

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

Property Inspection Report

Prepared for: Gretel Baumgartner



1126 Morrissey Blvd

Santa Cruz, CA 95065

08/02/2010

Report #9101241

Prepared by: Rob Ferguson



Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

Report Index

| | |
|---|-----------|
| CONDITION | 3 |
| GROUNDS | 5 |
| EXTERIOR | 7 |
| FOUNDATION - CRAWLSPACE - BASEMENT | 9 |
| ROOF SYSTEM | 10 |
| PLUMBING | 12 |
| ELECTRICAL | 16 |
| HEATING & AIR CONDITIONING | 20 |
| GARAGE - CARPORT | 22 |
| INTERIOR | 24 |
| ATTIC | 27 |
| KITCHEN - APPLIANCES | 28 |
| LAUNDRY | 30 |
| BATHROOMS | 31 |

A report summary is provided at the end of the detailed report. The report summary is provided as a courtesy for quicker access to some of the information within the inspection report. It is not intended as a substitute for reading the detailed inspection report.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

CONDITION

CLIENT & SITE INFORMATION:

| | |
|--------------------------------|--|
| 1.1 CLIENT NAME: | Gretel Baumgartner. |
| 1.2 INSPECTION SITE: | 1126 Morrissey Blvd Santa Cruz CA 95065. |
| 1.3 REPORT #: | 9101241. |
| 1.4 DATE & TIME OF INSPECTION: | 08/02/2010 09:00 AM. |
| 1.5 INSPECTOR(S): | Rob Ferguson. |
| 1.6 SELLERS AGENT: | Frank Murphy 831-457-5550 Keller Williams SC Santa Cruz. |
| 1.7 PRESENT DURING INSPECTION: | Seller. Inspector ride along. |

CLIMATIC CONDITIONS:

| | |
|-------------------------------|----------------|
| 1.8 WEATHER: | Foggy. |
| 1.9 SOIL CONDITIONS: | Damp. |
| 1.10 APPROXIMATE TEMPERATURE: | 50-60 degrees. |

BUILDING CHARACTERISTICS:

| | |
|---------------------------------|--|
| 1.11 ESTIMATED AGE OF PROPERTY: | 41. |
| 1.12 BUILDING TYPE: | Single Family. |
| 1.13 STORIES: | 1. |
| 1.14 SPACE BELOW GRADE: | Ground floor living area. Concrete slab type foundation. |
| 1.15 PROPERTY OCCUPIED? | Yes. |

UTILITY SERVICES:

| | |
|------------------------|---|
| 1.16 WATER SOURCE: | Public. |
| 1.17 SEWAGE DISPOSAL: | Public. |
| 1.18 UTILITIES STATUS: | All of the utilities were on at the time of our inspection. |

OTHER INFORMATION:

| | |
|----------------|--|
| 1.19 COMMENTS: | <p>In the report, the location of items will be referred to as being located on the front, right, left and rear of the home. Our perspective is from the exterior of the home looking at it from the street.</p> <p>Asbestos products were commonly used in many of the components of older homes such as vinyl flooring, wall board, mastic, vent piping etc. Determining the presence of asbestos in homes is beyond the scope of our inspection. You may desire to consult with an abatement contractor to determine if asbestos products were used in this home.</p> <p>Additions / modifications were noted in the home. We make no</p> |
|----------------|--|

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

determination as whether the addition / modification was completed with permits. If permits were used there should be a record at the county building department. We recommend researching whether the necessary permits were obtained prior to the release of the inspection contingency period.

PAYMENT INFORMATION:

1.20 TOTAL FEE:

375.00.

1.21 PAID BY:

Credit Card, Thank You.

REPORT LIMITATIONS

This report is a privileged and non-transferable report without the written permission of the inspection company which inspected the subject property.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the property, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. Determining whether items have been recalled by the manufacturer is beyond the scope of our inspection.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; septic systems; outdoor sprinkler and irrigation systems, intercoms; security systems; sound systems; heat sensors; outdoor BBQ's, cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. We recommend further evaluation of these systems prior to the release of the inspection contingency.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

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

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to Construction Arbitration Services Inc. in accordance with the Rules and Procedures of the Expedited Arbitration of Home Inspection, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the inspection company who performed the inspection of the subject property and their insurance carrier to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

In this report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present, but were concealed or inaccessible for review. With access and an opportunity for inspections, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. Decks, patios and patio covers which are not attached to the home are not part of our inspection. Fences, gates and retaining walls are not part of this inspection. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation, structural repairs or alterations. Our inspection of the driveway/parking area is limited to within 100 feet of the building.

GRADING AND DRAINAGE:

2.1 SITE CONDITIONS:

Flat site. The grading and drainage around the home appeared serviceable based on a visual observation.

DRIVEWAY:

2.2 TYPE:

Concrete.

2.3 CONDITION:

General condition appeared serviceable with the exception of the following item(s): Common cracks were noted. We recommend sealing these cracks to prevent erosion.

SIDEWALKS:

2.4 TYPE:

Concrete.

2.5 CONDITION:

Appeared serviceable at the time of our inspection. Typical cracks were noted to the sidewalk(s). We recommend sealing the cracks to prevent erosion.

LANDSCAPING AND SPRINKLERS:

2.6 FOLIAGE & TREES:

There is the potential for trees to affect the property in a manner that is not visible at the time of the inspection. Issue can be uplifting, breaking through and blocking such components as the foundation, driveways, walkways, patios, decks and sewage drain lines. If you have any present or future concerns/suspect any of the above mentioned items, we recommend consulting a with licensed arborist for further evaluation. The evaluation of trees is beyond the scope of this inspection. A clearance of at least 18 inches from the building is recommended for all foliage. This clearance will help in the prevention of damage to the structure.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

2.7 SPRINKLERS:

Sprinkler systems are outside the scope of our inspection. Any information provided in this inspection is provided as a courtesy.

FENCES & GATES:

2.8 CONDITION:

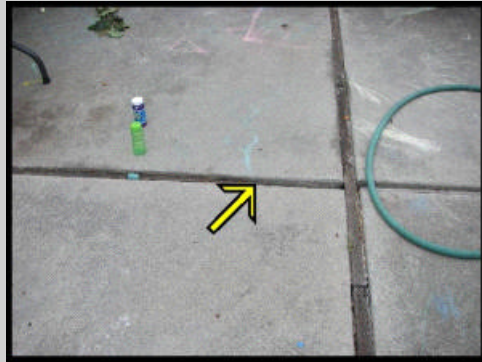
Fences and gates are outside the scope of our inspection. Any information provided in this inspection is provided as a courtesy.

