed to the exterior. This condition is conducive to moisture intrusions and deterioration.

7.21 ENERGY SUPPLY

[SC]. There was no visible sediment-trap installed in the gas piping to unit 1. This is considered a potential fire hazard and has resulted in the denial of warranty claims by manufacturers and home warranty companies.

[NOTE] As of January 2017 any new installation of a sediment trap "...shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical, **before the flex connector**...."

7.22 DRAIN (SMITTY) PAN

[RU]. There was no catch (Smitty) pan and drain installed under unit 1. The pan protects the building components in small leaks. In larger leaks the drain line's function is to move moisture from the catch pan under the unit to an approved location so the moisture will not damage the building components or create a slip & fall hazard.

OUTSIDE THE SCOPE OF THE STANDARDS OF PRACTICE (Comments included as a courtesy)

7.23 LOW FLOW TOILETS & SHOWER HEADS

Toilets:
All were 1.6 gallons per flush (GPF).

Showers Heads:
All were low flow

[FE] The State of California requires toilets to be a minimum of 1.6 GPF. Any toilets that are greater than 1.6 GPF must be replaced with ones that are **less than** 1.6 GPF. Many local water districts require that all toilets be 1.28 GPF or less at the time of sale. Check with the local water distributer to understand any requirements that may be necessary in order to meet current standards.

7.24 WATER SOFTENER(S)

[NOTE] Water softener systems are outside the scope of the inspection and are not inspected. Consult with a specialist regarding the system's operation and maintenance.

ELECTRICAL

Conditions reported in this section of the report (Electrical) are typically safety hazards to people and potential fire hazards.

Recommended corrections and further evaluation in this section of the report (Electrical) should be completed by a licensed and qualified electrical contractor.

ELECTRICAL INFORMATION

8.1 SERVICE TYPE
Overhead.

8.2 MAIN PANEL LOCATION
Right side of the building.

8.3 MAIN SERVICE RATING
120/240 volt system, rated at 100 amperes.

8.4 SUB-PANEL # LOCATION
1 - Bedroom

8.5 DISCONNECT TYPES
Circuit breakers

8.6 CIRCUIT WIRING
Circuit material: Copper .
Circuit types observed: Non-metallic sheathed cable and conduit.

8.7 MAIN PANEL GROUNDED
Driven rod into the earth.

8.8 RECEPTACLES GROUNDED
Grounded.

8.9 GROUND FAULT CIRCUIT INTERRUPT (GFCI)
Kitchen, baths, and garage.

8.10 ARC FAULT CIRCUIT INTERRUPT (AFCI)
None.

SERVICE EQUIPMENT

8.11 SERVICE WIRING

[SC]. Tree branches were in contact with the overhead service entrance cables at the front area of the building. The tree branches may damage the wires during high winds and/or seismic activity creating an electrical hazard. (Service entry conductors are the responsibility of PG&E.)

CIRCUIT WIRING

8.12 CIRCUIT WIRING

[SC] Junction-box cover plates were missing in/at the garage and crawlspace. This condition is a shock / electrocution hazard due to exposed electrical components; all electrical junction boxes should have an approved spark-proof cover. This is a potential fire hazard.

[SC] There was improper wiring in the form of ends of conductors not covered and exposed to contact with people and/or equipment in/at the garage. Improper wiring is conducive to electrical deficiencies and is a potential shock and fire hazard.

RECEPTACLES/OUTLETS

8.13 EXTERIOR PORTIONS OF RECEPTACLE(S)/OUTLET(S)

[SC] Receptacle cover-plates were missing in the garage. This condition exposes live electrical components and is a safety hazard; all switch junction boxes should have an approved spark-proof cover plate.

HEATING, VENTILATION & COOLING

Recommended corrections and further evaluation in this section of the report (Heating & Cooling) should be completed by a licensed and qualified HVAC (Heating Ventilation and Cooling) contractor.

Inspector checks for function only to habitable rooms. Proper inspection of furnace heat exchangers for evidence of cracks or holes can only be done by dismantling the unit. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. The adequacy of heating and cooling is often subjective. For checking adequacy/efficiency of the heating or cooling system, or accuracy of the thermostat, a qualified, licensed mechanical contractor should be consulted. These items are outside the scope of this inspection. Heating units can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age.

UNIT & SYSTEM INFORMATION

9.1 UNIT - SYSTEM TYPE
1: Gas fired wall heater, "Gravity Flow."

9.2 LOCATION
1: Living Room

9.3 SERVED
1: Main living spaces

9.4 APROX. MAN. DATE
1: 2004

9.5 HEATING APPROX BTUs
1: 30-40,000

9.6 HEATING FUNCTIONALITY
1: Functioned

INTERIOR

Listed appliances are briefly tested for fundamental operation only, but not for adequate performance (i.e., complete cycle, cleaning effect, etc.). No testing was performed to verify proper heating, cleaning, thermostats, controls, timers, convection ovens, rotisseries, clocks, etc. Appliances such as garbage disposals and dishwashers may become inoperative if not used for a period of time. We do not bring garbage and trash for testing garbage disposals and trash compactors. We suggest the buyer verify adequate function of all appliances during final walk-through prior to the close of escrow.