REAR PATIO:

2.9 TYPE:

2.10 CONDITION:

Concrete.



Common cracks were noted on the patio. We recommend sealing the cracks to prevent further erosion.

The wood between the pieces of concrete at the patio were deteriorated. We recommend replacement as this may present a tripping hazard.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

EXTERIOR

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

3.1 MATERIAL:

3.2 SIDING CONDITION:

3.3 STUCCO CONDITION:

Wood siding. Stucco.

General condition appeared serviceable with the exception of the following item(s): Damage was noted to the siding at the front of the home. We recommend repair. Refer to a qualified termite report for further information.



The walls are clad with stucco which ends below the soil level. Current standards call for stucco to end above the level of the soil. This helps deter pests and moisture wicking. Upgrades are recommended.

Cracks are noted in the stucco. These appear to be common cracks. We recommend sealing the cracks with painters calking to prevent moisture intrusion.

Damage was noted to the stucco around the hallway bathroom window at the right of the home. We recommend repair to prevent moisture intrusion.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

TRIM:

3.4 MATERIAL:

Wood.

3.5 WINDOW TRIM CONDITION:

General condition appeared serviceable with the exception of the following item(s): No flashings were visible above the window and door trim. They rely on caulking to prevent intrusion. We recommend monitoring the caulking at the trim to wall connection and re-caulking when necessary.

3.6 DOOR TRIM CONDITION:

The door trim appeared serviceable at the time of our inspection.

3.7 EVE CONDITION:

The eaves and soffits appeared serviceable.

3.8 FACIA CONDITION:

Appeared serviceable at the time of our inspection.

WINDOWS EXTERIOR:

3.9 CONDITION:

A few of the screens were missing. In some cases the owner of the home may have stored the screens. We recommend asking the owner if they know where the screens are located. We recommend replacement of the missing screens if they cannot be located.

CHIMNEY:

3.10 LOCATION:

Rear.

3.11 MATERIAL:

Brick. Metal flue.

3.12 CONDITION:

Unable to view the chimney flue due to chimney cap. This inspection of the fireplace(s)/woodstove(s) is a visual inspection only and is not a warranty and / or guarantee of the fireplace(s), chimney(s), and that the termination caps has/have been properly installed/built. No seismic damage assessments are made on the fireplace(s)/woodstove(s). We recommend a complete fireplace/woodstove inspection by a "Qualified Fireplace Inspector prior to the release of the contingency period."

3.13 SCREEN CONDITION:

A spark screen was installed.

3.14 CHIMNEY CAP CONDITION:

A proper cap was installed.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

FOUNDATION - CRAWLSPACE - BASEMENT

Our inspection of the foundation included a visual examination of the exposed, readily accessible portions of the foundation. These items were examined for visible defects, excessive wear, and general condition. Many foundation components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations may settle or crack in the future.

SLAB ON GRADE:

4.1 CONDITION:

Slab is not fully visible due to carpet and/or floor covering - no readily visible problem noted today. Because of the wall coverings we were unable to verify the presence or condition of foundation anchor bolts.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof, skylights, or flashings leak or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof, skylights, and flashings are absolutely water tight is to observe them during a prolonged rainfall. Many times, this situation is not present during the inspection. The interior of the chimney flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue. Gutters and sub surface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

ROOF:

5.1 STYLE:

Hip & gable.

5.2 TYPE:

Asphalt composition shingles.

5.3 HOW INSPECTION WAS PERFORMED:

Walked on the roof.

5.4 COMPOSITION ROOF CONDITION:



General condition appeared serviceable with the exception of the following item(s): One damaged or missing shingle was visible on the roof. We recommend repair or replacement of this shingle to prevent moisture intrusion.

FLASHINGS:

5.5 TYPE:

Galvanized / Metal.

5.6 PLUMBING / VENT:

The visible sections of the flashings appeared serviceable at the time of our inspection.

5.7 CHIMNEY:

The visible sections of the flashings appeared serviceable at the time of our inspection.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

VENT CAPS:

5.8 CONDITION:

Appeared serviceable at the time of our inspection.

GUTTERS & DOWNSPOUTS:

5.9 GUTTER TYPE & CONDITION:



Full. The general condition appeared serviceable with the exception of the following item(s) listed below. Rusting viewed. This is typically an indication that the gutters are older. We recommend monitoring. Anticipate the need for replacement in the future.

Gutter at the right of home appears to leak at the seam. We recommend repair.

5.10 DOWNSPOUT CONDITION:

The general condition appeared serviceable with the exception of the following item(s) listed below. We recommend extending the downspout terminations away from the building for proper drainage.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. City sewer service, septic systems and all underground pipes are not part of this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, shut-off valves and angle stop valves supplying water to plumbing fixtures are not tested. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant structure waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

MAIN LINE AND SHUT OFF LOCATION:

6.1 LOCATION-SIZE-MATERIAL:



Front of home.

6.2 CONDITION:

Valve not tested. General condition appeared serviceable with the exception of the following item(s): Aging galvanized plumbing was noted. Older galvanized plumbing tends to rust from the inside causing the internal bore to be reduced over time. Anticipate the need for repair or replacement of the plumbing system in the future.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

6.3 WATER PRESSURE:

50PSI. This is within the normal range of between 40 and 80 PSI.

SUPPLY PLUMBING:

6.4 MATERIAL:

Galvanized. Copper.

6.5 CONDITION:

General condition appeared serviceable with the exception of the following item(s): The plumbing was not fully visible due to the slab type foundation / 2 story construction. The pipes appeared to be functioning as intended.

Aging galvanized plumbing was noted. Older galvanized plumbing tends to rust from the inside causing the internal bore to be reduced over time. Anticipate the need for repair or replacement of the plumbing system in the future.

WASTE PLUMBING:

6.6 MATERIAL:

Cast Iron. Plastic. Waste lines are not fully visible due to slab type foundation.

6.7 CONDITION:

The waste plumbing was not fully visible due to the slab foundation / 2 story construction. The plumbing appeared to be functioning as intended.

HOSE FAUCETS:

6.8 CONDITION:

General condition appeared serviceable with the exception of the following item(s): No anti-siphon valves installed. These protect the potable water supply with a vacuum breaker. Although these may not have been required at the time the home was built, we recommend upgrading.

FUEL SYSTEM & SHUT OFF LOCATION:

6.9 LOCATION:



Gas meter was located on the left side of the home. We recommend the installation of a gas meter shut off wrench at the meter so the gas can be turned off in the case of an emergency.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

6.10 CONDITION:

System appeared serviceable at the time of our inspection.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. Plumbing components such as shut-off valves, angle stop valves, temperature & pressure relief valve and any supplying water to the hot water heater are not tested.

HOT WATER HEATER:

6.11 LOCATION:

Garage.

6.12 TYPE:

Gas.

6.13 SIZE:

30 Gallons.

6.14 CONDITION:



The general condition appears serviceable with the exception of the following item(s) listed below. The floor of the water heater compartment appeared to be sagging. This can be caused by the weight of the unit or a moisture condition. We recommend repair or replacement.

6.15 STRAPS:

The water heater appeared to be adequately strapped, braced, or anchored per current seismic requirements.

6.16 PLUMBING:



Pressure relief valve was noted, not tested. A water shutoff valve was installed. The unit is plumbed with a flexible brass type gas line. These type of lines have been known to deteriorate over time and are no longer used. We recommend upgrading the gas line to the unit for safety enhancement.

Pacific Coast Inspections

Servicing Central & Northern California
Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

6.17 VENTING:

Vent pipe appeared serviceable.

6.18 COMBUSTION AIR:

Appeared serviceable.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

ELECTRICAL

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire structure should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed in all hallways and just inside bedroom doors, and tested regularly. Electrical panels and outlets which are not attached to the home are not inspected. We recommend further evaluation and testing of these by a licensed electrician.

SERVICE:

7.1 TYPE AND CONDITION:

Underground. 110/220 Volt. Circuit breakers.

7.2 AMPS:

100.

7.3 RATING AT MAIN PANEL:

There was no label at main panel. We were unable to determine the panel rating.

CONDUCTORS:

7.4 ENTRANCE CABLE TYPE:

Copper.

7.5 BRANCH WIRING TYPE:

Copper. Aluminum (220 volt OK). Appeared serviceable at the time of our inspection.

ELECTRICAL MAIN PANEL:

7.6 MAIN PANEL & SHUT OFF LOCATION:



Located at the exterior left of the home.

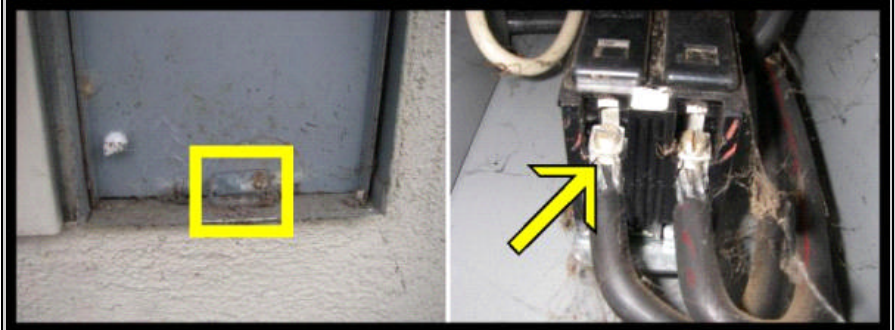
Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

7.7 MAIN PANEL CONDITIONS:



Grounding system is present. General condition appeared serviceable with the exception of the following item(s): The dead front cover is a type which does not have screws to keep the dead front cover in place. This can be a safety hazard for children who could open the panel. We recommend the installation of a lock or screws which will make the removal of the dead front cover difficult for children.

We recommend the installation of antioxidant paste at each of the aluminum wire to breaker connection.

INTERIOR WIRING:

7.8 OUTLETS:

A representative number was tested and the outlets generally appeared serviceable. Polarity and grounding within six feet of the plumbing fixtures appeared serviceable. Stored items prevent access and testing at some outlets and switches.

7.9 GFCI OUTLETS:

There were no GFCI outlet(s) installed at the following locations: hallway bathroom. This is a potential safety hazard. GFCI outlets have a circuit breaker which will shut off the flow of electricity in the event of a ground fault. In other words, they shut off if you get shocked. Although GFCI outlets may not have been a requirement when this house was built, we recommend upgrading for safety enhancement.

GFCI outlet(s) responded properly to test button operation and appear to function properly at the following locations: kitchen. master bathroom. We recommend testing these outlets on a monthly basis.

GARAGE WIRING:

7.10 GARAGE WIRING NOTES:

The outlets in the garage did not appear to be protected by a GFCI. These type of outlets are protected by a safety device which shuts off if you were to get shocked. Although they may not have been required when the home was built, we recommend upgrading to GFCI protected outlets for safety enhancement.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

EXTERIOR WIRING:

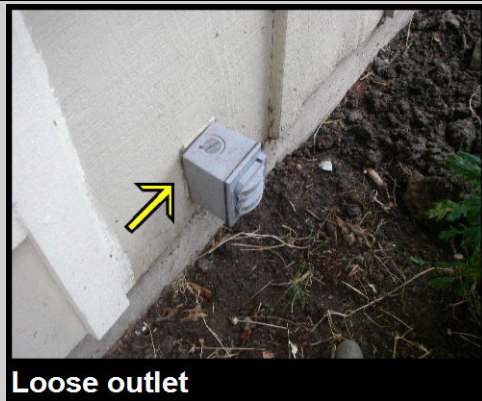
7.11 OUTLET CONDITIONS:

General condition appeared serviceable with the exception of the following item(s): Outlet(s) did not respond to test at the following location(s). front, We recommend further evaluation by a licensed electrician.

7.12 GFCI OUTLETS:

There did not appear to be GFCI outlets installed at the exterior. This is a safety hazard. This type of outlet has a circuit breaker which will shut off the flow of electricity in the event of a ground fault. This means they shut off if you get shocked. Although GFCI outlets may not have been a requirement when this house was built, we recommend upgrading for safety enhancement.

7.13 DAMAGED / LOOSE OUTLETS:



Loose outlet

Loose outlet(s) were noted at the following location(s): front. This is a potential safety hazard. We recommend repair.