BUILDING INTERIOR INFORMATION

10.1 NOT INSPECTED
Door exiting garage.

10.2 WALL(S)/CEILING(S)
Drywall and plaster.

10.3 FLOOR(S)
Tile and wood/simulated wood.

10.4 INTERIOR DOOR(S)
Wood.

10.5 CABINETS

10.6 COOKTOP(S) /RANGE

10.7 KITCHEN EXHAUST

10.8 OVEN(S)

Kitchen and bathroom(s)

Gas
Functioned.

VENT(S)
Up draft system
Functioned.

Part of the range, separate oven(s) not present.
Functioned.

10.9 BUILT-IN MICROWAVE OVEN
Not present.

10.10 DISHWASHER(S)
Present
Functioned.

10.11 DISPOSAL(S)
Present
Functioned.

10.12 REFRIGERATOR(S)
Present
Functioned.

10.13 DRYER SERVICE
Electric

10.14 CLOTHES WASHER
Present, Not Inspected, Outside Scope

10.15 CLOTHES DRYER
Present, Not Inspected, Outside Scope

10.16 SMOKE ALARMS - LOCATIONS
Present at required locations.

10.17 CARBON MONOXIDE DETECTOR(S)
Not installed at all required locations.

10.18 FIRE SPRINKLERS
System not present.

10.19 GARAGE DOOR OPENERS
None.

10.20 FIRE RESISTIVE WALL
Present between garage & building interior.

10.21 FIRE RESISTIVE DOOR
Present between garage and building interior.

WALLS, CEILINGS, AND FLOORS

10.22 INTERIOR WALL(S) & CEILING(S)

[NOTE] Small cracks were noted at the ceiling in the 1st bedroom and 2nd bedroom.

PERMANENTIY INSTALLED CABINETS

10.23 PERMENTLY INSTALLED CABINETS

[CR] There were hole(s) in the wall(s) by the plumbing pipes of the sink cabinet in the kitchen. This allows heated air to escape and an entry path for rodents.

PERMANENTLY INSTALLED COOK-TOPS, MECH. RANGE VENTS, OVENS, DISHWASHERS, FOOD WASTE DISPOSALS

10.24 VENT - RANGE

[SC] The mechanical range vent exhaust ducting for the fan in the kitchen was disconnected in the attic. This allows the moist greasy air to be exhausted into concealed spaces rather than safely outside - is conducive to moisture accumulation, damage to the building materials and is considered a potential fire hazard.

10.25 VENT - DRYER EXHAUST

[SC] The back draft damper was present for the dryer exhaust duct but was clogged and failed to operate

correctly. This condition could allow for rodents and other items to block the duct and create a fire hazard.

SMOKE & CARBON MONOXIDE DETECTORS

10.26 SMOKE DETECTORS

[SC] This structure contained smoke detectors which appeared to be beyond their service life. Smoke detectors have a service life of seven (7) to ten (10) years, after which they may no longer operate (even if their "test" function indicates they do) . **All smoke detectors should be replaced with ones that contain 10 year batteries (whether battery only or wired with battery backup, as appropriate).** We recommend that all smoke detectors be of *photoelectric* style (which are known to work up to 40 minutes faster) rather than the older *ionization* style (which are known to fail 49% of the time).

[NOTE] ***Smoke detectors are required to have 10 year non replaceable batteries and be located in each sleeping room, outside each sleeping area (within 10 feet of that area), and at each level of the building. Each level of the building includes basements and finished attics and should be at associated landings.***

We recommend installation of the photoelectric style vs. ionization detectors. Photoelectric are known to work 20 to 40 minutes faster than ionization and ionization are known to fail 50% of the time.
https://www.youtube.com/watch?v=Faa5ioGeocw

10.27 CARBON MONOXIDE ALARMS

[SC] Carbon monoxide alarms were **NOT** installed at the required locations in the building. This is a life safety hazard.

[NOTE] ***Carbon monoxide alarms are required outside each sleeping area (within 10 feet of that area), at each level of the building and in any sleeping room with a fossil fuel burning device. Each level of the building includes basements and finished attics and should be at associated landings.***

VEHICLE / OVERHEAD DOORS AND OPENERS

10.28 VEHICLE / OVERHEAD DOORS

[CR] The garage door hardware (handle/release) was defective. Continued use in this condition may lead to additional damage.

OUTSIDE THE SCOPE OF THE STANDARDS OF PRACTICE (Comments included as a courtesy)

10.29 FIRE EXTINGUISHER(S)

[RU] We recommend the mounting of fire extinguishers in kitchens, laundry areas, utility rooms, garages and at least one at each level of the building. These can be life & structure saving devices.