SUB-PANEL:

7.14 LOCATION:



Garage.

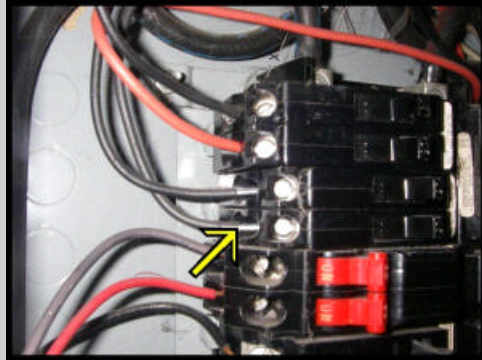
Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

7.15 BRANCH WIRING TYPE:



Copper. Aluminum (220 volt OK). Aluminum wiring was noted at the 110 volt circuits. Aluminum wiring tends to expand and contract more than copper wiring which can cause loosening at connectors which were originally designed for copper wiring. These loose connections can cause a spark and possibly a fire. We recommend that all aluminum wiring be checked by a qualified licensed electrician familiar with aluminum wiring.

7.16 CONDITION:

Appeared serviceable at the time of our inspection.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

HEATING & AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. It is suggested that all homes with fuel burning systems have a carbon monoxide detector installed for added safety.

HEATING SYSTEM:

8.1 LOCATION:

8.2 SYSTEM TYPE:

8.3 FUEL TYPE AND NOTES:

8.4 CONDITION:

Garage.

Forced air furnace.

Natural Gas.



General condition appeared serviceable with the exception of the following item(s): We were unable to remove the cover due to gas line obstructing the removal. Correction is recommended and further inspection.

8.5 BURNERS:

The heat exchanger portion of the furnace is not fully visible, is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a heating contractor be called to verify the condition of the heat exchanger prior to the release of the contingency period.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

8.6 COMBUSTION AIR:

Appeared serviceable at the time of our inspection.

8.7 VENTING:

The visible sections of the vent plumbing appeared serviceable.

8.8 AIR FILTERS:

Appeared serviceable at the time of our inspection.

8.9 NORMAL CONTROLS:

Appeared serviceable at the time of our inspection.

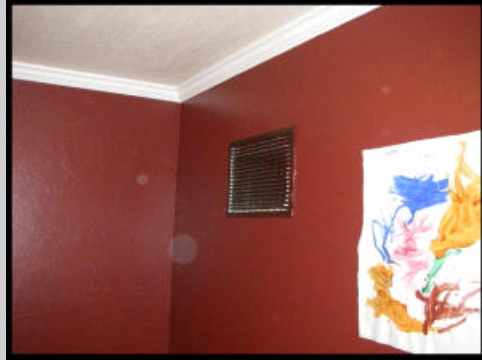
8.10 DISTRIBUTION TYPE:

Ducts and registers.

8.11 CONDITION OF DUCTS:

We were unable to inspect ducts due to being installed into the slab foundation. We make no determination on the condition due to no view.

8.12 RETURN AIR REGISTER:



Return air register noted in the kitchen. This is an improper installation. We recommend moving the return air register to an open central area of the home to ensure proper air flow back to the furnace.

8.13 CONDITION OF REGISTERS:

General condition appeared serviceable with the exception of the following item(s): No register was found in the master and hallway bathrooms. Current standards call for a source of heat in bathrooms.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

9.1 LOCATION:

Attached. Two car. Garage.

FLOOR:

9.2 CONDITION:

General condition appeared serviceable with the exception of the following item(s): Floor is not fully visible, due to stored items. Common cracks were noted on the floor of the garage. We recommend sealing the cracks to prevent erosion.

WALLS/CEILING:

9.3 WALL CONDITION:



Walls of the garage were not fully visible due to stored items. The door to the attic from the garage was made of combustible materials. This is a potential safety hazard. We recommend installing a door to the crawlspace which is fire rated.

VISIBLE GARAGE FRAMING:

9.4 CONDITION:

Appeared serviceable at the time of our inspection.

VEHICLE DOOR(S):

9.5 CONDITION:

Appeared serviceable at the time of our inspection.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

**9.6 AUTOMATIC OPENER
CONDITION:**

None Installed.

DOOR TO LIVING SPACE:

9.7 CONDITION:



Self closer was functioning properly. General condition appeared serviceable with the exception of the following item(s): Pet door penetrates through the door. This compromises the fire rating of the door. This is a safety hazard. Correction is recommended. No threshold was noted at the interior garage door. We recommend installing a threshold to prevent unwanted pests from entering.

EXTERIOR DOOR:

9.8 CONDITION:

Appeared serviceable at the time of our inspection.

VENTILATION:

9.9 CONDITION:

Appeared serviceable at the time of our inspection. Proper ventilation was provided for the garage.

GARAGE NOTES:

9.10 CONDITION:

There was a large amount of stored items in the garage. We recommend further evaluation prior to the release of the inspection contingency once the stored items have been removed.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The paint on the walls is not tested for the presence of lead based paint. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Window flashings are not usually visible, therefore their condition cannot be reported on. Inspection of window coverings is outside of the scope of our inspection. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

FRONT DOOR:

10.1 CONDITON:

The hardware appeared serviceable. General condition appeared serviceable with the exception of the following item(s): No weather stripping was installed at the front door. We recommend installing weather stripping to prevent heat loss.

INTERIOR DOORS

10.2 CONDITION:

Appeared serviceable at the time of our inspection. Hardware operational.

CLOSET DOORS:

10.3 CONDITION:

Hardware operational. Closet doors were missing in the following location(s): Right front bedroom. We recommend replacement. In some cases, these doors may be stored in another location.

SLIDING GLASS DOOR(S):

10.4 TYPE:

Aluminum. Single pane.

10.5 LOCATION:

Family room.

10.6 CONDITION:

General condition appeared serviceable with the exception of the following item(s): Unable to determine if the glass in the sliding door is tempered. This is a potential safety hazard because if a person were to walk through a non tempered door they could be seriously injured. We recommend verification of tempered glass or replacement of the glass with tempered glass. We recommend further evaluation and replacement if necessary by a glazing contractor.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

OTHER EXTERIOR DOOR(S):

10.7 LOCATION:

Hallway.

10.8 CONDITION:

The hardware appeared serviceable. The glass in the door(s) appeared to be tempered. No weather stripping was installed. We recommend installing weather stripping to prevent heat loss.

WINDOWS:

10.9 TYPE:

Aluminum. Sliding. A combination of single pane and dual pane.

10.10 CONDITION:

A representative sampling was taken. Windows as a grouping were generally operational. We were unable to test the function of some windows due to stored items.

WALLS:

10.11 MATERIAL & CONDITION:

Drywall. General condition appeared serviceable at the time of the inspection. Stored items or furnishings prevent full inspection.

CEILINGS:

10.12 TYPE & CONDITION:

Drywall. General condition appeared serviceable at the time of inspection.

FLOORS:

10.13 TYPE & CONDITION:

Carpet. Vinyl. Tile. Laminate. The general condition appeared serviceable at the time of our inspection. Stored items or furnishings prevent full inspection. Rugs and floor coverings prevent viewing of primary floor materials.

10.14 VINYL FLOOR CONDITION:

Appeared serviceable at the time of our inspection.

10.15 TILE FLOOR CONDITION:

Appeared serviceable at the time of our inspection.

10.16 CARPET CONDITION:

General condition appeared serviceable with the exception of the following item(s): Damage was noted to the carpet in the following area(s): Family room. We recommend repair as time permits.

10.17 LAMINATE FLOORING:

Appeared serviceable at the time of our inspection.

SMOKE / FIRE DETECTOR:

10.18 COMMENTS:

Smoke detectors were noted in the hallway(s) only. Although it may not have been a requirement when the home was built, we recommend installing smoke detectors just inside the doors of each bedroom. We recommend periodic testing of smoke detectors to ensure batteries are charged. We also recommend changing smoke detector batteries upon move in and twice a year thereafter.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

CARBON MONOXIDE DETECTOR:

10.19 CONDITION:

Carbon monoxide detector noted, not tested. We recommend periodic testing of the carbon monoxide detector to ensure the batteries are charged. We also recommend changing carbon monoxide detector batteries twice a year.

FIREPLACE / GAS FIRED DEVICE:

10.20 LOCATION:

Family room.

10.21 TYPE:

Masonry. Wood burning insert type. Because it is impossible to determine if the vent pipe is properly installed, we recommend pulling the insert out for further inspection by a qualified fireplace inspector prior to the release of the inspection contingency.

10.22 CONDITION:

We recommend cleaning and inspection by a qualified fireplace contractor prior to the release of the inspection contingency.

10.23 DOOR / SCREEN CONDITION:

Glass door appeared serviceable at the time of our inspection.

10.24 HEARTH CONDITION:



There did not appear to be a minimum of 16" from the burn area / door to combustible materials. The hearth should extend a minimum of 16 inches in front of the firebox / door. This is typical in several jurisdiction's. We recommend researching the county building requirements prior to the release of the inspection contingency. This is a fire / safety hazard. Correction is recommended.

Pacific Coast Inspections

Servicing Central & Northern California
Office (866) 570-1222 Fax: (866) 436-0270
www.pacificinspect.com

ATTIC

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from available service platforms or access openings only.

ATTIC AND INSULATION:

11.1 CONDITION:

The attic appeared serviceable at the time of our inspection.

11.2 FRAMING TYPE, SIZE & CONDITION:

2X6 rafter framing. Attic framing appeared serviceable.

11.3 ROOF DECKING TYPE & CONDITION:

Both skip sheathing and plywood decking were used. Appeared serviceable.

11.4 VENTILATION:

Appeared serviceable at the time of our inspection.

11.5 INSULATION TYPE AND CONDITION:

Fiberglass batts. General condition appeared serviceable with the exception of the following item(s): Insulation is somewhat compacted and the true R-factor at this point in time may be substantially less than that originally installed. Installation of additional insulation is recommended.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

KITCHEN - APPLIANCES

Inspection of refrigerators, stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

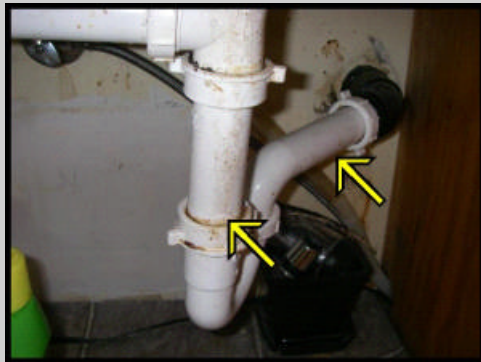
KITCHEN SINK:

12.1 CONDITION:

Appeared serviceable at the time of the inspection.

KITCHEN SINK PLUMBING:

12.2 CONDITION:



Faucet appeared serviceable. The general condition appeared serviceable at the time of the inspection with the exception of the following item(s) listed below. Waste plumbing below the sink was leaking. We recommend repair to the drain line.

The drain line appears to flow uphill in one section below the sink. We recommend repairs to allow the line to flow downhill. We recommend further evaluation and repairs by a licensed plumber.

COUNTERS & CABINETS

12.3 COUNTER CONDITION:

Appeared serviceable at the time of our inspection. The counter was not fully visible due to stored items.

12.4 DRAWERS AND CABINET CONDITION:

Appeared serviceable at the time of our inspection.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

RANGE/COOK TOP AND OVEN:

12.5 TYPE:

Electric.

12.6 RANGE/COOKTOP CONDITION:

General condition appeared serviceable with the exception of the following item(s): There did not appear to be an anti tip bracket installed on the stove. This is a safety / burn hazard. This keeps the range from tipping if a child were to open the door to the oven and use it as a step while something was being cooked on the stove. We recommend an anti-tip bracket be installed.

12.7 OVEN CONDITION:

Appeared serviceable at the time of our inspection. The oven responded properly to normal controls.

VENTILATION:

12.8 TYPE AND CONDITION:

External (vented to the exterior). Appeared serviceable at the time of our inspection. Fan/Hood responded properly.

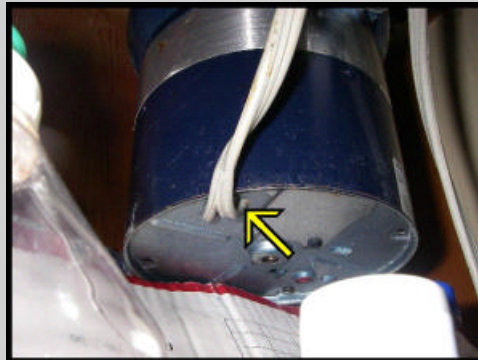
DISHWASHER:

12.9 CONDITION:

Appeared serviceable at the time of our inspection. The unit responded properly to test on the normal cycle. A proper air gap device was present on drain line.

GARBAGE DISPOSAL:

12.10 CONDITION:



General condition appeared serviceable with the exception of the following item(s): Clamp was missing on the wire below the garbage disposal. This is a potential safety hazard. Correction is recommended.

Pacific Coast Inspections

Servicing Central & Northern California
Office (866) 570-1222 Fax: (866) 436-0270
www.pacificinspect.com

LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. We highly recommend removal and cleaning of the dryer vent line at least once a year. The build up of lint in these lines is the cause of hundreds of fires per year. Cleaning the vent pipe can significantly reduce the risk of a fire.

LAUNDRY:

13.1 LOCATION:

13.2 WIRING:

13.3 PLUMBING:

13.4 GAS:

13.5 VENTING:

Garage.

The 110 volt outlet appeared serviceable and tested properly grounded at the time of our inspection. We were unable to test the 220 volt outlet because of restricted access.

The supply plumbing appeared serviceable. The waste plumbing appeared serviceable.

No gas service viewed.



General condition appeared serviceable with the exception of the following item(s): The dryer vent was disconnected behind the unit. Correction is recommended.

The vent cover at the exterior termination of the dryer vent pipe was missing. We recommend installing a proper vent cover to prevent unwanted pests and moisture damage.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

MASTER BATHROOM:

14.1 CONDITION OF SINK:

Drain appeared serviceable. The general condition appears serviceable with the exception of the following item(s) listed below. The drain stopper was missing from the sink.

14.2 CONDITION OF PLUMBING:

The general condition appears serviceable with the exception of the following item(s) listed below. The faucet leaked from the base of the valve when in use. We recommend repair or replacement.

14.3 COUNTER- MIRROR & ACCESSORIES CONDITION:

Appeared serviceable.

14.4 CABINET - DRAWER CONDITION:

Appeared serviceable.

14.5 CONDITION OF TOILET:

Appears serviceable. Toilet was labeled 1.6 gallon per flush and appeared to be low flow.

14.6 TUB/SHOWER PLUMBING FIXTURES:

Appeared serviceable. Drain appeared serviceable. Shower head appeared serviceable. Shower head was labeled 2.5 GPM and appears to be low flow.

14.7 SHOWER CONDITION:

The shower floor appeared serviceable. Shower walls appeared serviceable.

14.8 ENCLOSURE CONDITION:

No shower enclosure was noted at the tub/shower. We recommend the installation of shower enclosure. An enclosure will prevent water from exiting the shower area and possibly causing damage to the floor and wall areas directly outside the shower area.

14.9 BATHROOM MAINTENANCE:

The grouting/caulking around the tub/shower appeared serviceable. We recommend periodic inspection and re-grouting/caulking when necessary.

14.10 VENTILATION:

The ventilation fan appeared serviceable and responded properly to test. The window in the bathroom appeared to be operational.

HALLWAY BATHROOM:

14.11 CONDITION OF SINK:

Appeared serviceable. Drain appeared serviceable.

14.12 CONDITION OF PLUMBING:

The general condition appears serviceable with the exception of the following item(s) listed below. Faucet made an unusual noise when the hot control was activated. A licensed plumber should be called to make further evaluation and repairs as needed.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

14.13 COUNTER- MIRROR & ACCESSORIES CONDITION:

Appeared serviceable.

14.14 CABINET - DRAWER CONDITION:

Appeared serviceable.

14.15 CONDITION OF TOILET:

Appears serviceable. Toilet was labeled 1.6 gallon per flush and appeared to be low flow.

14.16 TUB/SHOWER PLUMBING FIXTURES:



Drain appeared serviceable. Shower head appeared serviceable. Shower head was labeled 2.5 GPM and appears to be low flow. The general condition appeared serviceable with the exception of the following item(s): Leakage was noted at the faucet handles. We recommend repair or replacement of this fixture by a licensed plumbing contractor.

14.17 TUB CONDITION:

The general condition appeared serviceable with the exception of the following item(s): Minor scratches were noted in the finish of the tub.

14.18 SHOWER CONDITION:

Shower walls appeared serviceable.

14.19 ENCLOSURE CONDITION:

No shower enclosure was noted at the tub/shower. We recommend the installation of shower enclosure. An enclosure will prevent water from exiting the shower area and possibly causing damage to the floor and wall areas directly outside the shower area.

14.20 BATHROOM MAINTENANCE:

The grouting/caulking around the tub/shower appeared serviceable. We recommend periodic inspection and re-grouting/caulking when necessary.

14.21 VENTILATION:

The ventilation fan appeared serviceable and responded properly to test.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

Inspection Report Summary

Address: 1126 Morrissey Blvd

Date: 08/02/2010

The below listed items were observed as not in proper working condition, and in need of repair or replacement. **Some comment items have supporting photographs imported into the Detailed Report for your review.** The report summary page is provided as a courtesy for quicker access to the information within the inspection report. It is not intended as a substitute for reading the detailed inspection report. The report reflects the condition of the property on the day of the inspection only.

It is recommended that any deficiencies and components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals prior to the close of escrow. Further evaluation prior to the release of the contingency period is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside of the scope of our inspection. Please call our office for any clarifications or further questions.

This property inspection report is not valid without a signed inspection agreement by both parties. Both parties being buyer/seller and home inspector.

SAFETY / HEALTH DEFICIENT ITEMS:

Each of the following items require immediate evaluation and repair by qualified tradespeople.

GROUNDS

REAR PATIO:

2.10 CONDITION:

Common cracks were noted on the patio. We recommend sealing the cracks to prevent further erosion.

The wood between the pieces of concrete at the patio were deteriorated. We recommend replacement as this may present a tripping hazard.

ELECTRICAL

ELECTRICAL MAIN PANEL:

7.7 MAIN PANEL CONDITIONS:

Grounding system is present. General condition appeared serviceable with the exception of the following item(s): The dead front cover is a type which does not have screws to keep the dead front cover in place. This can be a safety hazard for children who could open the panel. We recommend the installation of a lock or screws which will make the removal of the dead front cover difficult for children.

We recommend the installation of antioxidant paste at each of the aluminum wire to breaker connection.

INTERIOR WIRING:

7.9 GFCI OUTLETS:

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

There were no GFCI outlet(s) installed at the following locations: hallway bathroom. This is a potential safety hazard. GFCI outlets have a circuit breaker which will shut off the flow of electricity in the event of a ground fault. In other words, they shut off if you get shocked. Although GFCI outlets may not have been a requirement when this house was built, we recommend upgrading for safety enhancement.

GFCI outlet(s) responded properly to test button operation and appear to function properly at the following locations: kitchen. master bathroom. We recommend testing these outlets on a monthly basis.

GARAGE WIRING:

7.10 GARAGE WIRING NOTES:

The outlets in the garage did not appear to be protected by a GFCI. These type of outlets are protected by a safety device which shuts off if you were to get shocked. Although they may not have been required when the home was built, we recommend upgrading to GFCI protected outlets for safety enhancement.

EXTERIOR WIRING:

7.12 GFCI OUTLETS:

There did not appear to be GFCI outlets installed at the exterior. This is a safety hazard. This type of outlet has a circuit breaker which will shut off the flow of electricity in the event of a ground fault. This means they shut off if you get shocked. Although GFCI outlets may not have been a requirement when this house was built, we recommend upgrading for safety enhancement.

7.13 DAMAGED / LOOSE OUTLETS:

Loose outlet(s) were noted at the following location(s): front. This is a potential safety hazard. We recommend repair.

SUB-PANEL:

7.15 BRANCH WIRING TYPE:

Copper. Aluminum (220 volt OK). Aluminum wiring was noted at the 110 volt circuits. Aluminum wiring tends to expand and contract more than copper wiring which can cause loosening at connectors which were originally designed for copper wiring. These loose connections can cause a spark and possibly a fire. We recommend that all aluminum wiring be checked by a qualified licensed electrician familiar with aluminum wiring.

GARAGE - CARPORT

WALLS/CEILING:

9.3 WALL CONDITION:

Walls of the garage were not fully visible due to stored items. The door to the attic from the garage was made of combustible materials. This is a potential safety hazard. We recommend installing a door to the crawlspace which is fire rated.

DOOR TO LIVING SPACE:

9.7 CONDITION:

Self closer was functioning properly. General condition appeared serviceable with the exception of the following item(s): Pet door penetrates through the door. This compromises the fire rating of the door. This is a safety hazard. Correction is recommended. No threshold was noted at the interior garage door. We recommend installing a threshold to prevent unwanted pests from entering.

INTERIOR

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

SLIDING GLASS DOOR(S):

10.6 CONDITION:

General condition appeared serviceable with the exception of the following item(s): Unable to determine if the glass in the sliding door is tempered. This is a potential safety hazard because if a person were to walk through a non tempered door they could be seriously injured. We recommend verification of tempered glass or replacement of the glass with tempered glass. We recommend further evaluation and replacement if necessary by a glazing contractor.

FIREPLACE / GAS FIRED DEVICE:

10.24 HEARTH CONDITION:

There did not appear to be a minimum of 16" from the burn area / door to combustible materials. The hearth should extend a minimum of 16 inches in front of the firebox / door. This is typical in several jurisdiction's. We recommend researching the county building requirements prior to the release of the inspection contingency. This is a fire / safety hazard. Correction is recommended.

KITCHEN - APPLIANCES

RANGE/COOK TOP AND OVEN:

12.6 RANGE/COOKTOP CONDITION:

General condition appeared serviceable with the exception of the following item(s): There did not appear to be an anti tip bracket installed on the stove. This is a safety / burn hazard. This keeps the range from tipping if a child were to open the door to the oven and use it as a step while something was being cooked on the stove. We recommend an anti-tip bracket be installed.

GARBAGE DISPOSAL:

12.10 CONDITION:

General condition appeared serviceable with the exception of the following item(s): Clamp was missing on the wire below the garbage disposal. This is a potential safety hazard. Correction is recommended.

HABITABILITY / SECURITY DEFICIENT ITEMS:

Each of the following items are in need of repair or replacement for everyday normal use.

CONDITION

OTHER INFORMATION:

1.19 COMMENTS:

In the report, the location of items will be referred to as being located on the front, right, left and rear of the home. Our perspective is from the exterior of the home looking at it from the street.

Asbestos products were commonly used in many of the components of older homes such as vinyl flooring, wall board, mastic, vent piping etc. Determining the presence of asbestos in homes is beyond the scope of our inspection. You may desire to consult with an abatement contractor to determine if asbestos products were used in this home.

Additions / modifications were noted in the home. We make no determination as whether the addition / modification was completed with permits. If permits were used there should be a record at the county building department. We recommend researching whether the necessary permits were obtained prior to the release of the inspection contingency period.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

EXTERIOR

WALLS:

3.2 SIDING CONDITION:

General condition appeared serviceable with the exception of the following item(s): Damage was noted to the siding at the front of the home. We recommend repair. Refer to a qualified termite report for further information.

ROOF SYSTEM

ROOF:

5.4 COMPOSITION ROOF CONDITION:

General condition appeared serviceable with the exception of the following item(s): One damaged or missing shingle was visible on the roof. We recommend repair or replacement of this shingle to prevent moisture intrusion.

PLUMBING

MAIN LINE AND SHUT OFF LOCATION:

6.2 CONDITION:

Valve not tested. General condition appeared serviceable with the exception of the following item(s): Aging galvanized plumbing was noted. Older galvanized plumbing tends to rust from the inside causing the internal bore to be reduced over time. Anticipate the need for repair or replacement of the plumbing system in the future.

HOT WATER HEATER:

6.14 CONDITION:

The general condition appears serviceable with the exception of the following item(s) listed below. The floor of the water heater compartment appeared to be sagging. This can be caused by the weight of the unit or a moisture condition. We recommend repair or replacement.

6.16 PLUMBING:

Pressure relief valve was noted, not tested. A water shutoff valve was installed. The unit is plumbed with a flexible brass type gas line. These type of lines have been known to deteriorate over time and are no longer used. We recommend upgrading the gas line to the unit for safety enhancement.

ELECTRICAL

EXTERIOR WIRING:

7.11 OUTLET CONDITIONS:

General condition appeared serviceable with the exception of the following item(s): Outlet(s) did not respond to test at the following location(s). front, We recommend further evaluation by a licensed electrician.

KITCHEN - APPLIANCES

KITCHEN SINK PLUMBING:

12.2 CONDITION:

Faucet appeared serviceable. The general condition appeared serviceable at the time of the inspection with the exception of the following item(s) listed below. Waste plumbing below the sink was leaking. We recommend repair to the drain line.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

The drain line appears to flow uphill in one section below the sink. We recommend repairs to allow the line to flow downhill. We recommend further evaluation and repairs by a licensed plumber.

OTHER MINOR DEFICIENT ITEMS:

The following items are noted in the report and should receive eventual attention. The majority of these deficiencies are the result of normal wear and tear, or lack of regular preventative maintenance.

EXTERIOR

WALLS:

3.3 STUCCO CONDITION:

The walls are clad with stucco which ends below the soil level. Current standards call for stucco to end above the level of the soil. This helps deter pests and moisture wicking. Upgrades are recommended.

Cracks are noted in the stucco. These appear to be common cracks. We recommend sealing the cracks with painters calking to prevent moisture intrusion.

Damage was noted to the stucco around the hallway bathroom window at the right of the home. We recommend repair to prevent moisture intrusion.

TRIM:

3.5 WINDOW TRIM CONDITION:

General condition appeared serviceable with the exception of the following item(s): No flashings were visible above the window and door trim. They rely on caulking to prevent intrusion. We recommend monitoring the caulking at the trim to wall connection and re-caulking when necessary.

WINDOWS EXTERIOR:

3.9 CONDITION:

A few of the screens were missing. In some cases the owner of the home may have stored the screens. We recommend asking the owner if they know where the screens are located. We recommend replacement of the missing screens if they cannot be located.

CHIMNEY:

3.12 CONDITION:

Unable to view the chimney flue due to chimney cap. This inspection of the fireplace(s)/woodstove(s) is a visual inspection only and is not a warranty and / or guarantee of the fireplace(s), chimney(s), and that the termination caps has/have been properly installed/built. No seismic damage assessments are made on the fireplace(s)/woodstove(s). We recommend a complete fireplace/woodstove inspection by a "Qualified Fireplace Inspector prior to the release of the contingency period."

ROOF SYSTEM

GUTTERS & DOWNSPOUTS:

5.9 GUTTER TYPE & CONDITION:

Full. The general condition appeared serviceable with the exception of the following item(s) listed below. Rusting viewed. This is typically an indication that the gutters are older. We recommend monitoring. Anticipate the need for replacement in the future.

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

Gutter at the right of home appears to leak at the seam. We recommend repair.

5.10 DOWNSPOUT CONDITION:

The general condition appeared serviceable with the exception of the following item(s) listed below. We recommend extending the downspout terminations away from the building for proper drainage.

HEATING & AIR CONDITIONING

HEATING SYSTEM:

8.4 CONDITION:

General condition appeared serviceable with the exception of the following item(s): We were unable to remove the cover due to gas line obstructing the removal. Correction is recommended and further inspection.

8.12 RETURN AIR REGISTER:

Return air register noted in the kitchen. This is an improper installation. We recommend moving the return air register to an open central area of the home to ensure proper air flow back to the furnace.

8.13 CONDITION OF REGISTERS:

General condition appeared serviceable with the exception of the following item(s): No register was found in the master and hallway bathrooms. Current standards call for a source of heat in bathrooms.

GARAGE - CARPORT

GARAGE NOTES:

9.10 CONDITION:

There was a large amount of stored items in the garage. We recommend further evaluation prior to the release of the inspection contingency once the stored items have been removed.

INTERIOR

FRONT DOOR:

10.1 CONDITON:

The hardware appeared serviceable. General condition appeared serviceable with the exception of the following item(s): No weather stripping was installed at the front door. We recommend installing weather stripping to prevent heat loss.

OTHER EXTERIOR DOOR(S):

10.8 CONDITION:

The hardware appeared serviceable. The glass in the door(s) appeared to be tempered. No weather stripping was installed. We recommend installing weather stripping to prevent heat loss.

FLOORS:

10.16 CARPET CONDITION:

General condition appeared serviceable with the exception of the following item(s): Damage was noted to the carpet in the following area(s): Family room. We recommend repair as time permits.

FIREPLACE / GAS FIRED DEVICE:

10.22 CONDITION:

We recommend cleaning and inspection by a qualified fireplace contractor prior to the release of the

Pacific Coast Inspections

Servicing Central & Northern California

Office (866) 570-1222 Fax: (866) 436-0270

www.pacificinspect.com

inspection contingency.

ATTIC

ATTIC AND INSULATION:

11.5 INSULATION TYPE AND CONDITION:

Fiberglass batts. General condition appeared serviceable with the exception of the following item(s): Insulation is somewhat compacted and the true R-factor at this point in time may be substantially less than that originally installed. Installation of additional insulation is recommended.

LAUNDRY

LAUNDRY:

13.5 VENTING:

General condition appeared serviceable with the exception of the following item(s): The dryer vent was disconnected behind the unit. Correction is recommended.

The vent cover at the exterior termination of the dryer vent pipe was missing. We recommend installing a proper vent cover to prevent unwanted pests and moisture damage.

BATHROOMS

MASTER BATHROOM:

14.1 CONDITION OF SINK:

Drain appeared serviceable. The general condition appears serviceable with the exception of the following item(s) listed below. The drain stopper was missing from the sink.

14.2 CONDITION OF PLUMBING:

The general condition appears serviceable with the exception of the following item(s) listed below. The faucet leaked from the base of the valve when in use. We recommend repair or replacement.

HALLWAY BATHROOM:

14.12 CONDITION OF PLUMBING:

The general condition appears serviceable with the exception of the following item(s) listed below. Faucet made an unusual noise when the hot control was activated. A licensed plumber should be called to make further evaluation and repairs as needed.

14.16 TUB/SHOWER PLUMBING FIXTURES:

Drain appeared serviceable. Shower head appeared serviceable. Shower head was labeled 2.5 GPM and appears to be low flow. The general condition appeared serviceable with the exception of the following item(s): Leakage was noted at the faucet handles. We recommend repair or replacement of this fixture by a licensed plumbing contractor.